Celebration Community Development District

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
Melissa Williams, Administrative Assistant III

Meeting Agenda
Tuesday, October 28, 2025 – 5:00 p.m.

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1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Approval of the Meeting Agenda**
4. **Audience Comments** *(Limited to Three Minutes)*
5. **Staff Reports**
   - A. Field Inspection Report
     - i. Celebration Field Report- October 2025 ..... Page 3
   - B. Vendor Reports
     - i. United Landscape
     - ii. Premier Lakes October 2025 Waterway Inspection Report ..... Page 56
     - iii. Clarke
     - a. Consideration of 1 Year Extension for Clarke Mosquito Control Service Agreement..Page 64
   - C. District Engineer
     - i. Hanson, Walter & Associates October 2025 Report..... Page 154
   - D. District Counsel
     - i. Draft of County Interlocal Agreement for Traffic Signage..... Page 155
   - E. District Manager
6. **Business Items**
   - A. Consideration of Resolution 2026-01 Budget Amendment FY2025…..Page 166
   - B. Consideration of Resolution 2026-02 Acceptance of Bridge Lighting Improvements….. Page 172
   - C. Motion to Assign Fund Balance FY2025 ..... Page 189
   - D. Consideration of Arbitrage Engagement Letters……..Page 190
   - E. United Land Services Landscape Proposal.....Page 196
   - F. Fencing Bids Comparison Table.....Page 197
     - i. Consideration of Fence/Railing Replacement Fence Direct Proposal ..... Page 199
     - ii. Consideration of Mossy Fence Proposal.....Page 204
     - iii. Consideration of Superior Metalworks Proposal..... Page 207
     - iv. Consideration of Sunbelt Metals Proposal ..... Page 208
     - *v.* Consideration of Perimeter Solutions Proposal .....Page 209
     - vi. Consideration of Southern Outdoors Proposal .....Page 211
   - G. Consideration of Kawasaki Mule SX XC Quote ..... Page 213
   - H. EHLERT BRYAN Agreement for Boardwalk Repairs.....Page 214
   - I. Osceola County Sheriff's Department
     - i. Discussion for Scheduling Workshop
     - ii. Discussion for Halloween Night
7. **Consent Agenda**
   - A. Consideration of Minutes from the September 23, 2025 Meeting.....Page 219
   - B. Consideration of September 2025 Financials ..... Page 223
   - C. Consideration of September 2025 Check Register..... Page 245
8. **Supervisor Requests**
9. **Audience Comments** *(Limited to Three Minutes)*
10. **Adjournment**

The next regular meeting is scheduled for Tuesday, November 18, 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 Community Development District Field Management Report

CELEBRATION AUDIT, OCTOBER 2025

Monday, October 6, 2025

21 Issues Identified



TREE REMOVAL FOR REPAIRS

Along celebration avenue we removed a large oak to gain access to the subsurface utilities for repairs.

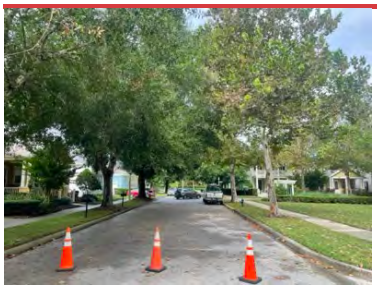


LOCATE ALONG AVENUE



BRIGHTVIEW PRUNING

Started on October 6th.



PRUNING EXAMPLE (BEFORE)



PRUNING (AFTER)



CURB/ROAD REPAIR

County out in Artisan Park



SIGN REPLACEMENT

Speed limit sign on Celebration Blvd in Island Village was struck by a vehicle, waiting on replacement from county.

Tree was slightly damaged, after assessment we will wait and keep an eye on it.



GRAFFITI REMOVAL

Spent some time removing the immense amount of graffiti on the boardwalk between Lake Evelyn and Eastlawn ponds.



PANEL REMOVAL

Starting back up on North Village Sidewalk restoration.



PANEL REMOVAL

Field staff are starting back up on the sidewalk replacement project in North Village.



MAINLINE REPAIR



MAINLINE REPAIR



PANEL POURING



PANEL INSTALLATION



FENCE REPAIRS

Fence just after Artisan bridge were rotting and in a state of disrepair. Rotted and damaged pieces were replaced, and the fencing was repainted.



CELEBRATION PAINTING PROJECT

Fence outside Evander Square painted.



CELEBRATION PAINTING PROJECT

Fence outside Spring Lake.



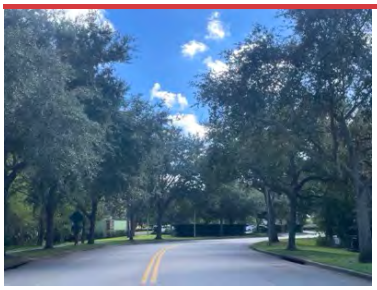
CELEBRATION PAINTING PROJECT

Barricades being painted within Celebration.



PRESSURE WASHING

Keeping our sidewalks clean and slip free.



COMPARISON PHOTO

Trees on right have been pruned, trees on left have not. Hopefully this shows the major improvement so far and the performance of Brightview.



SPLASH PAD MAINTENANCE

In addition to maintenance performed on the splash pad infrastructure it has been pressure washed and cleaned, returning it to a cleanly look.

Celebration CDD

Sheriff Details

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: 313 CAMPUS STREET, CELEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
9/12/2025	1200	CELEBRATION BLVD, WATERSIDE AVE	CHECKING STOP SIGNS IN AREA	
9/12/2025	1245	WATERSIDE AND CELEBRATION	TRAFFIC STOP	25I098358
9/12/2025	1310	CAMPUS AND CELEBRATION	TRAFFIC STOP	
9/12/2025	1345	WESTPARK, STARLING, WATER STREET	NEIGHBORHOOD CHECK	
9/12/2025	1400	CORPUS CHRISTI CATHOLIC CHURCH	BUSINESS CHECK	
9/12/2025	1430	CELEBRATION GOLF COURSE	BUISNESS CHECK	
9/12/2025	1530-1600	CELEBRATION K-8	INVESTIGATION	25I098425

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

Name: Evelith Garcia ID #:2865

Osceola County
Sheriff's Office

Detail Activity Sheet

Job Site: Celebration CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/12/25	1700-1840	Downtown Celebration	Patrolled DT/park/lake	
	1840-1900	Downtown Celebration	Inclement weather	
	1900-2100	Downtown Celebration	Patrolled lake/park/DT	

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: 09/12/25

Restricted: This material contains sensitive content.

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/13/25	0927	Celebration BlVD & Celebration Pl	Traffic Stop	
	1017	Celebration BlVD & Waterside Dr	Traffic Stop	
	1036	Celebration Pl	Traffic Stop	
	1055	Spring Lakes	Area Patrol	
	1118	Celebration PL & Celebration Ave	Traffic Stop	
	1137	Celebration Pl	Area Patrol	
	1212	Celebration Pl & Celebration Blvd	Traffic Stop	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	2	Citations		Parks	1
Back-up		Felony		Written Warning	4	Written Warning		Schools/Library	1
Self-Initiated		Traffic		Verbal36		Verbal Warning		Businesses	
Reports		Ordinance		Criminal Citation				Construction	

Name: Francis Santaniello ID #: 2974 Date: 09/13/25

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

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site:_____CELEBRATION CDD DETAIL_____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/13/2025	1330	CELEBRATION DOWNTOWN AREA	10-8 / IN SERVICE	N/A
"	1400	CELEBRATION BLVD / CAMPUS STREET	PROACTIVE TRAFFIC PATROL	N/A
"	1430	CELEBRATION AVE / GOLF PARK DRIVE	PARKING ENFORCEMENT	N/A
"	1500	CELEBRATION AVE / ARTISIAN	TRAFFIC ENFORCEMENT	N/A
"	1530	CELEBRATION SOUTH VILLAGE	STOP SIGN ENFORCEMENT	N/A
"	1600	SPRING PARK DR / CELEBRATION AVE	SPEED ENFORCEMENT	N/A
"	1630	CELEBRATION DOWNTOWN AREA	AREA PATROL/PARKING	N/A
"	1700	CELEBRATION AVE / SR 417	SPEED ENFORCEMENT	N/A
09/13/2025	1730	CELEBRATION BLVD / WORLD DRIVE	10-7 / OUT OF SERVICE	N/A

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	00	Misdemeanor	00	Citations	00	Citations	00	Parks	08
Back-up	00	Felony	00	Written Warning	04	Written Warning	00	Schools/Library	10
Self Initiated	00	Traffic	00	Verbal Warning	00	Verbal Warning	04	Businesses	25
Reports	00	Ordinance	00					Construction	05

Name: _____Master Deputy Sheriff Bob Stockman_____ ID #: ____#917/SRO-45_____Date: __09/13/2025 @ 1745 HRS_____

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Osceola County
Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/13/25	1700-1715	WATER ST/MULBERRY AVE	PATROL/TRAFFIC ENFORCEMENT	
	1715-1730	WATER ST/TEAL AVE	PATROL/TRAFFIC ENFORCEMENT	
	1730-1745	WATER ST/HONEYSUCKLE AVE	PATROL/TRAFFIC ENFORCEMENT	PARK CHECKED
	1745-1845	GOLFPARK DR	SPEED/TRAFFIC ENFORCEMENT	
	1845-1945	CELEBRATION BLVD	PATROL/PARKING ENFORCEMENT	
	1945-2000	700 CELEBRATION AVE	PARKING ENFORCEMENT	1 ILLEGAL PARKING @ 2000HRS
	2000-2100	CELEBRATION AVE	PATROL/TRAFFIC ENFORCEMENT	

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	2	Traffic		Verbal Warning		Verbal Warning	1	Businesses	
Reports		Ordinance						Construction	

Name: Sergeant I. Rodriguez ID #: 2344 Date: 09/13/2025

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Osceola County
Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION

DATE	TIME	LOCATION		ACTIVITY	INCIDENT #
09/14/2025	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	
"					
"		CELEBRATION PLACE @ CELEBRATION BLVD	TRAFFIC STOP	WW-STOP SIGN	
"		GOLFPARK	TRAFFIC STOP	WW-STOP SIGN	
"					
"					
"					
"				**WW = WRITTEN WARNING	
9/14/2025	1400	OFF DUTY		**VW = VERBAL WARNING	

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

Name: J. LENNON ID #: 1425 Date: 09/14/2025

Public-Unrestricted

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09-15-25	1600	CELEBRATION	ON DUTY	
	1600	GOLFPARK DR & SYCAMORE	RADAR	
	1715	CELEBRATION AV & JEATER BEND	RADAR	
	1740	CELEBRATION BLVD – BUSINESS SIDE	RADAR	
	1835	CELEBRATION AV & GOLFPARK	TRES PASS; TRANS SLEEPING	
	1847	CELEBRATION AV & ARBOR CIR	RADAR	
	1910	ROVING	RADAR & STOP	
	2000	CELEBRATION	OFF DUTY	
		MARKED UNIT & RADAR		

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	1	Misdemeanor		Citations	2	Citations		Parks	
Back-up		Felony		Written Warning	11	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning	2	Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: E. Cabot ID #: 369 Date: 09-15-25

Sensitive: This material contains sensitive content.

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site:____Celebration CDD #383 _____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/17/25	1200	Onsite	10-8	
	1230	Main street	Patrol Parking	
	1245	Celebration Ave/ Golfpark	Traffic stop	
	1315	Celebration Pl	Traffic stop	
	1400	Celebration Ave/ Waterside	Patrol Speeding	
	1440	All Areas	Patrol speeding	
	1520	Downtown	Walking	
End/ start shift	1600	Celebration Blvd	Traffic stop	
	1640	Celebration Pl	Patrol speeding	
	1657	Celebration/ Golfpark	Traffic stop	
	1710	Celebration/ Golfpark	Traffic stop	
	1753	Celebration place / Campus	Traffic stop	
	1800	Celebration place / Campus	Traffic stop	
	1826	Celebration / spring park	Traffic stop	
	1830	Downtown	Walking	
	1930	Celebration pl	Patrol speeding	
	2000	End shift	10-7	

Sensitive: This material contains sensitive content.

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	2	Citations		Parks	6
Back-up		Felony		Written Warning	2	Written Warning		Schools/Library	4
Self Initiated		Traffic		Verbal Warning	4	Verbal Warning	2	Businesses	8
Reports		Ordinance						Construction	

Name: ____Raymond West_____ ID #: _____898_____ Date: _____09/17/25_____

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Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: ___Celebration CDD Job #110613_____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09-18-2025	0730	Celebration CDD	On-Duty	N/A
	0730-0810	Celebration Ave / Golf Park	Stationary Radar-WWx2	N/A
	0810-0835	Celebration Blvd / North Village Area	Patrol/Moving Radar	N/A
	0835-0850	Celebration Ave / Teal Ave	Traffic Stop-WW	N/A
	0851-0900	Downtown/Lakeside Park	Patrol—No Parking Violations	N/A
	0900-1110	Osceola County Courthouse	Traffic Court	N/A
	1115	Celebration CDD	On-Duty	N/A
	1115-1130	Celebration Ave / Arbor	Stationary Radar—No Violations	N/A
	1135-1230	Downtown/Lakeside Park	Patrol—Parking Violations x2	N/A
	1235-	Waterside Dr / Waterside Ln	Stationary Radar-WWx2	N/A
	1235-1250	Waterside Dr / Waterside Ln	Back-up PA 200	N/A
	1310-1345	Celebration Ave / Spring Park Loop	Stationary Radar—No Violations	N/A
09-18-2025	1345	Celebration CDD	On-Duty	N/A

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

Name: ___Sgt. J. Ciola_____ ID #: _____1369_____ Date: __09-18-2025_____

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Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration CDD
1300-1700

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/18/25	1240	Celebration Ave & Waterside Dr	Traffic Stop	13848W,13849W
09/18/25	1250	Community	Patrolled Celebration Ave	
09/18/25	1300	Community	Patrolled Waterside Dr	
09/18/25	1305	Community	Mulberry Ave & Campus St	
09/18/25	1310	Community	Campus St & Greenbrier	
09/18/25	1350	Community	Patrolled Celebration Ave	
09/18/25	1400	Community	Patrolled Waterside Dr	
09/18/25	1405	Community	Mulberry Ave & Campus St	
09/18/25	1410	Community	Campus St & Greenbrier	
09/18/25	1420	Waterside Dr & Celebration Ave	Traffic Stop	138433W
09/18/25	1500	Community	Patrolled Celebration Ave	
09/18/25	1510	Community	Patrolled Waterside Dr	
09/18/25	1515	Community	Mulberry Ave & Campus St	
09/18/25	1520	Community	Campus St & Greenbrier	
09/18/25	1600	Community	Patrolled Celebration Ave	
09/18/25	1610	Community	Patrolled Waterside Dr	
09/18/25	1615	Community	Mulberry Ave & Campus St	
09/18/25	1620	Community	Campus St & Greenbrier	

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

Public-Unrestricted

Name: M. Grimaldi ID #: 2878 Date: 09/18/2025

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
9/19/2025	1700	Celebration	Begin detail	25C161182
9/19/2025	1717	Lakefront park	I observed an alligator that was	About six feet long, hanging
Out around the	Stair area. The	Alligators may be getting fed by people as it did not	To be scared to be close to	People. I sent a picture of
The alligator to	Ms. Nunez.			
9/19/2025	1745	Front Street / Bloom Street	Traffic stop. I observed a vehicle	Stopped in the intersection
Looking at	Something on	His telephone, causing the other vehicles to have to	Drive around him. I made contact	With the driver and had him
Move out of	The intersection	The driver was an Uber driver. I gave the driver a verbal	Warning and advised him the fine	It would have been $116.00.
9/19/2025	1909	Celebration Hotel	Area checked. All appears to be	In order.
9/19/2025	2003	Bloom Street	Traffic stop / juvenile riding an	Electric bicycle in the street
With no lights	On the bicycle. I	Made contact with the juvenile's parents and let them	Lights are required on bicycles	Between sunset and sunrise
If the bicycle is	Going to be	Operated on the roadway.		
9/19/2025	2116	Front Street / Sycamore Street	Traffic stop / juvenile doing	Wheelies on an electric
Bicycle. I made	Contact with the	Juvenile's parents and the juvenile was advised by his	Mother to return home.	
9/19/2025	2122	Celebration	End detail.	25C161182

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	3	Verbal Warning		Businesses	1
Reports		Ordinance						Construction	

Name: Brad Butler ID #: 1209 Date: 9-19-2025

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Osceola County
Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION TRAFFIC

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/19/2025	1200	STARBUCKS	PARKING VIOLATION	VERBAL WARNING
	1205	AVE / WATERSIDE	TRAFFIC STOP – STOP SIGN	CITATION – ALTO30E
	1225	WATERSIDE / CENTERVALE	TRAFFIC STOP – SPEED 39-25	CITATION – ALTO31E
	1310	595 CELEBRATION PL	TRAFFIC STOP – SPEED 49-30, EXP TAG	CITATION – ALTO37E
	1340	851 CELEBRATION AVE	TRAFFIC STOP – SPEED 42-25	VERBAL WARNING – COMP
	1530	STARBUCKS	PARKING VIOLATION	VERBAL WARNING
09/20/2025	1155	STARBUCKS	PARKING VIOLATION	VERBAL WARNING
	1205	FRONT ST / EDWARD ST	FLAGGED POSS ABANDONED VEHICLE NJ -Y67SVU	VALID UNTIL 2026 - 25I101234
	1220	AVE / MIRASOL CIR	TRAFFIC STOP – EQUIPMENT	WRITTEN WARNING - 138520W
	1233	STARBUCKS	PARKING VIOLATION	VERBAL WARNING
	1300	WATERSIDE	FLAGGED DOWN – SPOKE TO RESIDENT ABOUT ISSUES W/ E-BIKES	
	1320	WATERSIDE / CENTERVALE	TRAFFIC STOP – SPEED 35/25	WRITTEN WARNING – 138521W
	1410	595 CELEBRATION PL	TRAFIC STOP – SPEED 47-30	WRITTEN WARNING -
	1424	1429 BARTOW DR	SUSP PERSON	25I101275
	1530	AVE / MARKET	PARKING VIOLATION	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

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/20/25	1727	Celebration Blvd. & Celebration Pl	Traffic Stop	
	1817	Celebration Blvd. & Waterside Dr	Traffic Stop	
	1836	Celebration Pl	Traffic Stop	
	1855	Spring Lakes	Area Patrol	
	1918	Celebration PL & Celebration Ave	Traffic Stop	
	1937	Celebration Pl	Area Patrol	
	2012	Celebration Pl & Celebration Blvd	Traffic Stop	

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Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	1	Citations		Parks	1
Back-up		Felony		Written Warning	4	Written Warning		Schools/Library	1
Self-Initiated		Traffic		Verbal36		Verbal Warning		Businesses	
Reports		Ordinance		Criminal Citation				Construction	

Name: Francis Santaniello ID #: 2974 Date: 09/20/25

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Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: ___Celebration CDD_____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
9/21/25	0900-1300			
	0925	Celebration Ave/Golfpark Dr	Traffic Stop/Speeding	
	0950	Celebration/Golfpark Dr	Traffic Stop/Speeding	
	1045	Celebration Pl/Firehouse	Traffic Stop/Speeding	
	1130	Celebration Blvd/Waterside Dr	Traffic Stop/Speeding	
	1200	Market St/Front St	Patrolled for event	
	1215	Market St/Front St	Parking violations	
	1245	Celebration Ave/Mulberry	Traffic Stop/Speeding	

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

Name: LT Corey Griffin_____ ID #: __1527_____ Date: ____9/21/25_____

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

Osceola County
Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION

DATE	TIME	LOCATION		ACTIVITY	INCIDENT #
09/22/2025	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	
"					
"		CELEBRATION AVE	TRAFFIC STOP	WW-SPEED	
"		CELEBRATION AVE	TRAFFIC STOP	WW-SPEED	
"		CELEBRATION BLVD @ CELEBRATION PL	TRAFFIC STOP	WW- STOP SIGN	
"					
"					
"				**WW = WRITTEN WARNING	
9/22/2025	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	1

Name: J. LENNON ID #: 1425 Date: 09/22/2025

Osceola County
Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION

DATE	TIME	LOCATION		ACTIVITY	INCIDENT #
09/22/2025	1500	CAMPUS ST		ON DUTY/ROUTINE CHECKS	
"	1530	FRONT ST/ LAKESIDE PARK	AREA CHECKS	PATROL	
"	1600	EASTLAWN AREA	AREA CHECKS	PATROL	
"	1630	ARTISAN PARK	AREA CHECKS	PATROL	
"	1700	NORTH VILLAGE/ACADIA	AREA CHECKS	PATROL	
"	1730	SHOPPES AT CELEBRATION PLACE	AREA/BUSINESS CHECKS	PATROL	
"	1800	ISLAND VILLAGE	AREA CHECKS	PATROL	
"	1830	CELEBRATION POINTE	AREA CHECKS	PATROL	
"					
"		CELEBRATION AVE	TRAFFIC STOP	WW-SPEED (SCHOOL ZONE)	
"		CELEBRATION AVE	TRAFFIC STOP	WW-SPEED (SCHOOL ZONE)	
"					
"					
"					
"				**WW = WRITTEN WARNING	
9/22/2025	1900	OFF DUTY		**VW = VERBAL WARNING	

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

Name: J. LENNON ID #: 1425 Date: 09/22/2025

Public-Unrestricted

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site:___Celebration CDD #383 _____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/23/25	0700	Onsite	10-8	
	0730	Main street	Parking violation check	
	0800	Celebration Blvd / Elementary way	School zone	
	0900	Celebration blvd / Town Hall	School zone	2 citations 3 warnings
	1000	Celebration Ave/ Waterside	Stop sign	
	1030	Celebration Ave Golfpark	Speed enforcement	
	1100	Off duty		

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

Name: ____Raymond West_____ ID #: _____898_____ Date: _____09/23/25_____

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

Osceola County
Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION TRAFFIC

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/23/2025	1120	WATERSIDE / CENTERVALE	TRAFFIC STOP – SPEED 38/25	CITATION – ALTO96E
	1150	WATERSIDE / CENTERVALE	TRAFFIC STOP – SPEED 38/25	WRITTEN WARNING – 138628W
	1245	595 CELEBRATION PL	TRAFFIC STOP – SPEED 47/30	CITATION – ALTO98E
	1320	BLVD	TRAFFIC STOP – SPEED 57/40	WRITTEN WARNING – 138634W
	1340	FRONT ST	PARKING VIOLATION	VERBAL WARNING

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: 09/23/2025

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/23/2025	1555	CELEBRATION AVENUE / 417 ON RAMP	TRAFFIC STOP	
	1556	CELEBRATION AVENUE / 417 ON RAMP	SEIZED TAG	25I102413
	1608	CAMPUS STREET / CELEBRATION AVENUE	PARKING VIOLATION	
	1610	MULBERRY STREET / CAMPUS STREET	PARKING VIOLATION	
	1611	510 CAMPUS STREET	PARKING VIOLATION	
	1620	MULBERRY STREET / CAMPUS STREET	TRAFFIC STOP	
	1631	MULBERRY STREET / CAMPUS STREET	TRAFFIC STOP	
	1643	700 CELEBRATION AVENUE	PARKING VIOLATION	
	1647	15 BLAKE BLVD	PANHANDLER	25I102433
	1705	700 CELEBRATION AVENUE	PARKING VIOLATION	
	1729	CELEBRATION BOULEVARD / CAMPUS ST	TRAFFIC STOP	
	1810	CELEBRATION BOULEVARD / PONCE DRIVE	TRAFFIC STOP	
	1822	BLAKE BOULEVARD	PANHANDLER	25I102472
	1836	700 CELEBRATION AVENUE	PARKING VIOLATION	

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

Name: D/S D. FERMIN ID #: 2867 Date: 09/23/2025

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

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
9/24/2025	0700		**On Duty**	
	0700-0745	Celebration HS	Traffic enforcement; 2 stops	
	0800-0830	Celebration Blvd & Celebration Pl	Stop sign;	
	0835-0930	Celebration K-8 School	Traffic enforcement;	
	0940-1015	Celebration Pl	Speed enforcement; 1 stop	
	1020-1100	Celebration Blvd	Speed enforcement; 2 stops	
	1100		Off duty	

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

14Name: Sgt. M. Hernandez ID #:1365 Date: 9/24/2025

Osceola County
Sheriff's Office

Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
9/25/2025	0900		**On Duty**	
	0900-0945	Celebration Ave & Golfpark Dr	Traffic enforcement; 1 stop	
	0950-1100	Celebration Blvd	Speed enforcement; 3 stops	
	1115-1205	Celebration Blvd & Celebration Pl	Stop sign; 2 stops	
	1215-1300	Celebration Pl	Speed enforcement;	
	1300		Off duty	

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

Name: Sgt. M. Hernandez ID #:1365 Date: 9/25/2025

Osceola County
Sheriff's Office

Detail Activity Sheet

Job Site: **Celebration**

DATE	TIME	LOCATION		Activity	ACTIVITY	INCIDENT #
09/25/2025	1300	Celebration	On Duty	All Areas	On Duty	All Areas
	1310	Celebration Place @ Hospital	Radar Enforcement	See Below	Parking Violation	Citation #WP120846
	1339	Celebration Place @ Hospital	Traffic Stop, Speed 47-30	Citation #ALTOCKE	Parking Violation	Citation #WP120847
	1349	1530 Celebration Blvd	911 Disconnect	Case #25I103156	Parking Violation	Citation #WP120848
	1408	Market Street @ Front Street	Parking Violation	Citation #WP120867	Parking Violation	Citation #WP120849
	1411	649 Front Street	Parking Violation	Citation #WP120868		
	1413	649 Front Street	Parking Violation	Citation #WP120869		
	1417	120 Front Street	Parking Violation	Citation #WP120870		
	1431	630 Campus Street	Parking Violation	Citation #WP120871		
	1433	100 Front Street	Parking Violation	Citation #WP120872		
	1516	603 Market Street	Parking Violation	Citation #WP120873		
	1518	606 Market Street	Parking Violation	Citation #WP120874		
	1540	Starbucks	Following up on Juv. Comp.	All in Order		
	1600	1006 Waterside Drive	Radar Enforcement	No Violations		
	1634	Starbucks	Juvenile Complaint	Loitering Around Starbucks		
	1700	Celebration	Off Duty	All Areas		

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

Name: **Daryl Cunningham** ID #: **790** Date: **09/25/2025**

Osceola County
Sheriff's Office

Detail Activity Sheet

Job Site: Celebration CDD # 110652

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/26/25	1000	Celebration CDD	On Duty	
09/26/25	1015	Celebration Ave & Campus St	4 WAY Stop Sign	2 VIOLATIONS
09/26/25	1110	Celebration Ave/Waterside Drive	3 Way Stop Sign	3 VIOLATIONS
09/26/25	1145	Celebration Lakeside Park	Parking Enforcement/Patrol	
09/26/25	1220	Market Street	Parking Enforcement/Patrol	
09/26/25	1240	Celebration Ave/ Artisan Park	Radar Enforcement	0 VIOLATIONS
09/26/25	1300	Celebration Ave & Campus St	Patrol	
09/26/25	1320	Celebration Ave & Mulberry Ave.	Radar Enforcement	0 VIOLATION
09/26/25	1340	Market Street	Patrol	
09/26/25	1400	Celebration CDD	Off Duty	

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

Name: Gerardo Pabon ID #: 2060 Date: 09/26/25

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/26/25	1700-2000	Downtown Celebration	Patrolled DT/Park/Lake	
	2000-2030	Downtown Celebration	Patrolled the downtown shops	
	2030-2100	Downtown Celebration	Patrolled lake/park/DT	

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: 09/26/25

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: _|_____CELEBRATION CDD_____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/27/2025	1000	CELEBRATION	PATROLLED	
09/27/2025	1030	CELEBRATION PLACE	RADAR	TRAFFIC STOP
09/27/2025	1100	CELEBRATION PLACE	RADAR	
09/27/2025	1130	GOLFPARK DRIVE	PATROLLED	
09/27/2025	1200	WATERSIDE DRIVE	RADAR	
09/27/2025	1230	CELEBRATION	PATROLLED	
09/27/2025	1300	CELEBRATION AVE	RADAR/PATROLLED	
09/27/2025	1330	CELEBRATION	PARROLLED	

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

Name: _____Edgar Grady_____ ID #: _____ Date:

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/27/25	1700-1745	WATERSIDE DR	PATROL/SPEED/TRAFFIC ENFORCEMENT	
	1745-1815	WATER ST	PATROL/PARKING/TRAFFIC ENFORCEMENT	
	1815-1825	MULBERRY AVE	PATROL/TRAFFIC ENFORCEMENT	
	1825-1835	TEAL DR	PATROL/TRAFFIC ENFORCEMENT	
	1835-1845	HONEYSUCKLE DR	PATROL/PARKING ENFORCEMENT	
	1845-1915	700 CELEBRATION AVE	PATROL/PARKING ENFORCEMENT	2 ILLEGAL PARKING
	1900-1945	GOLFPARK DR	PATROL/TRAFFIC ENFORCEMENT	
	1945-2010	MARKET ST	PATROL	
	2010-2020	BLOOM ST	PATROL	
	2020-2030	FRONT ST	PATROL	
	2030-2040	631 SYCAMORE	PATROL	
	2040-2050	CAMPUS ST	PATROL	
	2050-2105	CELEBRATION AVE	PATROL	

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

Name: Sergeant I. Rodriguez ID #: 2344 Date: 09/27/2025

Osceola County
Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION

DATE	TIME	LOCATION		ACTIVITY	INCIDENT #
09/28/2025	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	
"					
"		CELEBRATION BLVD @ CELEBRATION PL	TRAFFIC STOP	WW-STOP SIGN	
"					
"					
"					
"					
"				**WW = WRITTEN WARNING	
9/28/2025	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	1	Written Warning		Schools/Library	2
Self Initiated	0	Traffic	0	Verbal Warning		Verbal Warning		Businesses	2
Reports	0	Ordinance	0					Construction	1

Name: J. LENNON ID #: 1425 Date: 09/28/2025

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: ___CELEBRATION CDD 0800-1200 / 1200 - 1600_____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
9/29	0817	CELEBRATION BLVD/ WRLD DR	TRAFFIC STOP	CITATION
	0825	WRLD DR / CELEBRATION BLVD	TRAFFIC STOP	CITATION
	0845 – 0930	CELEBRATION K-8 ENFORCEMENT	2 TRAFFIC STOPS	2 CITATIONS
	0950	CELEBRATION AVE / BLAKE	TRAFFIC STOP	WARNING
	1005	CELEBRATION / FUTURE WY / WORLD DRIVE	TRAFFIC COMPLAINT	25I104494, GLASS ON GROUND
	11-1130	DT CELEBRATION / MARKET ST PATROL		
	1130	CELEBRATION AVE / SYCAMORE ST	TRAFFIC STOP	CITATION
	1142 – 1230	CELEBRATION AVE / SYCAMORE ST	DRUNK DRIVER INVESTIGATION	Citation, intox but not impaired
	1250	CELEBRATION AVE / SYCAMORE ST	TRAFFIC STOP	CITATION
	1330	CELEBRATION AVE / CAMPUS ST	TRAFFIC STOP	WARNING
	1345-1400	FONT / MARKET ST	STOP SIGN / PED CROSSING ENFORCEMENT	NO VIOLATIONS
	1406	CELEBRATION PL	TRAFFIC STOP	CITATION
	1423	CELEBRATION BLVD / 7/11, CROSSWALK	TRAFFIC STOP	CITATION
	1441	CELEBRATION BLVD / 7/11, CROSSWALK	TRAFFIC STOP	2 CITATIONS
	1511	CELEBRATION AVE / SYCAMORE ST	TRAFFIC STOP	2 CITATIONS

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	1	Misdemeanor		Citations	13	Citations		Parks	
Back-up		Felony		Written Warning		Written Warning		Schools/Library	
Self-Initiated		Traffic		Verbal Warning	2	Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: _____D/S MCDONALD_____ ID #: ____3139___ Date: _____09/29/2025____

Public-Unrestricted

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09-29-25	1600	CELEBRATION	ON DUTY	
	1600	CELEBRATION AV & ARBOR CIR	RADAR	
	1640	GOLFPARK DR & SYCAMORE	RADAR	
	1700	ROVING	STOP, RADAR	
	1835	WATERSIDE DR	RADAR	
	1930	ROVING	RADAR, STOPS	
		INTERMITTEN RAIN HAMPERRED THINGS		
	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	8	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: E. Cabot ID #: 369 Date: 09-29-25

Osceola County
Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION

DATE	TIME	LOCATION		ACTIVITY	INCIDENT #
09/30/2025	0700	CAMPUS ST		ON DUTY/ROUTINE CHECKS	
"	0730	FRONT ST/ LAKESIDE PARK	AREA CHECKS	PATROL	
"	0800	EASTLAWN AREA	AREA CHECKS	PATROL	
"	0830	ARTISAN PARK	AREA CHECKS	PATROL	
"	0900	NORTH VILLAGE/ACADIA	AREA CHECKS	PATROL	
"	0930	SHOPPES AT CELEBRATION PLACE	AREA/BUSINESS CHECKS	PATROL	
"	1000	ISLAND VILLAGE	AREA CHECKS	PATROL	
"	1030	CELEBRATION POINTE	AREA CHECKS	PATROL	
"					
"		CELEBRATION BLVD CELEBRATION PL	TRAFFIC STOP	WW-STOP SIGN	
"		CELEBRATION BLVD	TRAFFIC STOP	VW-SPEED	
"		CELEBRATION BLVD @ WATERSIDE	TRAFFIC STOP	WW-SPEED	
"		CELEBRATION BLVD CELEBRATION PL	TRAFFIC STOP	VW-STOP SIGN	
"					
"				**WW = WRITTEN WARNING	
9/30/2025	1100	OFF DUTY		**VW = VERBAL WARNING	

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

Name: J. LENNON ID #: 1425 Date: 09/30/2025

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
9/30/2025	1144	Celebration	Begin detail	25C167573
9/30/2025	1203	Celebration Place / Hospital	Traffic stops 45/30, one citation	And one written warning.
9/30/2025	1233	Publix by Celebration High School	Traffic stop / expired license	Plate. Citation issued.
9/30/2025	1310	Celebration Avenue / Sycamore Street	Traffic stop / no working brake	Lights or turn signals on a
Trailer. The	Driver had the	Wires hooked up but the lights were not working.	Written warning issued.	
9/30/2025	1354	Golfpark Drive / Arbor Circle	Traffic stops 43/25, written	Warning issued.
9/30/2025	1410	Library	Checked the area. All appears to	Be in order.
9/30/2025	1436	Celebration Place / East 192	Responded as a backup unit	On a traffic stop where the
Driver had a	Warrant for his	Arrest. There was no extradition on the warrant.		25I104957
9/30/2025	1510	Celebration Avenue / Golfpark Drive	Traffic stops 44/25, one citation	And one written warning.
9/30/2025	1601	Celebration	End detail	25C167753

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

Name: Brad Butler ID #: 1209 Date: 9/30/2025

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

Public-Unrestricted

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Kindred

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/30/2025	1600	CELEBRATION CDD	ON DUTY	
	1605 – 1645	CELEBRATION AVE/GOLFPARK DR	T/S 1WW	
	1650 – 1750	CELEBRATION AVE/SPRING PARK ST	ROUTINE CHECKS, NO VIOL	
	1800 – 1855	CELEBRATION BLVD/WATERSIDE DR/WORLD DR	TS WW (X2)	
	1900	BLAKE BLVD	BCK UP FOR 226	
	1900-2000	CELEBRATION BVLD/ CELEB PL/ CELEB AVE	TS WW (2), C (2)	
	2006	CELEBRATION	OFF DUTY	

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

Name: S. Medina ID #: 56 Date: 09/30/2025

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
10/01/25	0820	Celebration Blvd. & Celebration Pl	Traffic Stop	
	0846	Celebration Blvd. & Celebration Pl	Traffic Stop	
	0927	Celebration Pl	Traffic Stop	
	0950	Spring Lakes	Area Patrol	
	1001	Celebration PL & Celebration Ave	Traffic Stop	
	1035	Celebration Pl	Area Patrol	
	1144	Celebration Pl & Celebration Blvd	Traffic Stop	

Restricted: This material contains sensitive content.

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		Verbal36		Verbal Warning		Businesses	
Reports		Ordinance		Criminal Citation				Construction	

Name: Francis Santaniello ID #: 2974 Date: 10/01/25

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

Public-Unrestricted

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
10-01-25	1500	CELEBRATION	ON DUTY	
	1500	CELEBRATION BLVD	RADAR	
	1525	WATERSIDE DR	RADAR	
	1645	GOLFPARK DR	RADAR	
	1730	ROVING - RAINING		
	1900	CELEBRATION	OFF DUTY	
		MARKED UNIT & RADAR		

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

Name: E. Cabot ID #: 369 Date: 10-01-25

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration CDD # 111842

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
10/02/25	1200	Celebration CDD	On Duty	
10/02/25	1210	Celebration Lakeside Park	Park Closed	
10/02/25	1225	Market Street	Street Closed	
10/02/25	1250	Celebration Ave & Campus St	4 WAY Stop Sign	1 Violation
10/02/25	1325	Celebration Ave/ Artisan Park	Radar Enforcement	0 Violation
10/02/25	1350	Celebration Ave/Waterside Drive	3 Way Stop Sign	2 Violation
10/02/25	1430	Celebration Lakeside Park	Parking Enforcement	
10/02/25	1445	Celebration Ave & Mulberry Ave.	Radar Enforcement	0 Violation
10/02/25	1530	Market Street	Patrol	
10/02/25	1600	Celebration CDD	Off Duty	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	0	Misdemeanor	0	Citations	1	Citations	0	Parks	2
Back-up	0	Felony	0	Written Warning	2	Written Warning	0	Schools/Library	1
Self-Initiated	3	Traffic	0	Verbal Warning	0	Verbal Warning	2	Businesses	4
Reports	0	Ordinance	0					Construction	0

Name: Gerardo Pabon ID #: 2060 Date: 10/02/25

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

Public-Unrestricted

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
10-02-25	1600	CELEBRATION	ON DUTY	
	1600	GOLFPARK DR & WATER ST	RADAR	
	1630	CELEBRATION BLVD – RESIDENCE SIDE	RADAR	
	1650	GOLFPARK DR & SYCAMORE ST	RADAR	
	1730	CELEBRATION AV	RADAR	
	1800	CELEBRATION AV & ARBOR CIR	RADAR	
	1840	WATERSIDE DR	RADAR	
	1910	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	7	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning	2	Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: E. Cabot ID #: 369 Date: 10-02-25

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: **Celebration CDD**

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
10/3/2025	**1200**	**Celebration**	On Duty	
10/3/2025	1215	Celebration Ave & Spring Park	Stop Sign Enforcement	
10/3/2025	1310	1420 Celebration Blvd	Poss Susp person / not found	
10/3/2025	1315	Waterside Drive	Speed Enforcement	
10/3/2025	1400	Celebration Blvd	Speed Enforcement	
10/3/2025	1445	Celebration Ave & Lake Evalyn Dr.	Speed Enforcement	
10/3/2025	1505	Celebration Pl	Speed Enforcement	
10/3/2025	**1600**		**OFF DUTY**	

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

Name: **J. Scanlan** ID #: **1961** Date: **10/03/2025**

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

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION FOOT PATROL

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
10/03/25	1703	DOWNTOWN/PARK/PARKING LOTS	FOOT PATROL OF ENTIRE AREA	N/A
10/03/25	1726	FIRE ALARM AT 651 FRONT ST	ASSISTING FIRE DEPT	N/A
10/03/25	1750	DOWNTOWN FOOT PATROL	CHECKING FOR VIOLATIONS	N/A
10/03/25	1815	DOWNTOWN/PARK	FOOT PATROL	N/A
10/03/25	1845	STATIONARY PRESENCE AT BANK OF AMERICA	FOOT PATROL	N/A
10/03/25	1907	DOWNTOWN/PARK	FOOT PATROL	N/A
10/03/25	2015	DOWNTOWN	PRESENCE	N/A

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

Name: ALEXANDER HOGUE ID #: 2207 Date: 10/03/25

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

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: _____CELEBRATION CDD___0900-2100 10/4/25_____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
10/4	0910		NOISE COMPL	25I106420
	0940	CELEBRATION PLACE / CELEBRATION PLACE	TRAFFIC STOP	WRITTEN WARNING
	1000	CELEBRATION AVE / SYCAMORE ST	TRAFFIC STOP	WRITTEN WARNING
	1022	SYCAMORE ST / CELEBRATION ST	TRAFFIC STOP	CITATION
	1044	CELEBRATION AVE / SYCAMORE ST	TRAFFIC STOP	WRITTEN WARNING
	1115	CELEBRATION AVE / SYCAMORE ST	TRAFFIC STOP	VERBAL WARNING
	0142	WORLD DRIVE / ABOVE I4	CRASH	25I106501
	1409	WATERSIDE DR / CELEBRATION	TRAFFIC STOP	CITATION
	1500 – 1745	DROVE AROUND CELE BLVD, DOWNTOWN CELE, CELE AVE / BUSINESS CHECKS	RAINING, DROVE AROUND	RAINING, DROVE AROUND
	1624	ARBOR CIR CELEBRATION AVE	ABANDONDED VEHICLE	25I106563
	1649	CELEBRATION BLVD / KIAWAH ST	CRASH	25I106575
	1755	CELEBRATION AVE	TRAFFIC STOP	CITATION
	1820 – 1930	VEHICLE TIRE BLOWN OUT DROVE TO SHERIFFS	FLEET FOR NEW CAR	
	2036-2154	CELEBRATION HOSPITAL MARCHMAN ACT COMB SUBJECT	ASSIST DEPUTY @ HOSPITAL	25I106624

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

Name: _____D/S MCDONALD _____ID #: __3139__ Date: ___10/4/25_____

Osceola County
Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION

DATE	TIME	LOCATION		ACTIVITY	INCIDENT #
10/05/2025	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	
"					
"		CELEBRATION AVE @ WATERSIDE DR	TRAFFIC STOP	VW-STOP SIGN	
"		CELEBRATION AVE EASTLAWN DR	TRAFFIC STOP	VW-STOP SIGN	
"		CELEBRATION PL @ CELEBRATION BLD	TRAFFIC STOP	WW-SPEED	
"					
"					
"				**WW = WRITTEN WARNING	
10/05/2025	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	1	Written Warning		Schools/Library	2
Self Initiated	0	Traffic	0	Verbal Warning	2	Verbal Warning		Businesses	2
Reports	0	Ordinance	0					Construction	

Name: J. LENNON ID #: 1425 Date: 10/05/2025

Osceola County
Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION

DATE	TIME	LOCATION		ACTIVITY	INCIDENT #
10/06/2025	1200	CAMPUS ST		ON DUTY/ROUTINE CHECKS	
"	1230	FRONT ST/ LAKESIDE PARK	AREA CHECKS	PATROL	
"	1300	EASTLAWN AREA	AREA CHECKS	PATROL	
"	1330	ARTISAN PARK	AREA CHECKS	PATROL	
"	1400	NORTH VILLAGE/ACADIA	AREA CHECKS	PATROL	
"	1430	SHOPPES AT CELEBRATION PLACE	AREA/BUSINESS CHECKS	PATROL	
"	1500	ISLAND VILLAGE	AREA CHECKS	PATROL	
"	1530	CELEBRATION POINTE	AREA CHECKS	PATROL	
"					
"		CELEBRATION PL CELEBRATION BLVD	TRAFFIC STOP	WW-STOP SIGN	
"		CELEBRATION PL CELEBRATION BLVD	TRAFFIC STOP	WW-STOP SIGN	
"					
"					
"					
"				**WW = WRITTEN WARNING	
10/06/2025	1600	OFF DUTY		**VW = VERBAL WARNING	

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

Name: J. LENNON ID #: 1425 Date: 10/06/2025

Public-Unrestricted

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site:____Celebration CDD #383 _____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
10/07/25	0700	Onsite	10-8	
	0730	Celebration/Golfpark	Radar Spot	
	0815	Celebration / Water	Stop Sign	
	0900	Celebration / waterside	Stop Sign	
	0930	Celebration/ Celebration High	Radar	
	1000	Celebration/ Celebration Kinder care	Speed warning	
	1013	Celebration/ Celebration Kinder care	radar	
	1030	Celebration/ Norfolk	radar	
	1050	Celebration/ Norfolk	Speed Citation	
	1100	Celebration/ Norfolk	Speed warning	
	1200	Celebration Wharfside	radar	
	1230	Celebration /Celebration Point	radar	
	1300	Celebration/Golfpark	Speed warning	
	1330	Celebration/Golfpark	Speed warning	
	1400	Celebration / Water	radar	
	1500	Off Duty		

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations	1	Parks	5
Back-up		Felony		Written Warning		Written Warning	4	Schools/Library	3
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	6
Reports		Ordinance						Construction	

Name: ____Raymond West_____ ID #: _____898_____ Date: _____10/07/25_____

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

Public Unrestricted

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: _____Celebration_____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
010/08/2025	0819	Campus St and Celebration Ave	Parking Violation	
	0841	Celebration Ave and Lake Evalyn Dr	Traffic Stop	
	0855	Celebration Ave and Lake Evalyn Dr	Traffic Stop	
	0900	Waterside Dr	Speed Measurement	
	1000	Golfpark Dr	Speed Measurement	
	1055	Celebration Ave and Celebration Blvd	Traffic stop	
	1220	Celebration Ave and Sycamore St	Traffic Stop	
	1313	Waterside Dr and Celebration Blvd	Traffic Stop	
	1355	Celebration Ave and Mirasol Cir	Traffic Stop	
	1444	Celebration Ave and Celebration Blvd	Traffic Stop	
	1527	Celebration Ave and Lake Evalyn Dr	Traffic Stop	

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

Name: ____J. MURTINGER_____ ID #: _____2464 Date: __10/08/2025_____

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

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: __|__CELEBRATION DETAIL_____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
10/9	1200	SYCAMORE ST / CELEBRATION AVE	TRAFFIC STOP	CITATION
	1230	CELEBRATION BLVD	SPEED ENFORCEMENT	
	1235	CELEBRATION BLVD	TRAFFIC STOP	CITATION
	1255	CELEBRATION BLVD	TRAFFIC STOP	CITATION
	1305-1330	CELEBRATION AVE / OLD BUSH	SUSP VEHICLE CALL4SERVICE	25I108482
	1310	WATERSIDE DR	TRAFFIC STOP	CITATION
	1400-45	CELEBRATION AVE/ CAMPUS / FONT / SYCAMORE	SPEED / STOP SIGN WATCHING	1 VIOLATION CITATIONN

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

Name: _____A. MCDONALD _____ ID #: ___3139___ Date: _____10/09/2025_____

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

Osceola County
Sheriff's Office

Detail Activity Sheet

Job Site: **Celebration**

DATE	TIME	LOCATION		Activity	ACTIVITY	INCIDENT #
10/09/2025	1300	Celebration	On Duty	All Areas	On Duty	All Areas
	1320	Campus Street Front Street	Parking Violation	Citation #WP120898		
	1325	671 Front Street	Parking Violation	Citation #WP120899		
	1326	671 Front Street	Parking Violation	Citation #WP120900		
	1350	400 Celebration Place	Radar Enforcement	See Below		
	1408	400 Celebration Place	Traffic Stop Speed, 50-30	Warning #139340W		
	1433	400 Celebration Place	Traffic Stop Speed, 47-30	Citation #ALTP5QE		
	1453	Sycamore Street Celebration Ave	Parking Violation	Citation #WP119719		
	1504	741 Front Street	Tag Expired in 2020	Tow Notice Issued		
	1505	741 Front Street	Parking Violation	Citation		
	1549	Campus Street @ Celebration Ave	Traffic Stop, Expired Tag	Driver Arrested Susp. License		
	1549	Campus Street @ Celebration Ave	Same Stop ^	Citations ALTP5TE & ALTP5TE		
					Traffic Stop, Speed 42-25	Citation #ALTO63E

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

Name: **Daryl Cunningham** ID #: **790** Date: **10/09/2025**

CELEBRATION CDD

Water Quality Report

10/17/2025

www.premierlakesfl.com

CustomerSupport@PremierLakesFL.com

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

LV 5





Comments:
Lake looks very good, omly minimal filamentous algae

Action Required
Routine maintenance

Target:
Algae

SV 19





Comments:
Lake looks excellent. Only traces of algae are present. Grasses are well controlled, and littoral plants are clean and healthy

Action Required
Routine maintenance

Target:

SV11





Comments:
Some minor algae present. This lake is vastly improved and continues to look good like it did last month. Difficult to find minor traces of Slender Spikerush

Action Required
Routine maintenance

Target:
Algae

SV 9





Comments:
Lake looks very good. A tiny bit of planktonic algae blown against the lake bank

Action Required
Routine maintenance

Target:
Algae

SV 17





Comments:
Lake looks near perfect

Action Required
none

Target:

SV 18





Comments:
Minor filamentous algae

Action Required
Routine maintenance

Target:
Algae

SV 21A





Comments:
Minor planktonic algae

Action Required
Routine maintenance

Target:
Algae

SV 25A





Comments:
Minor algae

Action Required
Routine maintenance

Target:
Algae

LV7





Comments:
Minor Plankton algae blown up to one end, otherwise the lake looks very good

Action Required
Routine maintenance

Target:
Alge

LV9





Comments:
Minor filamentous algae

Action Required
Routine maintenance

Target:
Algae

CV2E





Comments:
Lake looks great other than minor planktonic and filamentous algae near the steps

Action Required
We need to complete the installation of water movers

Target:

CV2E





Comments:
Most of the lake looks fantastic

Action Required
none

Target:

Summary

Overall, the lakes at Celebration look very good. The fact that there are traces of algae in almost every lake is evidence of the challenges managing the algae presents. I am confident our team is performing very well, since although there is very minor algae in most lakes, no lake that Dylan and I toured had a significant algae bloom that was unsightly. There was virtually almost no evidence of any submersed weed growth, floating weeds, or shoreline grasses present anywhere. It is clear our technicians have gained control of all of those issues, and are managing the algae as well as can be expected.

I expect now that rainy season appears to be over and fall is beginning, lower temperatures along with lower nutrient loading should slow algae growth, and this should allow us to gain even better control for the rest of fall and winter. Knowing the challenges we have faced, I am almost hesitant to make that statement, but there is every indication our treatment regimen is working, and it is typical that algae growth always slows for the colder months. Lets hope there are no surprises.

I was hoping to see the water movers running, however the power of the units overwhelmed our initial anchoring efforts. It is clear the units will move a lot of water. We will return to complete the installation as soon as possible.

Bill Kurth

3036 Michigan Ave
Kissimmee, FL 34744
(P) 630.671.3067
(C) 407.212.0892

October 15, 2025

Celebration Community Development District
313 Campus Street
Kissimmee, FL 34747

RE: CCDD 2025-26 Contract

Dear CCDD Board Members,

It is truly our pleasure to provide the Celebration Community Development District mosquito control services. On behalf of the entire Clarke team, I would like to thank the Board and Inframark for your continued business and trust.

The costs of resources needed to provide services increase every year, but there is currently no clause in the contract to adjust for these increases. In response to the increase in costs of the resources needed to provide service to the community, Clarke is requesting that the current contract be renewed for an additional year with a fee adjustment of 4%. If approved, this adjustment would increase the yearly cost from $249,029 to $258,990. The monthly service cost would go from $20,752.42 to $21,582.50.

We have enjoyed being your vendor for many years and strive to provide the highest level of service to the residents of Celebration. Thank you in advance for your consideration, as we look forward to serving Celebration Community Development District for years to come.

Sincerely,

Cherrief Jackson
Control Consultant

MOSQUITO CONTROL SERVICES AGREEMENT

(Celebration CDD and Clarke Environmental Mosquito Management, Inc.)

THIS MOSQUITO CONTROL SERVICES AGREEMENT ("Agreement"), effective as of the 1st day of October, 2022 (the "Effective Date"), between the **CELEBRATION COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the "District"), a local unit of special purpose government created under Chapter 190, *Florida Statutes*, whose mailing address is 313 Campus Street, Celebration, Florida, 34747, and **CLARKE ENVIRONMENTAL MOSQUITO MANAGEMENT, INC.**, an Illinois corporation, (hereinafter referred to as "Contractor"), whose mailing address is 3036 Michigan Avenue, Kissimmee, Florida 34744.

W I T N E S S E T H:

Subject to and upon the terms and conditions of this Agreement and in consideration of the mutual promises set forth herein and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the District and Contractor agree as follows:

1. DEFINITIONS.

(a) Agreement. The Agreement consists of: (i) this Mosquito Control Services Agreement; and (ii) the Contractor's proposal, dated June 1, 2022, attached hereto as Exhibit "A" (the "Proposal"). The Agreement represents the entire and integrated Agreement between the parties hereto and supersedes all prior negotiations, representation, or agreements, either written or oral. The Agreement may be amended or modified only as set forth below in Article 14. In the event of any conflict between the terms herein and term(s) in the Proposal or the 2022 RFP issued by the District for Mosquito Control Services, the terms herein shall prevail.

(b) Services/Work. The term "Services" or "Work" as used in this Agreement shall be construed to include all activities and services set forth in the Proposal, and all obligations of Contractor under this Agreement, including any addenda or special conditions. If an addendum or additional work is agreed upon by the parties, the Contractor shall be subject to the terms of this Agreement.

2. SCOPE OF WORK. A description of the nature, scope, location and schedule of the Services to be performed by Contractor under this Agreement shall be as described in the Proposal. The area to be included under this Agreement may be amended by the mutual consent of the District and the Contractor.

3. COMMENCEMENT OF SERVICES AND TERM. Contractor shall commence the Work on the Effective Date, pursuant to the Proposal attached hereto as Exhibit "A." The term of this Agreement shall be for three (3) years with the option to renew for two (2) additional one (1) year periods.

4. DISTRICT MANAGER.

(a) The District's authorized representative (herein referred to as the "District Manager") shall be the District Manager of the District, which is Inframark Management Services, whose mailing address is 313 Campus Street, Celebration, Florida, 34747, Attention: Angel Montagna; provided, however, that the District may, without liability to the Contractor, unilaterally amend this paragraph from time to time by designating a different person or organization to act as its representative and so advising the Contractor in writing, at which time the person or organization so designated shall be the District's representative for the purpose of this Agreement.

(b) All actions to be taken by, all approvals, notices, consent, directions and instruction to be given by, all notices and other matters to be delivered to, all determinations and decisions to be made by and, in general, all other action to be taken by, or given to, the District shall be taken, given, and made by, or delivered or given to the District Manager in the name of and on behalf of the District, provided, however, that the District (and not the District Manager or any other agents of the District) shall be solely obligated to the Contractor for all sums required to be paid by the District to the Contractor hereunder.

5. COMPENSATION, PAYMENTS AND INSPECTION RIGHTS PRIOR TO FINAL PAYMENT.

(a) The District agrees to pay Contractor for the Work in the total amount of $249,029.00. The Work shall be billed to the District on a monthly basis at a rate of no more than $1/12^{th}$ of the annual compensation provided above.

(b) Work Authorizations shall mean orders or directives issued by the District. Work Authorizations shall be issued for repairs or emergency services, changes to the scope of the area in which services are required, or for any services beyond those set forth in Article 2. Services performed under a Work Authorization may be paid either on a lump sum basis, a unit price basis, or a time and material basis in the District's sole discretion. Contractor shall not be entitled to compensation for Services outside the scope of Article 2 unless Contractor has obtained prior written authorization of District to perform the same.

(c) District retains the right to reduce any portion of Contractor's Scope of Services as set forth in Article 2. Should this occur, a revised Scope of Services will be agreed upon in writing by both District and Contractor.

(d) After any of the Work is completed, the District shall have the right to inspect and/or review the Work to accept or deny the sufficiency of the Work before a monthly payment is required to be made by the District to the Contractor.

6. REPRESENTATIONS, WARRANTIES AND COVENANTS.

(a) Contractor hereby represents to District that: (i) it has the experience, qualifications and skill to perform the Services as set forth in this Agreement; (ii) it is duly licensed

and permitted to observe and perform the terms, covenants, conditions and other provisions on its part to be observed or performed under this Agreement; (iii) has the necessary equipment, materials and inventory required to perform the Services as set forth in this Agreement; (iv) it has by careful examination satisfied itself as to: (a) the nature, location and character of the area in which the Services are to be performed including, without limitation, the surface conditions of the land and all structures and obstructions thereon, both natural and manmade, the surface water conditions of the area, and to the extent pertinent, all other conditions, and (b) all other matters or things which could in any manner affect the performance of the Services.

(b) The Contractor warrants to the District that all materials furnished under this Agreement shall be new unless otherwise specified, and that all Services shall be of good quality, free from faults and defects and in conformance with the Agreement documents.

7. EMPLOYEES; INDEPENDENT CONTRACTOR STATUS.

(a) All matters pertaining to the employment, supervision, compensation, insurance, promotion, and discharge of any employees of Contractor or of entities retained by Contractor are the sole responsibility of Contractor. Contractor shall fully comply with all applicable acts and regulations having to do with workman's compensation, social security, unemployment insurance, hours of labor, wages, working conditions and other employer-employee related subjects. Contractor shall obtain, for each individual Contractor employs on the District's premises at any time, a criminal background check performed by an appropriate federal or state agency, or by a professional and licensed private investigator, and shall make, based on the results of such background checks, employment suitability determinations for each employee that are reasonable and customary within the Contractor's industry. Contractor shall maintain copies of said background checks on file so long as the subject individual(s) remains in Contractor's employ, and Contractor shall make all background checks available for District's review upon request. Contractor shall enforce strict discipline and good order among its employees on the District's premises. Contractor shall comply with all requirements of the E-Verify System as set forth in Article 18.

(b) Contractor is an independent contractor and not an employee of the District. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the District and Contractor. Contractor has no authority to enter into any contracts or contracts, whether oral or written, on behalf of the District.

8. COMPLIANCE WITH LAWS, REGULATIONS, RULES AND POLICIES.

(a) At all times, Contractor shall operate in accordance with all applicable laws, statutes, regulations, rules, ordinances, policies, permits and orders. Contractor is responsible for obtaining all permits or other approvals required for the Services.

(b) Contractor hereby covenants and agrees to comply with all of the rules, ordinances and regulations of governmental authorities wherein the District's facilities are located, as said rules, etc. may specifically relate to Contractor or its Services provided hereunder, at Contractor's sole cost and expense, and Contractor will take such action as may be necessary to

comply with any and all notices, orders or other requirements affecting the Services described herein as may be issued by any governmental agency having jurisdiction over Contractor, unless specifically instructed by the District that it intends to contest such orders or requirements and that Contractor shall not comply with the same. Contractor shall provide immediate notice to the District of any such orders or requirements upon receipt of same.

(c) The District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*. Contractor agrees to comply with all applicable requirements of the "Sunshine Law," the "Public Records Law," the Community Development Districts Law, and all other statutes and regulations applicable to Contractor.

9. WORKPLACE ENVIRONMENT AND PUBLIC SAFETY.

(a) Contractor agrees to provide a safe and healthy workplace environment for its employees and agents and a safe and healthy environment for the public at all times. Contractor shall promptly correct any unsafe condition or health hazard in its control and shall immediately report any such condition to the District. In addition to all other requirements of this Agreement, Contractor shall comply with all federal, state and local laws and regulations related to health and safety. Further, Contractor acknowledges that all vehicles and equipment must be properly and safely operated and, where applicable, licensed and/or permitted, to operate on public roadways. Contractor acknowledges that it is responsible for public safety issues including but not limited to: proper work methods, use of protective equipment, safe maintenance, traffic control through work zones, and handling and use of materials, vehicles, and equipment.

(b) The Contractor agrees that it alone bears the responsibility for providing a safe and healthy workplace, and that nothing in this Agreement suggests that the District has undertaken or assumed any part of that responsibility.

(c) Contractor shall, prior to performing any of the Services, provide employees with training to perform their jobs safely, including instruction in proper work methods, use of protective equipment, and safe maintenance, handling and use of materials, vehicles, and equipment. Contractor will not ask or allow any employee to operate any vehicle or equipment until the employee has received all relevant and advisable training. Contractor shall assure that all employees are licensed and/or have all applicable permits, necessary to perform the Services.

(d) Contractor will furnish, at its expense, all safety and protective equipment required or advisable for the protection of employees.

10. PUBLIC RECORDS AND OWNERSHIP OF BOOKS AND RECORDS.

(a) Contractor understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, Contractor agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*. Contractor acknowledges and agrees that the public records

custodian of the District is the District Manager, which is currently Inframark Management Services (the "Public Records Custodian"). Contractor shall, to the extent applicable by law:

(i) Keep and maintain public records required by District to perform services;

(ii) Upon request by District, provide District with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*;

(iii) Ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Contractor does not transfer the records to the Public Records Custodian of the District; and

(iv) Upon completion of the Agreement, transfer to District, at no cost, all public records in District's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT (813-576-9748), OR BY EMAIL AT ANGEL.MONTAGNA@INFRAMARK.COM, OR BY REGULAR MAIL AT 313 CAMPUS STREET, CELEBRATION, FLORIDA, 34747, ATTENTION: DISTRICT PUBLIC RECORDS CUSTODIAN.

11. INSURANCE.

(a) Contractor shall, throughout the performance of its services pursuant to this Agreement, maintain at a minimum:

(i) Occurrence based comprehensive general liability insurance (including broad form contractual coverage), with a minimum limit of $1,000,000 single limit per occurrence, protecting it and District from claims for bodily injury (including death), property damage, contractual liability, products liability and personal injury which may arise from or in connection with the performance of Contractor's services under this Agreement or from or out of any act or omission of Contractor, its officers, directors, agents, and employees;

(ii) Occurrence based automobile liability insurance including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than $1,000,000.00 combined single limit covering all work performed hereunder;

(iii) Workers' compensation insurance as required by applicable law (or employer's liability insurance with respect to any employee not covered by workers' compensation) with minimum limits of $100,000 per occurrence; and

(iv) Employers liability, with a minimum coverage level of $1,000,000.

(b) All such insurance required in Paragraph 11(a) shall be with companies and on forms acceptable to District and shall provide that the coverage thereunder may not be reduced or canceled unless thirty (30) days prior written notice thereof is furnished to District; the insurance required under paragraph 11(a)(i) shall name the District as an additional insured. Certificates of insurance (and copies of all policies, if required by the District) shall be furnished to the District. In the event of any cancellation or reduction of coverage, Contractor shall obtain substitute coverage as required under this Agreement, without any lapse of coverage to District whatsoever.

12. SOVEREIGN IMMUNITY. Nothing contained herein, or in the Agreement, or in the Terms and Conditions, shall cause or 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 Agreement 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.

13. INDEMNIFICATION. Contractor agrees to indemnify, save harmless and defend the District, its officers, directors, board members, employees, agents and assigns, from and against any and all liabilities, claims, penalties, forfeitures, 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 shall include fees incurred in any administrative, judicial or appellate proceeding) which the District, their officers, directors, board members, employees, agents and assigns, may hereafter incur, become responsible for or pay out to the extent arising out of (i) Contractor's (or its agents, employees or subcontractors) breach of any term or provision of this Agreement, or (ii) any negligent or intentional act or omission of Contractor, its agents, employees or subcontractors, related to or in the performance of this Agreement.

14. MODIFICATIONS, ADDITIONS OR DELETIONS TO THE SERVICES.

(a) A Work Authorization shall be in writing by the District, which shall consist of additions, deletions or other modifications to the Agreement.

(b) The District may, from time to time, without affecting the validity of the Agreement, or any term or condition thereof, issue Work Authorizations which may identify additional or revised Scope of Services, or other written instructions and orders, which shall be governed by the provisions of the Agreement. The Contractor shall comply with all such orders and instructions issued by the District. Upon receipt of any Work Authorization, the Contractor shall promptly proceed with the work, and the resultant decrease or increase in the amount to be paid the Contractor, if any, shall be governed by the provisions of Article 5 in this Agreement.

15. PROTECTION OF PERSONS AND PROPERTY; MONITORING.

(a) In addition to all other requirements hereunder, the Contractor shall be responsible for initiating, maintaining and supervising safety precautions and programs in connection with the Services, and shall provide all protection to prevent injury to persons involved in any way in the Services and all other persons, including, without limitation, the employees, agents guests, visitors, invitees and licensees of the District and community residents, tenants, and the general public that may be affected thereby.

(b) All Services, whether performed by the Contractor, its subcontractors, or anyone directly or indirectly employed by any of them, and all applicable equipment, machinery, materials, tools and like items used in the Services, shall be in compliance with, and conform to: (i) all applicable laws, ordinances, rules, regulations and orders of any public, quasi-public or other governmental authority; and (ii) all codes, rules, regulations and requirements of the District and its insurance carriers relating thereto. In the event of conflicting requirements, the more stringent shall govern.

(c) The Contractor shall at all times keep the general area in which the Services are to be performed, including but not limited to sidewalks, roadways, trails, rights-of-way, open spaces, and all such areas impacted by the Services, clean and free from accumulation of waste materials or rubbish (including, without limitation, hazardous waste), caused by performance of the Services, and shall continuously throughout performance of the Services, remove and dispose of all such materials. The District may require the Contractor to comply with such standards, means and methods of cleanup, removal or disposal as the District may make known to the Contractor. In the event the Contractor fails to keep the general area in which the Services are to be performed clean and free from such waste or rubbish, or to comply with such standards, means and methods, the District may take such action and offset any and all costs or expenses of whatever nature paid or incurred by the District in undertaking such action against any sums then or thereafter due to the Contractor.

(d) Contractor shall cooperate with and participate in, at no additional cost or charge, all programs, plans or routines for monitoring and reporting to District, as required in the sole discretion of the District, to ensure satisfactory performance of the Services provided hereunder.

16. SUSPENSION OR TERMINATION.

(a) Anything in this Agreement to the contrary notwithstanding, District shall, in its sole discretion and without cause, have the right to suspend or terminate this Agreement upon thirty (30) days prior written notice to Contractor.

(b) If the Contractor should become insolvent, file any bankruptcy proceedings, make a general assignment for the benefit of creditors, suffer or allow appointment of a receiver, refuse, fail or be unable to make prompt payment to subcontractors, disregard applicable laws, ordinances, governmental orders or regulations or the instructions of the District, or if the Contractor should otherwise be guilty of a violation of, or in default under, any provisions of the

Agreement, then the District may, without prejudice to any other right or remedy available to the District and after giving the Contractor and its surety, if any, seven (7) days written notice, terminate the Contract and the employment of Contractor. In addition, without terminating this Contract as a whole, the District may, under any of the circumstances above, terminate any portion of this Contract (by reducing, in such as manner as District deems appropriate, the Scope of Service to be performed by the Contractor) and complete the portion of this Contract so terminated in such manner as the District may deem expedient.

17. SUBCONTRACTORS. If the Contractor desires to employ subcontractors in connection with the performance of its Services under this Agreement:

(a) Nothing contained in the Agreement shall create any contractual relationship between the District and any subcontractor. However, it is acknowledged that the District is an intended third-party beneficiary of the obligations of the subcontractors related to the Services.

(b) Contractor shall coordinate the services of any subcontractors and remain fully responsible under the terms of this Agreement; Contractor shall be and remain responsible for the quality, timeliness and coordinate of all Services furnished by the Contractor or its subcontractors.

(c) All subcontracts shall be written. Each subcontract shall contain a reference to this Agreement and shall incorporate the terms and condition of this Agreement to the full extent applicable to the portion of the Services covered thereby. Each subcontractor must agree, for the benefit of the District, to be bound by such terms and conditions to the full extent applicable to its portion of the Services.

18. COMPLIANCE WITH E-VERIFY SYSTEM.

(a) The Contractor shall comply with and perform all applicable provisions and requirements of Section 448.095, *Florida Statutes* and Section 448.09(1), *Florida Statues*. Accordingly, beginning on the Effective Date, to the extent required by Section 448.095*, Florida Statutes*, the Contractor shall enroll with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

(b) If the Contractor anticipates entering into agreements with a subcontractor for the work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor

upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

(c) By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

19. NOTICE.

(a) Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, overnight delivery service, or courier service, and shall be given when received by the addressee. Notices shall be addressed as follows:

If to District: Celebration Community Development District
c/o Inframark Management Services
313 Campus Street,
Celebration, Florida, 34747
Attention: Angel Montagna, District Manager
Telephone: 813-576-9748

Copy to: Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Ave., Suite 1400
Orlando, Florida 32801
Attention: Jan Albanese Carpenter, District Counsel
Telephone: (407) 481-5800

If to Contractor: Clarke Environmental Mosquito Management, Inc.
3036 Michigan Avenue,
Kissimmee, Florida 34744
Attention: Cherrief Jackson, Control Consultant
Telephone: 407-212-0892

(b) Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice. Parties may change notice address by delivering written notice by mail, overnight delivery service, or courier service to the other party and such change shall become effective when received by the addressee.

20. ATTORNEYS' FEES. If either party hereto institutes an action or proceeding for a declaration of the rights of the parties the Agreement, for injunctive relief, for an alleged breach or default of, or any other action arising out of, the Agreement, or in the event any party hereto is in default of its obligations pursuant hereto, whether or not suit is filed or prosecuted to final

judgment, the non-defaulting or prevailing party shall be entitled to its actual attorneys' fees and to any court costs and expenses incurred, in addition to any other damages or relief awarded.

21. GOVERNING LAW AND JURISDICTION. This Agreement shall be interpreted and enforced under the laws of the State of Florida. The parties will comply with the terms of the Agreement only to the extent they are enforceable or permitted under Florida law. Any litigation arising under this Agreement shall occur in a court having jurisdiction in Osceola County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO PERSONAL JURISDICTION AND VENUE IN OSCEOLA COUNTY, FLORIDA.**

22. SEVERABILITY. In the event that any provision of this Agreement is judicially construed to be invalid by a court of competent jurisdiction, such provision shall then be construed in a manner allowing its validity, or if this leads to an impracticable result, shall be stricken, but in either event, all other provisions of the Agreement shall remain in full force and effect.

23. NO WAIVER. No failure by either party to insist upon the strict performance of any covenant, duty, contract or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, contract, term or condition. Any party hereto, by written notice executed by such party, may, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation, or covenant of any other party hereto. No waiver shall affect or alter this Agreement, but each and every covenant, contract, term and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.

24. NO MODIFICATION. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the parties against which such enforcement is or may be sought. This instrument contains the entire contract made between the parties and may not be modified orally or in any manner other than by a contract in writing signed by all parties hereto or their respective successors in interest.

25. TIME IS OF THE ESSENCE. The time for delivery and/or completion of the work to be performed under the Agreement shall be of the essence of the Agreement.

26. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. In addition to the representations and warranties contained herein, the Contractor acknowledges that prior to the execution of the Agreement it has thoroughly reviewed and inspected the Agreement documents, and satisfied itself regarding any error, inconsistency, discrepancy, ambiguity, omission, insufficiency of detail or explanation. Contractor further acknowledges that the parties have participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and doubtful language will not be interpreted or construed against any Party.

27. COUNTERPARTS. This Agreement may be executed in any number of

counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same contract.

SIGNATURE PAGE TO
MOSQUITO CONTROL SERVICES AGREEMENT

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed affective as of the day and year first above written.

DISTRICT:

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district

By: _____
Name: GREG FIGAK
Chairman/~~Vice-Chair~~, Board of Supervisors

CONTRACTOR:

CLARKE ENVIRONMENTAL MOSQUITO MANAGEMENT, INC., an Illinois corporation

By: _____
Print: Cherrief Jackson
Title: Control Consultant

EXHIBIT "A"

PROPOSAL

[*ATTACHED*]

www.clarke.com

Clarke Proposal Summary
RFP 2022-100 MCP Mosquito Control Program

Program Pricing

As our history with the Celebration Community has shown, we are always willing to adjust our program based on the current needs of the community. To demonstrate flexibility and responsiveness, we have included 2 (two) program options in this proposal for Celebration's consideration. They include:

1. **Conventional:** an economical program utilizing conventional mosquito control products and equipment; and
2. **Green/EarthRight®:** a flexible, scalable model that allows Celebration to achieve the greenest, most sustainable mosquito control service program

Each program has the associated annual cost below:

Program Type	Annual Cost
Option 1: Conventional	$199,374
Option 2: Green/EarthRight®	$297,325

Program Recommendation – Green/EarthRight®

Celebration's current program is already composed of many green/sustainable components. With this proposal we have presented the flexibility to adjust the current program to whatever degree of sustainability the community desires. It also provides Celebration with an option to maintain the program under its current contract.

This blended product approach allows Celebration to balance program cost with resident preference for green mosquito control. It also provides flexibility for Celebration to scale its adoption of a full EarthRight® program over time. The below EarthRight® onramp schedule demonstrates proposed program costs, based on the % of truck ULV miles that transition to Clarke's EarthRight® adulticide, Merus. Based on proposal feedback, Clarke is prepared to support Celebration's mosquito control service program at any level of Merus ULV mileage adoption.

Merus 3.0 (OMRI) Incorporation		
% of Truck ULV Mileage	**Program Pricing**	**$/Mile**
100%	$ 466,503	$ 73.64
90%	$ 442,339	$ 69.48
80%	$ 418,175	$ 65.32
70%	$ 394,011	$ 61.16
60%	$ 369,848	$ 57.00
50%	$ 345,684	$ 52.84
40%	$ 321,520	$ 48.68
30%	**$ 297,325**	**$ 46.33**
20%	$ 273,193	$ 40.36
10%	$ 249,029	$ 36.20

Program Pricing

CONVENTIONAL

Option A: An economical program that utilizes conventional mosquito control products and equipment

Product Choices

- Oil-based ULV products
- Gas powered machines
- Single-brood granular larvicides
- Conventional catch basin products
- Backpack barrier sprays

Surveillance

- Landing Rates Counts
- ABC Light Traps
- Yellow Fly Traps
- Larval Inspections

Annual Total: $199,374

EarthRight®

Love the Earth. Not mosquitoes.

Option B: A flexible and scalable model to achieve the greenest, most sustainable mosquito control service program

Product Choices

- Flexible, scalable mix of OMRI Listed and water-based ULV products
- Electric powered machines
- Multi-brood OMRI Listed granular larvicides
- OMRI Listed catch basin products
- Backpack barrier sprays

Surveillance

- Flexible, scalable combination of ABC Light Traps, Landing Rate Counts and Biogents BG Counter 2 traps
- Yellow Fly Traps
- Larval Inspections

Annual Total: $297,325

Celebration, Florida

Celebration Community Development District

Proposal No. RFP 2022-100 MCP
Mosquito Control Program

Submitted by:
Clarke Environmental Mosquito Management Inc., a Clarke Company

clarke

A Global Environmental Products and Services Company

3036 Michigan Avenue
Kissimmee, FL 34744
407-944-0520 P
800-443-2034
407-944-0709 F
www.clarke.com

June 1, 2022

Celebration Community Development District
Board of Supervisors
313 Campus Street
Celebration, Florida 34747

Dear Board of Supervisors:

Thank you for the opportunity to propose our mosquito management services relative to RFP 2022-100 MCP. We proudly serve the Celebration Community and would be pleased to have the opportunity to continue in this partnership. Clarke Environmental Mosquito Management, Inc. (Clarke) is a family owned and operated business that was founded in 1946. For over 75 years we have been providing integrated mosquito management programs to communities like Celebration. We currently provide contract mosquito control services to over 1,200 municipalities, townships, counties, mosquito control districts, homeowner's associations, and have served the Celebration Community since 1996.

We have read and understand all terms and conditions of the Request for Proposal. We acknowledge that the contents of the following submittal are true and accurate. We are confident that the requirements of RFP 2022-100 MCP can be met, including but not limited to, insurance and licensing requirements.

The purpose of this proposal is to implement an integrated mosquito management program to help protect the Celebration Community from nuisance mosquitoes and mosquito borne diseases; thereby, enhancing the quality of life for Celebration's residents. Clarke will implement an environmental mosquito management program covering the designated areas outlined in the request for proposal. Services will be performed from our office in Kissimmee, with numerous resources also being available at our five other service operation centers in Leesburg, Putnam, Wellington, Ft. Myers, and Labelle should additional resources be necessary.

To aid you in navigating our submittal, we have included an Executive Summary that highlights the critical points of this package.

Thank you again for the opportunity and privilege to serve the Celebration Community. The personnel listed below is authorized to make representations for Clarke Environmental Mosquito Management and a letter of authorization is included in this proposal. If you have any questions regarding our proposal, please contact Cherrief Jackson.

Sincerely,

Cherrief Jackson
Control Consultant
3036 Michigan Ave, Kissimmee, FL 30346
407.212.0892

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Executive Summary

Clarke Environmental Mosquito Management, Inc. is pleased to submit our proposal for the Celebrations Community Develop District's RFP for Mosquito Control. The objective is to provide a comprehensive mosquito control program that protects the public health of Celebration's citizens from both nuisance and potential disease-carrying mosquito populations. The products and methodologies in this proposal are based on our unique and intimate understanding of the community and residents' preference of environmental stewardship.

Our program offering is designed to be flexible and scalable to meet the needs of Celebration Community. We have offered a Conventional and EarthRight® (Green) program. As our history with the Celebration Community has shown, we are always willing to adjust our program based on the current needs of the community. To demonstrate flexibility and responsiveness, we have included 2 (two) program options in this proposal for Celebration's consideration. They include:

1. **Conventional:** an economical program utilizing conventional mosquito control products and equipment; and
2. **EarthRight®:** a flexible, scalable model that allows Celebration to achieve the greenest, most sustainable mosquito control service program

Program Recommendation – EarthRight® (Page 13)

Based on our experience with Celebration, Clarke's recommendation for the community's mosquito control program is the EarthRight® program model, and we propose beginning the program at a 30% ULV rate. This means that 30% of the ULV miles delivered under this contract will use the official EarthRight adulticide, Merus®, which is Organic Material Review Institute (OMRI) Listed. The balance of ULV miles for Celebration will continue to use the water-based adulticide used in the existing service program for Celebration (AquaAnvil®). All (100%) of the larvicide applications in this model will use the official EarthRight larvicide, Natular®, which is also OMRI Listed.

This blended product approach allows Celebration to balance program cost with resident preference for green mosquito control. It also provides flexibility for Celebration to scale its adoption of a full EarthRight® program over time. The below EarthRight® onramp schedule demonstrates proposed program costs, based on the % of truck ULV miles that transition to Clarke's EarthRight® adulticide, Merus. Based on proposal feedback, Clarke is prepared to support Celebration's mosquito control service program at any level of Merus ULV mileage adoption.

Our proposal is comprised of an Integrated Mosquito Management Plan (IMM) to meet the community's needs and preferences. IMM uses a combination of methods to prevent and control both nuisance mosquitoes and mosquitoes that spread viruses like dengue, West Nile, Zika, and others. IMM uses methods to control mosquitoes based on an understanding of mosquito biology, the mosquito life cycle, and the way mosquitoes spread viruses. The techniques we use focus on prevention, reduction, and the elimination of conditions that lead to pest infestations. Clarke utilizes an integrated mosquito management approach that stresses the use of state-of-the-art technologies and surveillance activities along with environmentally sensitive control techniques.

The History of Clarke & Celebration (Page 49)

Clarke is proud to have been Celebration's mosquito control service contractor since 1996, the inaugural year of Celebration. Over the past 26 years, Clarke has acquired invaluable operational experience and proficiency for the implementation of the Celebration Mosquito Control Program. We have grown and adapted our program to keep pace with technological advancements in the industry and changes in preferences of the residents.

Clarke appreciates the opportunity of serving Celebration since 1996. We will value your consideration of our proposal and look forward to providing Celebration with an unsurpassed level of quality services in the years to come.

Larval Surveillance and Control (Page 16)

Clarke will conduct breeding surveys to identify areas active with mosquito larvae and choose the most effective method to control the larvae before development into adult mosquitoes. Larviciding reduces the potential of mosquito-borne disease transmission and the need for adult mosquito control measures. Depending on the program tiered selected, larvicide treatments will use a combination and rotation of methoprene, BTI, and spinosad based products. We are currently utilizing the Natular™ product formulation, which meet organic standards set by the National Organic Program (NOP) and are Organic Material Review Institute (O.M.R.I.) listed. To reduce our carbon footprint of the Advanced and EarthRight® tiered program, catch basin larviciding will be performed utilizing bicycles equipped with GPS recording technology.

Adult Surveillance and Control (Page 21)

Depending on the program tier selected, surveillance of adult mosquitoes may use a combination of landing rate counts, ABC light traps, and BG Counter 2 traps. BG Counter traps are a new technology that provides activity timing data that allows Clarke to identify peak times for adulticide treatments as well as track efficacy of treatments via pre/post trap data. All mosquitoes shall be identified to species and designated as to whether the females are blood fed, gravid, or empty. Results will be recorded and made available electronically to the Owner. Mosquito collection data will help coordinate treatment areas for that evening or the following morning. Adult mosquito control treatments will be scheduled based on population data collected from the field. EPA approved adulticides will be used in rotation for this program. Our current program incorporates water-based, environmentally sensitive products, and Merus 3.0 which meets organic standards set by the National Organic Program (NOP) and is Organic Material Review Institute (O.M.R.I.) listed. Dependent of the program tiered selected, adulticide applications will be conducted with gas powered (conventional) or Pro-Mist ULV electric powered sprayers (Advanced and EarthRight®).

Reporting (Page 32)

Clarke is committed to transparency and thorough record keeping that allows Celebration CDD to keep track of program services and answer resident questions on how the program is operating. Our monthly reports will include trap counts by location, mosquito species and gender; larviciding report to include acres treated; adulticiding report to include number of miles sprayed and acres treated; service requests and other aspects of the services.

Community Education & Engagement (Page 50)

In addition, Clarke has enthusiastically supported and sponsored community activities, such as Celebration Little League teams, Fall Festival Pumpkin Patches, and golf tournaments. We have also hosted educational workshops for residents to learn more about Integrated Mosquito Management and how Clarke's program serves the community. To support the Celebration contract, Clarke opened its first service operation outside of the Midwest in Kissimmee, and has proudly served this community since, giving back to various local initiatives, including:

PATRON

ALL-STAR SPONSOR

NEW FOR 2021:
Clarke Day Of Caring
Community Service

Carbon Neutrality and Accreditations (Page 51)

Reducing the impact of Clarke's operational footprint has been one of the core components of the company's Sustainability Initiatives for over 10 years. In 2019, after nearly a decade of work to measure and reduce its carbon footprint, Clarke achieved 100% Carbon Neutrality in Scope 1 & 2 Emission Categories through a combination of carbon reductions efforts and programs and its partnerships with CarbonFund.org. To date, the company maintains Scope 1 & 2 Carbon Neutrality.

Accreditations

Clarke holds ISO 9001:2015 certificate of accreditation for the design and manufacture of our Mosquito Control Products and the ISO/IEC 17025:2017 certificate of accreditation for the testing of those products within the scope of the accreditation.

These standards demonstrate the ability of Clarke to consistently provide quality products and services that meet customer and regulatory requirements with a focus on continuous improvement.

ISO 9001:2015
Registered by EAGLE Registrations Inc.

Accreditation 103290
ISO/IEC 17025:2017
Accredited by Perry Johnson Laboratory Accreditation, Inc.

Program Pricing

Pricing is good for three (3) years along with an option for two (2) one (1) year renewals.

CONVENTIONAL

Option 1: An economical program that utilizes conventional mosquito control products and equipment

Product Choices

- Oil-based ULV products
- Gas powered machines
- Single-brood granular larvicides
- Conventional catch basin products
- Backpack barrier sprays

Surveillance

- Landing Rates Counts
- ABC Light Traps
- Yellow Fly Traps
- Larval Inspections

Annual Total: $199,374

EarthRight®

Love the Earth. Not mosquitoes.

Option 2: A flexible and scalable model to achieve the greenest, most sustainable mosquito control service program

Product Choices

- Flexible, scalable mix of OMRI Listed and water-based ULV products
- Electric powered machines
- Multi-brood OMRI Listed granular larvicides
- OMRI Listed catch basin products
- Backpack barrier sprays

Surveillance

- Flexible, scalable combination of ABC Light Traps, Landing Rate Counts and Biogents BG Counter 2 traps
- Yellow Fly Traps
- Larval Inspections

Annual Total: $297,325

*We submitted pricing for a program with 100% BG Counters and 30% OMRI Adulticide. Final program pricing is dependent on the scale of green options chosen by the customer.

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

MOSQUITO CONTROLS PROGRAM # of ULV – RFP 2022-100 MCP

UNIT COST LIGHT TRAPS

	TRAPS PER VILLAGE	LIGHT TRAP COUNT	UNIT COST PER COUNT	TOTAL COST PER VILLAGE PER YEAR
Celebration Village	1	78	$ 42.30	$ 3,299.40
West Village	1	78	$ 42.30	$ 3,299.40
Lake Avalyn	1	78	$ 42.30	$ 3,299.40
North Village	1	78	$ 42.30	$ 3,299.40
South Village	1	78	$ 42.30	$ 3,299.40
Roseville Corner	1	78	$ 42.30	$ 3,299.40
Spring Lake	1	78	$ 42.30	$ 3,299.40
Island Village	1	78	$ 42.30	$ 3,299.40
East Village	1	78	$ 42.30	$ 3,299.40
Artisan Park	1	78	$ 42.30	$ 3,299.40
Sum	10	780	$ 42.30	$ 32,994.00

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

MOSQUITO CONTROLS PROGRAM # of ULV – RFP 2022-100 MCP

LANDING RATE COUNTS UNIT COSTS

	COUNTS PER VILLAGE	COUNTS	UNIT COST PER COUNT	TOTAL COST PER VILLAGE PER YEAR
Celebration Village	82	n/a	$ 14.78	$ 1,211.96
West Village	82	n/a	$ 14.78	$ 1,211.96
Lake Avalyn	82	n/a	$ 14.78	$ 1,211.96
North Village	82	n/a	$ 14.78	$ 1,211.96
South Village	82	n/a	$ 14.78	$ 1,211.96
Roseville Corner	82	n/a	$ 14.78	$ 1,211.96
Spring Lake	82	n/a	$ 14.78	$ 1,211.96
Island Village	82	n/a	$ 14.78	$ 1,211.96
East Village	82	n/a	$ 14.78	$ 1,211.96
Artisan Park	82	n/a	$ 14.78	$ 1,211.96
Sum	820		$ 14.78	$ 12,119.60

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

MOSQUITO CONTROLS PROGRAM # of ULV – RFP 2022-100 MCP

UNIT COST BG COUNTER TRAPS

	TRAPS PER VILLAGE	Mosquito ID	UNIT COST PER TRAP	TOTAL COST PER VILLAGE PER YEAR
Celebration Village	1	12	$ 1,568.19	$ 1,568.19
West Village	1	12	$ 1,568.19	$ 1,568.19
Lake Avalyn	1	12	$ 1,568.19	$ 1,568.19
North Village	1	12	$ 1,568.19	$ 1,568.19
South Village	1	12	$ 1,568.19	$ 1,568.19
Roseville Corner	1	12	$ 1,568.19	$ 1,568.19
Spring Lake	1	12	$ 1,568.19	$ 1,568.19
Island Village	1	12	$ 1,568.19	$ 1,568.19
East Village	1	12	$ 1,568.19	$ 1,568.19
Artisan Park	1	12	$ 1,568.19	$ 1,568.19
Sum	10		$ 1,568.19	$ 15,681.90

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

MOSQUITO CONTROLS PROGRAM # of ULV – RFP 2022-100 MCP

I.M.S. UNIT COST ULV UNIT

	SURVEY PER VILLAGE	# OF SURVEYS PER YEAR	UNIT COST PER SURVEY	TOTAL COST PER VILLAGE PER YEAR
Celebration Village	19	1	$ 8.98	$ 170.62
West Village	19	1	$ 8.98	$ 170.62
Lake Evalyn	19	1	$ 8.98	$ 170.62
North Village	19	1	$ 8.98	$ 170.62
South Village	19	1	$ 8.98	$ 170.62
Roseville Corner	19	1	$ 8.98	$ 170.62
Spring Lake	19	1	$ 8.98	$ 170.62
Island Village	19	1	$ 8.98	$ 170.62
East Village	19	1	$ 8.98	$ 170.62
Artisan Park	19	1	$ 8.98	$ 170.62
Sum	190			$ 1,706.20

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

MOSQUITO CONTROLS PROGRAM # of ULV – RFP 2022-100 MCP

UNIT COST ULV UNIT (Option A)

	ESTIMATED # OF TREATMENT PER VILLAGE	MILES PER VILLAGE	TOTAL TREATMENT	COST PER MILE	TOTAL COST PER VILLAGE PER YEAR
Celebration Village	100	9.2	920	$ 24.58	$ 22,613.60
West Village	100	2.7	270	$ 24.58	$ 6,636.60
Lake Evalyn	100	0.4	40	$ 24.58	$ 983.20
North Village	100	8.4	840	$ 24.58	$ 20,647.20
South Village	100	17	1700	$ 24.58	$ 41,786.00
Roseville Corner	100	4	400	$ 24.58	$ 9,832.00
Spring Lake	100	2	200	$ 24.58	$ 4,916.00
Island Village	100	2.5	250	$ 24.58	$ 6,145.00
East Village	100	4.2	420	$ 24.58	$ 10,323.60
Artisan Park	100	5.2	520	$ 24.58	$ 12,781.60
Sum		55.6	5560		$ 136,664.80

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

MOSQUITO CONTROLS PROGRAM # of ULV – RFP 2022-100 MCP

UNIT COST ULV UNIT (Option B - Green Products)

	ESTIMATED # OF TREATMENT PER VILLAGE	MILES PER VILLAGE	TOTAL TREATMENT	COST PER MILE	TOTAL COST PER VILLAGE PER YEAR
Celebration Village	100	9.2	920	$ 46.33	$ 42,623.60
West Village	100	2.7	270	$ 46.33	$ 12,509.10
Lake Evalyn	100	0.4	40	$ 46.33	$ 1,853.20
North Village	100	8.4	840	$ 46.33	$ 38,917.20
South Village	100	17	1700	$ 46.33	$ 78,761.00
Roseville Corner	100	4	400	$ 46.33	$ 18,532.00
Spring Lake	100	2	200	$ 46.33	$ 9,266.00
Island Village	100	2.5	250	$ 46.33	$ 11,582.50
East Village	100	4.2	420	$ 46.33	$ 19,458.60
Artisan Park	100	5.2	520	$ 46.33	$ 24,091.60
Sum		55.6	5560		$ 257,594.80

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

MOSQUITO CONTROLS PROGRAM # of ULV – RFP 2022-100 MCP

BARRIER TREATMENT UNIT COSTS (Option A)

	BARRIER TREATMENTS PER VILLAGE	TREATMENTS PER YEAR	UNIT COST PER TREATMENT	TREATMENT TOTAL COST PER YEAR
Celebration Village	12	15.6	$ 43.40	$ 677.04
West Village	0	0	$ 43.40	-
Lake Evalyn	0	0	$ 43.40	-
North Village	0	0	$ 43.40	-
South Village	0	0	$ 43.40	-
Roseville Corner	0	0	$ 43.40	-
Spring Lake	0	0	$ 43.40	-
Island Village	0	0	$ 43.40	-
East Village	12	15.6	$ 43.40	$ 677.04
Artisan Park	0	0	$ 43.40	-
Sum	24	31.2		$ 1,354.08

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

MOSQUITO CONTROLS PROGRAM # of ULV – RFP 2022-100 MCP

BARRIER TREATMENT UNIT COSTS (Option B - Green Products)

	BARRIER TREATMENTS PER VILLAGE	TREATMENTS PER YEAR	UNIT COST PER TREATMENT	TREATMENT TOTAL COST PER YEAR
Celebration Village	12	15.6	$ 51.39	$ 801.68
West Village	0	0	$ 51.39	-
Lake Evalyn	0	0	$ 51.39	-
North Village	0	0	$ 51.39	-
South Village	0	0	$ 51.39	-
Roseville Corner	0	0	$ 51.39	-
Spring Lake	0	0	$ 51.39	-
Island Village	0	0	$ 51.39	-
East Village	12	15.6	$ 51.39	$ 801.68
Artisan Park	0	0	$ 51.39	-
Sum	24	31.2		$ 1,603.37

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

MOSQUITO CONTROLS PROGRAM # of ULV – RFP 2022-100 MCP

YELLOW FLY TRAPS UNIT COSTS

	COUNTS PER VILLAGE	COUNTS	UNIT COST PER COUNT	TOTAL COST PER VILLAGE PER YEAR
Celebration Village	10	1	$ 29.16	$ 291.60
West Village	10	1	$ 29.16	$ 291.60
Lake Evalyn	10	1	$ 29.16	$ 291.60
North Village	10	1	$ 29.16	$ 291.60
South Village	10	1	$ 29.16	$ 291.60
Roseville Corner	10	1	$ 29.16	$ 291.60
Spring Lake	10	1	$ 29.16	$ 291.60
Island Village	10	1	$ 29.16	$ 291.60
East Village	10	1	$ 29.16	$ 291.60
Artisan Park	10	1	$ 29.16	$ 291.60
Sum	100	10		$ 2,916.00

TECHNICAL PROPOSAL/PROJECT APPROACH

Clarke is pleased to submit our proposal for the Integrated Mosquito Management Services Program for Celebration Community Development District (CCDD). The purpose of this section is to provide Celebration Community Development District with comprehensive information that demonstrates Clarke's experience and compliance with the Scope of Work and Technical Specifications.

Clarke has had the privilege of providing integrated pest management services for Celebration Community since 1996. Over the years, Clarke has developed and refined a comprehensive program strategy to protect the public health of Celebration residents from mosquito annoyance and the threat of mosquito-borne diseases. Clarke continuously refines product usage and application methods to meet the ever-evolving public preference. Clarke is a leader in the development of environmentally friendly, softer chemistry mosquito control products and will use these products in daily operations.

The Clarke's Celebration Community Development District mosquito control program will consist of but not be limited to the following management and operational components:

1. Surveillance of the adult mosquitoes via adult landing rate counts, CDC light traps, and Biogents Counter traps
2. Breeding site inspection and control for mosquito larvae utilizing chemical and biological control on a year-round basis
3. 1900 Catch basin treatments using Natular XRT or methoprene
4. Backpack larviciding to treat sites positive for mosquito larvae with an EPA approved granules
5. Control of adult mosquitoes via Truck ULV applications with electric ULV equipment
6. Barrier applications to knockdown adult mosquito population in vegetated areas, not accessible by truck or conventional means
7. 100 Yellow Fly Traps for control in and around the district during the months of May/June
8. Utilization of proprietary software for real-time field data collection of all applications for review and proof of performance records
9. GIS mapping of the district for all services to be reviewed on an annual basis
10. Public education
11. Complaint intake and resolution
12. Resistance testing
13. Obtain all necessary local, state and federal permits
14. The Clarke certificate of insurance with an endorsement name Celebration Community Development District as additionally insured. Clarke policies provide worker's compensation ($1,000,000), automobile liability ($1,000,000), commercial general liability including pollution legal liability ($1,000,000), and a $10,000,000 per occurrence umbrella policy coverage

Clarke will make recommendations on areas of improvement to enhance control and/or save money. Clarke currently has two employees that hold a Florida Department of Agriculture & Consumer Services Mosquito Control Director's license certification.

Clarke will furnish all necessary personnel, equipment, material, labor, supervision, vehicles and facilities to implement an integrated mosquito control program for Celebration Community Development District.

Survey and Mapping

Clarke's dedicated GIS department are experienced in critical planning and data management to ensure the quality and proper execution of data and projects related to the service operations. The GIS team includes experienced specialists that offer a diverse skill set and understanding of GIS services including, but not limited to administrative district mapping, planimetric mapping, addressing, GIS data conversion, technical support, cadastral GIS updates, acreage calculations and reports, production of hard copy maps, as well as a wide range of custom mapping projects such as risk-analysis, vegetation density, and boundary updates. They can accomplish these tasks by utilizing a wide range of GIS platforms such as ArcGis, MapInfo, and Google Earth in addition to local and national mapping resources.

On an annual basis, Clarke's GIS and Operations team will conduct a thorough survey to locate, identify, and categorize potential mosquito breeding habitats within the designated areas specified of the CCDD. The survey will utilize a combination of Clarke and historical data, aerial, satellite, GIS software and ground survey technology. Potential mosquito breeding habitats will be numbered, categorized, measured and mapped. The information compiled will allow Clarke to prepare a detailed inspection and larviciding plan. This will facilitate a more integrated control plan with the focus on timely and efficient larviciding of sites. This survey and plan will be developed and presented to the County for review.

Below is a sample larviciding map that will be developed showing locations of each breeding site:



With the aid of Clarke's GIS department, our local Florida staff utilized 737 distinct map sections for a multitude of services in the operations. A description, explanation and sample map are included in the ground ULV section of the Management Plan.

Operational Platform / Software

Clarke has developed an internal operational platform and software enabling us to deliver real-time field activities, mosquito population monitoring, and transparent and easy to read data for our customers. It offers flexibility and customization for new projects or services efficiently and links to Clarke's mapping software to ensure consistent and reliable data. This software is known as Prius and is a proprietary data collection and management software and is a foundational platform for Clarke's service operation, enabling efficient and transparent field work.

Through a desktop portal, Clarke managers and supervisors efficiently plan, schedule, assign and monitor field work. Our field staff access the operational schedule in real-time from an Android phone or tablet, and capture relevant operational information from the field, including inspection information, treatment routes, product and application rate, units of treatment, time on job, weather conditions, regulatory compliance checks, and GPS location details such as point locations and background locations. This data is constantly being sent back to Clarke servers where supervisors and managers can monitor it and complete and close service orders when work is done. Prius is utilized by every part of Clarke's service operations.

Mosquito Site Inspections

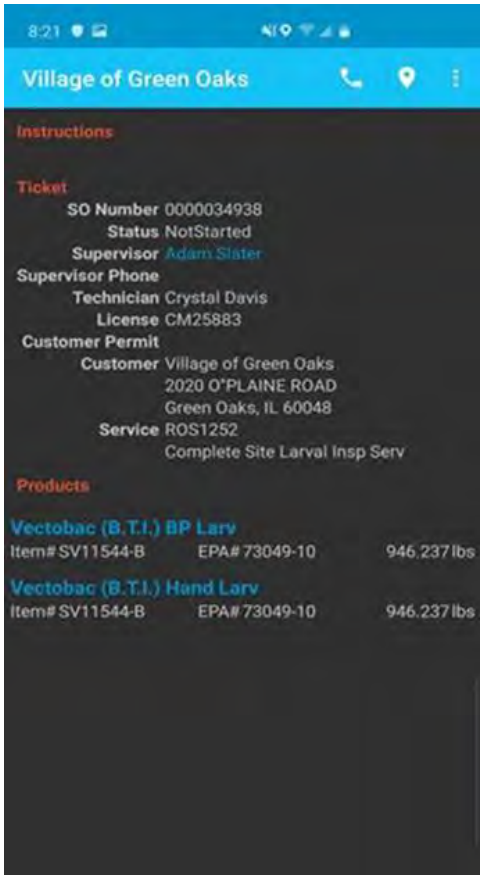
Clarke field technicians utilize current site data to inspect and treat breeding sites on a cyclical basis from March 1st through November 30th. Each breeding site is mapped using our GIS software, each site will be numbered and measured as to size in acres. This will allow for each site to be systematically inspected each month or after significant rainfall events using Clarke's proprietary algorithm of Targeted Mosquito Management System. A record of all inspections is entered into the field mobile device utilized by the technician. This will create a historical history for each site that can be accessed in the field by the technician during inspections to review what was treated in the previous inspections to make the best control decisions in the field.

The mosquito breeding sites will be categorized as permanent or semi-permanent sites and will be inspected/sampled at least monthly during the peak mosquito season. Other sites such as flood water sites/temporary sites will be inspected for breeding following significant rainfall activities.

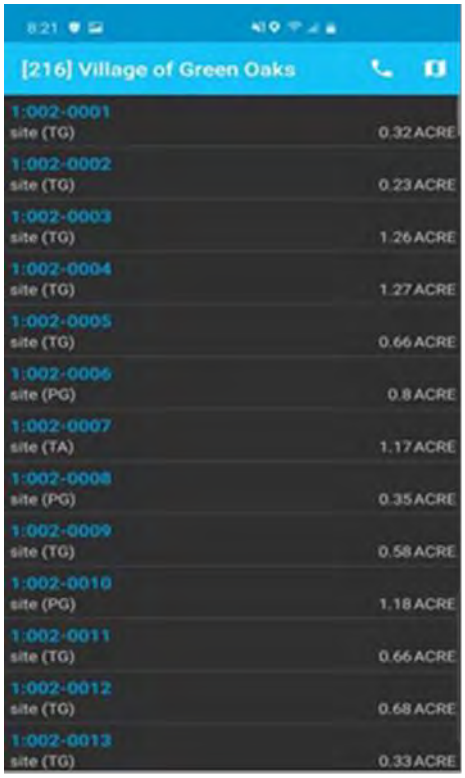
The Clarke field technicians will take a series of larva dips using an industry standard dipper consistent with established dipping techniques. The number of dips per site will vary based on the size of the sites. This information is entered into our database creating a comprehensive history which helps guide control decisions. The density of the breeding (larvae per dip) will also be recorded. Breeding site maps are updated regularly as new sites are discovered.



The following are examples of the field mobile device screen shots for inspection and larviciding operations:



Pictured: Inspection and larvicide field data capture via mobile field device



Pictured: List of sites by unique identifying number, site type, and acres

Clarke will document:

- Site number
- Date of inspection
- Map section name
- Site identification number
- Number of larval dips taken
- Number of larvae found
- Product and quantities used
- Inspector's initials

Mosquito Larvae Control

Effective control of mosquito larvae will prevent development into adult mosquitoes, reducing the potential of mosquito-borne disease transmission and need for adult mosquito control measures. The basis of larval control will be detailed operational mapping and historical site data from previous Clarke historical visits. Sites include areas such as, abandoned swimming pools, catch basins, ditches, ponds, permanent and temporary water sites, flood events, artificial containers, natural habitats, tire piles, tree holes, etc. Sites that are positive for breeding mosquitoes will be assessed and treated with an appropriate EPA approved

larvicide. Product selection will be based upon best management practices and type of site (permanent or temporary) and are listed below.

Applications will be completed by backpack and each application will be logged in to Clarke's Prius data management system as required by specifications. Field records of all backpack treatments will log product, dosage rate, and details regarding location, treatment time and date. Backpack applications of Methoprene, BTI or Spinosad will adhere to all US EPA product label directions.

Natular G – single brood corncob granule, provides 5-7 days of control, and controls all four stages of mosquito larvae. With the active ingredient Spinosad, a soil bacterium, the product is OMRI (Organic Materials Review Institute) certified for use in and around organic agriculture. Natular G applications would focus on temporary water sites to control one cycle of larvae. Product label provided in Appendix C.

Natular G30 – multiple brood extended-release sand granule and provides up to 30 days of control. Natular G30 will be used for permanent water sites and natural & artificial containers. With the active ingredient Spinosad, a soil bacterium, the product is OMRI (Organic Materials Review Institute) certified for use in and around organic agriculture. Natular G30 applications can control multiple larvae cycles. Methoprene and BTI products are alternate options for this service.

Drones

In addition to traditional larvicide application methods, Clarke can provide larvicide applications by drone. Many counties are beginning to utilize drones for surveillance and applications because they can quickly and easily reach breeding sites that are harder to access. Drones are capable of applying liquid or granular larvicides.



Pictured: PrecisionVision PV35 Granular Applicator



Pictured: PrecisionVision PV35 Granular Applicator in action

Catch Basin Larval Control

Clarke will provide treatment for up to 1950 open street catch basins, inlets, and manholes with Spinosad, Methoprene or BTI tablets for up to 180-days of residual control of larval mosquitoes. Catch basin treatments will be performed by bicycle teams where appropriate and hybrid vehicles. The Clarke Prius data management system using hand-held GPS units are used to geo-code and log each catch basin treatment. Catch basin technicians at each site will drop a point on their hand-held device that will capture latitude, longitude, and time stamp of each basin. Google map overlay will allow for technicians to pinpoint previously treated streets via a breadcrumb trail to ensure no untreated or overlapped basins. Field supervisors will be able to view treatments in real-time to monitor progress. Post-treatment maps will be produced to document the treated catch basin locations. Field records are available at any time for review.



Pictured: Catch basin treatment via bicycle

Arboviral Surveillance for Adult Mosquitoes

Clarke will provide, install and maintain a surveillance trap network to monitor adult population density, annoyance, and disease. Traps will be run at higher intervals during the peak mosquito season and, in the off season, at lower intervals, if temperatures remain warm and rainfall amounts risk mosquito breeding.

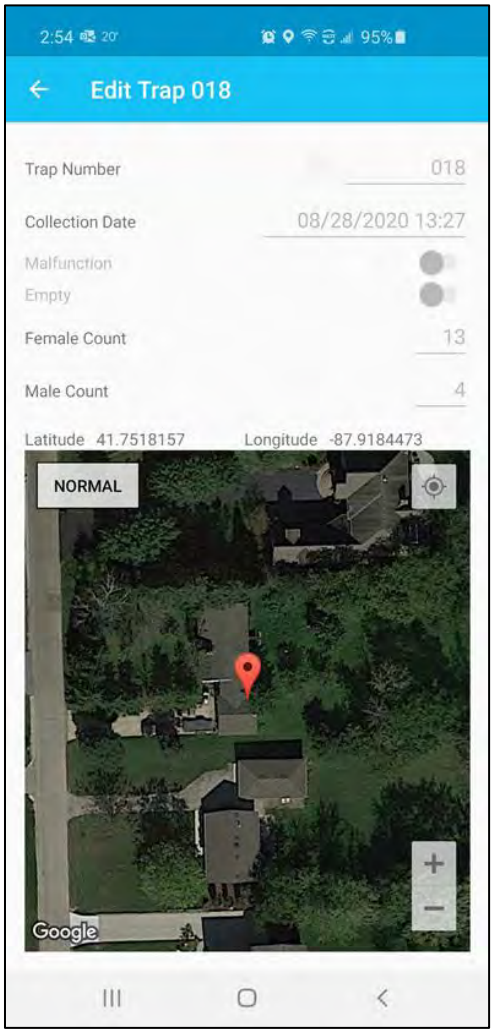
Clarke will maintain a mosquito trap network of up to 10 BG Counter traps.



Our mosquito surveillance technicians utilize NFC technology (near field communication) in their operation. A map with the GPS locations for each mosquito trap will be created by Clarke's GIS department. When technicians arrive at a trap location, they scan a tag on the trap with their phone. This creates a log of the collection (time stamp, GPS location, etc.) Traps will be set and collected the next day. When technicians come back to the office to sort their collection, they use the same app on the phone to access the collection and can add counts and species. This information is all transmitted in real-time to the desktop and can be used to generate reports for our customers. This information will be key to making scientific control decisions.



The following are examples of the field mobile device screen shots for trap operations:



Pictured: Trap collection data capture with mobile maps



Pictured: An automated BG Counter trap in use at Celebration

BG Counter Trap are traps are a Next Generation technology that remotely counts the mosquitoes entering the trap and then transmits the data via internet or cell service to our database. This trap is able to revolutionize the mosquito surveillance industry by ensuring that Clarke has the most accurate and up to date surveillance information available at our fingertips. It also allows us to ensure that applications are occurring in a coordinated effort at the same time as the highest mosquito activity periods. Furthermore, Clarke can set collection bags for the collection of adult mosquitoes for the purpose of identification down to species on a monthly basis. Previously, other forms of surveillance included performing Landing Rate Counts (LRC's). Landing Rate Counts are when trained inspectors stand out in mosquito prone areas and count the number of mosquitoes that attempt to land on them and take a blood meal. This data is then used along with light trap data to schedule treatment applications. The BG counter traps are updated around the clock when they are set to collect and can deliver this real-time information.

Mix of Mosquito Species in Celebration

Serving as Celebration's mosquito control service provider since 1996 provides Clarke with unmatched data and operational understanding of the mosquito activity in your community. Surveillance trap data managed by Clarke demonstrates there is a wide range of mosquito species active in Celebration, with the following being some of the most significant populations throughout the year:

Anopheles crucians



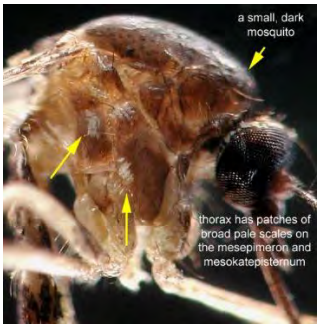
Ochlerotatus infirmatus



Culex nigripalpus



Culex erraticus



Coquillettidia perturbans



Image Source: University of Florida IFAS Florida Medical Entomology Laboratory, "Photographic Guide to Common Mosquito Species of Florida"

Peak Mosquito Activity Windows in Celebration

Clarke introduced the Biogents BG Counter 2 mosquito surveillance technology in Celebration in 2021, which supports remote monitoring of mosquito populations and real-time data management via the Biogents web portal. One of the primary benefits of the BG Counter technology is that trap data can be used to identify the windows of time each day when adult mosquito activity is the greatest. That information can then be applied to treatment timing decisions to ensure ULV applications deliver the greatest relief and public health benefit to the community. Following a treatment in the area of the BG Counter trap, post-application trap data can also be used to validate the effectiveness of a treatment. In the case of Celebration and based on data from over 6 months of use, local mosquito populations are most active between dusk and dawn, with a higher concentration of dusk until 1:00 am. Clarke's ULV treatments are conducted accordingly, typically beginning at around 8:30 pm.

clarke

Run By: bquinn

ABC Trap Species

Page 1 of 1
Tuesday, February 16, 2021
2:08:37 PM

Date between : 06/01/2020 and 02/16/2021

Collection Date	Trap	City	County	Latitude	Longitude	Species	Count of Females	Count of Males	No Catch
06/02/2020	ALACH10	Gainesville	Alachua	29.51156998	-82.27442189	Anopheles crucians	4	0	FALSE
06/02/2020	ALACH10	Gainesville	Alachua	29.51156998	-82.27442189	Mansonia titillans	4	0	FALSE
06/02/2020	ALACH10	Gainesville	Alachua	29.51156998	-82.27442189	Mansonia dyari	12	0	FALSE
06/02/2020	ALACH2	Gainesville	Alachua	29.82966042	-82.33383342	Culex quinquefasciatus	4	0	FALSE
06/02/2020	ALACH2	Gainesville	Alachua	29.82966042	-82.33383342	Mansonia titillans	3	0	FALSE
06/02/2020	ALACH2	Gainesville	Alachua	29.82966042	-82.33383342	Mansonia dyari	5	0	FALSE
06/02/2020	ALACH3	Lacross	Alachua	29.89467049	-82.53497314	Culex erraticus	1	0	FALSE
06/02/2020	ALACH3	Lacross	Alachua	29.89467049	-82.53497314	Culex nigripalpus	1	0	FALSE
06/02/2020	ALACH6	Hawthorne	Alachua	29.6248703	-82.13955688	Culex erraticus	1	0	FALSE
06/02/2020	ALACH6	Hawthorne	Alachua	29.6248703	-82.13955688	Culex nigripalpus	1	0	FALSE
06/02/2020	ALACH6	Hawthorne	Alachua	29.6248703	-82.13955688	Culex quinquefasciatus	2	0	FALSE
06/02/2020	ALACH6	Hawthorne	Alachua	29.6248703	-82.13955688	Mansonia dyari	3	0	FALSE
06/02/2020	ALACH6	Hawthorne	Alachua	29.6248703	-82.13955688	Psorophora ciliata	2	0	FALSE

Pictured: Prius trap report with date, location, GPS coordinates, species, separated by female and male

Disease Testing for Adult Mosquitoes

Clarke utilizes PCR testing technology for mosquito virus detection in field-caught mosquitos, which provides faster and more accurate results when compared to alternative mosquito virus testing platforms. Clarke manages its own state-of-the-art PCR lab built to BioSafety Level II specifications at its Operational Service Center in Roselle, IL, providing our customers with a dedicated lab focused solely on accurate and efficient vector-borne disease testing programs.

PCR (Polymerase Chain Reaction) testing identifies the presence of viral nucleic acid (DNA/RNA) through amplification of a predetermined target sequence of DNA. Upon arrival at the lab, the field caught

mosquitoes are pooled by the collection site into samples of 1 to 50 mosquitoes. Those samples go through a sample preparation process to remove undesired debris and isolate/purify the nucleic acid used to test for virus presence. These purified nucleic acid samples are run through specifically timed heating and cooling cycles to amplify targeted areas of the viral genomic sequence and determine if the virus in question is present and at what approximate concentration.



Pictured: Clarke's PCR Lab in Roselle, Illinois

Adult Mosquito Control – Truck and ATV ULV

Ground ULV operations/recommendations will be determined based on light trap data and ensuring that mosquito numbers meet minimum treatment thresholds. Ground ULV applications via truck will be utilized in the designated areas. The sufficient network of roads will enable ground ULV applications to be effective and provide an excellent value for each dollar spent by the Celebration for mosquito control. Since most mosquito species in the Celebration are more active from dusk until dawn, ULV applications will be conducted during that time period with an emphasis during the times the Next Generation BG counter traps show peak mosquito activity. This will provide the best control for dollars spent.

Overview of Procedures

Clarke fleet of dedicated truck and ATV/UTV-mounted ULV spray equipment sets the standard for operational efficiency and treatment transparency. We use a mix of gas-powered (Cougar® and Grizzly®) and all electric (ProDura®) ULV spray machines, combined with proprietary software tools for managing applications in real-time and providing flexible and easy to understand reporting back to our customers.



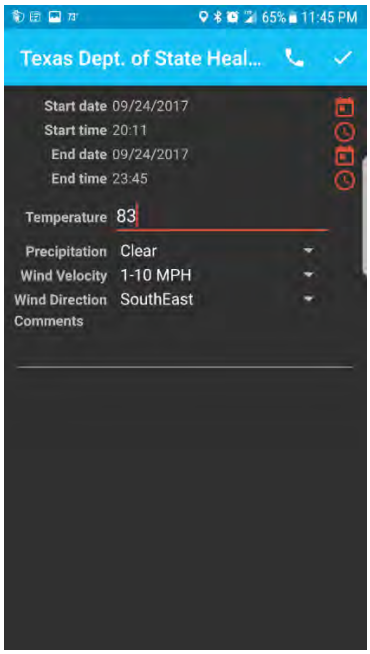
Pictured: Example of ULV Clarke Truck w/ ProDura

Each Clarke spray unit in our nationwide fleet is calibrated and characterized annually, and any time there is a significant change in product selection or the desired flow rate. All Clarke vehicles use our proprietary SmartFlow™ technology that automatically adjusts the ULV sprayers' rate of application according to the speed of the vehicle and come equipped with telematic (GPS) devices to monitor vehicle location, driver behavior and spray on/off data. All application data is collected and managed in real-time through Clarke's own internal software platform (Prius).

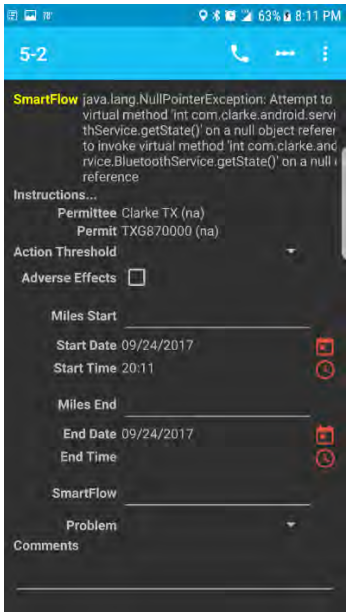
Prius is Clarke's proprietary data collection and management software that is used at all levels of our service operation. Through a desktop portal, managers and supervisors can schedule work with an eye toward efficient routing. This work is in turn accessed by field workers on an Android phone or tablet. The mobile device actively and tacitly captures various information: amount of product used, time on job, weather conditions, regulatory compliance checks, GPS location (point locations and background locations, etc.) The data is constantly sent back to the servers where supervisors and managers can monitor it and complete and close tickets when work is complete.

Prius allows our field workers to conduct work in an efficient manner. All staff can access turn by turn directions to and from work locations. Field inspectors can route themselves to a site, enter the site condition, number of dips, larval stage, and amount of product applied. Our night ULV workers can be routed to and from treatment locations, while also having access to their maps on their handheld. With access to Google maps, staff can follow routes on the map, see where they've been and where they're going, avoid any shutoffs, and review their work at the end of a route to make sure nothing was missed. The same transparency will be available to Celebration Community Development District.

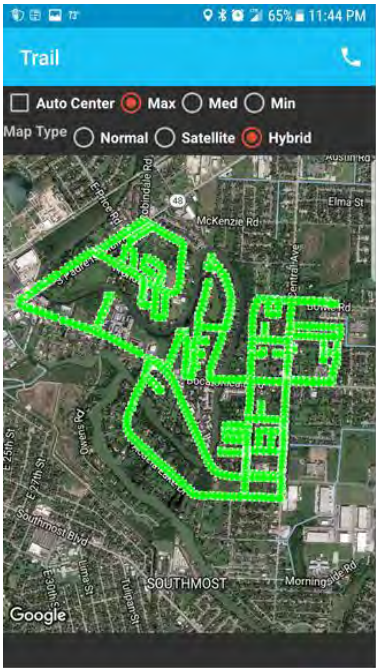
The following are examples of the field mobile device screen shots for night ULV operations:



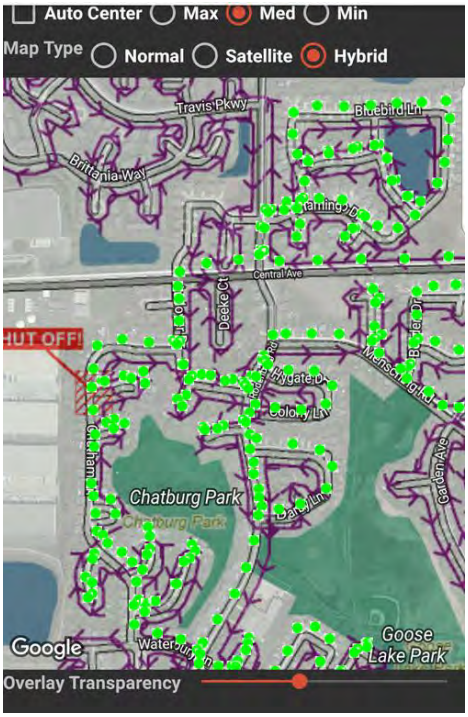
Pictured: Electronic documentation of weather conditions in field mobile device



Pictured: Documentation start/end times, miles treated, and amount of chemical sprayed in field mobile device



Pictured: Field mobile device of adulticiding route treated by field technician; can be viewed in field to ensure all areas are treated.



Pictured: Pre-drawn ULV route (in purple) on field mobile device with live route (in green) that is driven by the field technician at time of application.

clarke

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Clay County Board of County Commissi (C05210) - **Service Report**

Treatment Date	Service Order No	Asgmt	Arg No	Technician	Primary Licensee Name	Primary License Name	Primary License No	Customer Address	Customer City	Customer State	Customer Zip
10/18/2017	A000121478	1 (0)	0000528217	Dorian Lowe	Steven Bunkley	Public Health	PH240581	5 Esplanade Avenue	Green Cove Springs	FL	32043

Job Instructions	Comments	Payer
Truck PUT-1:		C05210

Precipitation	Cloud Cover %	Wind Velocity	Wind Direction	Temperature	On The Job Minutes	Job Timestamp Start	Job Timestamp End	Job Status	Service Kit
Clear		1-10 MPH	North	66	231	10/18/2017 19:17 PM	10/18/2017 23:08 PM	Complete	PUT2828 - Biomist 4+4 Truck ULV

Site ID	Latitude	Longitude	Chemical	Used Quantity	Dosage Rate	Actual Dosage	Start Mileage	End Mileage	Units Treated	Start Time Stamp	End Time Stamp	Action Threshold
106A2	30.087999	-81.94470215	SE11098 - CEMM SOUTH BIOMIST 4+4 GALLON EPA #: 8329-35	2.300 gal	0.09 gal	0.000	0	7.8	7.8 mi	10/18/2017 22:15	10/18/2017 23:07	Trap Counts
106B2	30.0844	-81.90540314	SE11098 - CEMM SOUTH BIOMIST 4+4 GALLON EPA #: 8329-35	9.020 gal	0.36 gal	0.000	0	32.5	32.5 mi	10/18/2017 19:22	10/18/2017 21:56	Trap Counts
			Total Chemical	**11.32**			**Total Miles:**	**40.3**				

Pictured: Prius mission report.

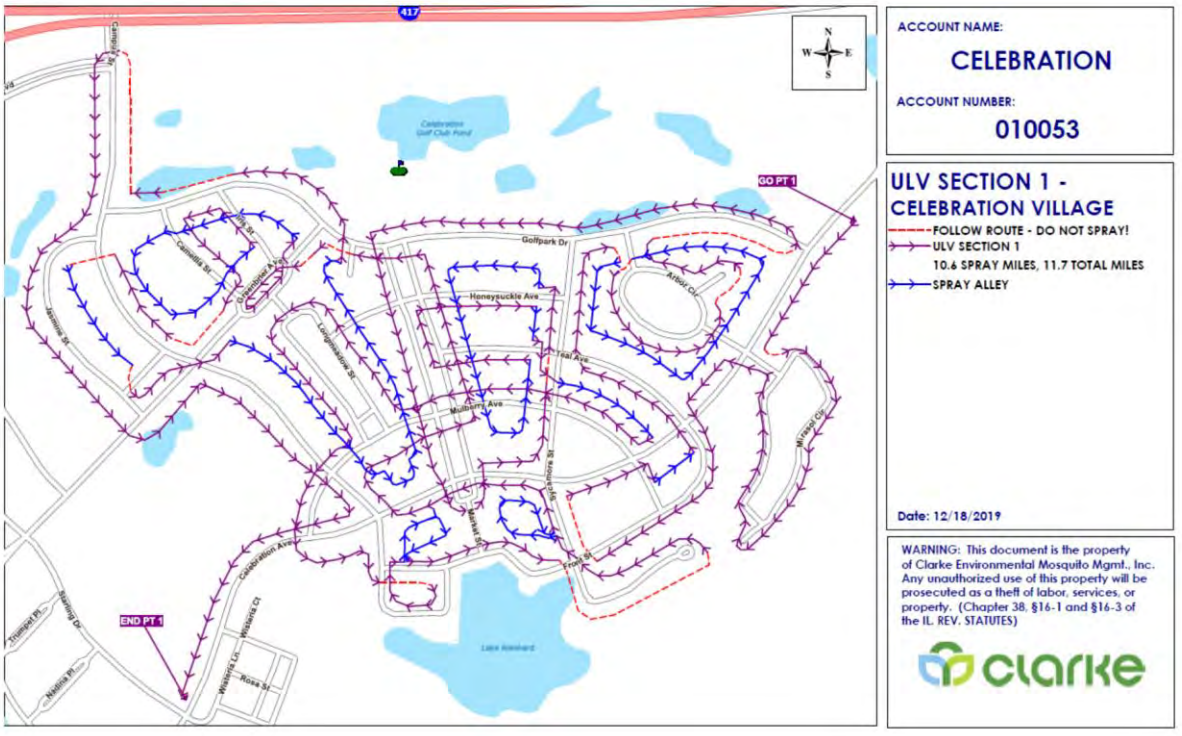


Figure 5. Actual sample route map used by drivers to complete ground ULV missions.

The combination of these technologies, time proven techniques, SmartFlow, Prius, GIS route maps and electronic service orders provide unparalleled accuracy, consistency and an audit trail system for ground ULV applications.

Our ULV sprayer lighting package has been modified to include a spotlight to illuminate the spray cloud when the spray is "on" so citizens can visually see the application.

The next morning after a spray mission, the Prius GPS records are uploaded and checked. A nightly mission report will be sent to the County upon request. Ground ULV records are kept on file in electronic format and hard copy work tickets for a period of three years as required by Florida State law. Records are available for inspection by the County at any time.

Once the adulticiding missions are agreed upon for the upcoming week, Clarke will ensure that the appropriate number of technicians and trucks are available to successfully complete all missions within the designated timeframe. Our local supervisor maintains communication with the spray trucks via cell phone until each truck has returned safely to our local office. If there is an accident, each driver is trained to activate Clarke's Accident Procedures which include notifying the supervisor and local authorities. Each truck contains a step-by-step procedures manual and accident procedure kit.

Barrier Applications

Clarke will continue to schedule and perform barrier applications according to the direction and approval of InfraMark property managers. Product will be applied strictly according to label directions. Areas of focus will continue to be specific habitats, such as community centers, parks, and pool areas. Barrier applications will help to control the adult mosquito population in areas that are used as harborage areas for mosquitoes.

Public Relations and Outreach

Clarke retains the services of The McGowan Group, a professional public relations firm, experienced in the handling of contingency and emergency mosquito control response efforts and disease outbreak situations including West Nile Virus, Eastern Equine Encephalitis and Zika, among others. The McGowan Group is supported by the Clarke Marketing and Customer Care personnel as needed.

The District will have access to the resources of The McGowan Group, including, the preparation of public information announcements, news releases, service and pesticide product fact sheets, call center operations assistance and training, citizen Q & A responses, social media monitoring, and assistance with news media interviews (television, radio, and press).

- Clarke has several public education brochures ready to assist in the education of the Celebration Community residents regarding mosquito control Zika and West Nile Virus. In addition, we will be happy to work with the District to customize a brochure based on the scope and focus of the District program. Additional resources are available at: https://www.clarke.com/zika-support-center-for-mosquito-control-programs.

- Clarke staff will be available to respond to and coordinate media requests to promote public education regarding mosquito control activities and/or mosquito-borne diseases.

- Clarke is available to conduct an annual media day including control equipment demonstrations, highlighting the District mosquito control program and will provide valuable information to District residents about the upcoming mosquito season.

- Clarke's marketing team will be available to work with the District using social media platforms to communicate with the Celebration Community residents and foster a positive, transparent relationship with the community.

Educational Outreach Programs may feature:

Hands-on Demonstrational Tools:

- Live mosquito larvae
- Live adult mosquitoes
- Microscope
- Insect collections
- Light Traps, Dippers
- Educational coloring pamphlets

Educational Activities:

- General insect biology
- Mosquito biology
- Lifecycle of mosquito
- Taxonomy and parts of a mosquito

Recordkeeping/Reporting

Clarke will submit a monthly report to include, but not limited to the following:

- Brief narrative summary of general mosquito populations and contractor's response, any unusual conditions will be noted
- Trap counts by location, mosquito species, and totals
- Catch basin and Yellow Fly Traps seasonally as performed
- Larviciding report to include acres treated
- Adulticiding report to include number of miles sprayed and acres treated
- Service requests received to include number of larviciding requests, adulticiding requests, and number of sites inspected
    - Celebration prefers to receive service requests directly from the residents and forward them to vendors. Clarke will respond to service requests within 24 hours.

Equipment

Surveillance Equipment

CDC / ABC Light Trap

Industry standard battery powered portable light trap. CO_2 is baited and used to collect a wide range of mosquito species which are attracted to light and/or carbon dioxide. Collects both nuisance and disease vectoring mosquitoes giving you the best assessment of your mosquito population.



BG Sentinel 2

A next generation style trap which is used to collect daytime mosquito 'biters' which are known disease vectors for Zika, chikungunya, dengue, and yellow fever. The trapping mechanism of the BG-Sentinel incorporates patented technology and was specifically developed for use against *Aedes aegypti* and *Aedes* albopictus species.



BG Counter Trap

A Next Generation trap that identifies mosquitoes via their wingbeat frequencies (vs other insects) and remotely transmits mosquito activity every 15 minutes. which can be utilized on many different styles of traps. This trap is used for real life up to the moment data and wirelessly communicates to software on your laptop or smartphone. This information allows Clarke to time the best times to treat adult mosquitoes.





Application Equipment

Stihl and Maruyama Backpacks

Used for backyard treatments resulting from service requests or mosquito complaints. This equipment will also be used for applications for special events, recreational parks, etc.



ProMist® Dura Ultra-Low Volume (ULV) adulticide sprayer

The Earthright program features the most sustainable ULV machine available for professional mosquito control programs. It is an all-electric, quiet, cold aerosol ULV generator for applying insecticides from the bed of a truck or utility vehicle. It is controlled by Smart Flow data capture systems which ensure the units are properly calibrated and apply variable amounts of product based upon the speed of the vehicle. The Conventional program use gas powered sprayers.



Buffalo Turbine

Available for wide area larviciding in Zika suppression efforts. Capable of propelling larvicides up to 200 feet in the air with a 300-foot swath, used to control hard to reach disease vector and nuisance mosquitoes.

Fleet Vehicles

Trucks and utility vehicles

Chevrolet trucks (Silverado or Colorado) 2WD or 4WD, based on needs and outfitted with ULV sprayers for adult mosquito control. Polaris Ranger outfitted with ULV sprayer for yards and off-road situations. GPS tracking systems determine real-time locations and are utilized to track and report all pesticide applications made. All vehicles will have appropriate light bars and strobes for safety.





Aerial Applications

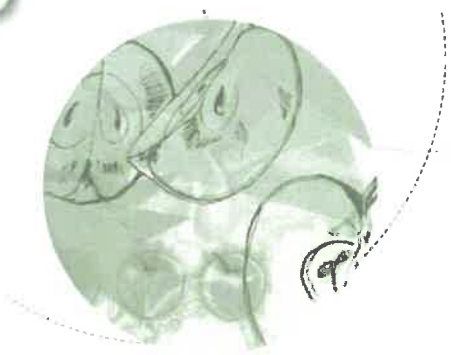
A fleet of King Air twin turbine aircraft equipped with dual Micronair nozzles and on-board meteorological instrumentation combined with FlightMaster and AgNav software to ensure the proper applications and off-sets for variable wind conditions on the ground.



Professional Appearance

Standard Uniform: Clarke grey shirt, dark blue pants





OMRI Listed®

The following product is OMRI Listed. It may be used in certified organic production or food processing and handling according to the USDA National Organic Program regulations.

Product

MERUS 3.0

Company

Clarke Mosquito Control Products, Inc.
Josie Belter
675 Sidwell Ct.
St. Charles IL 60174 USA

Status	Category	Issue date
Allowed with Restrictions	NOP: Pyrethrum	14-Feb-2018

Product number	Class	Expiration date
cmc-10512	Crop Pest, Weed, and Disease Control	1-Dec-2022

Restrictions

For use as a pest lure, repellent, or as part of a trap, or as a disease control.
May be used for other pesticidal purposes if the requirements of 205.206(e) are met, which requires the use of preventive, mechanical, physical, and other pest, weed, and disease management practices.

Peggy Miars
Executive Director/CEO

Product review is conducted according to the policies in the current *OMRI Policy Manual*© and based on the standards in the current *OMRI Standards Manual*©. To verify the current status of this or any OMRI Listed product, view the most current version of the *OMRI Products List*© at OMRI.org. OMRI listing is not equivalent to organic certification and is not a product endorsement. It cannot be construed as such. Final decisions on the acceptability of a product for use in a certified organic system are the responsibility of a USDA accredited certification agent. It is the operator's responsibility to properly use the product, including following any restrictions.

Organic Materials Review Institute
P.O. Box 11558, Eugene, OR 97440-3758, USA
541.343.7600 · info@omri.org · OMRI.org



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MERUS 3.0

Company

Clarke Mosquito Control Products, Inc.
Josie Belter
675 Sidwell Ct.
St. Charles IL 60174 USA

Status

Allowed

Category

NOP: Pyrethrum

Issue date

16-Feb-2018

Product number

cmc-10513

Class

Livestock External Parasiticides and Pesticides

Expiration date

1-Dec-2022

Restrictions

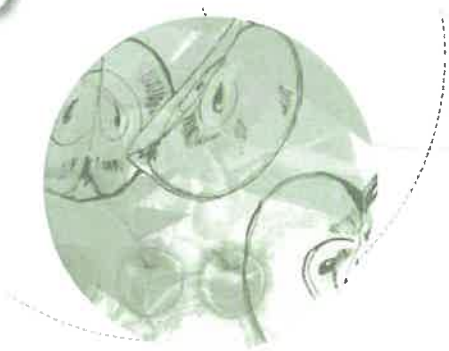
Not applicable.

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Product

Natular XRT™ Mosquito Larvicide / Extended Release Tablet

Company

Clarke Mosquito Control Products, Inc.
Josie Belter
675 Sidwell Ct.
St. Charles IL 60174 USA

Status	Category	Issue date
Allowed with Restrictions	NOP: Spinosad	8-Sep-2009

Product number	Class	Expiration date
cmc-1429	Crop Pest, Weed, and Disease Control	1-Dec-2022

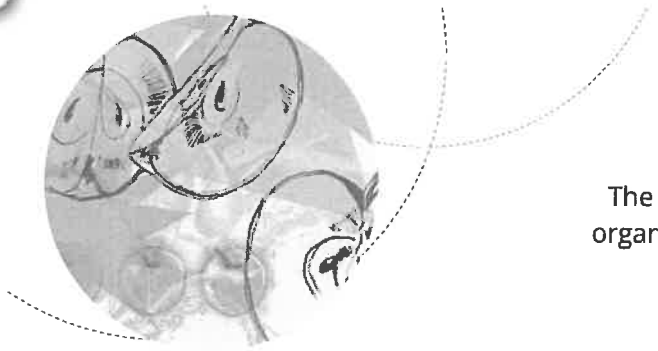
Restrictions

For use as a pest lure, repellent, or as part of a trap, or as a disease control.
May be used for other pesticidal purposes if the requirements of 205.206(e) are met, which requires the use of preventive, mechanical, physical, and other pest, weed, and disease management practices.

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Product

Natular™ XRT Mosquito Larvicide / Extended Release Tablet

Company

Clarke Mosquito Control Products, Inc.
Josie Belter
675 Sidwell Ct.
St. Charles IL 60174 USA

Status	Category	Issue date
Allowed	NOP: Parasiticides, External	7-Oct-2009

Product number	Class	Expiration date
cmc-1430	Livestock External Parasiticides and Pesticides	1-Dec-2022

Restrictions

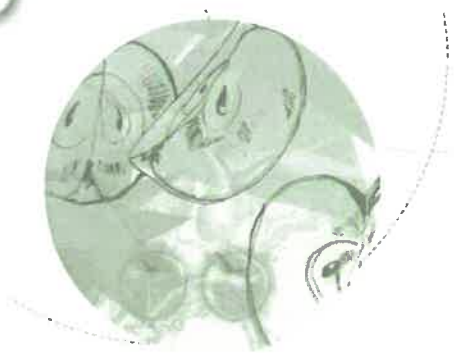
Not applicable.

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Executive Director/CEO

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Product

Clarke Natular™ G30 Mosquito Larvicide / Extended Release Granule

Company

Clarke Mosquito Control Products, Inc.
Josie Belter
675 Sidwell Ct.
St. Charles IL 60174 USA

Status	Category	Issue date
Allowed with Restrictions	NOP: Spinosad	8-Sep-2009

Product number	Class	Expiration date
cmc-1433	Crop Pest, Weed, and Disease Control	1-Dec-2022

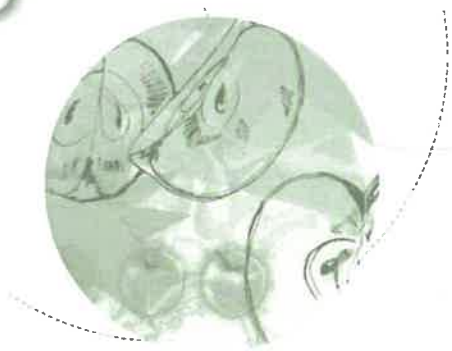
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St. Charles IL 60174 USA

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Allowed	NOP: Parasiticides, External	7-Oct-2009

Product number	Class	Expiration date
cmc-1434	Livestock External Parasiticides and Pesticides	1-Dec-2022

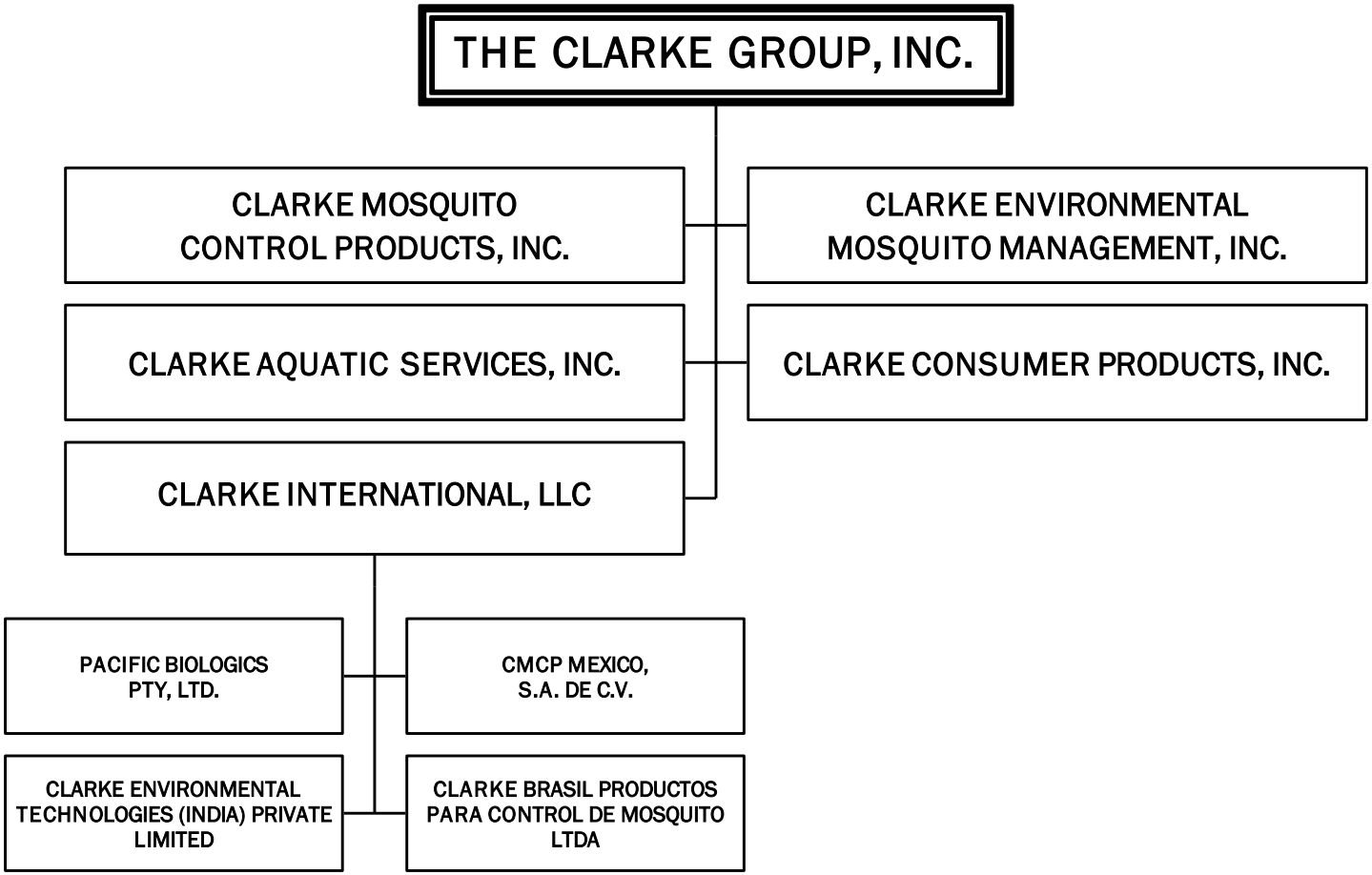
Restrictions

Not applicable.

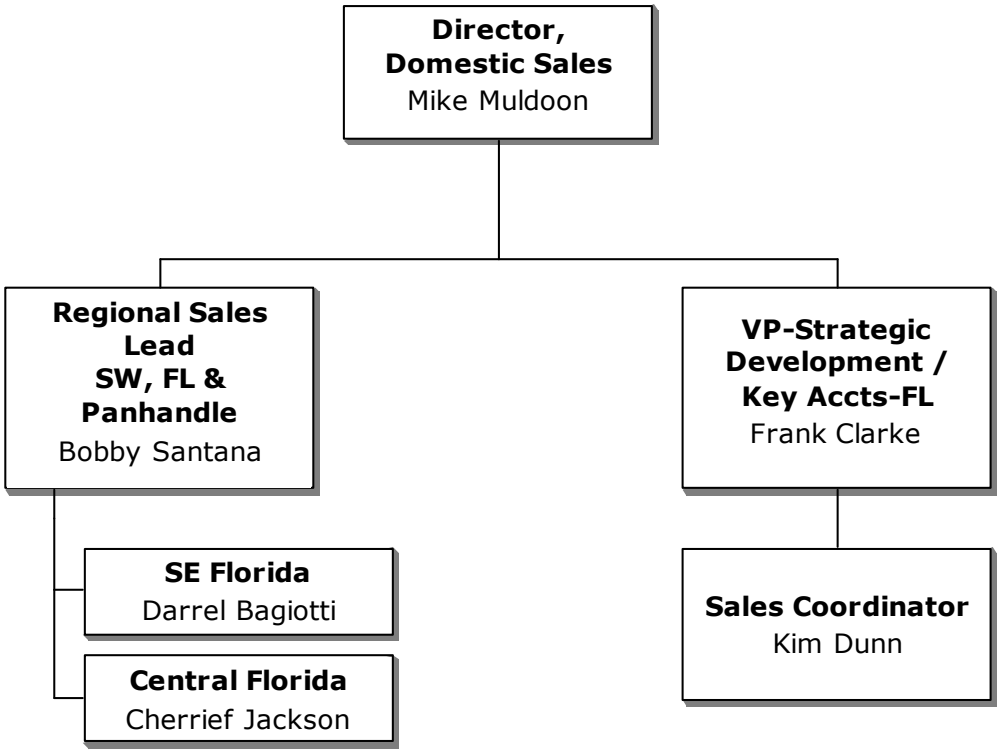
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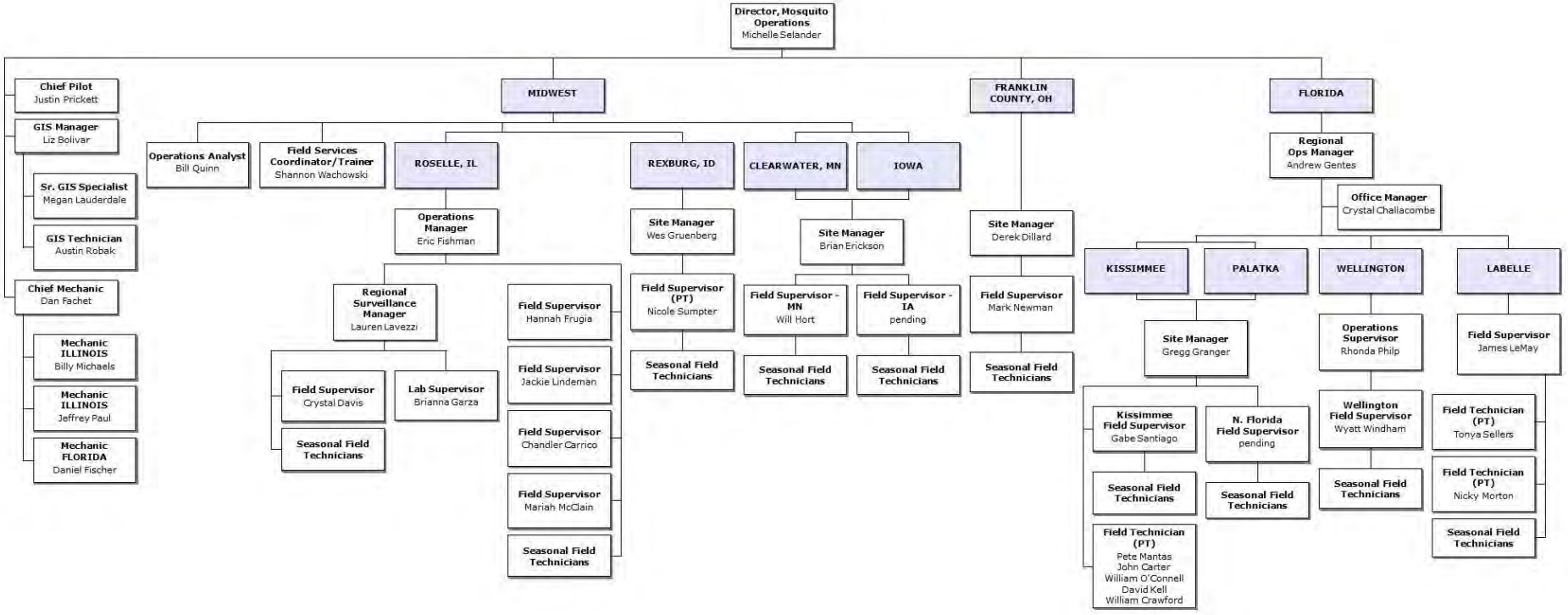

THE CLARKE GROUP, INC.
CLARKE MOSQUITO CONTROL PRODUCTS, INC.
CLARKE ENVIRONMENTAL MOSQUITO MANAGEMENT, INC.
CLARKE AQUATIC SERVICES, INC.
CLARKE CONSUMER PRODUCTS, INC.
CLARKE INTERNATIONAL, LLC
PACIFIC BIOLOGICS PTY, LTD.
CMCP MEXICO, S.A. DE C.V.
CLARKE ENVIRONMENTAL TECHNOLOGIES (INDIA) PRIVATE LIMITED
CLARKE BRASIL PRODUCTOS PARA CONTROL DE MOSQUITO LTDA

Domestic Division - Mosquito Sales - Florida



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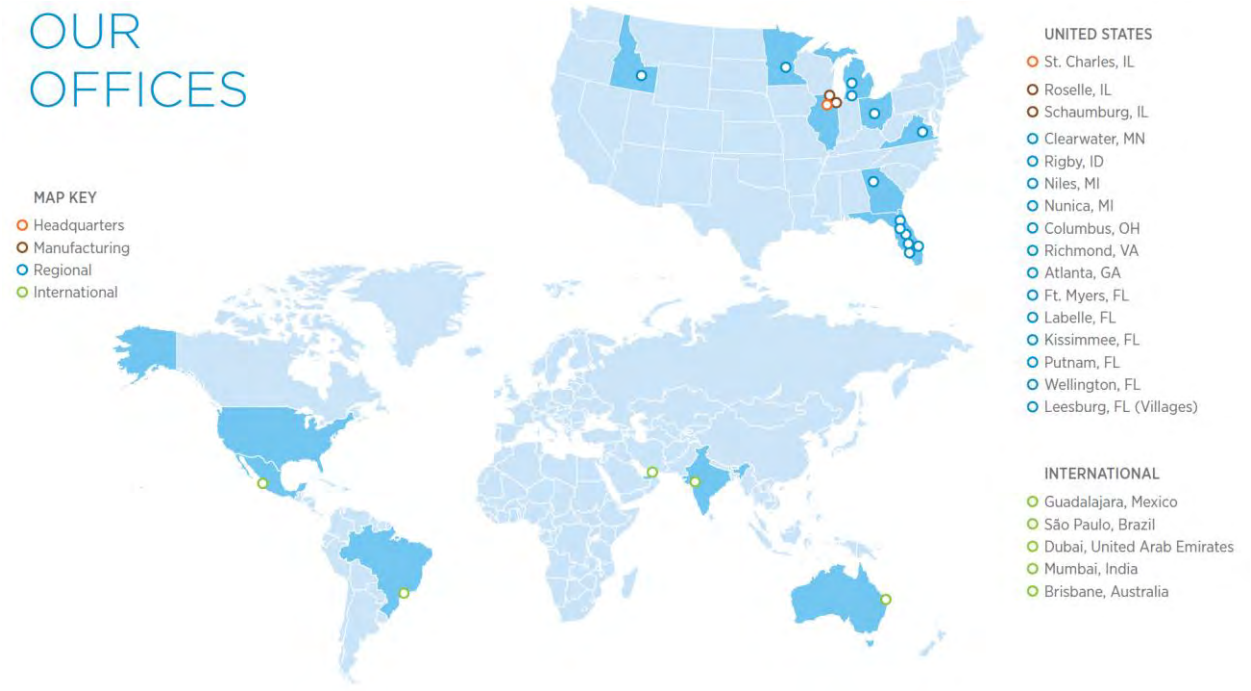
Domestic Division – Mosquito Services



Who We Are

Established in 1946, Clarke is a family-owned business with a public health focus in mosquito control and aquatic habitat management.

Our mission is to make communities more livable, safe, and comfortable. We do this by controlling nuisance and disease-vectoring mosquitoes, and controlling invasive vegetation, algae, and the quality of water in inland waterbodies. We proudly serve customers in the governmental, commercial, and residential sectors and international ministries of health.



How We Work

In 2009, we pivoted our company to focus on sustainability, and we launched our vision to "create an organization that reaches around the world to help make the lives of more than 660 million people more livable, safe and comfortable."

We knew from the outset that our success rested on every action, every person and every voice in our organization. We entrusted our coworkers, no matter their role, to bring innovation from every corner of the organization – to develop greener, Next Generation products and services, reduce our environmental impacts, foster an engaged workplace culture of health and wellness, and, in tandem with the Clarke Cares Foundation, focus on giving back to our communities.

OUR VISION

Create an organization that reaches around the world to help make the lives of more than 660 million people more livable, safe, and comfortable.

OUR MISSION

Together, we help make communities around the world more livable, safe, and comfortable. We are doing this by:

- Pioneering, using and championing the most eco- responsible and advanced products, services and business practices possible
- Providing support to as many communities as we can through the Clarke coworker volunteer programs and through the Clarke Cares Foundation
- Living our mission through our words and actions
- Supporting our customers, partners and each other in this endeavor, and inspiring others to join us

OUR VALUES

Clarke's core values guide all our steps:

Caring for the Planet

In every aspect of our behavior and actions, we hold ourselves accountable for making responsible decisions and finding ways to lessen our impact on the Earth.

Caring for People

We are respectful and considerate of one another, our customers, and our partners, and do all we can to positively impact and enrich the lives around us.

Being Passionate About What We Do

We work hard because we love what we do. We take pride in our work and the difference we make in the world.

Doing the Right Thing Even When It's Hard

Honesty and integrity drive our everyday actions and are reflected in our common belief in doing what is best for our industry, and the people and communities we serve.

Clarke's History with Celebration

Clarke opened our office in Kissimmee to service Celebration and we've being growing with you ever since.

25 years ago, Celebration recognized its need for a comprehensive mosquito control program, given its geographic location next to thousands of acres of protected, natural wetlands. As the community was being built, Clarke was contracted to design and implement a mosquito control program to keep the community livable, safe and comfortable. To support the Celebration contract, Clarke opened its first of five service operations in Kissimmee, Florida and has proudly served this community since, giving back to various local initiatives, including:

PATRON SPONSOR

ALL-STAR SPONSOR

NEW FOR 2021:
Clarke Day of Caring
Community Service

Origin

Disney had a vision to build a special kind of community, which happened to border tens of thousands of acres of protected wetlands. Disney mosquito control assigned a team to formally assess the needs of the new community. The team included Fred Hardin, *Entomologist* tasked with surveillance and program planning. Fred Hardin was the former Director of St. Lucie County Mosquito Control and was very experienced in the industry and mosquito control consulting. They were able to establish a trapping and sentinel chicken program to identify species and monitor disease activity. Due to local conditions and potential vectors present, the area was deemed high risk for St. Louis Encephalitis.

Due to the proximity to the 'Green Swamp' they knew a *higher level of public health and nuisance mosquito control* was going to be required.

Fred Hardin presented the recommended program to Osceola County. The County could not accommodate the special needs of the community and had to provide all areas of the County with the same level of service. The community published an RFP for additional mosquito control services, to which Clarke formally submitted a response. When we were awarded the job, Frank Clarke was not currently working in the family business. He changed careers and moved to Florida to establish the 1st Florida service operation to serve the Community of Celebration.

Customized and Unique Program

Clarke worked closely with Fred Hardin, Reedy Creek Improvement District, and SFLWMD to create the most optimized program for Celebration. Celebration's mosquito control program became *the flagship program* for all private communities in Florida.

The 'Green Swamp' provides a unique challenge. Most of the onsite mosquito pressure migrates from the 'Green Swamp.' Treatment efforts are limited, due to the Green Swamp being protected land. We are not

able to treat or larvicide the area to suppress the population. *The daily influx of adult mosquitoes from the untreatable 'Green Swamp,'* required daily and repeatable low-flow doses of adulticide within the community.

Infrastructural recommendations were provided by Clarke to support mosquito control efforts while Celebration was in the process of being built. One such example was when Celebration began having concerts and festivals out on the "big lawn." We recommended planting a perimeter hedge to provide harborage areas for mosquitos and a treatment area for barrier treatments. This allowed us to create a buffer between the 'Green Swamp' and the community public spaces.

Where Public Health Meets Public Preferences

As Celebrations needs and preferences have changed, we have adapted the program to fit the public's preferences. Residents expressed concerns about the frequency of spraying and sustainability efforts were created by residents to focus on the sustainability of the community. The EPA had also mandated label changes for various products that limited the amount of active ingredient that could be used for treatments per year. Clarke has continually updated Celebration's program to feature products with softer chemistries, spray schedules based on trapping and predictive software data, and switched from gas powered sprayers to electric sprayers.

Clarke opened our office in Kissimmee to service Celebration and we've being growing with you ever since. We are proud to say that we provide services to Community of Celebration and hope that our service has been an integral part of what makes the Community of Celebration different from other Florida communities.

Community Outreach and Engagement

The first step in Integrated Mosquito Management is Education. Clarke seeks opportunities to educate members of the community about what we do as well as what they can do to protect themselves. For example, the local Control Consultant served as a guest lecturer for the Celebration Garden Club. She taught the group about basic mosquito biology and habitats, diseases vectored by mosquitoes, how Clarke works to minimize the threat of these diseases, and what they can do to protect themselves. The group also discussed plants that serve as breeding sites and what to do if those were in their yards.



Pictured: Control Consultant discussing breeding sites in residential areas.

Clarke has been an ongoing supporter of the Celebration Community outside of mosquito control as well. We have been a sponsor of Celebration's Little League since 2005. We were Pumpkin Patch volunteers during the Fall Festival for multiple years as well. Clarke is proud to be the provider of mosquito control for the Celebration community since its inception. We celebrated the town's 25th Anniversary along with the residents by serving as a Patron Sponsor for the anniversary events. We also contributed to the 8th Grade Salute that had to be held outside due to the growth of the school!





Pictured: 2011 Sponsor plaque from Celebration Little League (left); Clarke Employees at the Pumpkin Patch during a past Celebration Fall Festival.

Carbon Neutrality for Clarke

Reducing the impact of Clarke's operational footprint has been one of the core components of the company's Sustainability Initiatives for over 10 years. In 2019, after nearly a decade of work to measure and reduce its carbon footprint, Clarke achieved 100% Carbon Neutrality in Scope 1 & 2 Emission Categories through a combination of carbon reductions efforts and programs and its partnerships with CarbonFund.org. To date, the company maintains Scope 1 & 2 Carbon Neutrality.

Scopes 1 and 2 Emissions represent those that a company generates through its services operations, sales vehicle fleet, and in the energy consumed to power, heat and cool all physical buildings across its operating footprint. A variety of activities designed to reduce and neutralize Clarke's carbon footprint contributed to the company achieving Scope 1 & 2 Carbon Neutrality, including:

- Investing in on-site renewable energy systems to power its largest operational buildings, including solar installations and on-site electric vehicle charging stations
- Operational facility design and site planning to maximize energy efficiency and capitalize on renewable energy investments. For example, Clarke's service operations and manufacturing location in Roselle, IL is a net-positive energy building and earned LEED Platinum status by the US Green Building Council
- Transforming 100% of the company's catch basin applications for mosquito control to bike applications
- Its EarthRight® Mosquito Control Service program for communities – the most environmentally responsible public health mosquito management service program available, utilizing all OMRI Listed control products (suitable for use over certified organic areas), electric-powered ULV machines, hybrid crew vehicles, and smaller, more fuel-efficient fleet trucks
- Transitioning most of the sales fleet vehicles to hybrid cars
- Earning renewable energy credits from the excess energy produced and returned to the grid from Clarke's on-site solar installations
- Purchasing carbon credits through Carbonfund.org to neutralize the carbon impact of the emissions the company could not offset through other means

Over the past ten years, Clarke has neutralized almost 13,000 metric tonnes (almost 28 million pounds) of carbon dioxide emissions through its partnership with Carbonfund.org, equivalent to mitigating the carbon dioxide emissions produced by almost 1.5 million gallons of gasoline.

Find more information about Clarke's partnership with Carbonfund.org here.

Accreditations

Clarke holds ISO 9001:2015 certificate of accreditation for the design and manufacture of our Mosquito Control Products and the ISO/IEC 17025:2017 certificate of accreditation for the testing of those products within the scope of the accreditation.

These standards demonstrate the ability of Clarke to consistently provide quality products and services that meet customer and regulatory requirements with a focus on continuous improvement.

ISO 9001:2015
Registered by EAGLE Registrations Inc.

Accreditation 103290
ISO/IEC 17025:2017
Accredited by Perry Johnson Laboratory Accreditation, Inc.

D - Key Personnel & Management Responsibilities

Name and Title of Principal Officers:

John Lyell Clarke III, Chairman of the Board
John Lyell Clarke III, President
Steven B. Rizzi, Chief Financial Officer
Allen Gent, Chief Operating Officer
A.Kevin Magro, Executive Vice President
Karen Larson, Vice President of Product Innovation
and Government Affairs
Julie Reiter, Vice President of Human Resources
And Sustainable Development
Clark Wood, Vice President of Service Operations
Steven B. Rizzi, Treasurer
Andrew P. Tecson, Secretary
Steven B. Rizzi, Assistant Secretary
Karen Larson, Assistant

Clarke History & Profile: Founded in 1946, The Clarke Group, Inc. is a global environmental products and services company focused on helping to make communities around the world more livable, safe and comfortable. Specializing in mosquito control for 73 years and aquatic services since 1975, we strive to deliver the most environmentally responsible and advanced products and services to help prevent vector-borne disease, control nuisances and create healthy waterways.

The Clarke corporate headquarters is located in St. Charles, Illinois. We currently operate in the following offices:

- R&D / Technical Services Center – St. Charles, IL
- Countries of Operation – Mexico, India, Brazil, United Arab Emirates, and Australia
- Fifteen (15) mosquito control and aquatic weed service centers in nine (9) states – FL, GA, VA, OH, MI, IL, MN, IA, and ID.

Our customer base includes municipalities and local governments, mosquito abatement districts, public health, military, residential and private sector communities, currently reaching 300 million people in 40 countries.

Overview of Key Personnel

One of the key benefits of Clarke is the depth of our overall organization, including 208 full-time people and their respective experience and expertise. Within the Clarke structure are the following departments which are critical in supporting operations for our local Clarke offices and Celebration CDD: Regulatory Compliance, Safety Compliance, Registrations, Environmental Sciences, Product Development, Human Resources, Finance/Accounting, and Insurance. These dedicated departments and employees help to

ensure that Clarke operates efficiently and effectively and are available for any support that our regional and local offices may need including support to Celebration CDD.

Clarke has six offices located in Florida, with 23 full-time and 8 regular part-time employees dedicated to Florida operations. Clarke also employs multiple seasonal crews and temporary employees as needed to cover the seasonality of the industry and contractual needs. Our Kissimmee office staff will be servicing Celebration CDD. We can also serve Celebration from other offices within the State if needed. Our multiple office locations will help to ensure that Clarke has the dedicated staffing, equipment, and expertise available anytime for the Celebration CDD requests.

All Clarke full-time operational staff are licensed in Core, Public Health (Mosquito Control), and Aquatics through the Florida Department of Agriculture and Consumer Sciences. Clarke specializes and certifies employees with Safety and Regulatory Compliance to meet OSHA, DEP, EPA, DOT, FDACS, and multiple other agency requirements. Clarke also makes certain that all offices have personnel trained in Hazardous Waste and Emergency Operations and Recovery should a spill take place. This helps us to limit and reduce liability both for Clarke and for our prospective customers.

Clarke has a fleet of 38 vehicles available for use in the State of Florida. Clarke also has multiple ATV's, John Deere Gators to support. All equipment is outfitted with respective spraying equipment. All employees are versed and trained in calibrating and modern application techniques.

Our Kissimmee Operations Supervisor Gregg Granger will be assigned as the Project Manager and will oversee, communicate, and provide communication to the CDD Project Manager. The Regional Operations Manager, Andrew Gentes, and Control Consultant, Cherrief Jackson, will support all needs and additional requests that the CDD Project Manager may have. Other key personnel and resumes can be found below. Clarke's Project Manager as well as the CDD Project Manager will have immediate access to our companywide resources. Departments that will be involved are: Regulatory Compliance, Safety, Human Resources, Information Technologies, Operations Support, Equipment Technical Services, Product Production/Manufacturing, Finance, and Insurance.

Michelle Selander, Director of Service Operations – Clarke Domestic
Office Phone: 630-671-3021
Cell Phone: 630-675-0711
Email: mselander@clarke.com

Qualifications

- B.S. Geography with an emphasis in Natural Environmental Sciences and minor in Biology, Northern Illinois University
- Master's Degree in Public Health with certifications in Health Management and Policy and Epidemiology; expected completion Summer 2022
- 24 years industry experience w/Clarke
- Holds applicator licenses for mosquito and aquatic categories in 17 states: IL, WI, MN, IA, IN, OH, PA, VA, NC, SC, GA, FL, TX, AL, CT, ID, MI
- Nationwide oversight and management of all service operations to include mosquito, aquatics, aerial, GIS/Cartography, emergency response operations, and technical support for equipment on a national basis.
- Emergency Response Experience in hurricane disaster and mosquito borne virus outbreaks

- Coral Springs Aquatics Training Courses
- Certified HAZMAT, OSHA and HAZWOPER
- First Aid and CPR certified
- Member of Illinois GIS Association, American Mosquito Control Association, Florida Mosquito Control Association, and Florida Aquatic Plant Management Society
- Project Manager on Operational and Sustainability Initiatives within Clarke

Andrew Gentes, Regional Operations Manager
Cell Phone: 407-709-0420
Email: agentes@clarke.com

Qualifications
- B.S. Biological Sciences, Illinois State University
- 21 years of experience in Florida Mosquito Control with Clarke
- Holds applicator licenses for mosquito and aquatic categories in multiple states; VA, NC, SC, GA, FL, TX, AL, LA, OH, IL, IN, WI
- Holds a FL Mosquito Control Director's license
- Holds Aerial Applicator's License for the State of Florida
- Holds a FL Aquatic Applicators License, Right of Way, and Natural Areas License
- Holds Boater's License
- Holds Certified Pest Control Operator (CPCO) License in General Household Pest Control (GHP)
- Emergency Response Experience in hurricane disaster and mosquito borne virus outbreaks
- Coral Springs Aquatics Training Courses
- Certified DOT, HAZMAT, OSHA and HAZWOPER
- First Aid and CPR certified
- Member of Florida Mosquito Control Association, American Mosquito Control Association, and Florida Aquatic Plant Management Society
- Certified Mosquito Identification Specialist (Florida Medical Entomology Lab)
- Holds FAA Remote Pilot License which allows commercial operations of drone flights
- Regional oversight and management of all service operations to include mosquito, aquatics, aerial, GIS/Cartography, emergency response operations, and technical support for equipment on a regional basis.

Crystal Challacombe, Regional Office Manager
Cell Phone: 407-709-2034
cchallacombe@clarke.com

Qualifications
- 21 years of experience in Florida Mosquito Control with Clarke
- Holds Public Health applicator license for mosquito in Florida
- First Aid and CPR certified
- Certified Florida Notary
- Reviews and coordinates all applicator and business licensing within the South and Southwest Regions
- Responsible for coordination of mosquito ground and aerial services from contract entry, auditing, product ordering, and invoicing for the South and Southeast Regions



Gregg Granger, Site Manager, Central Florida
Office Phone: 407-944-0520
Cell Phone: 407-301-1439
Email: ggranger@clarke.com

Qualifications

- AA Degree
- Bachelor's Degree, Public Health, University of Alabama, projected completion in 2023
- 15 years industry experience as licensed pest control operator
- Holds Public Health Applicator's License in FL, GA, NC, SC, OH
- Holds Florida Aquatic Applicator's License
- Coral Springs Aquatics Course
- DODD Mosquito Identification Course
- Holds Chapter 482 Applicator Card
- Holds FAA UAV Remote Pilots License
- First Aid and CPR certified
- Florida Boater's License
- Member of Florida Mosquito Control Association, American Mosquito Control Association, and Florida Aquatic Plant Management Society
- Responsible for oversight and management of ground operations in Central Florida including commercial services to the counties of Alachua, Hillsborough, Okeechobee, Putnam, the City of Ocala and the Town of Celebration, FL

Gabe Santiago, Field Supervisor, Kissimmee
Office Phone: 407-515-5704
Cell Phone: 321-750-6829
Email: gsantiago@clarke.com

Qualifications

- B.A Business Administration Corinthian Colleges
- Holds Chapter 482 Applicator Card
- First Aid and CPR certified
- Florida Boater's License
- Emergency Response Experience in hurricane disaster
- Assist in ground operations in the Kissimmee area to include staff training, deployment and monitoring of field services, and quality assurance measures.

Pete Mantas, Senior Team Lead
Email: pmantas@clarke.com

Qualifications

- 20 years of experience in Florida Mosquito Control with Clarke
- Holds Public Health applicator license for mosquito in Florida
- Holds Chapter 482 Applicator Card
- Florida Boater's License
- Emergency Response Experience in hurricane disaster and mosquito borne virus outbreaks

- Responsible for overseeing mosquito control operations offering commercial services to Hillsborough County and the Town of Celebration
- Team lead for aerial operations

William O'Connell, Celebration Technician
Email: woconnell@clarke.com

Qualifications
- 15 years of experience in Florida Mosquito Control with Clarke
- Holds applicator license for mosquito in Florida
- Mosquito Identification Specialist
- Emergency Response Experience in hurricane disaster and mosquito borne virus outbreaks
- Responsible for mosquito ground services for Celebration

Daniel Fischer, Mechanic, Kissimmee
Office Phone: 407-944-0520
Cell Phone: 407-575-4961
Email: Dfischer@clarke.com

Qualifications
- 5 years mechanical experience with small engine, Boats, ATV, UTV, and Automotive repairs
- ASE certified
- Marine Mechanic Certification from MMI
- Kawasaki engine repair certifications
- 2 years' experience with Clarke supporting FL offices
- Maintain Clarke FL fleet over 50 vehicles, trailers, sprayers, boats, and utility vehicle's
- DOT inspection Certification

Daniel Fachet, Chief Mechanic
Office Phone: 630-671-3012
Cell Phone: 630-660-2785
Email: Dfachet@clarke.com

Qualifications
- 30 years mechanical experience specializing in electronic diagnostic & repair
- AA Degree – expected completion Spring 2022
- Class A CDL License with HazMat endorsement
- DOT experience
- ASE certified
- Maintain entire Clarke fleet
- DOT inspection Certification
- Holds applicator license for mosquito in: IL, IA, WI, IN and VA.

James LeMay, Field Supervisor, Hendry County, FL
Cell Phone: 267-228-3361
jlemay@clarke.com

Qualifications

- 7 years of experience in Florida Mosquito Control with Clarke
- Emergency Response Experience in hurricane disaster and mosquito borne virus outbreaks
- Holds Public Health Applicator's License in FL, IL, GA, NC, AL, LA
- Holds Florida Aquatic Applicator's License
- Holds Chapter 482 Applicator Card
- Certified HAZMAT, OSHA Level 2
- First Aid and CPR certified
- Oversight of regional adult and larval surveillance programs including water sampling, and vector collection
- Field Supervisor for offices in LaBelle, FL. Offering commercial services to the counties of Hendry, Hardee, Desoto, Sarasota and the Cities of Clewiston and South Bay, FL
- Coordinates aerial operations for the counties of Hendry, Sarasota and the Cities of Clewiston

Rhonda Philp, MPH, Operations Supervisor, Wellington, FL
Office Phone: 630-671-3032
Cell Phone: 630-687-4243
Email: rphilp@clarke.com

Qualifications

- B.S. Psychology, University of Florida
- M.S. in Public Health, University of New England
- 5 years of Mosquito Control experience w/Clarke
- Emergency Response Experience in hurricane disaster and mosquito borne virus outbreaks
- Certified HAZMAT, OSHA, and HAZWOPER
- First Aid and CPR certified
- Holds applicator license for mosquito and aquatic categories in 8 states: IL, IA, WI, MN, IN, FL, OH, and VA.
- Project manager for nationwide scheduling software
- Responsible for ground and aerial operations in Southeast Florida including staff training, deployment and monitoring of field services, customer reporting and interaction, and quality assurance measures.

Lauren Lavezzi, Regional Surveillance Manager
Office Phone: 630-671-3056
Cell Phones: 630-774-4565
Email: llavezzi@clarke.com

Qualifications

- B.S. Natural Resources and Environmental Sciences, University of Illinois at Urbana Champaign
- 16 years of Mosquito Control experience w/Clarke
- Graduate level courses in insect identification and natural history, medical entomology, biological control of pests
- Certified Mosquito Identification Specialist (Florida Medical Entomology Lab)

- Holds applicator license for mosquito and aquatic categories in 9 states: IL, IA, WI, MN, IN, OH, VA, FL, TX
- Holds IL Structural Pest Control license through the Illinois Department of Public Health
- Emergency Response Experience in hurricane disaster and mosquito borne virus outbreaks
- Certified HAZMAT, OSHA, and HAZWOPER
- First Aid and CPR certified
- Member of American Mosquito Control Association and Illinois Mosquito and Vector Control Association
- Oversight and management of regional adult and larval surveillance program including water sampling, vector collection, and virus testing

William Quinn, Operations Analyst
Office Phone: 630-671-3038
Cell Phone: 630-774-0431
Email: bquinn@clarke.com

Qualifications
- B.A. History, University of Illinois at Urbana Champaign
- 17 years industry experience w/Clarke
- Holds applicator license for mosquito and aquatic categories in 12 states: IL, IA, WI, MN, IN, OH, PA, VA, NC, GA, FL, TX
- Holds IL Structural Pest Control license through the Illinois Department of Public Health
- Emergency Response Experience in hurricane disaster and mosquito borne virus outbreaks
- Certified HAZMAT, OSHA, and HAZWOPER
- First Aid and CPR certified
- Assists and aids in operations of Clarke's 14 service locations nationwide
- Assists and aids fleet of over 150 vehicles nationwide: fuel, telematics, phones, and maintenance

Elizabeth Bolivar, GIS Manager
Office Phone: 630-671- 3042
Email: ebolivar@clarke.com

Qualifications
- B.A. Geography: Land Use and Planning, Minor: Environmental Sciences, GIS Certificate – DePaul University, Chicago
- 13 years of Mosquito Control industry experience w/Clarke
- Direct oversight and management of map development and GIS/GPS technologies for all service locations on a nationwide basis
- GIS Emergency Response Experience in hurricane disaster and mosquito borne virus outbreaks

Megan Lauderdale, Senior GIS Specialist
Office Phone: 630-671- 3022
Email: mlauderdale@clarke.com

Qualifications
- B.S. Geography with an Emphasis in Geographic Information Systems from Northern Illinois University and minor in Geology from Northern Illinois University

- 10 years of Mosquito Control industry experience w/Clarke
- Data Science Courses completed through Microsoft's Professional Program for Data Science (Certificate Program)
- Provides GIS support to all Clarke service offices
- GIS Emergency Response Experience
- First Aid and CPR certified

Austin Robak, GIS Technician
Office Phone: 630-671-3051
Email: arobak@clarke.com

Qualifications

- B.A. Geography and Sustainability, Environmental Science from the University of Iowa
- 6 years of Mosquito Control industry experience w/Clarke
- Python for Data Science Certificate from Cornell University
- Provides GIS support to all Clarke service offices
- GIS Emergency Response Experience
- Holds applicator license for mosquito control in IL

Frank Clarke, VP Key Accounts
Office Phone: 407-944-0520
Cell Phone: 407-709-2029
Email: fclarke@clarke.com

Qualifications:

- B.A. Finance, University of Mississippi
- 20 years Industry experience with Clarke
- Holds a FL Mosquito Control Director's license and Public Health Applicator license
- Experienced with working with commissioners, public bids, municipalities, counties, and water management districts on public and private levels

Cherrief Jackson, Clarke Control Consultant
Cell Phone: 407-212-0892
Email: cjackson@clarke.com

Qualifications

- B.S. Marketing, North Carolina A&T State University
- M.B.A. University of North Carolina at Greensboro
- 10+ years Pest Control Industry experience with Dow AgroSciences
- Holds Public Health Applicator license
- Experienced with working with commissioners, public bids, municipalities, counties, and water management districts on public and private levels
- Member of AMCA, FMCA, FAC, FCCMA, Florida League of Cities

675 Sidwell Court
St. Charles, IL 60174
630 894 2000 P
630 443 3070 F
www.clarke.com

May 24, 2022

Inframark
Celebration Community Development District
313 Campus Street
Kissimmee, FL 34747

RE: Memorandum of Authority

To Whom it May Concern:

This Memorandum of Authority authorizes Cherrief Jackson, Clarke Control Consultant, to commit Clarke Environmental Mosquito Management, Inc. to Celebration Community Development District's RFP for 'Mosquito Control Program'.

Please feel free to contact me should you require anything further.

Best Regards,

Julie Reiter
VP Human Resources and Sustainable Development
Clarke Officer
State of Incorporation: Illinois

E - Proposed Staffing Levels

Operations for the Celebration Mosquito Control Program will be based out of the existing Clarke office location:

3036 Michigan Avenue
Kissimmee, FL 34744
407-944-0520 and 800-443-2034

The Kissimmee facility was established in 1996 within twelve miles of Celebration to serve the community members effectively and efficiently. The facility has grown into Clarke's regional operations center, housing a complete team of twenty-six co-workers through the years. The team includes a regional operations manager, regional office manager, site manager, field supervisor, biologist, mechanic, field applicators, and seasonal technicians. Specific to Celebration, three full-time staff, including two field technicians and a field supervisor, are on-site daily to manage mosquito control operations. In addition, the Site Manager provides overall guidance and management of the program.

The Kissimmee fleet consists of various trucks and equipment to perform mosquito control services, including trucks, low-impact vehicles, gas-powered and electric ULV spray equipment, Buffalo Turbine sprayer, and John Deere gators. Specific to Celebration, two trucks are outfitted with electric ULV spray equipment with additional trucks and equipment on standby, ready to support the mosquito control program. In addition, Clarke has six operations centers throughout the State of Florida prepared to provide support if needed, including additional eighteen full-time personnel and over thirty seasonal technicians experienced in surveillance, larviciding, and ULV operations with multiple trucks and equipment outfitted to perform services.

FINANCIAL STATEMENT

(HARD COPIES INCLUDED IN BINDERS. PLEASE KEEP CONFIDENTIAL.)

G – Current Contracts

Clarke is proud to be the largest provider of contract mosquito control services in the country. We currently provide mosquito control services to over 1,400 entities, including municipalities, county governments, mosquito control districts, homeowner associations, private corporations, and private residents.

We have offices in the Midwest, West, Northeast and Southeast. We have six (6) offices in Florida (Kissimmee, LaBelle, Wellington, Fort Myers, Leesburg, and Palatka). We have been providing large scale mosquito control services in Florida for over 25 years. We have included only Florida references due to the unique, complex nature of Florida mosquito populations and control techniques. We believe no other company has the experience in Florida mosquito control operations. Many additional references are available upon request.

Client: **Celebration Community Development District**
Contact: Angel Montagna
Phone: 407-566-1935
Fax: 407-566-2064
Address: 313 Campus Street, Celebration, FL 34747
Contract Date: 1996 – Ongoing

Clarke provides the Celebration Community with a full Integrated Mosquito Management Program. We provide mosquito surveillance (adult and larval), larviciding and adult mosquito control via ground truck ULV spraying.

Client: **Hillsborough County**
Contact: Nick McFaul, Operations Superintendent
Phone: 813-663-3646
Fax: 813-663-3645
Address: 6527 Eureka Springs Rd, Tampa, FL 33619
Contract Date: 2018 – Ongoing

Clarke provides the County with routine truck ULV adulticiding and larviciding. Clarke operates truck-mounted Buffalo Turbine blowers with Clarke's Patent Pending nozzle design for application of a liquid larvicide. Clarke provides all labor, materials, and supplies, including vehicles equipped with turbine blowers, GPS system, and qualified personnel to apply ground-control larvicide treatments.

Client: **Hendry County**
Contract: Shane Parker, County Engineer
Phone: 863-612-4721
Fax: 863-674-2941
Address: P.O. Box 2340, LaBelle, FL 33975
Contract Date: 2006 – Ongoing

Primary Consultant: Clarke Mosquito Control is the sole/primary vendor. We utilize Dynamic Aviation as our exclusive sub-contractor for aerial ULV applications.

Comments: Clarke Mosquito Control provides a complete mosquito control program. We provide mosquito surveillance (adult and larval), larvicide, adult mosquito control via ground truck ULV spraying, and aerial ULV spraying via fixed wing aircraft.

Client: Okeechobee County
Contact: Mitch Smeykal, Director
Phone: 863-763-3212
Fax: 863-763-6441
Address: 707 NW 6th Street, Okeechobee, FL 34972
Contract Date: 2018-Ongoing

Clarke provides a comprehensive mosquito control program for Okeechobee County. This program includes larval inspections to potential breeding sites and larvicide treatments; adult mosquito surveillance with baited CDC and BG Sentinel traps as well as landing counts; adult control via truck ULV and aerial ULV as needed; and standard program services such as complaint call tracking and response.

Client: Alachua County
Contact: Anthony Dennis, Director
Phone: 352-334-7930
Fax: 352-334-7935
Address: 224 SE 24th Street, Gainesville, FL 32641
Contract Date: 2005 - Ongoing

Primary Consultant: Clarke Mosquito Control is the primary/only vendor.

Clarke was instrumental in establishing the first-ever mosquito control program for Alachua County. Clarke works with the County Health Department and performs mosquito light trap surveillance and identification, mosquito breeding inspections and treatments, and runs and maintains the arbovirus sentinel chicken flocks. The County has the option to expand the program to include adult mosquito control operations. Our Operations supervisor and Field Supervisor coordinate and schedule the activities and local technicians with support from our Florida Operations Manager located in our Kissimmee headquarters.

H – References

HENDRY COUNTY (2006 - Ongoing)
Shane Parker, Director
PO Box 2340, Labelle, FL 33975
863-673-2965

HILLSBOROUGH COUNTY (2018 – Ongoing)
Nick McFaul, Operations Supervisor
6527 Eureka Springs Rd, Tampa, FL 33619
(813) 663-3646

OKEECHOBEE COUNTY (2018-Ongoing)
Mitch Smeykal, Director
707 NW 6th Street, Okeechobee, FL 34972
(863) 763-3212

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 2/28/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER HUB International Midwest Limited 55 East Jackson Boulevard Chicago IL 60604	**CONTACT NAME:** CSU Chicago - Midwest **PHONE (A/C, No, Ext):** 312-922-5000 **FAX (A/C, No):** **E-MAIL ADDRESS:** CSUChicago@hubinternational.com
INSURED Clarke Environmental Mosquito Management, Inc. 675 Sidwell Court St Charles, IL 60174	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** National Union Fire Insurance Company of Pittsburg — 19445 **INSURER B :** Navigators Specialty Insurance Company — 36056 **INSURER C :** Navigators Insurance Company — 42307 **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 448916820 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR X Pollution Legal Liability GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY [X] PRO-JECT [X] LOC OTHER:			CH22NP3Z03944IC	3/1/2022	3/1/2023	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG Pollution Legal Liab	$ 1,000,000 $ 300,000 $ 25,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $ 1,000,000
C	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY			FA19NCP02119202	3/1/2022	3/1/2023	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
B	X UMBRELLA LIAB [X] OCCUR EXCESS LIAB CLAIMS-MADE DED [X] RETENTION $ 0			CH22NP3Z03944IC	3/1/2022	3/1/2023	EACH OCCURRENCE AGGREGATE	$ 10,000,000 $ 10,000,000
A A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N [N] N/A If yes, describe under DESCRIPTION OF OPERATIONS below			WC012-05-6817 WC012-05-6818	3/1/2022 3/1/2022	3/1/2023 3/1/2023	X PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Pollution Legal Liability includes coverage for Third Party On-site, Third Party Off-site, Hostile Fire and Building Equipment, Products Pollution, Contractors Pollution and Transportation Cargo.
The District, its staff, consultants, representatives and supervisors are included as Additional Insured (excluding Workers' Compensation coverage) as required by written contract with the named insured.

CERTIFICATE HOLDER

Celebration Community Development District
313 Campus Street
Celebration, FL 34747
United States of America

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Neil R. Hughes

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State of Florida
Department of State

I certify from the records of this office that CLARKE ENVIRONMENTAL MOSQUITO MANAGEMENT, INC. is an Illinois corporation authorized to transact business in the State of Florida, qualified on February 17, 1983.

The document number of this corporation is 855574.

I further certify that said corporation has paid all fees due this office through December 31, 2022, that its most recent annual report/uniform business report was filed on January 3, 2022, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Thirteenth day of January, 2022



Secretary of State

Tracking Number: 7698667506CU

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

BRUCE VICKERS, TAX COLLECTOR

OSCEOLA COUNTY, STATE OF FLORIDA

LOCAL BUSINESS TAX RECEIPT

EXPIRATION
SEPTEMBER 30, 2022

ACCOUNT NO.
59086

2022

BUSINESS TYPE:
3001 MISCELLANEOUS SERVICE

07/15/2021
Oper N/A
Till Internet
Paid 30.00
Rcpt.#017742

3001-59086

TRANSFER	0.00
ORIGINAL TAX	30.00
AMOUNT	0.00
PENALTY	0.00
COLLECTION COST	0.00
TOTAL	30.00

BUSINESS:

Clarke Environmental Mosquito Management, Inc.
3036 N Michigan Ave
Kissimmee, FL 34744

Location:
OSCEOLA COUNTY

Bruce E. Vickers

BRUCE VICKERS CPC, TAX COLLECTOR
P.O. BOX 422105, KISSIMMEE FL 34742-2105
407-742-4000

THIS RECEIPT IS IN ADDITION AND NOT IN LIEU OF ANY OTHER LICENSE REQUIRED BY LAW OR MUNICIPAL ORDINANCE AND IS SUBJECT TO REGULATIONS OF ZONING, HEALTH, AND ANY OTHER LAWFUL AUTHORITY.

THIS LOCAL BUSINESS TAX RECEIPT IS FURNISHED PURSUANT TO CHAPTER 205 LAWS OF FLORIDA AND OSCEOLA COUNTY ORDINANCE 95-10, AS AMENDED

The law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the County.

Pursuant to State Law, all Local Business Tax Receipts shall expire on September 30th of the succeeding year. Those Local Business Tax Receipts renewed beginning October 1st shall be delinquent and subject to a delinquency penalty of 10% for the month of October, plus an additional 5% penalty for each month of delinquency thereafter until paid; provided that the total delinquency penalty shall not exceed 25% of the Local Business Tax Receipt for the delinquent establishment. A 25% penalty shall be imposed on any person engaged in any new business, occupation or profession without first obtaining an Osceola County Local Business Tax Receipt. PLUS: if delinquent more than 150 days, subject to civil actions and penalties, and a penalty of up to $250.

This receipt is a Local Business Tax only. It does not permit the Local Business Taxpayer to violate any existing regulatory or zoning laws of the state, county, or cities, nor does it exempt the licensee from any other license or permits that may be required by law.

This form becomes a receipt when validated by the Tax Collector. Note: Display in accordance with the county ordinance. Local Business Tax Receipts are subject to change according to law.

Clarke Environmental Mosquito Management, Inc.
3036 N Michigan Ave
Kissimmee, FL 34744

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Affidavit for
Public Entity Crimes, Scrutinized Companies, E-Verify, and Non-Collusion

[Solicitation of Proposals for Landscape and Irrigation Maintenance Services]
Celebration Community Development District

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Name of Proposer: Clarke Environmental Mosquito Management, Inc.

I am authorized to make this affidavit on behalf of my firm and its owner, directors, and officers. I state that:

Public Entity Crimes

1. I understand that a "person" or "affiliate" who has been placed on the "convicted vendor list" following a "conviction" for a "public entity crime" (as those terms are defined in Section 287.133, Florida Statutes) for a period of 36 months following the date of being placed on the convicted vendor list, would render us ineligible to submit a proposal for this project.
2. Neither I, nor any person or affiliates with my firm, nor my firm has been placed on the convicted vendor list following a conviction for a public entity crime that would render us ineligible to submit a proposal for this project.

Scrutinized Companies

3. I understand that, pursuant to Section 287.135(2)(a), Florida Statutes, we would be ineligible to submit a proposal for this project if we are company that is on the "Scrutinized Companies that Boycott Israel List" (created pursuant to Section 215.4725, Florida Statutes) or are engaged in a boycott of Israel.
4. Neither I nor my firm are on the "Scrutinized Companies that Boycott Israel List" nor are we engaged in a boycott of Israel.

E-Verify

5. I understand that, pursuant to Section 448.095(2), Florida Statutes, we must comply with Florida's E-Verify law in order to enter into an agreement with a public employer.
6. Our firm is registered with and uses the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
7. No public employer has terminated a contract with our firm under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of our proposal.
8. Our firm is currently in compliance and will remain in compliance, for the duration of the agreement, with all requirements of Section 448.095(2), Florida Statutes.
9. I understand that, if there is a good faith belief that our firm has knowingly violated Section 448.09(1), Florida Statutes, there is an obligation to terminate the agreement pursuant to Section 448.095(2)(c), Florida Statutes.
10. I understand that, if there is a good faith belief that one of our subcontractor(s) has knowingly violated the Section 448.09(1), Florida Statutes, but our firm has otherwise complied with its obligations thereunder, then our firm will be required to immediately terminate its contract with the subcontractor in order to continue providing services to a public employer.

Non-Collusion

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

11. The price(s) and amount(s) of in our proposal have been arrived at independently and without consultation, communication, or agreement with any other proposer, potential proposer, proposal, or potential proposal.
12. Neither the price(s) nor the amount(s) in our proposal, have been disclosed to any other firm or person who is a proposer or potential proposer, and they will not be disclosed before opening of all proposals.
13. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a proposal, or to submit a price(s) higher that the prices in our proposal, or to submit any intentionally high or noncompetitive price(s) or other form of complementary proposal.
14. Our proposal is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive proposal.
15. Our firm, its affiliates, subsidiaries, officers, director, and employees are not currently under investigation, by any governmental agency and have not in the last 3 years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to any public contract, except as disclosed.

I state that I and the named firm understand and acknowledge that the above representations are material and important and will be relied on by the Celebration Community Development District for which our proposal is submitted. I understand and my firm understands that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the District of the true facts relating to the submission of proposals for this work.

Cherry Jackson
Signature of Authorized Signatory of Proposer

Sworn before me on May 24, 2022

Kimberly M. Dunn
Notary Public Signature

Notary Public State of Florida
Kimberly M. Dunn
My Commission GG 913150
Expires 10/02/2023

Notary Stamp

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

Oct. 21, 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. Island Village weekly meetings
2. Meeting with Ferguson Supply for pond bank stabilization.
3. Island Village Celebration Blvd. bridge site meeting with Mattamy to review light pole locations and platted tract locations for turnover of lights.
4. Island Village Phase 2B site visit to review re-poured handicap ramps.
5. Island Village Site Punchlist Walk with Engineer of Record.
6. Celebration Blvd & World Drive County's 90% plan review.

Sincerely,

Mark Vincutonis

Mark Vincutonis, P.E.

8 Broadway, Suite 104 – Kissimmee, Florida 34741-5708 – Phone: 407-847-9433
Engineering Fax: 321-442-1045 – Surveying Fax: 407-847-2499 – Email: hwa@hansonwalter.com
Website: www.hansonwalter.com

THIS INSTRUMENT PREPARED
BY AND RETURN TO:
Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine, LLP
P.O. Box 3353
Orlando, Florida 32802

EASEMENT AND INTERLOCAL AGREEMENT BETWEEN OSCEOLA COUNTY, FLORIDA, AND THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT REGARDING THE INSTALLATION AND MAINTENANCE OF TRAFFIC CONTROL SIGNAGE ADJACENT TO ROADWAY TRACTS

THIS EASEMENT AND INTERLOCAL AGREEMENT BETWEEN OSCEOLA COUNTY, FLORIDA, AND THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT REGARDING THE INSTALLATION AND MAINTENANCE OF TRAFFIC CONTROL SIGNAGE ADJACENT TO ROADWAY TRACTS (the "Easement and Interlocal Agreement"), effective as of the _____ day of _____, 2025, is entered into by and between **Osceola County, Florida** (the "County"), a political subdivision of the State of Florida, with offices located at 1 Courthouse Square, Kissimmee, Florida 34741, and the **Celebration Community Development District** (the "District"), a community development district created pursuant to the provisions of Chapter 190, *Florida Statutes*, with its District Manager being Inframark, LLC, with offices located at 313 Campus Street, Celebration, FL 34747, collectively referred to as the "Parties."

RECITALS:

WHEREAS, it is in the mutual interest of the County and the District to establish intergovernmental relations that encourage, promote and improve the coordination, overall effectiveness and efficiency of governmental activities and services within the boundaries of the District; and

WHEREAS, Chapter 163, *Florida Statutes*, known as the "Florida Interlocal Cooperation Act of 1969" (hereinafter, the "Cooperation Act"), permits local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities; and

WHEREAS, the County and the District find this Easement and Interlocal Agreement to be necessary, proper and convenient for the exercise of their powers, duties and purposes authorized by law; and

WHEREAS, the County and the District desire to exercise jointly their common powers and authority concerning the cost-effective financing of the acquisition and construction of the infrastructure, public improvements and community facilities; the avoidance of inefficiencies

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caused by the unnecessary duplication of services and facilities; and the clarification of responsibilities, obligations, duties, powers, and liabilities of each of the governmental bodies; and

WHEREAS, it is the purpose and intent of this Easement and Interlocal Agreement to permit and authorize the County and the District to make the most efficient use of their respective powers, resources, authority and capabilities by enabling them to cooperate on the basis of mutual advantage and to achieve the results provided for in this Easement and Interlocal Agreement pursuant to the Cooperation Act; and

WHEREAS, it is the purpose of the Cooperation Act to provide a means by which the County and the District may exercise their respective powers, privileges, and authority that they may have separately, but which pursuant to this Easement and Interlocal Agreement and the Cooperation Act they may exercise collectively; and

WHEREAS, to the extent needed, this Easement and Interlocal Agreement shall serve as the agreement between the District and a governmental entity required by Section 190.012(g), *Florida Statutes* and Section 190.012(h), *Florida Statutes*; and

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended, and by the Florida Land and Water Adjudicatory Commission, by Rule adopted on March 29, 1994, encompassing the land described in **Exhibit "A"** attached hereto and made a part hereof (the "District Lands"), for the purpose of planning, financing, constructing, acquiring, operating and/or maintaining certain infrastructure, including surface water management systems, water and wastewater facilities, roadways, landscaping, parks, and recreational facilities and uses; and

WHEREAS, the District owns or will own, as applicable, multiple tracts of land located between the curb of road rights-of-way owned by the County and the sidewalks within the District, such areas being colloquially referred to as "verges" or "parkways" (hereinafter, the "District Verges"); and

WHEREAS, the County has the original jurisdiction and authority under Chapter 316.006(3)(a), *Florida Statutes*, over all streets and highways located within its boundaries, (except all state roads and those streets and highways specifically excluded) . . . "and may place and maintain such traffic control devices which conform to the manual and specifications of the Department of Transportation upon all streets and highways under their original jurisdiction as they shall deem necessary to indicate and to carry out the provisions of this chapter [Ch. 316, *Florida Statutes*] or to regulate, warn, or guide traffic," (the "Traffic Control Devices"); and

WHEREAS, the County has or will, install, construct, maintain or replace Traffic Control Devices within the District Verges, as required by Chapter 316, *Florida Statutes*; and

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WHEREAS, the County desires to have specified easement rights with the District Verges to install, construct, maintain and replace the Traffic Control Devices; and

WHEREAS, the District, as the owner of the District Verges and the party responsible for maintaining the landscaping within the District Verges and complying with community requirements for signage, desires to have a specified process and agreement with the County for the installation, construction, maintenance and replacement of Traffic Control Devices by the County for those Traffic Control Devices required for traffic regulation within the District Verges.

NOW, THEREFORE, in consideration of the mutual understandings and covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the County and the District agree as follows:

1. **Legal Findings of Facts.** The foregoing recitals are hereby adopted as legislative findings of the Board of County Commissioners, are adopted by the Board of Supervisors of the District, and are ratified and confirmed as being true and correct and are hereby made a specific part of this Easement and Interlocal Agreement upon adoption by each Party.

2. **Maintenance Responsibilities.** The County shall maintain all Traffic Control Devices. The District shall perform all maintenance and landscaping of the District Verges, excluding any maintenance related to the Traffic Control Devices. Such maintenance responsibilities shall be subject to the following:

(a) The District and County agree that the County has the sole authority to install, construct and maintain the Traffic Control Devices pursuant to Chapter 316, *Florida Statutes*. The District has no authorization or obligation to install, construct or maintain the Traffic Control Devices, nor any legal authority to recommend or oppose any proposed Traffic Control Devices. To the extent available, the shall provide the District with traffic or engineering reports or other information supporting the installation of Traffic Control Devices prior to such installation.

(b) The County shall have the limited right to install, maintain, and replace only those Traffic Control Devices necessary for traffic regulation and compliance with Chapter 316, *Florida Statutes*. No other signage, including but not limited to informational, directional, or aesthetic signs, shall be installed within the District Verges without the prior written consent of the District.

(c) The District shall, at its sole cost and expense, provide the County with the District's standard "Celebration Green" sign poles for use in the installation and replacement of Traffic Control Devices within the District Verges. Prior to any installation or replacement activity, the County shall contact the District's Field Manager (currently Russ Simmons or Kerry Satterwhite at 407-566-1935) to coordinate pickup of the required poles from the District's offices located at 313 Campus Street, Celebration, Florida 34747, or such other location as the District may designate in writing. The County shall provide reasonable advance notice to the District prior to any new installation or replacement of Traffic Control Devices, sufficient to allow the District

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to order any necessary "Celebration Green" sign poles or to schedule coordination and pickup at the District offices.

(d) Following installation, the District may, at its sole cost and discretion, paint or otherwise finish the reverse (non-traffic-facing) side of any sign panel to conform to the District's established aesthetic standards or required restrictive covenants.

3. **Easement.** The District does hereby grant and convey to County, its successors and assigns, the non-exclusive right, privilege and authority to occupy and utilize, until the use thereof is abandoned or terminated, an easement for the installation, construction, maintenance and replacement of Traffic Control Devices required for traffic regulation in the District Verges that are owned by the District, which District has a boundary as described in Exhibit "A", attached hereto and incorporated herein.

4. **Term and Termination.** This Easement and Interlocal Agreement shall be effective on the date it is executed by the last party to do so. This Easement and Interlocal Agreement shall have an initial twenty (20) year term with the option for successive twenty-year renewals upon written agreement of both parties.

A. Termination for Convenience. This Easement and Interlocal Agreement may be terminated giving 180-day written notice by either the County or the District by notifying the other party in writing of such termination at the addresses listed in Paragraph 7 of this Easement and Interlocal Agreement, but if any service or task under this Easement and Interlocal Agreement is in progress but not completed as of the date of termination, then this Interlocal Agreement may be extended upon written approval of the other Party until said service or task is completed and accepted. Upon termination, the District may record a termination notice in the County's public records. Prior to termination, the Parties agree to negotiate in good faith an alternative agreement for the installation, construction, maintenance and replacement of Traffic Control Devices.

5. **Indemnification.** Without waiving the sovereign immunity of both parties, the County agrees that it shall, as limited by and pursuant to the provisions of Section 768.28, *Florida Statutes*, release, indemnify, and hold the District, its representatives, employees and elected and appointed officials harmless from and against all claims, damages, loss and expenses of any sort, including reasonable attorney's fees and costs including appeals, arising out of or resulting from any tort, intentional action, negligent act or omission of the County, its representatives, employees, agents, contractors, subcontractors, or anyone for whose act or acts any of them may be responsible or liable, occurring in connection with this Easement and Interlocal Agreement.

6. **Mutual Inspection.** Each Party shall have the right, but not the obligation, to inspect the other Party's work under this Easement and Interlocal Agreement to confirm compliance with its terms. The District may inspect any Traffic Control Devices installed or replaced by the County, including the sign poles and mounting hardware, to confirm that such work conforms to the District's approved "Celebration Green" standard. In addition, the County

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may inspect the District's painting or finishing of the non-traffic-facing sides of signs and poles to verify that such work does not interfere with the legibility, reflectivity, or visibility of the Traffic Control Devices. If either Party determines that corrective action is required, it shall provide written notice to the other Party describing the deficiency and the requested adjustments. The notified Party shall have ten (10) business days after receipt of the notice to complete the corrective action, or such shorter period as the Parties may agree in writing in the event of an immediate traffic-safety concern. No duty to inspect shall be created by this Section, and any inspection or failure to inspect shall not constitute acceptance or assumption of responsibility for the other Party's work or any statutory obligations.

7. **Notices.** Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given as of the date and time the same are personally delivered, transmitted electronically (i.e., by telecopier device) or within three (3) days after depositing with the United States Postal Service, postage prepaid by registered or certified mail, return receipt requested, or within one (1) day after depositing with Federal Express or other overnight delivery service from which a receipt may be obtained, and addressed as follows:

If to the County:	Osceola County 1 Courthouse Square, Suite 4700 Kissimmee, Florida 34741 Attention: Don Fisher, County Manager
With a copy to:	Osceola County 1 Courthouse Sq., Suite 4700 Kissimmee, Florida 34741 Attention: Frank Townsend, County Attorney
If to the District:	Celebration Community Development District c/o Inframark, LLC 313 Campus Street Celebration, Florida 34747 Attention: District Manager
With a copy to:	Latham, Luna, Eden & Beaudine, LLP 201 S. Orange Avenue, Suite 1400 Orlando, Florida 32801 Attention: District Counsel

or to such other address as either party hereto shall from time to time designate to the other party by notice in writing as herein provided.

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8. **Modification.** This Easement and Interlocal Agreement may not be amended, modified, altered, or changed in any respect whatsoever, except by a further agreement in writing duly executed by the parties and recorded in the Public Records of Osceola County, Florida.

9. **Successors and Assigns.** The terms and conditions of this Easement and Interlocal Agreement shall constitute covenants running with the land, and all rights and privileges granted herein shall be appurtenant to the lands herein described and, except as hereinafter set forth, shall run with said lands forever and be binding upon and inure to the benefit of and be enforceable by the heirs, legal representatives, successors and assigns of the parties hereto and shall continue in perpetuity, unless otherwise modified in writing by the parties hereto.

10. **Entire Agreement.** This Easement and Interlocal Agreement constitutes the entire agreement between the parties hereto with respect to the transactions contemplated herein, and it supersedes all prior understandings or agreements between the parties.

11. **Land Use Approvals.** All landscaping, improvements, and maintenance activities pursuant to this Easement and Interlocal Agreement shall be fully compliant with applicable laws and regulations and County standards. Nothing herein shall be construed as granting, assuring, or indicating any land use, zoning, subdivision or development approvals to the District or any third party.

12. **Relationship Between the Parties**. The Parties acknowledge and agree that the relationship created hereby is solely as a result of and arising from the relationship of District and County as the entities responsible for the operation and maintenance of adjacent properties, respectively. It is not intended hereby, and nothing contained herein shall be construed, to establish any other relationship between the parties. Specifically, nothing contained in this Easement and Interlocal Agreement, nor the relationship between the parties which may arise as a result of the provisions of this Easement and Interlocal Agreement, are intended to, or shall be construed as, creating a partnership, joint venture, or other such relationship as between the parties.

13. **Section Headings**. The section headings as used herein are for convenience of reference only and shall not be deemed to vary the content of this Easement and Interlocal Agreement or the covenants, agreements, representations and warranties herein set forth, or limit the provisions or scope of any section herein.

14. **Severability.** This Easement and Interlocal Agreement is intended to be performed in accordance with, and only to the extent permitted by, all applicable laws, ordinances, rules and regulations. If any provision of this Easement and Interlocal Agreement or the application thereof to any person or circumstance shall, for any reason and to any extent, be invalid or unenforceable, the remainder of this Easement and Interlocal Agreement and the application of such provision to

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other persons or circumstances shall not be affected thereby, but rather shall be enforced to the greatest extent permitted by law.

15. **Recording of Agreement**. The County shall be responsible for recording this Easement and Interlocal Agreement within the Public Records of Osceola County, Florida and filing in the Clerk of the Circuit Court of Osceola County, and shall send a copy of said recorded and filed Easement and Interlocal Agreement to the District.

16. **Counterpart Execution.** This Easement and Interlocal Agreement may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same instrument.

17. **Applicable Law and Venue.** This Easement and Interlocal Agreement and the provisions contained herein shall be governed by and construed in accordance with the laws of the State of Florida. In any action, in equity or law, with respect to the enforcement or interpretation of this Easement and Interlocal Agreement, venue shall be solely in Osceola County, Florida.

18. **Controlling Laws.** The parties to this Easement and Interlocal Agreement agree to comply with all applicable federal, state and local laws, ordinances, rules and regulations. The County agrees that all Traffic Control Devices installed, maintained, or replaced under this Easement and Interlocal Agreement shall comply with all applicable codes, ordinances, and standards relating to their installation, maintenance, height, location, use, operation, and removal.

19. **Legal Counsel.** The District and County acknowledge that they have had ample opportunity to seek and consult with independent legal counsel prior to executing this Easement and Interlocal Agreement, and that they represent and warrant that they have sought such independent legal advice and counsel or have knowingly and voluntarily waived such right.

20. **Negotiation.** The Parties to this Easement and Interlocal Agreement acknowledge that all terms of this Easement and Interlocal Agreement were negotiated at arm's length and that this Easement and Interlocal Agreement, and all documents executed in connection herewith, were prepared and executed without undue influence by any party or on any party. Further, this Easement and Interlocal Agreement was drafted jointly by all parties, and no parties are entitled to the benefit of any rules of construction with respect to the interpretation of any terms, conditions or provisions of this Easement and Interlocal Agreement in favor of or against any person or party who drafted this Interlocal Agreement.

21. **Dispute Resolution.** The Parties agree to make good-faith efforts to resolve any disputes, disagreements, or misunderstandings arising under this Easement and Interlocal Agreement through informal negotiation between their respective representatives. If such efforts are unsuccessful, the Parties shall follow the conflict-resolution procedures set forth in Chapter

DRAFT 10/9/25

164, *Florida Statutes* (the Florida Governmental Conflict Resolution Act), prior to initiating any judicial proceeding. Venue for any such proceeding shall remain as provided elsewhere in this Easement and Interlocal Agreement. Nothing herein shall preclude either Party from taking immediate action in a court of competent jurisdiction if necessary to preserve public safety or prevent irreparable harm, while continuing to comply with the procedural requirements of Chapter 164.

22. **Effective Date.** This Easement and Interlocal Agreement shall become effective after its execution by the authorized representatives of both parties and upon the date of its filing with the Clerk of the Circuit Court of Osceola County, Florida. This Easement and Interlocal Agreement shall also be recorded in the public records of the County to become a part of the title history of properties in the District.

[Signature pages to follow]

DRAFT 10/19/25

IN WITNESS WHEREOF, the Parties have caused these presents to be executed as of the date and year below written through its Board of County Commissioners, signing by and through its Chair, and District, through its duly authorized representatives.

COUNTY:

OSCEOLA COUNTY, BOARD OF COUNTY COMMISSIONERS

OSCEOLA COUNTY, FLORIDA

_____
Viviana Janer , Chair

This _____day of _____, 2025.

ATTEST:

_____
_____, Clerk
Board of County Commissioners
of Osceola County, Florida

Approved as to form and legality:

_____
Frank Townsend, County Attorney

DRAFT 10/19/25

DISTRICT:

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district

ATTEST:

By:_____
Name: Adam Morgan
Title: Chairman
Address: 219 E. Livingston Street, Orlando, Florida 32801

_____
Name: George S. Flint, Secretary
Address: 219 E. Livingston Street, Orlando, Florida 32801

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this____ day of _____, 2025, by George S. Flint, as Secretary, and Adam Morgan, as Chairman, for the Celebration Community Development District, who has acknowledged that they executed the same on behalf of the Celebration Community Development District. Each is [ ] personally known to me or [ ] has produced valid identification.

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

DRAFT 10/10/25

EXHIBIT "A"

DRAFT 10/19/25

BUDGET AMENDMENT RESOLUTION 2026-01

A BUDGET AMENDMENT AMENDING CELEBRATION DEVELOPMENT DISTRICT GENERAL FUND BUDGET FOR FISCAL YEAR 2025

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of Celebration Development District, hereinafter referred to as "District", adopted a General Fund Budget for Fiscal Year 2025, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CELEBRATION COMMUNITY DEVELOPMENT DISTRICT THE FOLLOWING:

1. The General Fund is hereby amended in accordance with Exhibit "A" attached.

2. This resolution shall become effective this 28th day of October 2025 and be reflected in the monthly and Fiscal Year End 9/30/2025 Financial Statements and Audit Report of the District.

Celebration
Community Development District

By: _____
Chairperson

Attest:

By: _____
Secretary

Proposed Budget Amendment
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES					
Interest - Investments	$ 300,000	$ -	$ 300,000	$ 258,161	$ (41,839)
Right-of-Way Fees Electricity	955,000	-	955,000	1,028,755	73,755
Right-of-Way Fees Gas	5,000	-	5,000	3,158	(1,842)
Interlocal Agreement - Enterprise (Security)	20,000	-	20,000	-	(20,000)
Interlocal Agreement - Enterprise (Field)	20,000	-	20,000	-	(20,000)
Interest - Tax Collector	3,800	-	3,800	4,832	1,032
Building Rental Income	19,619	-	19,619	19,619	-
Building Operating Cost Income	14,448	-	14,448	13,244	(1,204)
Special Assmnts- Tax Collector	4,498,722	-	4,498,722	4,498,224	(498)
Special Assmnts- CDD Collected	7,154	-	7,154	7,154	-
Special Assmnts- Delinquent	-	-	-	(983)	(983)
Special Assmnts- Discounts	(179,949)	-	(179,949)	(160,216)	19,733
Other Miscellaneous Revenues	8,500	-	8,500	20,518	12,018
TOTAL REVENUES	**5,672,294**	**-**	**5,672,294**	**5,692,466**	**20,172**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	15,000	-	15,000	8,600	6,400
FICA Taxes	1,148	-	1,148	459	689
ProfServ-Arbitrage Rebate	1,200	-	1,200	-	1,200
ProfServ-Dissemination Agent	2,000	-	2,000	2,000	-
ProfServ-Engineering	24,000	-	24,000	93,915	(69,915)
ProfServ-Legal Services	40,000	-	40,000	74,769	(34,769)
ProfServ-Mgmt Consulting	103,509	-	103,509	103,509	-
ProfServ-Property Appraiser	3,200	-	3,200	2,500	700
ProfServ-Special Assessment	24,612	-	24,612	24,612	-
ProfServ-Trustee Fees	8,081	-	8,081	4,577	3,504
ProfServ-Web Site Development	2,000	-	2,000	1,553	447
ProfServ- Answering Service	4,500	-	4,500	4,812	(312)
ProfServ-Incorporation Study Legal	20,000	-	20,000	2,020	17,980
Auditing Services	5,000	-	5,000	7,000	(2,000)
Communication - Telephone	10,000	-	10,000	5,376	4,624
Postage and Freight	700	-	700	7,667	(6,967)
Insurance - General Liability	108,718	-	108,718	133,926	(25,208)
Insurance-Workmans Comp	850	-	850	850	-
Printing and Binding	6,800	-	6,800	-	6,800
Legal Advertising	1,800	-	1,800	1,786	14
Misc-Assessment Collection Cost	89,974	-	89,974	86,741	3,233
Payroll Services	-	-	-	93	(93)
Office Supplies	4,200	-	4,200	2,586	1,614

Proposed Budget Amendment
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
Software	17,000	-	17,000	4,668	12,332
Annual District Filing Fee	175	-	175	175	-
Total Administration	494,467	-	494,467	574,194	(79,727)
Public Safety					
Contracts-Security Camera	24,800	-	24,800	36,674	(11,874)
Security Service - Sheriff	200,000	-	200,000	227,040	(27,040)
Total Public Safety	224,800	-	224,800	263,714	(38,914)
Physical Environment					
Contracts-Water Quality	22,000	-	22,000	-	22,000
Contracts-Aquatic Control	131,160	-	131,160	134,595	(3,435)
Contracts-Pest Control	250,000	-	250,000	249,029	971
R&M-Wetland	1,000	-	1,000	3,000	(2,000)
R&M - Aerators	3,800	-	3,800	950	2,850
Total Physical Environment	407,960	-	407,960	387,574	20,386
Flood Control/Stormwater Mgmt					
R&M-Canal Bank Restoration	100,000	-	100,000	-	100,000
R&M-Stormwater System	30,000	-	30,000	64,184	(34,184)
Total Flood Control/Stormwater Mgmt	130,000	-	130,000	64,184	65,816
Field					
ProfServ-Field Management	1,177,169	-	1,177,169	1,306,955	(129,786)
Contracts-Fountain	8,000	-	8,000	9,822	(1,822)
Contracts-Landscape	1,095,905	-	1,095,905	1,085,265	10,640
Contracts-Mulch	117,638	-	117,638	48,750	68,888
Contracts-Trees & Trimming	170,500	-	170,500	124,400	46,100
Contracts-Annuals	16,380	-	16,380	3,383	12,997
Fuel, Gasoline and Oil	15,000	-	15,000	13,039	1,961
Electricity - General	60,000	-	60,000	53,569	6,431
Utility - Water	85,000	-	85,000	60,643	24,357
Utility - Refuse Removal	18,000	-	18,000	36,754	(18,754)
R&M-Aeration	25,000	-	25,000	950	24,050
R&M-Boardwalks	30,000	-	30,000	27,435	2,565
R&M-Common Area	60,000	-	60,000	86,780	(26,780)
R&M-Equipment	20,000	-	20,000	18,415	1,585
R&M-Fountain	10,000	-	10,000	11,120	(1,120)
R&M-Other Landscape	200,000	-	200,000	234,797	(34,797)
R&M-Irrigation	65,000	-	65,000	31,932	33,068
R&M-Roads & Alleyways	18,000	-	18,000	7,418	10,582
R&M-Sidewalks	50,000	-	50,000	83,370	(33,370)
R&M-Pressure Washing	10,000	-	10,000	39	9,961

Proposed Budget Amendment
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
R&M- Tree Removal/Replacement	100,000	-	100,000	43,726	56,274
R&M-Fire Equipment	1,100	-	1,100	-	1,100
R&M-Painting	10,000	-	10,000	14,685	(4,685)
Misc-Contingency	15,000	-	15,000	25,326	(10,326)
Building Op Costs	15,000	-	15,000	16,627	(1,627)
Total Field	3,392,692	-	3,392,692	3,345,200	47,492
Road and Street Facilities					
Electricity - Streetlights	195,000	-	195,000	194,673	327
R&M-Road Cleaning	108,000	-	108,000	96,305	11,695
R&M-Streetlights	120,000	-	120,000	170,698	(50,698)
R&M-Signage/Radar Sign Maintenance	15,000	-	15,000	8,911	6,089
Total Road and Street Facilities	438,000	-	438,000	470,587	(32,587)
Reserves					
Reserves-Annual Contribution	584,375	-	584,375	423,031	161,344
Total Reserves	584,375	-	584,375	423,031	161,344
TOTAL EXPENDITURES & RESERVES	**5,672,294**	**-**	**5,672,294**	**5,528,484**	**143,810**
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	163,982	163,982
OTHER FINANCING SOURCES (USES)					
Transfer to Reserve Fund	(584,375)	-	(584,375)	584,375	1,168,750
TOTAL FINANCING SOURCES (USES)	**(584,375)**	**-**	**(584,375)**	**584,375**	**1,168,750**
Net change in fund balance	(584,375)	-	(584,375)	748,357	1,332,732
FUND BALANCE, BEGINNING (OCT 1, 2024)	**2,840,110**	**-**	**2,840,110**	**2,840,110**	**-**
FUND BALANCE, ENDING	**$ 2,255,735**	**$ -**	**$ 2,255,735**	**$ 3,588,467**	**$ 1,332,732**

Proposed Budget Amendment
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES					
Interest - Investments	$ -	$ -	$ -	$ 72,176	$ 72,176
Other Miscellaneous Revenues	-	-	-	9,664	9,664
TOTAL REVENUES	**-**	**-**	**-**	**81,840**	**81,840**
EXPENDITURES					
Administration					
ProfServ-Engineering	-	-	-	13,480	(13,480)
Total Administration	-	-	-	13,480	(13,480)
Public Safety					
Contracts-Security Camera	-	-	-	38,595	(38,595)
Total Public Safety	-	-	-	38,595	(38,595)
Flood Control/Stormwater Mgmt					
R&M-Stormwater System	-	-	-	25,728	(25,728)
Total Flood Control/Stormwater Mgmt	-	-	-	25,728	(25,728)
Field					
ProfServ-Engineering	-	-	-	6,740	(6,740)
R&M-Common Area	-	-	-	10,950	(10,950)
R&M- Tree Removal/Replacement	-	-	-	122,422	(122,422)
Misc-Hurricane Expense	-	-	-	103,939	(103,939)
Misc-Contingency	-	-	-	53,398	(53,398)
Capital Projects	-	800,000	800,000	295,200	504,800
Total Field	-	800,000	800,000	592,649	207,351
Capital Expenditures & Projects					
R&M-Roof	-	-	-	77,715	(77,715)
Misc-Contingency	-	-	-	11,706	(11,706)
Total Capital Expenditures & Projects	-	-	-	89,421	(89,421)
TOTAL EXPENDITURES	**-**	**800,000**	**800,000**	**759,873**	**40,127**
Excess (deficiency) of revenues Over (under) expenditures	-	(800,000)	(800,000)	(678,033)	121,967
OTHER FINANCING SOURCES (USES)					
Transfer In - Reserves	584,375	-	584,375	(584,375)	(1,168,750)
TOTAL FINANCING SOURCES (USES)	**584,375**	**-**	**584,375**	**(584,375)**	**(1,168,750)**
Net change in fund balance	584,375	(800,000)	(215,625)	(1,262,408)	(1,046,783)

Proposed Budget Amendment
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
FUND BALANCE, BEGINNING (OCT 1, 2024)	**2,805,635**	**-**	**2,805,635**	**2,805,635**	**-**
FUND BALANCE, ENDING	**$ 3,390,010**	**$ (800,000)**	**$ 2,590,010**	**$ 1,543,227**	**$ (1,046,783)**

RESOLUTION 2026-02

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

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

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

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

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

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

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

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

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

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

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

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

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

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Celebration Community Development District, this 28th day of October, 2025.

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

ATTEST:

_____
Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

EXHIBIT "A"

CONVEYANCE DOCUMENTS

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

BILL OF SALE ABSOLUTE AND AGREEMENT

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

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

RECITALS

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

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

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

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

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

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

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

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

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

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

COUNTERPART SIGNATURE PAGE TO BILL OF SALE

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

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

WITNESSES:

Signed, sealed and delivered in the presence of:

_____
Print:_____

_____
Print:_____

DEVELOPER:

MATTAMY ORLANDO LLC,
a Delaware limited liability company

By: _____
Print Name: Elizabeth Manchester
Title: Vice President

STATE OF FLORIDA
COUNTY OF _____

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

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

COUNTERPART SIGNATURE PAGE TO BILL OF SALE

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

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

Signed, sealed and delivered in our presence:

ATTEST:

_____
Print:_____

DISTRICT:

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

By:_____
Name: Tom Touzin
Title: Chairman

STATE OF FLORIDA
COUNTY OF _____

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

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

EXHIBIT "A"

DESCRIPTION OF IMPROVEMENTS

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

The foregoing Improvements are located on portions of the following real property tracts:

Tracts 1.1, 1.4 and 1.5, CELEBRATION BOULEVARD EXTENSION, according to the Plat thereof, as recorded in Plat Book 29, Pages 86, Public Records of Osceola County, Florida.

OWNER'S AFFIDAVIT

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

STATE OF FLORIDA
COUNTY OF _____

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

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

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

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

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

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

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

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

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

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

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

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

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

[SIGNATURES ON FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NAUGHT.

DATED: October ___, 2025

WITNESSES:

Signed, sealed and delivered in the presence of:

_____
Print:_____

_____
Print:_____

GRANTOR:

MATTAMY ORLANDO LLC,
a Delaware limited liability company

By: _____
Print Name: Elizabeth Manchester
Title: Vice President

STATE OF FLORIDA
COUNTY OF _____

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

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

EXHIBIT "A"

DESCRIPTION OF IMPROVEMENTS

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

The foregoing Improvements are located on portions of the following real property tracts:

Tracts 1.1, 1.4 and 1.5, CELEBRATION BOULVEARD EXTENSION, according to the Plat thereof, as recorded in Plat Book 29, Pages 86, Public Records of Osceola County, Florida.

EXHIBIT “B”

CERTIFICATE OF DISTRICT ENGINEER

CERTIFICATE OF DISTRICT ENGINEER

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

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

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

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

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

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

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

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

[Signature page to follow.]

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER

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

DATED: August 21, 2025

Witness: _____
Print: Pedro Carral

Witness: _____
Print: KIRK HASLAM

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

STATE OF FLORIDA
COUNTY OF OSCEOLA

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

_____
Notary Public, State of Florida
Print Name: Angely Andino Fuentes
Comm. Exp.: 10-22-25
Comm. No.: HH 188521

(SEAL)

NOTARY PUBLIC STATE OF FLORIDA
ANGELY ANDINO FUENTES
Commission # HH 188521
Expires October 22, 2025

EXHIBIT "A"

DESCRIPTION OF IMPROVEMENTS

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

CELEBRATION
COMMUNITY DEVELOPMENT DISTRICT

Motion: Assigning Fund Balance as of 9/30/25

The Board hereby assigns the FY 2025 Reserves as follows:

Operating Reserves – Operating Capital	$1,271,980

LLS Tax Solutions Inc.
1645 Sun City Center Plz,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

October 9, 2025

Celebration Community Development District
c/o Inframark Infrastructure Management Services
5645 Coral Ridge Dr. #407
Coral Springs, Florida 33076

Thank you for choosing LLS Tax Solutions Inc. ("LLS Tax") to provide arbitrage services to Celebration Community Development District ("Client") for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- $5,175,000 Celebration Community Development District Special Assessment Revenue Refunding Bonds, Series 2013A

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service ("IRS") forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated "tax shelter" rules that require taxpayers to disclose their participation in "reportable transactions" by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all "reportable transactions" and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client's participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state "tax shelter" reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client's failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the three-year bond calculation period beginning October 16, 2024, through the period ending October 15, 2027, is $1,500, which is $500 for each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

By: *Linda L. Scott*

Linda L. Scott, CPA

AGREED AND ACCEPTED:
Celebration Community Development District

By: _____

Print Name _____

Title _____

Date: _____

LLS Tax Solutions Inc.
1645 Sun City Center Plz., #5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

September 18, 2025

Celebration Community Development District
c/o Inframark Infrastructure Management Services
5645 Coral Ridge Dr. #407
Coral Springs, Florida 33076

Thank you for choosing LLS Tax Solutions Inc. ("LLS Tax") to provide arbitrage services to Celebration Community Development District ("Client") for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- $7,545,000 Celebration Community Development District (Osceola County, Florida) Special Assessment Bonds, Series 2021 (Assessment Area One Project)

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service ("IRS") forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated "tax shelter" rules that require taxpayers to disclose their participation in "reportable transactions" by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all "reportable transactions" and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client's participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state "tax shelter" reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client's failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the three annual bond years beginning May 2, 2025, through the period ending May 1, 2028, is $1,500, which is $500 each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

By: *Linda L. Scott*

Linda L. Scott, CPA

AGREED AND ACCEPTED:
Celebration Community Development District

By: _____

Print Name _____

Title _____

Date: _____

Proposal #191257

Date: 10/1/2025

PO #

Customer:	Property:
Angel Montagna Inframark 313 Campus Street Celebration, FL 34747	Celebration CDD 313 Campus St Celebration, FL 34747

Jeter Bend Winged Elms (6)

Remove and Stump grind (5) Pear Trees and install (6) Winged Elm trees with water bags. Install sod where needed during the install phase.

Default Group

Property Improvements

Items	Quantity	Unit	Price/Unit	Price
Demo / Debris Removal / Site Prep	25.00	Hr	$85.00	$2,125.00
Elm Winged 3" 65g	6.00	65g (3")	$700.00	$4,200.00
Remove and Stump Grind 5 Pear Trees	1.00	Dollars	$3,250.00	$3,250.00
St Augustine Sod (Pallet)	1.00	Pallet	$500.00	$500.00
Misc Irrigation Costs	1.00	ea	$75.00	$75.00
Water Bags	5.00	ea	$30.00	$150.00

Property Improvements: $10,300.00

PROJECT TOTAL: **$10,300.00**

Terms & Conditions

By _____

Joel T Winternitz

Date 10/1/2025

United Land Services

By _____

Date _____

Celebration CDD

Fencing Bids:

Regarding Both Celebration Avenue adjacent to the 851 building and Greenbrier opposite the K-8 School. Listed in order of ascending price, as well as cost per lineal foot included.

	Aluminum:	**PVC:**	**Fabricated:** **(To match existing Railing)**
Fence Direct:	**$17,600** **(Permit not Included)** **(~$30.99 per LF)**	**$10,224** **(Permit not Included)** **($18 per LF)**	
Mossy Fence:	**$41,000** **(Permit Included ~$2,000 Allowance)** **(~$72.18 per LF)**	**$12,800** **(Permit Included ~$2,000 Allowance)** **(~$22.54 per LF)**	
Superior Metalworks:			**$113,940.80** **(Permit not Included)** **($200.60 per LF)**

Sunbelt Metals:			**$168,128** **(Permit Included)** **($268 per LF)**
Perimeter Solutions Group:	**$27,515.10** **(Permit not Included)** **(~$48.44 per LF)**		
Southern Outdoors:			**$199,400.** **(Permit not Included)** **($351 per LF)**

Fence Direct

www.fencedirectfl.com

ORLANDO
9867 S.Orange Blossom Trail
Orlando, FL 32837
Office: 407.857.5770
info@fencedirectfl.com

Insured / Bonded BBB

No. _____

EST|MATE/CONTRACT

Estimate Date: 10/1/25

Estimate Valid For 15 Days

Prepared By: ABEL BUENO

Tel. #: (407) 800-2121

CUSTOMER INFORMATION:

Name: INFRAMARK.

Address: 851 BLDG & KB SCHOOL CELEBRATION, FL

Subdivision: _____

Contact #: (352) 978-9539 (DYLAN CAMPBELL)

Alternate #: _____

Email: DYLAN.CAMBELL@INFRAMARK.COM

Gate Code: _____

FENCE #1:

PVC (Vinyl)	Aluminum	Steel	Chain Link	Wood
☒	☐ Res. ☐ Comm.	☐ Res. ☐ Comm.	☐ Res. ☐ Comm.	☐

Style/Model: RANCH / 3-RAILS

Total Linear Feet: 568 Height: 4 Width: 6

Color: WHITE Post Caps: STDR.

GATES:

4 ft. Walk: — 5 ft. Walk: —

8 ft. Double: — 10 ft. Double: —

Other: — Size: — Qty: —

Notes: _____

FENCE #2:

PVC (Vinyl)	Aluminum	Steel	Chain Link	Wood
☐	☐ Res. ☐ Comm.	☐ Res. ☐ Comm.	☐ Res. ☐ Comm.	☐

Style/Model: _____

Total Linear Feet: _____ Height: _____ Width: _____

Color: _____ Post Caps: _____

GATES:

4 ft. Walk: _____ 5 ft. Walk: _____

8 ft. Double: _____ 10 ft. Double: _____

Other: _____ Size: _____ Qty: _____

Notes: _____

SPECIFICATIONS:

☒ Top Level Fence ☐ Follow Contour of Ground

Open Pool ☐ YES ☒ NO

Removal & Disposal of Existing Fence ____ FT. NO ☒

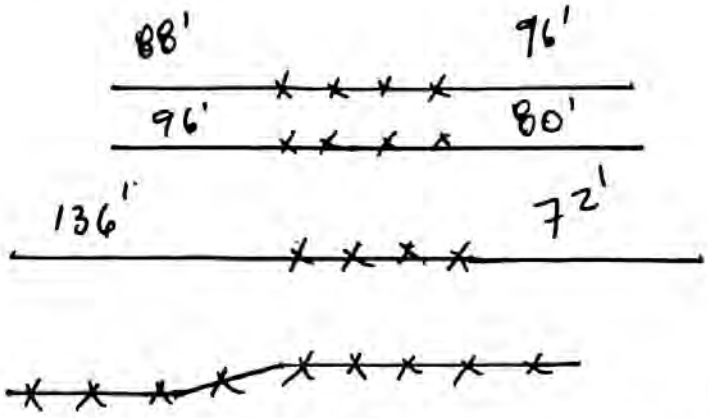
Clearing of Fence Line Needed YES ☐ NO ☒

Clearing to be Done by CLIENT ☐ SS ☐ N/A ☒

(Fee Applies If Fence Direct, Refer to Pg. 2)

HOA Approval Req.		Permit Required	
YES	NO	YES	NO
☐	☐	☐	☐
Who's Applying		Who's Applying	

FENCE DIAGRAM:



GATE OPENING OPTIONS: GATE 1 ☐ IN ☐ OUT GATE 2 ☐ IN ☐ OUT

Estimate Amount: $10,224.00

SPECIAL NOTES:

*OPTION (B) 4-RAILS $11,360.00 (PERMIT IS NOT INCLUDED ON THIS PRICE)

AGREEMENT TO FENCE DIRECT INSTALLATION

This proposal only becomes a contract when accepted by officer of Fence Direct. Fence Direct hereby sells to the Purchaser the fence product or structure described, subject to all terms and conditions, on this contract and on the terms of service page. Contract price is for the agreed footage. Final footage may vary. Said variation will be billed at a prorated basis. Inclement weather, manpower, and equipment constraints, etc. can delay the completion of this contract. Purchaser agrees that under no circumstances will Fence Direct allow a reduction in the contract price, nor will reimbursement be made to compensate Purchaser for said expenses or inconveniences. Responsibilities of Fence Direct are limited to that which is described in this contract. Verbal representations by Fence Direct employees will not be honored.

CONTRACT AMOUNT: $ _____

DEPOSIT AMOUNT: $ _____

BALANCE DUE UPON INSTALLATION: $ _____

APPROVED & ACCEPTED BY:

_____ CUSTOMER SIGNATURE

_____ CONTRACT DATE:





Fence Direct

www.fencedirectfl.com

ORLANDO
9867 S.Orange Blossom Trail
Orlando, FL 32837
Office: 407.857.5770
info@fencedirectfl.com

Insured / Bonded BBB

No. _____

ESTIMATE / CONTRACT

Estimate Date: 10/3/25

Estimate Valid For 15 Days

Prepared By: ABEL BUENO

Tel. #: (407) 800-2121

CUSTOMER INFORMATION:

Name: INFRAMARK.

Address: 851 BLDG & KB SCHOOL
CELEBRATION, FL

Subdivision:

Contact #: (352) 978-9539 (DYLAN CAMPBELL)

Alternate #:

Email: DYLAN.CAMPBELL@INFRAMARK.COM

Gate Code:

FENCE #1:

PVC (Vinyl) ☐ | Aluminum ☐ Res. ☒ Comm. | Steel ☐ Res. ☐ Comm. | Chain Link ☐ Res. ☐ Comm. | Wood ☐

Style/Model: 3-RAILS / CLOSE TOP & BOTTOM.

Total Linear Feet: 568. Height: 5 Width: 6

Color: BLACK. Post Caps: STD.

GATES:

4 ft. Walk: — 5 ft. Walk: —

8 ft. Double: — 10 ft. Double: —

Other: — Size: — Qty: —

Notes:

FENCE #2:

PVC (Vinyl) ☐ | Aluminum ☐ Res. ☐ Comm. | Steel ☐ Res. ☐ Comm. | Chain Link ☐ Res. ☐ Comm. | Wood ☐

Style/Model:

Total Linear Feet: Height: Width:

Color: Post Caps:

GATES:

4 ft. Walk: 5 ft. Walk:

8 ft. Double: 10 ft. Double:

Other: Size: Qty:

Notes:

SPECIFICATIONS:

☐ Top Level Fence ☒ Follow Contour of Ground



Open Pool ☐ YES ☒ NO

Removal & Disposal of Existing Fence ____ FT. NO ☒

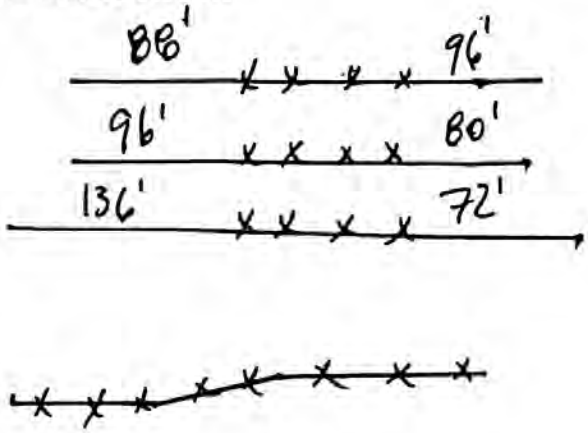
Clearing of Fence Line Needed YES ☐ NO ☒

Clearing to be Done by CLIENT ☐ SS ☐ N/A ☒

(Fee Applies If Fence Direct, Refer to Pg. 2)

HOA Approval Req.		Permit Required	
YES ☐	NO ☐	YES ☐	NO ☐
Who's Applying		Who's Applying	

FENCE DIAGRAM:



GATE OPENING OPTIONS: GATE 1 ☐ IN ☐ OUT GATE 2 ☐ IN ☐ OUT

Estimate Amount: $ 17,600.00

SPECIAL NOTES:

(PERMIT IS NOT INCLUDED ON THIS PRICE)

AGREEMENT TO FENCE DIRECT INSTALLATION

This proposal only becomes a contract when accepted by officer of Fence Direct. Fence Direct hereby sells to the Purchaser the fence product or structure described, subject to all terms and conditions, on this contract and on the terms of service page. Contract price is for the agreed footage. Final footage may vary. Said variation will be billed at a prorated basis. Inclement weather, manpower, and equipment constraints, etc. can delay the completion of this contract. Purchaser agrees that under no circumstances will Fence Direct allow a reduction in the contract price, nor will reimbursement be made to compensate Purchaser for said alignment or inconveniences. Responsibilities of Fence Direct are limited to that which is described in this contract. Verbal representations by Fence Direct employees will not be honored.

CONTRACT AMOUNT: $ _____

DEPOSIT AMOUNT: $ _____

BALANCE DUE UPON INSTALLATION: $ _____

APPROVED & ACCEPTED BY:

_____ CUSTOMER SIGNATURE

_____ CONTRACT DATE:



CORPORATE OFFICE
271 Southridge Industrial Drive, Tavares, FL, 32778
PH: 407.900.2940
www.mossyoakfences.com

10/09/25

PROJECT NAME: **CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**
CELEBRATION, FLORIDA 34747

FENCE BID: PERIMETER FENCE OPTIONS

568	L.F. 5' HIGH BLACK ALUMINUM THREE RAIL PICKET FENCE - IN DIRT 6'W X 5'H SECTIONS, 1" SQ. PICKETS, 2 ½" SQ. LINE/END POSTS CONCRETE ALL POSTS	**$41,000.00**

OR

568	L.F. 4' HIGH WHITE VINYL THREE RAIL CORRAL FENCE - IN DIRT 1 ½" X 5 ½" X 16' RAIL (3), 5" X 5" X 7' LINE/END POSTS CONCRETE ALL POSTS	**$12,800.00**

BASE BID TOTAL: **$OPTIONS**

P&P BOND ADD 5%

PROJECT NOTES:
PER PLANS AND SPECS PROVIDED
SURVEYS – BY OTHERS
PERMIT INCLUDED - $2,000.00 ALLOWANCE

RUSTY BUCHKOVICH
MOSSY OAK FENCE
352-804-1277
rusty@mossyfence.com

CONDITIONS

Mossy Fence LLC ("Seller") hereby sells to the purchaser identified on this form (the "Purchaser") the fence product or structure described (the "Fence"), subject to all terms and conditions on each side of this contract and other written documents executed by Purchaser, and the Purchaser in consideration thereof agrees that:

1. **PURCHASER RESPONSIBLE FOR FENCING LOCATION.** The purchaser has selected the installation location for the Fence. Except as set forth in paragraph 16, Purchaser represents that it has all rights and has obtained all necessary rights and approvals, including but not limited to, easements and property association approvals, necessary to place the Fence in the selected location. Purchaser shall locate and mark all property lines or easements in the vicinity of the proposed fence location and shall defend and hold harmless Seller and reimburse Seller for all costs in connection with defending any claim relating to the placement or location of the Fence.

2. **SITE CONDITIONS - ADDITIONAL CHARGES.** Site preparation, including any necessary clearing and grading, shall be completed by Purchaser prior to Seller's arrival for installation. Purchaser understands and agrees that the price of this Contract is subject to potential increases due to the discovery of underground obstacles or unexpected site conditions. Any increases will relate to the actual cost of additional installation, materials, and labor required.

3. **UNDERGROUND SYSTEMS.** Purchasers shall locate and mark any privately owned underground cables, pipes, or other facilities which could potentially be damaged or impacted by the Fence installation. Purchaser agrees to defend and hold harmless Seller and reimburse Seller for all costs in connection with defending any claim relating to the placement of the Fence or damage caused to underground cables, pipes, or other facilities due to Purchaser's failure to locate, mark, or disclose their existence. Without limiting the foregoing, Purchaser agrees that Seller will not be held responsible for damages to any sprinklers or irrigation systems, unmarked underground pipes, drains, foundations, etc. occurring during the preparation, installation, or inspection of the fence.

4. **LANDSCAPE.** Purchaser agrees that Seller will not be responsible for damage to sod, plants or landscaping that occurs during the preparation, installation, or inspection of the Fence, nor must Seller restore the area to its pre-installation condition.

5. **PAYMENT.** Payment in full shall be due on completion of the Fence installation. Any payment not received within five days of the invoice date shall bear simple interest at the rate of 1.5% per month, or the maximum rate allowed by law, whichever is less. Cancellation of contract by Purchaser after the three-day grace period, if any, required by law will result in charges for any work performed and/or materials produced for contracted job plus a fee equal to 15% of the contract amount, payable immediately.

6. **DEFECTS.** ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

7. **FLORIDA'S CONSTRUCTION LIEN LAW.** ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (§§ 713.001 to 713.37, Fla. Stat.), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COM PLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

8. **ACCEPTANCE BY Mossy Fence.** This proposal shall only become a binding contract when executed by an officer of Seller. The Contract price on the reverse side of this form is based on an estimate of the footage needed. Final footage may vary, and the Contract price will be adjusted accordingly.

9. **DISPUTES & VENUE.** This Contract shall be governed exclusively by the laws of the state of Florida, and venue for any dispute concerning this contract will lie exclusively in Lake County, Florida.

10. **REDO WORK AND EXTRA TRIPS.** Purchasers shall be present when work commences to indicate location of fence and gates and to inform workers of special conditions, including, but not limited to, those contemplated in Paragraphs 1 and 3 above. Work accomplished in error due to Purchaser's lack of direction to Mossy Fence will be corrected at Purchaser's expense. Extra trips attributed to Purchaser's failure to adhere to any of Purchaser's obligations herein will be billed to the Purchaser at the rate of $150 per trip. Purchaser will be present at project completion to approve work and to deliver final payment to a Mossy Fence representative. If extra trips are requested to make changes or corrections not related to workmanship, a charge of $250 per trip plus costs of materials and labor relating to redone work will be added to the contract price.

11. **WARRANTY AND EXCLUSIONS**. Seller will correct any errors in workmanship, if notified within five years of installation, and will adjust any gates within the first 30 days of installation, provided there are no signs of abuse thereto. This warranty shall not be read to apply to damage from storms, wind, vandalism, impact, climbing or misuse, and
normal wear and tear. Fence material will change appearance due to the process of aging and exposure to the elements. Defects caused by the above-described natural changes in materials are also excluded from the warranty. **Mossy Fence MAKES NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO GOODS SOLD UNDER THIS Agreement. THERE ARE NO EXPRESS OR IMPLIED WARRANTIES THAT EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF.**

12. **ANIMAL AND CHILD CONTAINMENT.** Due to uneven terrain and other factors, varying space will exist between the bottom of the fence and the ground. Pets and children
can often exploit these spaces or otherwise find their way over a fence. Purchaser agrees that Seller will not be held responsible for retaining pets or children within the Fence or for direct or indirect damage resulting from pets or children climbing, scaling, jumping, falling, escaping, or breaching the Fence or for leaving any area enclosed by the Fence.

13. **ATTACHMENT TO MASONRY.** The attachment of fences to existing masonry structures, including, but not limited to columns, walls, and driveways, carries the risk of damaging said structures. Masonry walls with fences attached are subject to damage from wind. Purchaser agrees that Seller will not be held liable for damage to masonry structures.

14. **FORCE MAJEURE.** The seller’s installation of the Fence will be completed within a reasonable time. Seller shall not be liable for delay in delivery or default resulting from any cause beyond Seller's reasonable control, including, but not limited to, governmental action, strikes or other troubles, fire, damage or destruction of goods, wars (declared or undeclared), acts of terrorism, manufacturers' shortages, availability of timeliness of transportation, materials, fuels, or supplies, and acts of God (each a "Force Majeure Event"). Upon the occurrence of a Force Majeure Event: (a) the time for Seller's performance shall be extended reasonably and the Parties shall adjust all affected dates; accordingly, (b} the purchase price shall be adjusted for any increased costs to Seller resulting from such Force Majeure Event; and (c) Purchaser shall not be entitled to any other remedy.

15. **FENCE HEIGHT.** Fence height is defined herein as the height of the fence at its tallest point from grade plus or minus 6 inches.

16. **BUILDING PERMITS.** Building permits will be obtained and paid for by Seller. Permit and processing fees, if necessary have been included in the contract amount, except for permits for fences built on commercial properties, which are billed separately on a per job basis.

17. **RESPONSIBILITIES.** Responsibilities of Seller are limited to those described in this Contract and written addenda hereto. Verbal representations by Seller's employees or contractors are not binding obligations of Seller.

18. **INDEMNIFICATION.** Purchaser shall indemnify, defend, and hold Seller, its officers, directors, employees, and agents harmless from any and

all costs (including attorney's and accountant's fees and expenses, court costs, and any other legal expenses), liabilities and damages resulting from or related to any third party claim (including from Purchaser's employees), complaint and/or judgment arising from Purchaser's use of any goods furnished hereunder, as well as any negligent, intentional, or tortious act or omission of Purchaser or any material breach by Purchaser of these terms.

19. GATE AUTOMATION. Manufacture warranty only covers defective parts for a limited time. Cost of Labor is never covered under the manufacture warranty. Mossy Oak Fence, LLC will provide a 90 (ninety) day workmanship warranty for the party named on the contract. The warranty becomes effective the day the job is completed provided the contracted price of said job has been paid in full. Workmanship warranty does not cover acts of nature, damage by motor vehicles, vandalism or any other damage caused by anyone / anything other than workmanship error which may have occurred at the time of installation. WARRANTIES DO NOT COVER ELECTRICAL POWER SURGES CAUSED BY LIGHTENING OR SURGES GENERATED FROM THE POWER COMPANY GRID. **A 275.00 fee for service call is charged to the owner and the service fee will include** 1. Diagnostic troubleshooting of the electronic gate opener. 2. One hour labor cost (each additional hour at $75.00 each, including driving time). In the event of a system failure, Mossy Oak Fence, LLC will make every effort to repair the system as quickly and efficiently as possible. Mossy Oak Fence is not responsible for electrical run to the site.

20. STAINING. Pre-stained fences are warranted for 90 days. Touch-ups are not the responsibility of Mossy Oak Fence. Color variations will vary in between wood panels. Fading will occur over time and is expected.

21. ATTORNEY'S FEES. In any action to enforce tile terms of this Agreement, or to collect any moneys owed or claimed to the owed to Seller. the prevailing party shall be entitled to recover Its expenses, accountancies, court costs, and reasonable attorneys' fees from the other party.

Superior Metalworks
Florida
U.S.A
flsuperiormetalworks@gmail.com

QUOTE

 # QT-000008

Bill To
Celebration CDD

: 15 Oct 2025

#	Item & Description	Qty	Rate	Amount
1	Material Aluminum Material 6x3, 2x3, 3x3, 1.5x2 rectangular tubing	568.00	76.42	43,406.56
2	In Shop Fabrication Fabrication of fencing in panels similar to existing. Fencing made in 16'-8' sections. Estimated time of fabrication, 2 weeks.	568.00	80.00	45,440.00
3	Misc. Expense Powdercoating on fencing. (GREEN) Customer to determine color. Lead time: 2-3 weeks. Will be scheduled for powder at start of fabrication to avoid delays.	568.00	19.18	10,894.24
4	On-site Labor Installation of Fencing with concrete at posts. Fence to be installed as close to existing fence height as possible. Installation on Greenbriar will need to be outside of school hours.	568.00 hr	25.00	14,200.00
5	Note to Customer Exclusion: Superior Metalworks is not responsible for locate or relocate of any utilities.	1.00	0.00	0.00
6	Note to Customer Exclusion: Any certified engineered drawing needed will need to be discussed and priced at that time.	1.00	0.00	0.00
7	Note to Customer Note: Any changes to the design, material size, and overall fence height will effect the price. Please reach out with any questions or concerns. Thank you.	1.00	0.00	0.00

Sub Total	113,940.80
Total	**$113,940.80**

Notes

Looking forward for your business.

Crafted with ease using Zoho Invoice
Visit zoho.com/invoice to create truly professional invoices

P R O P O S A L

920 S. Bradshaw Rd.
Apopka, Fl. 32703
Phone: 407-889-8960
Sunbeltmetals.com

TO: CCDD **DATE: 09/30/2025**

ATTN: Dylan Campbell **PHONE: 352-978-9539**

PROJECT: Celebration Fencing at Sidewalk Drop-offs

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

568 LF – Aluminum Fence

Materials	
Post	**Tube 6 x 3 x 1/8**
Post	**Tube 3 x 3 x 1/8**
Top Horizontal	**Tube 3 x 2 x 1/8**
Bottom Horizontal	**Tube 3 x 2 x 1/8**
Middle Horizontals	**Tube 2 x 1 ½ x 1/8**
Powder Coated	
Permits	

Submittal Drawings	**2 Weeks**
Fabrication	**6 Weeks**
Installation	**4 Weeks**

Post Holes **12” Diameter x 30” Deep – Large Post**
8” Diameter x 30” Deep – Small Post

Total – F & I - $ 168,128.00

General Exclusions:

- **Cost of Engineering, testing, any type of bid or performance bond**
- **Barricades**
- **Special Wages – Union, Davis Bacon, etc.**
- **Any items not specifically identified in the above scope of work**

Note:

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

SUBMITTED BY: KEVIN HARBIN - kharbin@sunbeltmetals.com

Perimeter Solutions Group
6500 E Broadway Ave
Tampa, FL 33619

Please remit payment to our lockbox address:
Dept 6938
PO BOX 413026, Naples, FL 34101

Proposal

ID: SQ2025-08674
Date: 10/16/2025
Expiration Date: 10/23/2025

CELEBRATION FENCING AT SIDEWALK DRO OFFS

Client	CELEBRATION CDD 313 Campus Street Kissimmee, FL 34747-4982	Point of Contact	Dylan Campbell (352) 978-9539 Dylan.Campbell@inframark.com
Jobsite Address	GREENBRIAR AVE BETWEEN WESTPARK DR & JASMINE ST, CELEBRATION AVE BVETWEEN 851 BLDG & K8 SCHOOL	Estimator	Frank Gavaghan frank@westfloridafence.com

Scope of Work

Install approximately 568 linear feet of 5-foot tall Hunter Green EFF-20 aluminum fencing. Fence to include a mid-rail evenly spaced between the top and bottom rails, with the bottom rail installed flush to the ground. Posts to be 2.5" square aluminum, set in concrete.

Notes:
This proposal is based on a site-unseen estimate and does not reflect verified field measurements. Final pricing is subject to change upon completion of an on-site evaluation.

Add to total if any post needs to be core drilled through asphalt or concrete. $130.00 a post.

Add to total for permit from Osceola County $800.00

Catalog	Total
Material PKG Elite Fence products special rail, hunters geen, 2.5" post EFF-20.	22,106.32
80 lb bags of concrete	807.98
Aluminum fence labor post installed in dirt	4,600.80

Signatures

Signature	Print Name & Title	Date	**Total**	**27,515.10**

Inclusions

PRICE IS VALID FOR 7 CALENDAR DAYS DUE TO SUPPLY CHAIN & FUEL PRICING VOLATILITY

Exclusions

1) SURVEYING PROPERTY LINES OR FENCE LINE STAKING.
2) FENCE LINE PREPARATION INCLUDING: SITE WORK, CLEARING, MOVING, AND GRADING.
3) LOCATING OR RELOCATION OF PRIVATE UNDERGROUND UTILTITIES BEYOND SCOPE OF 811.
4) REPAIR, REPLACEMENT, RELOCATION, OR RE-INSTALLATION OF ADJACENT OR CONFLICTING LANDSCAPING, SOD, OR UNDERGROUND UTILITIES.
5) REMOVAL OF CONCEALED BELOW GRADE CONDITIONS INCLUDING: ROOTS, STUMPS, LANDSCAPE/CONSTRUCTION DEBRIS, BURIED SLABS/ASPHALT, OR OTHER INORGANIC MATERIAL.

Terms & Conditions

TERMS:
1) PAYMENT OF INVOICES IS DUE UPON COMPLETION OF THE WORK.
2) IF WAIVER OF SUBROGATION IS REQUIRED, ADD $350.00 TO TOTAL.
3) CLIENT AGREES TO PROVIDE PSG ACCESS TO THE WORK AREA FOR A DEFINED PERIOD OF TIME. IF THE CLIENT FAILS TO MAKE THE WORK AREA ACCESIBLE/AVAILABLE THE CLIENT AGREES TO COMPENSATE PSG FOR RE-MOBILIZATION AND OTHER COSTS ASSOCIATED WITH THE DELAY.
4) WARRANTY - THE WORK IS COVERED BY 1-YEAR WARRANT FOR WORKMANSHIP, WHICH DOES NOT INCLUDE UNUSUAL WEATHER EVENTS, ACTS OF GOD, OR WORK CONTRACTED BY THE CLIENT, PERFORMED BY OTHERS IN THE SAME AREA/PROPERTY/PROJECT. THE FENCE PRODUCTS THEMSELVES IS COVERED UNDER A SEPARATE MANUFACTURER'S WARRANTY.
5) WOOD DISCLAIMER - WOOD FENCING IS A NATURAL PRODUCT THAT IN HARSH/HUMID WEATHER CAN FADE WARP, ROT, SPLINTER, AND SHRINK AND THESE MATERIALS ARE NOT COVERED BY A MANUFACTURER'S WARRANTY.

6) PSG ASSUMES NO LIABILITY FOR PROBLEMS AND DAMAGE DUE TO: NATURAL CAUSES, UNKNOWN/CONCEALED BELOW GROUND CONDITIONS.
7) FORCE MAJEURE - PSG'S AGREED TO PERFORMANCE OBLIGATIONS ARE NULLIFIED WHEN CERTAIN EVENTS/CIRCUMSTANCES OCCUR BEYOND PSG'S CONTROL INCLUDING:
*ACTS OF GOD, SUCH AS SEVERE ACTS OF NATURE OR WEATHER EVENTS INCLUDING FLOODS, FIRES, EARTHQUAKES, NAMED STORMS, OR EXPLOSIONS.
*WAR, ACTS OF TERRORISOM, EPIDEMICS, OR PANDEMICS.
*ACTS OF GOVERNMENTAL AUTHORITIES
*STRIKES AND LABOR DISPUTES

FROM:
Southern Outdoors
12 Elkwood Court
Winter Springs, FL, 32708
Email: jbrown@southernoutdoors.co
Phone: (407) 539-4500

ESTIMATE

EST-002515

Estimate Date: Aug 04, 2025
Expiry Date: Sep 01, 2025

TO:
Celebration CDD
Attn: Russ Simmons
(Field Manager)
Phone: (407) 947-1238

JOB:
Celebration

#	Services	Qty	Price	Discount	Tax (%)	Total
1	Custom Aluminum 8 Rail Handrail 42" aluminum 8 rail handrail. Powder coated Celebration Green (Pantone#567) Set in the ground with concrete	568.00	$350.00	$0.00	No Tax	$198,800.00

Subtotal	$198,800.00
Grand Total ($)	$198,800.00
Deposit Due	$99,400.00

Payment Schedule

Deposit (50.00%)	$99,400.00

Accepted payment methods
Credit Card, Check

Message
Here's your estimate for the project. Let me know if you have any questions or are ready to move forward!
Thanks again,
Southern Outdoors

Terms
1. Payment terms are Net 15.
2. Additional charge for digging through asphalt, concrete, or rock.
3. Removal of existing fence and/or gates and grounding done by others.
4. Night work at a premium.
5. Job based on four (4) mobilization(s).
6. Additional mobilization(s) will be charged at $1,500.00 each.

7. Radius turns to be fabricated as mitered kicks unless specified in the contract. Pipe bending at a premium.
8. Lead times: Approximately 4-6 weeks from receipt of approved shop drawings.

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KISSIMMEE MOTORSPORTS INC

2881 N. JOHN YOUNG PARKWAY
KISSIMMEE FL 34741
407-847-6686

Buyer's Order

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT/INFRAMARK

313 CAMPUS ST.
CELEBRATION, FL 34747

H 4079471238 W 4079471238 C 4079471238

Date 10/02/2025
Deal No.
Salesperson GREGG, ROBERT
Lienholder CASH DEAL

Email rosemary.tschinkel@inframark.com

I hereby agree to purchase the following unit(s) from you under the terms and conditions specified. Delivery is to be made as soon as possible. It is agreed, however, that neither you nor the manufacturer will be liable for failure to make delivery.

Unit Information

New/U	Year	Make	Model	Odometer	Serial No.	Stock No.	Price (Incl factory options)
New	~~2025~~		~~Temporary MU~~	0		TEMP	$9,894.96

2026 KAWASAKI MULE SXSC Blue

Parts and Labor: Price Qty Ext Price

model
KAF400RTFNN

Labor:
Roof
windshield
side mirrors

Notes: Hitch + 2" Ball

Dealer Unit Price	$9,894.96
Parts & Accessories	$0.00
Labor	$1,680.08
Destination	$1,698.00
Assembly & Prep	$697.60
Battery Fee	$1.50
Tire Fee	$4.00
Tag Fee	$40.75
Cash Price	$14,016.89
Trade Allowance	$0.00
Payoff	$0.00
Net Trade	$0.00
Net Sale (Cash Price - Net Trade)	$14,016.89
Sales Tax	$0.41
Title/License/Registration Fees	$0.00
Documentation Fee	$220.00
Credit Life Insurance	$0.00
Accident & Disability	$0.00
Cash Down Payment	$0.00
Amount to Pay/Finance	$14,237.30

Trade Information

Monthly Payment of [redacted] For 0 Months at 0.00% Interest

NOTICE TO BUYER: (1) Do not sign this agreement before you read it or if it contains any blank spaces to be filled in. (2) You are entitled to a completely filled in copy of this agreement. (3) If you default in the performance of your obligations under this agreement, the vehicle may be repossessed and you may be subject to suit and liability for the unpaid indebtedness evidenced by this agreement.

TRADE-IN NOTICE: Customer respresents that all trade in units described above are free of all liens and encumbrances except as noted.

*With Approved Credit. Interest rates and monthly payment are approximate and may vary from those determined by the lendor.

Customer Signature _____ Dealer Signature _____

Thank You for Your Business!

EHLERT BRYAN
consulting structural engineers

AGREEMENT FOR STRUCTURAL ENGINEERING SERVICES

Date: October 17, 2025

Client: Celebration Community Development District (CCDD)
313 Campus Street
Celebration, FL 34747

Attn: Ms. Angel Montagna, District Manager

Project Name/Location: CCDD Boardwalks Structural Repair Drawings, Celebration, FL
EB#: RFP2025309F

Dear Ms. Montagna:

We are pleased to submit this proposal for structural engineering services on the above referenced project. If accepted, the resulting agreement shall form the contract between Ehlert Bryan (the Firm) and Celebration Community Development District (CCDD, the Client). This proposal shall be valid for two months from the above date.

Scope/Intent of Work:

Our understanding of the project is based on an RFP e-mail from Mr. Kerry Satterwhite dated October 15, 2025, and follow-up discussions about the intended project scope.

We understand the project to consist of structural sketch-form (8.5x11 or 11x17) drawings addressing the repair approach for items of structural damage or deterioration related to the wood- and steel-framed boardwalks in the Town of Celebration. We do not anticipate permit-level repair drawings per our discussions. We do expect to prepare a written, high-level "scope of work" narrative document to accompany these sketches.

The scope items identified for inclusion in the repair drawings have been determined using the findings and recommendations contained in Ehlert Bryan's "Boardwalk Evaluation" report for the same boardwalks dated June 9, 2025 and further refined by my conversation with Kerry Satterwhite by phone on October 17, 2025. We understand that CCDD is seeking repair guidance for primarily sub-structure items (below the deck level), since the maintenance team addresses items at and above the deck regularly. Refer to the report for additional information and detail on the items being addressed in this proposal.

Based on our conversations, the items to be addressed in the repair sketches / drawings include the following:

- Joist repairs and joist replacements of various types
- Beam repairs and beam replacements of various types, including recommendations for beam water protection details at cantilevered ends
- Wood pile strengthening and repair, and/or replacement with supplemental support

- Helical steel pile strengthening and repair
- Steel and wood cross-bracing repairs and/or replacement
- Guardrail post replacement details, including the recommended tension tie and blocking detailing for increased stability and security

Other instances of damage and deterioration noted in that report are excluded from this scope. It is understood that the remaining observed items are either routinely handled by the CCDD maintenance team as part of ongoing maintenance or have already been or will be soon addressed, where they fall within the team's repair capabilities and do not require structural drawings. We know also that the recommendations for re-grading and the concrete repairs for abutment structures are being handled already by CCDD and are therefore not part of the proposed scope of work.

This proposal does not include structural analysis for a comprehensive assessment of the overall strength, capacity, or serviceability of the boardwalks. Analysis will be limited to areas where retrofits or remediation are specifically proposed and modify the original construction. Structural design efforts will focus on new elements required to replace or re-support portions of the boardwalk framing, including guardrail posts, joists, beams, and substructure/foundations. Where components are replaced in kind, no evaluation will be performed to verify compliance with current codes; it is assumed that such components were originally designed in accordance with the code requirements in effect at the time of construction.

This proposal does not include scope for additional visual evaluation or condition assessment of boardwalk components. Construction phase site visits are listed in the Fee section as part of the hourly CA cost, if requested by CCDD, should such be necessary during the implementation of repairs and rehabilitation per the drawings.

If new foundations are required, standard shallow, spread footings or conventional shallow sonotube foundations are anticipated, and will be designed utilizing the presumptive soil bearing capacities listed in the Florida Building Code, and those capacities are to be field verified during construction.

Services:

1) Structural Repair Sketches and Narrative Scope –
    a. We will prepare structural sketches and a narrative scope document for repairs to the specified items for the Celebration Boardwalks.
    b. We will attend up to three web-based conference calls.
    c. We will attend up to one in-person board meeting at the CCDD office, if requested.
2) Construction Administration –
    a. We will respond to contractor questions (RFI) during construction.
    b. Changes or clarifications to the drawings during the construction process will be handled in the form of sketches. The updating of Contract Documents through Bulletins to incorporate RFI responses is excluded.
    c. Site Visits – We will perform site visits and prepare field reports if requested at the per visit fee listed below.

Fees:

1)	Structural Repair Sketches	**$**	**9,500**
2)	Construction Administration*		**HOURLY**

**Site visits* during construction, if requested, will be billed as part of the hourly services.

Exclusions/Limitations (These services can be provided for additional fees)**:**

- Preparation or evaluation of detailed opinions of probable cost / cost estimates or bids.
- Design of deep foundations due to poor soil conditions.
- Preparation of separate demolition documents.
- Design related to contractor's equipment (such as lifts) or construction methods including, but not limited to, temporary shoring and bracing.
- Preparation for and appearance as witness or consultant for any public hearing, arbitration, or legal proceedings with respect to this project.

The Terms and Conditions attached to this form are a part of this Agreement.

Offered by:

Ehlert Bryan
Consulting Engineers

Brian M. McSweeney, PE, SE

Accepted by:

_____
(client)

_____
(signature) **(date)**

_____
(printed name/title)

CF1-1/25

TERMS AND CONDITIONS

Ehlert/Bryan, Inc. and Ehlert Bryan or Ehlert Bryan DC, Inc. and Ehlert Bryan DC (the Firm) shall perform the services outlined in this Agreement for the stated fee arrangement and in accordance with the following terms and conditions.

Access To Site: Unless otherwise stated, the Firm will have access to the site for activities necessary for the performance of the services. The Firm will take precautions to minimize damage due to these activities, but have not included in the fee the cost of restoration of any resulting damage.

Standard of Care: In fulfilling the obligations and responsibilities performed pursuant to this Agreement, the Firm shall be expected to comply with and its performance evaluated in light of the standard of care expected of structural engineers performing similar services on projects of like size and complexity (the "Standard of Care"). Nothing contained in this Agreement, however, shall constitute a warranty or guaranty of any nature whatsoever.

Fee: For lump sum fee contracts, additional services, including extra field visits, shall be performed at the Firm's normal hourly rates. Where the fee arrangement is to be on an hourly basis, the rates shall be those in place at the time services are rendered. Current hourly rates are as follows:

Principal	$300.00/Hr.	Design Engineer	$185.00/Hr.
Director	$275.00/Hr.	Senior BIM Technician	$190.00/Hr.
Senior Project Manager	$255.00/Hr.	BIM Technician	$155.00/Hr.
Project Manager	$220.00/Hr.	Clerical	$130.00/Hr.
Assistant Project Manager	$200.00/Hr.		

Billings/Payments: Invoices for the Firm's services shall be submitted, at the Firm's option, either upon completion of such services or on a monthly basis and are due when rendered. Invoices shall be considered "Past Due" if not paid within 30 days after the invoice date. If the invoice is not paid within 30 days, the Firm may, without waiving any claim or right against the Client, and without liability whatsoever to the Client, terminate the performance of the service. Retainers shall be credited on the final invoice. Unpaid accounts shall be subject to a monthly service charge of 1.5% on the then unpaid balance (18.0% true annual rate), at the sole election of the Firm. In the event any portion or all of an account remains unpaid 90 days after billing, the Client shall pay all costs of collection, including reasonable attorney's fees.

Reimbursable Expenses: The cost for all normal out-of-pocket travel expenses, printing expenses, courier charges, package delivery (e.g. UPS), outside consultants, etc. shall be billed at a multiple of 1.15 times the cost incurred.

Third Party Beneficiary: The Firm and Client agree that the services to be performed by the Firm pursuant to this Agreement are solely for the benefit of the Client and are not intended by either the Client or the Firm to benefit any other person or entity. To the extent that any other person or entity, including, but not limited to the Owner and the Contractor or any of its Subcontractors, is benefited by the services performed by the Firm pursuant to this Agreement, such benefit is purely incidental and such other person or entity shall not be deemed a third-party beneficiary to this Agreement.

Digital Data: The firm does not convey any right in the information, communications, drawings or design created or stored for the Project in digital form ("Digital Data") or in the software or databases used to generate the data. Upon request by the Client, the Firm shall provide a copy of the Digital Data pertaining to this Project to the Client or the Client's contractor or the consultants, in a format and version as determined by the Firm, provided the use of such data is specifically limited to the Project. Digital Data furnished by the Firm is for the convenience of the Client and for informational purposes only. The Digital Data is being transferred "AS-IS" and may be subjected to undetectable alteration due to, among other causes, transmission, conversion, media degradation, software error or human error. Any use of the Digital Data, including but not limited to 2D CAD drawings or 3D BIM models, will be at the sole risk of the user and without liability, risk or legal exposure to the Firm. The Client and any other person or entity using the Digital Data agree to indemnify and hold harmless. The Firm, employees and consultants from and against any and all claims, damages, losses and expenses including without limitation, attorneys' fees and disbursements, arising out of or relating in any way to the user's subsequent use of or modification to the Digital Data.

Assignment: The Client and the Firm, respectively, bind themselves, their successors, assigns and legal representatives to the other party to this Agreement and the successors, assigns and legal representatives of such other party with respect to all covenants of this Agreement. Neither the Client nor the Firm shall assign this Agreement, any rights thereunder or any causes of action arising therefrom without the written consent of the other.

Illegality/Severability: If any provision of this Agreement is held invalid, illegal or unenforceable, the validity, legality or enforceability of the remaining provisions shall in no way be affected or impaired thereby, provided, however, that the parties hereto shall endeavor in good faith to rewrite the affected provision to make it (a) valid and (b) consistent with the intent of the original provision.

Indemnification: The Client shall indemnify and hold harmless the Firm employees and consultants from and against any and all claims, damages, losses and expenses (including reasonable attorney's fees) arising out of or resulting from the performance of the services, provided that any such claim, damage, loss or expense is caused in whole or in part by the negligent act, error and/or omission, and/or strict liability of the Client, its employees and/or anyone (except the Firm) for whom the Client is legally liable.

Personal Liability: In the event of any dispute or claim between the Client and the Firm arising out of or in connection with the Project, the Client and Firm agree that they shall look solely to each other for the satisfaction of any such dispute or claim. Moreover, notwithstanding anything to the contrary contained in any other provision of this Agreement, the Firm's and Client's principals, employees, and consultants shall have no personal liability whatsoever arising out of or in connection with this Agreement or the performance of services hereunder.

Risk Allocation: In recognition of the relative risks, rewards and benefits of the project to both the Client and the Firm, the risks have been allocated such that the Client agrees that, to the fullest extent permitted by law, the Firm's total liability to the Client for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this Agreement from any cause or causes, shall not exceed five times the Firm's fee or $50,000, whichever is less. Such causes include, but are not limited to, the Firm's negligent acts, errors and/or omissions, gross negligence, strict liability, breach of contract or breach of warranty.

Termination of Services: This Agreement may be terminated upon seven (7) days written notice by the Client or the Firm should the other fail to perform its obligations hereunder. In the event of termination, the Client shall pay the Firm for all fees and reimbursable expense generated or incurred prior to the date of termination.

Termination of the Firm Prior to Completion of Construction Administration Services: In the event that the Firm is terminated after the conclusion of the construction documents phase but prior to or during the construction administration phase, the Client agrees to indemnify and hold the Firm and/or its principals, employees, agents and consultants harmless from and against any and all claims, expenses, costs (including but not limited to reasonable attorney's fees and professional and administrative time at regular hourly rates), liabilities or damages arising out or in connection with matters the Firm might have discovered and/or mitigated had it been afforded the opportunity to provide construction administration services.

Instruments of Service: The Client acknowledges the drawings, specifications and other documents prepared by the Firm constitute the Instruments of Professional Service for use solely with respect to this Project and that the Firm shall be deemed the author and owner of the Instruments of Professional Service and shall retain all common law, statutory and other reserved rights, including copyrights. Nevertheless, the Firm grants to the to the Client a nonexclusive license to reproduce the Instruments of Professional Service solely for the purposes of constructing the Project and for informational purposes in connection with any renovation or addition to the Project, provided, however that the Client shall comply with all obligations, including prompt payment of all sums due, under this Agreement. Any failure of the Client to fully comply with all such obligations shall constitute an immediate revocation of such nonexclusive license. The Client shall not make any modification to the Instruments of Professional Service without the prior written authorization of Firm.

Existing Structures: Evaluations of existing buildings require that certain assumptions be made regarding existing conditions, many of which are not able to be reviewed by reasonable visual observation. These assumptions cannot be verified without substantial cost or demolition. Where the detailed investigation of such a condition is not authorized, the Firm shall not be responsible for the condition of the existing structure. The Client understands that actual field conditions may subsequently be found to vary from design assumptions which in turn may alter or increase the scope of the design and/or construction. The Client is fully responsible for and assumes all risks associated with such conditions.

Specialty Design Engineer Services: If professional design services or certifications by a Specialty Design Engineer related to systems, materials or equipment are required of the Contractor by the Contract Documents, the Firm shall specify the performance and design criteria that such services must satisfy. Shop drawings and other submittals related to the Work designed or certified by the Specialty Design Engineer retained by the Contractor shall bear such design professional's "professional seal" when submitted to the Firm. The Firm shall be entitled to rely upon the adequacy, accuracy and completeness of the services or certifications performed by such Specialty Design Engineer and the Client shall indemnify and hold the Engineer harmless from any claims related to or arising out of such services or certifications.

Construction Activities: All means and methods of construction, temporary bracing and shoring, specialty engineer design, and construction site safety shall be the responsibility of the Client or a contractor and not the Firm.

Certificate of Merit: The Client shall make no claim (whether directly or in the form of a third-party claim) against the Firm unless the Client shall have first provided the Firm with a written certification executed by an independent structural engineer licensed in the Commonwealth of Virginia. Such certificate shall: a) contain the name and license number of the certifier; b) specify each and every act or omission which the certifier contends constitutes a violation of the Standard of Care expected of a structural engineer performing professional services under similar circumstances; c) state in complete detail the basis for the certifier's opinion that each such act or omission constitutes such a violation: and d) be provided to the Firm thirty (30) days prior to the presentation of and as a precondition to any such claim, submission of such claim to mediation or the filing of litigation.

Applicable Law: This Agreement shall be governed by the laws of the Commonwealth of Virginia insofar as those laws relate to matters of formation, construction, validity, interpretation, performance and enforcement, including, but not limited to Virginia's Statute of Limitations and Statute of Repose. Any disputes arising out of or in connection with this Agreement or the services performed pursuant to the Agreement shall be submitted to mediation with The McCammon Group as a pre-condition to the institution of litigation which, if necessary, shall be filed in the Circuit Court for the County of Fairfax, Virginia.

MINUTES OF MEETING
CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Celebration Community Development District was held Monday, September 23, 2025, at 5:00 p.m. at the District Office, 313 Campus Street, Celebration, Florida 34747.

Present and constituting a quorum were:

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
Melissa Williams	Administrative Assistant III: Inframark
Kerry Satterwhite	Area Manager Regional Admin
Jan Carpenter	Attorney: Latham, Luna, Eden & Beaudine
Mark Vincutonis	Engineer: Hanson, Walter & Associates
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. Hulme called the meeting to order at 5:00 p.m.

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

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

Mr. McLaughlin led the *Pledge of Allegiance.*

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

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

Mr. Satterwhite provided changes to the agenda – moved 8C up to Premier Lakes. Board discussed to move document regarding pricing for the Sherrif's department that Mr. Filak sent to a discussion items under fifth order of business on the agenda.

Mr. Satterwhite made a MOTION to approve the meeting agenda, as amended. Mr. Hart seconded the motion.

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

Mr. McLaughlin made a MOTION to move discussion items to fifth order of business. Mr. Hart seconded the motion.

FOURTH ORDER OF BUSINESS **Public Comment Period**

Resident had questions regarding expansion in the neighborhood, and brought up concerns about the construction hurting green spaces, noise, etc. Board stated that the county would who the resident would need to reach out to regarding the congestion-not CDD. Regarding street repair, the Board informed the resident that the county is responsible, and that for irrigation CROA is responsible.

FIFTH ORDER OF BUSINESS **Third-Party Reports and Presentations**

No representative was present for CROA, so the Board moved to next agenda item.

The Sheriff's Department discussed various topics on open carry, patrols for the neighborhood and the location of a new office. A discussion ensued with the Board regarding Halloween event, and the Board requesting to have deputies present in the neighborhood to assist with traffic control and parking.

The United Landscape representative discussed sod warranty replacement and plant replacement that has been completed in the various areas throughout the community. A discussion ensued regarding the use of deer resistant plants. Turf and weed control would be slated to begin for the October month, as well as a schedule for the annual flowers for the fall rotation.

Mr. Filak brought up several questions and concerns regarding design plans for Phase 2. Revisions of the budget are expected for the changes of the trees, and if the changes can be made. The discussion ensued regarding what tree replacement would be best for the community. The Board agreed that proposals would need to be obtained and reviewed for the cost and that this will be continued topic at the next meeting.

Bill K. discussed his tour of the community to address concerns of algae growth in the ponds and lakes. The topic of 8C Shore Circulators discussion ensued as an option to help minimize the continuous algae growth in the ponds and lakes.

> On MOTION by Mr. Hulme to approve the install of shore circulators for the cost of $1,900.00, seconded by Mr. McLaughlin, with all in favor, motion approved.

SIXTH ORDER OF BUSINESS **Consent Agenda**

Amended minutes from August were approved.

SEVENTH ORDER OF BUSINESS Regular Reports

Discussion ensued for Board to consider stormwater- ponds. RFP was discussed and the Board wants a presentation to better understand what can be told about the ponds. Possible workshop to be held in October discussion ensues. Bill K. discussed issues regarding need for irrigation and that it would be too costly.

> On MOTION by Mr. Filak to pay $160,000 from reserves to finish sidewalks for North Village seconded by Mr. Satterwhite, with all in favor, motion approved.

> On MOTION by Mr. Filak, seconded by Mr. Hart to remove signage and pave over, with all in favor, motion approved.

EIGHTH ORDER OF BUSINESS **Business Matters**

Discussion ensued regarding the consideration of CROA Memorandum.

> MOTION by Mr. Filak to reject CROA Agreement, seconded by Mr. McLaughlin, with all in favor, the Agreement was rejected.

> MOTION by Mr. Hart to pay $50,000 deductible for settlement of Insurance Defense Case, Morales, A. vs. CCDD, seconded by Mr. Hulme, with all in favor, motion approved.

NINTH ORDER OF BUSINESS **Discussion Items**

Board discussed obtaining proposals for the sunbelt metals railings and will review the scope

and cost at the next meeting.

TENTH ORDER OF BUSINESS **Other Business, Updates, Supervisor Comments**

Board discussion regarding budget approval staff alternatives for financing ensued.

ELEVENTH ORDER OF BUSINESS **Public Comment Period**

Resident inquired further discussion and questions regarding CROA agreement. Ms. Carpenter informed the resident that CROA's lawyer was the one who crossed out items on the agreement in purple, and that she crossed out items in blue to better help the resident understand.

TWELFTH ORDER OF BUSINESS **Adjournment**

The next regular meeting is scheduled for Tuesday, October 28, 2025, at 5:00 p.m.

On MOTION by Mr. Filak, seconded by Mr. Hart, with all in favor, the meeting was adjourned at 7:18 p.m.

Secretary/Assistant Secretary Chairman/Vice Chairman

CELEBRATION
Community Development District

Financial Report

September 30, 2025

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

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CELEBRATION

Community Development District

Financial Statements

(Unaudited)

September 30, 2025

Balance Sheet
September 30, 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	$ 2,217,320	$ 2,793,175	$ -	$ -	$ -	$ -	$ -	$ 5,010,495
Accounts Receivable	164,380	-	-	-	-	-	-	164,380
Accounts Receivable - Interlocal Agreement	40,000	-	-	-	-	-	-	40,000
Due From Other Gov'tl Units	80	-	-	-	-	-	-	80
Due From Other Districts	41,204	-	-	-	-	-	-	41,204
Due From Other Funds	63,239	-	36,319	-	-	-	-	99,558
Investments:								
Money Market Account	678,807	-	-	-	-	-	-	678,807
Acquisition & Construction Account	-	-	-	-	-	-	5,643,519	5,643,519
Capitalized Interest Account	-	-	-	-	176,825	-	-	176,825
Construction Fund	-	-	-	-	-	68,106	-	68,106
Prepayment Account	-	-	132	82	-	-	-	214
Reserve Fund	-	-	196,563	207,000	215,242	-	-	618,805
Revenue Fund	-	-	464,317	159,217	3,248	-	-	626,782
Prepaid Items	154,412	-	-	-	-	-	-	154,412
Prepaid Insurance	850	-	-	-	-	-	-	850
Deposits	3,719	-	-	-	-	-	-	3,719
TOTAL ASSETS	**$ 3,364,011**	**$ 2,793,175**	**$ 697,331**	**$ 366,299**	**$ 395,315**	**$ 68,106**	**$ 5,643,519**	**$ 13,327,756**
LIABILITIES								
Accounts Payable	$ 48,830	$ -	$ -	$ -	$ -	$ -	$ -	$ 48,830
Accrued Expenses	36,200	-	-	-	-	-	-	36,200
Unearned Revenue	530,535	-	-	-	-	-	-	530,535
Due To Other Districts	83,577	-	-	-	-	-	-	83,577
Sales Tax Payable	19	-	-	-	-	-	-	19
Other Current Liabilities	206,677	-	-	-	-	-	-	206,677
Due To Other Funds	-	81,199	-	18,359	-	-	-	99,558
TOTAL LIABILITIES	**905,838**	**81,199**	**-**	**18,359**	**-**	**-**	**-**	**1,005,396**
FUND BALANCES								
Nonspendable:								
Prepaid Items	154,412	-	-	-	-	-	-	154,412
Prepaid Insurance	850	-	-	-	-	-	-	850
Deposits	3,719	-	-	-	-	-	-	3,719
Restricted for:								
Debt Service	-	-	697,331	347,940	395,315	-	-	1,440,586
Capital Projects	-	-	-	-	-	68,106	5,643,519	5,711,625
Assigned to:								
Operating Reserves	1,271,980	-	-	-	-	-	-	1,271,980
Unassigned:	1,027,212	2,711,976	-	-	-	-	-	3,739,188
TOTAL FUND BALANCES	**$ 2,458,173**	**$ 2,711,976**	**$ 697,331**	**$ 347,940**	**$ 395,315**	**$ 68,106**	**$ 5,643,519**	**$ 12,322,360**
TOTAL LIABILITIES & FUND BALANCES	**$ 3,364,011**	**$ 2,793,175**	**$ 697,331**	**$ 366,299**	**$ 395,315**	**$ 68,106**	**$ 5,643,519**	**$ 13,327,756**

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 ACTUAL
REVENUES						
Interest - Investments	$ 300,000	$ 300,000	$ 258,165	$ (41,835)	86.06%	$ 9,907
Right-of-Way Fees Electricity	955,000	955,000	1,028,755	73,755	107.72%	113,226
Right-of-Way Fees Gas	5,000	5,000	3,158	(1,842)	63.16%	270
Interlocal Agreement - Enterprise (Security)	20,000	20,000	20,000	-	100.00%	20,000
Interlocal Agreement - Enterprise (Field)	20,000	20,000	20,000	-	100.00%	20,000
Interest - Tax Collector	3,800	3,800	4,832	1,032	127.16%	-
Building Rental Income	19,619	19,619	19,619	-	100.00%	13,668
Building Operating Cost Income	14,448	14,448	13,244	(1,204)	91.67%	-
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	8,500	20,518	12,018	241.39%	-
TOTAL REVENUES	**5,672,294**	**5,672,294**	**5,732,470**	**60,176**	**101.06%**	**177,071**
EXPENDITURES						
Administration						
P/R-Board of Supervisors	15,000	15,000	8,600	6,400	57.33%	-
FICA Taxes	1,148	1,148	459	689	39.98%	-
ProfServ-Arbitrage Rebate	1,200	1,200	-	1,200	0.00%	-
ProfServ-Dissemination Agent	2,000	2,000	2,000	-	100.00%	2,000
ProfServ-Engineering	24,000	24,000	93,915	(69,915)	391.31%	10,419
ProfServ-Legal Services	40,000	40,000	74,769	(34,769)	186.92%	8,100
ProfServ-Mgmt Consulting	103,509	103,509	103,509	-	100.00%	8,626
ProfServ-Property Appraiser	3,200	3,200	2,500	700	78.13%	-
ProfServ-Special Assessment	24,612	24,612	24,612	-	100.00%	-
ProfServ-Trustee Fees	8,081	8,081	4,577	3,504	56.64%	337
ProfServ-Web Site Development	2,000	2,000	1,553	447	77.65%	-
ProfServ- Answering Service	4,500	4,500	4,812	(312)	106.93%	1,300
ProfServ-Incorporation Study Legal	20,000	20,000	2,020	17,980	10.10%	-
Auditing Services	5,000	5,000	7,000	(2,000)	140.00%	1,800
Communication - Telephone	10,000	10,000	5,376	4,624	53.76%	449
Postage and Freight	700	700	7,667	(6,967)	1095.29%	17
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	6,800	-	6,800	0.00%	-
Legal Advertising	1,800	1,800	2,021	(221)	112.28%	469
Misc-Assessment Collection Cost	89,974	89,974	86,741	3,233	96.41%	-
Payroll Services	-	-	93	(93)	0.00%	-
Office Supplies	4,200	4,200	2,586	1,614	61.57%	1,574
Software	17,000	17,000	4,668	12,332	27.46%	1,438
Annual District Filing Fee	175	175	175	-	100.00%	-
Total Administration	494,467	494,467	574,429	(79,962)	116.17%	36,529
Public Safety						
Contracts-Security Camera	24,800	24,800	36,674	(11,874)	147.88%	350
Security Service - Sheriff	200,000	200,000	227,040	(27,040)	113.52%	10,385
Total Public Safety	224,800	224,800	263,714	(38,914)	117.31%	10,735

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 ACTUAL
Physical Environment						
Contracts-Water Quality	22,000	22,000	-	22,000	0.00%	-
Contracts-Aquatic Control	131,160	131,160	134,595	(3,435)	102.62%	11,775
Contracts-Pest Control	250,000	250,000	249,029	971	99.61%	20,752
R&M-Wetland	1,000	1,000	3,000	(2,000)	300.00%	-
R&M - Aerators	3,800	3,800	950	2,850	25.00%	-
Total Physical Environment	407,960	407,960	387,574	20,386	95.00%	32,527
Flood Control/Stormwater Mgmt						
R&M-Canal Bank Restoration	100,000	100,000	-	100,000	0.00%	-
R&M-Stormwater System	30,000	30,000	64,184	(34,184)	213.95%	5,158
Total Flood Control/Stormwater Mgmt	130,000	130,000	64,184	65,816	49.37%	5,158
Field						
ProfServ-Field Management	1,177,169	1,177,169	1,306,955	(129,786)	111.03%	111,076
Contracts-Fountain	8,000	8,000	9,822	(1,822)	122.78%	-
Contracts-Landscape	1,095,905	1,095,905	1,085,265	10,640	99.03%	91,325
Contracts-Mulch	117,638	117,638	48,750	68,888	41.44%	-
Contracts-Trees & Trimming	170,500	170,500	124,400	46,100	72.96%	-
Contracts-Annuals	16,380	16,380	3,383	12,997	20.65%	-
Fuel, Gasoline and Oil	15,000	15,000	13,039	1,961	86.93%	1,039
Electricity - General	60,000	60,000	53,569	6,431	89.28%	9,189
Utility - Water	85,000	85,000	61,956	23,044	72.89%	17,105
Utility - Refuse Removal	18,000	18,000	35,036	(17,036)	194.64%	2,709
R&M-Aeration	25,000	25,000	950	24,050	3.80%	-
R&M-Boardwalks	30,000	30,000	27,435	2,565	91.45%	40
R&M-Common Area	60,000	60,000	88,498	(28,498)	147.50%	5,670
R&M-Equipment	20,000	20,000	18,415	1,585	92.08%	3,250
R&M-Fountain	10,000	10,000	11,120	(1,120)	111.20%	-
R&M-Other Landscape	200,000	200,000	234,797	(34,797)	117.40%	-
R&M-Irrigation	65,000	65,000	31,932	33,068	49.13%	3,746
R&M-Roads & Alleyways	18,000	18,000	7,418	10,582	41.21%	-
R&M-Sidewalks	50,000	50,000	83,370	(33,370)	166.74%	2,283
R&M-Pressure Washing	10,000	10,000	39	9,961	0.39%	-
R&M- Tree Removal/Replacement	100,000	100,000	43,726	56,274	43.73%	-
R&M-Fire Equipment	1,100	1,100	-	1,100	0.00%	-
R&M-Painting	10,000	10,000	14,685	(4,685)	146.85%	192
Misc-Contingency	15,000	15,000	25,326	(10,326)	168.84%	5,741
Building Op Costs	15,000	15,000	16,627	(1,627)	110.85%	1,606
Total Field	3,392,692	3,392,692	3,346,513	46,179	98.64%	254,971
Road and Street Facilities						
Electricity - Streetlights	195,000	195,000	194,673	327	99.83%	30,644
R&M-Road Cleaning	108,000	108,000	96,305	11,695	89.17%	2,833
R&M-Streetlights	120,000	120,000	170,698	(50,698)	142.25%	6,412
R&M-Signage/Radar Sign Maintenance	15,000	15,000	8,911	6,089	59.41%	-
Total Road and Street Facilities	438,000	438,000	470,587	(32,587)	107.44%	39,889
Reserves						
Reserves-Annual Contribution	584,375	584,375	423,031	161,344	72.39%	-
Total Reserves	584,375	584,375	423,031	161,344	72.39%	-
TOTAL EXPENDITURES & RESERVES	**5,672,294**	**5,672,294**	**5,530,032**	**142,262**	**97.49%**	**379,809**

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 ACTUAL
Excess (deficiency) of revenues Over (under) expenditures	-	-	202,438	202,438	0.00%	(202,738)
OTHER FINANCING SOURCES (USES)						
Transfer to Reserve Fund	(584,375)	(584,375)	(584,375)	-	100.00%	-
Contribution to (Use of) Fund Balance	(584,375)	-	-	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	**(1,168,750)**	**(584,375)**	**(584,375)**	**-**	**0.00%**	**-**
Net change in fund balance	$ (584,375)	$ (584,375)	$ (381,937)	$ 202,438	0.00%	$ (202,738)
FUND BALANCE, BEGINNING (OCT 1, 2024)	**2,840,110**	**2,840,110**	**2,840,110**			
FUND BALANCE, ENDING	**$ 2,255,735**	**$ 2,255,735**	**$ 2,458,173**			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 ACTUAL
REVENUES						
Interest - Investments	$ -	$ -	$ 72,175	$ 72,175	0.00%	$ 9,723
Other Miscellaneous Revenues	-	-	9,664	9,664	0.00%	-
TOTAL REVENUES	**-**	**-**	**81,839**	**81,839**	**0.00%**	**9,723**
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%	-
Capital Projects	-	-	295,200	(295,200)	0.00%	295,200
Total Field	-	-	592,649	(592,649)	0.00%	295,200
Capital Expenditures & Projects						
R&M-Roof	-	-	77,715	(77,715)	0.00%	-
Misc-Contingency	-	-	11,706	(11,706)	0.00%	-
Total Capital Expenditures & Projects	-	-	89,421	(89,421)	0.00%	-
TOTAL EXPENDITURES	**-**	**-**	**759,873**	**(759,873)**	**0.00%**	**295,200**
Excess (deficiency) of revenues Over (under) expenditures	-	-	(678,034)	(678,034)	0.00%	(285,477)
OTHER FINANCING SOURCES (USES)						
Transfer In - Reserves	584,375	584,375	(584,375)	(1,168,750)	0.00%	-
Contribution to (Use of) Fund Balance	584,375	-	-	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	**1,168,750**	**584,375**	**(584,375)**	**(1,168,750)**	**0.00%**	**-**
Net change in fund balance	$ 584,375	$ 584,375	$ (1,262,409)	$ (1,846,784)	0.00%	$ (285,477)
FUND BALANCE, BEGINNING (OCT 1, 2024)	**2,805,635**	**2,805,635**	**2,805,635**			
FUND BALANCE, ENDING	**$ 3,390,010**	**$ 3,390,010**	**$ 1,543,226**			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 ACTUAL
REVENUES						
Interest - Investments	$ -	$ -	$ 29,126	$ 29,126	0.00%	$ 2,189
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**	**438,572**	**30,895**	**107.58%**	**2,189**
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	34,439	31,449	0.00%	2,189
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	-	-	24,074	24,074	0.00%	-
Contribution to (Use of) Fund Balance	2,990	-	-	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	**2,990**	**-**	**24,074**	**24,074**	**0.00%**	**-**
Net change in fund balance	$ 2,990	$ 2,990	$ 58,513	$ 55,523	0.00%	$ 2,189
FUND BALANCE, BEGINNING (OCT 1, 2024)	**638,818**	**638,818**	**638,818**			
FUND BALANCE, ENDING	**$ 641,808**	**$ 641,808**	**$ 697,331**			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 ACTUAL
REVENUES						
Interest - Investments	$ -	$ -	$ 17,483	$ 17,483	0.00%	$ 1,320
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**	**442,292**	**19,317**	**104.57%**	**1,320**
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	20,202	19,633	0.00%	1,320
OTHER FINANCING SOURCES (USES)						
Operating Transfers-Out	-	-	(33,157)	(33,157)	0.00%	(746)
Contribution to (Use of) Fund Balance	569	-	-	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	**569**	**-**	**(33,157)**	**(33,157)**	**0.00%**	**(746)**
Net change in fund balance	$ 569	$ 569	$ (12,955)	$ (13,524)	0.00%	$ 574
FUND BALANCE, BEGINNING (OCT 1, 2024)	**360,895**	**360,895**	**360,895**			
FUND BALANCE, ENDING	**$ 361,464**	**$ 361,464**	**$ 347,940**			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 ACTUAL
REVENUES						
Interest - Investments	$ -	$ -	$ 5,876	$ 5,876	0.00%	$ 1,419
TOTAL REVENUES	**-**	**-**	**5,876**	**5,876**	**0.00%**	**1,419**
EXPENDITURES						
TOTAL EXPENDITURES	**-**	**-**	**-**	**-**	**0.00%**	**-**
Excess (deficiency) of revenues Over (under) expenditures	-	-	5,876	5,876	0.00%	1,419
OTHER FINANCING SOURCES (USES)						
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	$ -	$ -	$ 395,315	$ 395,315	0.00%	$ 1,419
FUND BALANCE, BEGINNING (OCT 1, 2024)	**-**	**-**	**-**			
FUND BALANCE, ENDING	**$ -**	**$ -**	**$ 395,315**			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 ACTUAL
REVENUES						
Interest - Investments	$ -	$ -	$ 2,703	$ 2,703	0.00%	$ 242
TOTAL REVENUES	**-**	**-**	**2,703**	**2,703**	**0.00%**	**242**
EXPENDITURES						
TOTAL EXPENDITURES	**-**	**-**	**-**	**-**	**0.00%**	**-**
Excess (deficiency) of revenues Over (under) expenditures	-	-	2,703	2,703	0.00%	242
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	-	-	9,083	9,083	0.00%	746
TOTAL FINANCING SOURCES (USES)	**-**	**-**	**9,083**	**9,083**	**0.00%**	**746**
Net change in fund balance	$ -	$ -	$ 11,786	$ 11,786	0.00%	$ 988
FUND BALANCE, BEGINNING (OCT 1, 2024)	**-**	**-**	**56,320**			
FUND BALANCE, ENDING	**$ -**	**$ -**	**$ 68,106**			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 ACTUAL
REVENUES						
Interest - Investments	$ -	$ -	$ 83,477	$ 83,477	0.00%	$ 20,214
Interest - Tax Collector	-	-	431	431	0.00%	-
TOTAL REVENUES	**-**	**-**	**83,908**	**83,908**	**0.00%**	**20,214**
EXPENDITURES						
Debt Service						
Cost of Issuance	-	-	210,250	(210,250)	0.00%	-
Total Debt Service	-	-	210,250	(210,250)	0.00%	-
TOTAL EXPENDITURES	**-**	**-**	**210,250**	**(210,250)**	**0.00%**	**-**
Excess (deficiency) of revenues Over (under) expenditures	-	-	(126,342)	(126,342)	0.00%	20,214
OTHER FINANCING SOURCES (USES)						
Proceeds of Refunding Bonds	-	-	5,769,861	5,769,861	0.00%	-
TOTAL FINANCING SOURCES (USES)	**-**	**-**	**5,769,861**	**5,769,861**	**0.00%**	**-**
Net change in fund balance	$ -	$ -	$ 5,643,519	$ 5,643,519	0.00%	$ 20,214
FUND BALANCE, BEGINNING (OCT 1, 2024)	-	-	-			
FUND BALANCE, ENDING	**$ -**	**$ -**	**$ 5,643,519**			

Notes to the Financial Statements
September 30, 2025

General Fund

► **Assets**

■ **Cash and Investments** - See Cash and Investment Report for further details

■ **Accounts Receivable** - Right-of Way (ROW) Electricity Fees; Engineering; Legal

■ **Due from Other Gov'tl Units** - Reimbursement from Enterprise CDD for monthly water management services

■ **Due To/From Other Funds -** Debit Service Fund transfer 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

■ **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
September 30, 2025

Financial Overview / Highlights

- ► The Non-Ad Valorem assessments are 100% collected
- ► Total general fund expenditures budget target is 100%. Expenses are approximately 97% compared to the adopted budget.
  - ► Significant variances are explained below.

Variance Analysis

Revenues (General Fund)

Account Name	Annual Adopted Budget	YTD Actual	% of Budget	Explanation
Interest - Investments	$300,000	$258,165	86%	Interest earned on checking accounts and Money Market accounts
Right-of-Way Fees Electricity	$955,000	$1,028,755	108%	Right-of-Way utilization fees collected through September
Right-of-Way Fees Gas	$5,000	$3,158	63%	Right-of-Way utilization fees collected through September
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
Special Assessments - Delinquent		($983)		Delinquent assessment collected from FY21.
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	$2,000	100%	Dissemination services provided at year end.
ProfServ - Engineering	$24,000	$93,915	391%	Additional services for Island Villages from March through May
Proserv-Legal Services	$40,000	$74,769	187%	Latham, Luna through the end of the year.
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	$4,577	57%	Trustee fees for FY25
Proserv-Website Development	$2,000	$1,553	78%	Innersync Studio fees to-date, ADA compliance
ProfServ - Answering Service	$4,500	$4,812	107%	Sunshine Communication increase in roll-over call to-date
Proserv-Incorporation Study Legal	$20,000	$2,020	10%	Feasibility Study
Auditing Services	$5,000	$7,000	140%	FY 2024 audit fees
Postage and Freight	$700	$7,667	1095%	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
September 30, 2025

Account Name	Annual Adopted Budget	YTD Actual	% of Budget	Explanation
Printing and Binding	$6,800	$0	0%	IMS charges to-date
Legal Advertising	$1,800	$1,786	99%	Osceola News Gazetter/Orlando Sentinel legal ads to-date
Payroll Services	$0	$93	0%	ADP payroll services
Office Supplies	$4,200	$2,586	62%	Nameplate sliders
Software	$17,000	$4,668	27%	Software Upgrade
Public Safety				
Contracts - Security Camera	$24,800	$36,674	148%	Complete IT Security Camera/monthly monitoring, and Motorola LPR Cameras
Security Service - Sheriff	$200,000	$227,040	114%	Osceola Sheriff's Office to-date
Physical Environment				
Contracts-Water Quality	$22,000	$0	0%	Contractual account use as needed
Contracts-Aquatic Control	$131,160	$134,595	103%	Budget $10,833 per month, actual $11,300 per month and addt'l services when needed
Contracts-Pest Control	$250,000	$249,029	100%	Pest Control Services through the end of the year
R&M - Wetland	$1,000	$3,000	300%	Vegetation removal
R&M - Aerators	$3,800	$950	25%	Aerator maintenance when needed
Flood Control/Stormwater Mgmt				
R&M - Stormwater System	$30,000	$64,184	214%	Repairs to-date
Field				
ProfServ-Field Management	$1,177,169	$1,306,955	111%	Contract was budgeted for $98,097 per month. December 2024 increased to $111,076 per month.
Contracts-Fountain	$8,000	$9,822	123%	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	$36,754	204%	Refuse removal to-date
R&M-Common Area	$60,000	$86,780	145%	Wall repair $9,870 added to variance
R&M-Equipment	$20,000	$18,415	92%	Rental World of Osceola to date.
R&M-Fountain	$10,000	$11,120	111%	Fountain repairs to-date
R&M-Other Landscape	$200,000	$234,797	117%	United Land Services to-date
R&M-Irrigation	$65,000	$31,932	49%	Irrigation repairs to date.
R&M - Sidewalks	$50,000	$83,370	167%	Repair of sidewalks to-date
R&M-Pressure Washing	$10,000	$39	0%	Bleaching concrete
R&M-Tree Removal/Replacement	$100,000	$43,726	44%	Removal of trees.
R&M - Painting	$10,000	$14,685	147%	Paint Supplies to-date

Notes to the Financial Statements
September 30, 2025

Account Name	Annual Adopted Budget	YTD Actual	% of Budget	Explanation
Misc-Contingency	$15,000	$25,326	169%	Miscellaneous repairs and holiday decor to-date
Building Op Costs	$15,000	$16,627	111%	CDD operating costs to-date
Road and Street Facilities				
Electricity - Streetlights	$195,000	$194,673	100%	Duke Energy to-date
R&M-Road Cleaning	$108,000	$96,305	89%	USA Seal and Stripe to date.
R&M-Streetlights	$120,000	$170,698	142%	Streetlight materials and repairs
R&M-Signage	$15,000	$8,911	59%	Street signs and posts.
Reserves				
Reserves- Annual Contribution	$584,375	$423,031	72%	Sidewalk, roof, camera repair, and other misc. items

CELEBRATION

Community Development District

Supporting Schedules

September 30, 2025

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

Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	Allocated by Fund: General Fund	Allocated by Fund: Series 2013A Debt Service Fund	Allocated by 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

September 30, 2025

GENERAL FUNDS

Account Name	Bank Name	Investment Type	Maturity	Yield	Balance
Checking Account - Operating	Valley National Bank	Checking Account	n/a	4.33%	$2,217,120
				Subtotal	**$2,217,120**
Money Market	Bank United	Money Market	n/a	3.99%	$678,807
				Subtotal	**$678,807**

RESERVE FUND

Reserve Account	Valley National Bank	Government Checking (Reserve)	n/a	4.33%	$2,793,175
				Subtotal	**$2,793,175**

DEBT SERVICE AND CAPTIAL PROJECTS FUNDS

Account Name	Bank Name	Investment Type	Maturity	Yield	Balance
2013A Series Prepayment Fund	US Bank	First American Funds Inc. SHSInstitutional Govt. Fund	n/a	4.00%	$132
2013A Series Reserve Fund	US Bank	First American Funds Inc. SHSInstitutional Govt. Fund	n/a	4.00%	$196,563
2013A Series Revenue Fund	US Bank	First American Funds Inc. SHSInstitutional Govt. Fund	n/a	4.00%	$464,317
2021 Series Prepayment Fund	US Bank	US Bank Nat'l Association Commercial Paper	n/a	4.00%	$82
2021 Series Reserve Fund	US Bank	US Bank Nat'l Association Commercial Paper	n/a	4.00%	$207,000
2021 Series Revenue Fund	US Bank	US Bank Nat'l Association Commercial Paper	n/a	4.00%	$159,217
2025 Series Cap Interest Fund	US Bank	US Bank Nat'l Association Commercial Paper	n/a	4.00%	$176,825
2025 Series Reserve Fund	US Bank	US Bank Nat'l Association Commercial Paper	n/a	4.00%	$215,242
2025 Series Revenue Fund	US Bank	US Bank Nat'l Association Commercial Paper	n/a	4.00%	$3,248
				Subtotal	$1,422,625
2021 Series Acquisition and Construction Fund	US Bank	US Bank Nat'l Association Commercial Paper	n/a	4.00%	$68,106
2025 Series Acquisition and Construction Fund	US Bank	US Bank Nat'l Association Commercial Paper	n/a	4.00%	$5,643,519
				Subtotal	$5,711,625
				TOTAL	**$12,823,353**

Right-of-Way Fees Electricity

September 30, 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	113,225.57
9/30/2025	September	90,000.00
Total		**$ 1,028,754.92**

Note: Sept will be received in mid Oct.

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	10/1/8/24	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	02/20/25	Vendor	DUKE ENERGY-ACH	012725 ACH	BILL PRD 12/26/24-1/24/25	Due To Other Districts	206500	($10,928.12)
ACH	ACH	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	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	($14,754.27)
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	083025 ACH	BILL PERIOD 6/25/25 - 7/25/25	Due To Other Districts	206500	($14,767.75)
ACH	ACH	08/16/25	Vendor	ENTERPRISE CDD	091625 3965	DUE TO ECDD THRU 6/30/25 DUKE ENERGY	Due To Other Districts	206500	$44,266.95
		08/31/25	JE	SMALL ADJ		TO BALANCE	Due To Other Districts	206500	($0.48)
ACH	ACH	09/19/25	Vendor	DUKE ENERGY-ACH	9/30/2025	BILL PERIOD 7/25/25 - 8/25/25	Due To Other Districts	206500	($14,809.23)
ACCRUAL	ACCRUAL	09/30/25	Vendor	DUKE ENERGY-ACH	ACCRUAL	BILL PERIOD SEPT 2025	Due To Other Districts	206500	($14,000.00)
						DUE TO OTHER DISTRICTS A/C #206500			**($43,577.46)**

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100465							
001	09/04/25	CELEBRATION HARDWARE	461675	Supplies August	R&M-Common Area	546016-53901	$4.29
001	09/04/25	CELEBRATION HARDWARE	461915	Supplies August	R&M-Common Area	546016-53901	$39.96
001	09/04/25	CELEBRATION HARDWARE	462056	Can Liners August	R&M-Common Area	546016-53901	$75.98
						Check Total	*$120.23*
CHECK # 100466							
001	09/04/25	PPG ARCHITECTURAL FINISHES	919920023547	PAINTING SUPPLIES AUG	R&M-Painting	546313-53901	$959.44
						Check Total	*$959.44*
CHECK # 100467							
001	09/04/25	CONCRETE MIX USA LLC	3500	Sidewalk Repairs August	R&M-Sidewalks	546084-53901	$1,000.00
						Check Total	*$1,000.00*
CHECK # 100469							
001	09/09/25	OSCEOLA SHERIFF'S OFFICE	57363	August Security Service	Security Service - Sheriff	534365-52001	$9,086.56
						Check Total	*$9,086.56*
CHECK # 100470							
001	09/09/25	TERMINIX INTERNATIONAL CO.	463042578	August Pest Service	Contracts-Pest Control	534125-53001	$125.99
						Check Total	*$125.99*
CHECK # 100471							
001	09/09/25	REXEL USA	S142768489.004	July Streetlight Repair parts	R&M-Streetlights	546095-54101	$236.51
001	09/09/25	REXEL USA	S143051344.008	Sept Streetlight Repair parts	R&M-Streetlights	546095-54101	$321.69
001	09/09/25	REXEL USA	S143186148.002	Sept Insulator	R&M-Streetlights	546095-54101	$684.71
001	09/09/25	REXEL USA	S143278599.001	Sept Streetlight Repair parts	R&M-Streetlights	546095-54101	$360.00
						Check Total	*$1,602.91*
CHECK # 100472							
001	09/09/25	LYNCH FUEL COMPANY, LLC	16759677	Sept Fuel	Fuel, Gasoline and Oil	540004-53901	$706.73
						Check Total	*$706.73*
CHECK # 100473							
001	09/09/25	CELEBRATION HARDWARE	462206	Aug Supplies	R&M-Common Area	546016-53901	$15.98
001	09/09/25	CELEBRATION HARDWARE	462549	Sept Repair parts	R&M-Common Area	546016-53901	$38.97
001	09/09/25	CELEBRATION HARDWARE	462627	Sept Painting Supplies	R&M-Painting	546313-53901	$95.96
001	09/09/25	CELEBRATION HARDWARE	462646	Sept Supplies	R&M-Common Area	546016-53901	$42.55
001	09/09/25	CELEBRATION HARDWARE	462724	Sept repair parts	R&M-Boardwalks	546009-53901	$39.98
001	09/09/25	CELEBRATION HARDWARE	462748	Sept. Repair parts	R&M-Common Area	546016-53901	$63.06
001	09/09/25	CELEBRATION HARDWARE	462815	SEPT Repair parts	R&M-Common Area	546016-53901	$106.74
001	09/09/25	CELEBRATION HARDWARE	463048	Sept Repair parts	R&M-Common Area	546016-53901	$20.79
001	09/09/25	CELEBRATION HARDWARE	462859	Sept. Repair parts	R&M-Common Area	546016-53901	$19.44
						Check Total	*$443.47*
CHECK # 100474							
001	09/09/25	OSCEOLA NEWS GAZETTE	F7BA084D-0124-01	Aug. Publish Public Notices	Legal Advertising	548002-51301	$234.30
						Check Total	*$234.30*
CHECK # 100475							
001	09/09/25	COMPLETE IT	17615	Sept Security Camera backup	Contracts-Security Camera	534036-52001	$209.00
						Check Total	*$209.00*
CHECK # 100476							
001	09/09/25	CIVICPLUS LLC	331164	File Storage 4/14/25 TO 4/14/26	Miscellaneous Services	549001-51301	$4,397.40
						Check Total	*$4,397.40*
CHECK # 100477							
001	09/09/25	INFRAMARK LLC	157139	July charges	R&M-Common Area	546016-53901	$1,003.73
001	09/09/25	INFRAMARK LLC	157139	July charges	ProfServ-Field Management	531016-53901	$7,382.14
001	09/09/25	INFRAMARK LLC	157139	July charges	Postage and Freight	541006-51301	$2.86
001	09/09/25	INFRAMARK LLC	157139	July charges	R&M-Equipment	546022-53901	$1,007.61
001	09/09/25	INFRAMARK LLC	157139	July charges	Building Op Costs	563034-53001	$352.52
001	09/09/25	INFRAMARK LLC	157139	July charges	Software	552097-51301	$80.48

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	09/09/25	INFRAMARK LLC	157139	July charges	R&M-Sidewalks	546084-53901	$4,239.44
						Check Total	*$14,068.78*
CHECK # 100478							
001	09/09/25	VANGUARD CLEANING SYSTEMS	40386	Sept Cleaning Service	Building Op Costs	563034-53901	$438.00
						Check Total	*$438.00*
CHECK # 100479							
001	09/09/25	SESCO LIGHTING, INC.	INV272469	August Light Poles	R&M-Streetlights	546095-53901	$27,988.00
						Check Total	*$27,988.00*
CHECK # 100480							
001	09/09/25	PREMIER LAKES INC	2729	Sept Pond Maintenance	Contracts-Aquatic Control	534067-53001	$11,300.00
						Check Total	*$11,300.00*
CHECK # 100481							
001	09/09/25	CERTIFIED POOL LEAK INSPECTION LLC	783	August Splash Pad Maintenance	Contracts-Fountain	534023-53901	$695.00
						Check Total	*$695.00*
CHECK # 100482							
001	09/11/25	INFRAMARK LLC	158178	Sept Service	ProfServ-Mgmt Consulting	531027-51201	$8,625.75
001	09/11/25	INFRAMARK LLC	158178	Sept Service	ProfServ-Field Management	531016-53901	$111,076.00
						Check Total	*$119,701.75*
CHECK # 100483							
001	09/11/25	CELEBRATION HARDWARE	463373	Sept Repair parts	R&M-Common Area	546016-53901	$18.24
001	09/11/25	CELEBRATION HARDWARE	463411	Sept. Supplies	R&M-Common Area	546016-53901	$113.95
001	09/11/25	CELEBRATION HARDWARE	462683	Sept Can Liners	R&M-Common Area	546016-53901	$54.98
						Check Total	*$187.17*
CHECK # 100484							
001	09/11/25	OSCEOLA NEWS GAZETTE	F7BA084D-0124	FY26 Budget Notice	Legal Advertising	548002-51301	$234.30
						Check Total	*$234.30*
CHECK # 100485							
001	09/19/25	HANSON, WALTER & ASSOCIATES, I	5294742	August Service	ProfServ-Engineering	531013-51501	$5,418.78
						Check Total	*$5,418.78*
CHECK # 100486							
001	09/19/25	VANGUARD CLEANING SYSTEMS	40234	August Service	Building Op Costs	563034-53901	$438.00
						Check Total	*$438.00*
CHECK # 100487							
001	09/19/25	CLARKE ENVIRONMENTAL MOSQUITO	001038251	Sept Service Mosquito Mgmt	Contracts-Pest Control	534125-53001	$20,752.38
						Check Total	*$20,752.38*
CHECK # 100488							
001	09/19/25	PREMIER LAKES INC	2808	Littoral shelf renovation	Misc-Contingency	549900-53901	$5,712.00
						Check Total	*$5,712.00*
CHECK # 100489							
001	09/19/25	PROPET DISTRIBUTORS	2000633	Sept Dog Station bags	R&M-Common Area	546016-53901	$1,905.12
						Check Total	*$1,905.12*
CHECK # 100490							
001	09/19/25	CELEBRATION HARDWARE	463750	insecticide	R&M-Common Area	546016-53901	$31.98
001	09/19/25	CELEBRATION HARDWARE	463877	ready mix concrete	R&M-Common Area	546016-53901	$27.45
001	09/19/25	CELEBRATION HARDWARE	464559	Sept Supplies	R&M-Common Area	546016-53901	$29.73
001	09/19/25	CELEBRATION HARDWARE	464509	Sept Repair parts-benches	R&M-Common Area	546016-53901	$179.65
						Check Total	*$268.81*
CHECK # 100491							
001	09/19/25	LATHAM, LUNA, EDEN & BEAUDINE, LLP	144766	August Legal Fees	ProfServ-Legal Services	531023-51401	$6,742.00
001	09/19/25	LATHAM, LUNA, EDEN & BEAUDINE, LLP	144767	August Legal Fees	ProfServ-Legal Services	531023-51401	$1,357.50
						Check Total	*$8,099.50*

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100492							
001	09/22/25	CELEBRATION HARDWARE	464611	Sept Supplies	R&M-Common Area	546016-53901	$21.99
001	09/22/25	CELEBRATION HARDWARE	464610	Sept Can Liners	R&M-Common Area	546016-53901	$105.97
						Check Total	*$127.96*
CHECK # 100493							
001	09/22/25	CONCRETE MIX USA LLC	3458	Aug Sidewalk Repair	R&M-Sidewalks	546084-53901	$1,631.88
						Check Total	*$1,631.88*
CHECK # 100494							
001	09/26/25	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	153394447-001	Irrigation fittings Sept	R&M-Irrigation	546041-53901	$3,510.00
						Check Total	*$3,510.00*
CHECK # 100496							
001	09/26/25	PREMIER LAKES INC	2815	Sept Service	Contracts-Aquatic Control	534067-53901	$475.00
						Check Total	*$475.00*
CHECK # 100497							
001	09/26/25	CELEBRATION HARDWARE	464772	Sept Supplies	R&M-Common Area	546016-53901	$47.89
001	09/26/25	CELEBRATION HARDWARE	465109	Sept Supplies	R&M-Common Area	546016-53901	$22.99
001	09/26/25	CELEBRATION HARDWARE	465297	Repair parts Sept	R&M-Common Area	546016-53901	$10.58
001	09/26/25	CELEBRATION HARDWARE	465261	Sept Supplies	R&M-Common Area	546016-53901	$22.77
001	09/26/25	CELEBRATION HARDWARE	465355	Painting Supplies Sept	R&M-Painting	546313-53901	$95.96
						Check Total	*$200.19*
CHECK # 100498							
001	09/26/25	LLS TAX SOLUTIONS, INC.	003891	Arbitrage Services	Auditing Services	532002-51301	$1,800.00
						Check Total	*$1,800.00*
CHECK # 100499							
001	09/26/25	UNITED LAND SERVICES	169569	Sept Service	Contracts-Landscape	534050-53901	$91,325.42
						Check Total	*$91,325.42*
CHECK # 300076							
001	09/04/25	REPUBLIC SERVICES - ACH	0690-000784591	August Refuse Service	Utility - Refuse Removal	543020-53901	$2,226.73
						Check Total	*$2,226.73*
CHECK # 300077							
001	09/04/25	DUKE ENERGY - ACH	081425-1701	BILLING PERIOD 6/27 - 8/6	Electricity - Streetlights	543013-54101	$1,815.17
001	09/04/25	DUKE ENERGY - ACH	081425-1701	BILLING PERIOD 6/27 - 8/6	Electricity - General	543006-53901	$4,968.80
001	09/04/25	DUKE ENERGY - ACH	081425-1701	BILLING PERIOD 6/27 - 8/6	Building Op Costs	563034-53901	$588.43
001	09/04/25	DUKE ENERGY - ACH	081425-1701	BILLING PERIOD 6/27 - 8/6	R&M-Irrigation	546041-53901	$227.82
						Check Total	*$7,600.22*
CHECK # 300078							
001	09/11/25	ENTERPRISE CDD - UTILITY	082225-8003005611ACH	Aug Water Usage	Utility - Water	543018-53901	$662.40
						Check Total	*$662.40*
CHECK # 300079							
001	09/11/25	ENTERPRISE CDD - UTILITY	082225-8003210013ACH	Bill Period 7/10-8/11	Utility - Water	543018-53901	$244.19
						Check Total	*$244.19*
CHECK # 300080							
001	09/11/25	ENTERPRISE CDD - UTILITY	082225-8003312722ACH	Reclaim irrigation	Utility - Water	543018-53901	$403.99
						Check Total	*$403.99*
CHECK # 300081							
001	09/11/25	ENTERPRISE CDD - UTILITY	082225-8003356022ACH	WATER UTILITY BILL PERIOD 7/10 - 8/11	Utility - Water	543018-53901	$385.63
						Check Total	*$385.63*
CHECK # 300082							
001	09/16/25	SMART CITY TELECOM - AUTOPAY	090125-0231 ACH	BILL PERIOD 9/1/25 - 9/30/25	Communication - Telephone	541003-51301	$128.10
						Check Total	*$128.10*
CHECK # 300083							
001	09/16/25	SMART CITY TELECOM - AUTOPAY	090125-0025 ACH	BILL PERIOD 9/1/25 - 9/30/25	Communication - Telephone	541003-51301	$181.20

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
						Check Total	*$181.20*
CHECK # 300084							
001	09/16/25	SMART CITY TELECOM - AUTOPAY	090125-1187 ACH	BILL PERIOD 9/1/25 - 9/30/25	Communication - Telephone	541003-51301	$139.30
						Check Total	*$139.30*
CHECK # 300085							
001	09/15/25	HOME DEPOT - ACH	082825-6774	August Repair parts	R&M-Common Area	546016-53901	$625.83
						Check Total	*$625.83*
CHECK # 300086							
001	09/22/25	REPUBLIC SERVICES - ACH	0690-000786429 ACH	Sept Refuse Removal	Utility - Refuse Removal	543020-53901	$990.47
						Check Total	*$990.47*
CHECK # 300087							
001	09/25/25	DUKE ENERGY - ACH	091525-ACH	BILL PRD 7/30-9/5/25	Electricity - General	543006-53901	$4,689.26
001	09/25/25	DUKE ENERGY - ACH	091525-ACH	BILL PRD 7/30-9/5/25	Building Op Costs	563034-53901	$536.19
001	09/25/25	DUKE ENERGY - ACH	091525-ACH	BILL PRD 7/30-9/5/25	R&M-Irrigation	546041-53901	$235.71
001	09/25/25	DUKE ENERGY - ACH	091525-ACH	BILL PRD 7/30-9/5/25	Electricity - Streetlights	543013-54101	$1,834.59
						Check Total	*$7,295.75*
CHECK # 866							
001	09/09/25	ENTERPRISE CDD - UTILITY	082225-8003353021 CK	August Fees	R&M-Irrigation	546041-53901	$285.67
001	09/09/25	ENTERPRISE CDD - UTILITY	082225-8003353021 CK	August Fees	Utility - Water	543018-53901	$717.63
						Check Total	*$1,003.30*
CHECK # 867							
001	09/09/25	ENTERPRISE CDD - UTILITY	082225-8003352021CHK	Reclaim irrigation Bill Period 7/11 to 8/11	Utility - Water	543018-53901	$747.65
						Check Total	*$747.65*
CHECK # 868							
001	09/09/25	ENTERPRISE CDD - UTILITY	082225-8003355021CHK	UTILTY WATER USAGE 7/11 - 8/11	Utility - Water	543018-53901	$705.91
						Check Total	*$705.91*
CHECK # 869							
001	09/17/25	EGIS INSURANCE ADVISORS LLC	29085	Insurance for FY26	Prepaid Insurance	155100-51301	$850.00
						Check Total	*$850.00*
CHECK # 870							
001	09/17/25	ENTERPRISE CDD - UTILITY	082225-8003351022CHK	7/11-8/11	Utility - Water	543018-53901	$1,278.22
						Check Total	*$1,278.22*
CHECK # 871							
001	09/17/25	USA SEAL & STRIPE, LLC	391	Sept Service	R&M-Road Cleaning	546080-54101	$2,832.50
						Check Total	*$2,832.50*
CHECK # 872							
001	09/19/25	ENTERPRISE CDD	080825 3965	DUE TO ECDD THRU 6/30/25 REIMB OF DUKE	Due To Other Districts	206500	$44,266.95
						Check Total	*$44,266.95*
CHECK # 873							
001	09/24/25	EGIS INSURANCE ADVISORS LLC	29325	RENEWAL POLICY - 10/1/25-10/1/26	Prepaid Items	155000	$134,758.00
						Check Total	*$134,758.00*
CHECK # DD892							
001	09/11/25	ENTERPRISE CDD - UTILITY	082225-8003354022ACH	Reclaim irrigation Bill Period 7/11 to 8/11	Utility - Water	543018-53901	$418.27
						Check Total	*$418.27*
CHECK # DD893							
001	09/29/25	VERIZON WIRELESS - ACH	6123275426-ACH	BILL PRD 8/12-9/11/25	Contracts-Security Camera	534036-51301	$140.80
						Check Total	*$140.80*
						Fund Total	**$543,049.48**

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
RESERVE FUND - 002							
CHECK # 100468							
002	09/04/25	CARPET ONE OF CENTRAL FLORICA	CG500177-BAL	JUNE CARPET BALANCE	Misc-Contingency	549900-53918	$1,400.95
						Check Total	*$1,400.95*
CHECK # 100495							
002	09/26/25	INFRAMARK LLC	159118	August Sidewalk Project NV	Capital Projects	564104-53901	$19,800.00
002	09/26/25	INFRAMARK LLC	159219	September Sidewalk Project	Capital Projects	564104-53901	$132,600.00
002	09/26/25	INFRAMARK LLC	159123	September Sidewalk Project NV	Capital Projects	564104-53901	$142,800.00
						Check Total	*$295,200.00*
						Fund Total	**$296,600.95**
						Total Checks Paid	**$839,650.43**

EST 2012
Celebration Hardware
COMPANY

INVOICE

Celebration Hardware

57 Blake Blvd.
Celebration, FL 34747
407-566-1091

INVOICE #	461675
ACCOUNT #	46
DATE	25-Aug-25
TIME	11:04
EMPLOYEE	531 - Alex P.
TERMINAL	13
PAGE #	1

SOLD TO:

(407) 566-1935
CELEBRATION CDD COMMUNITY DEVELOPMENT DIS
313 Campus Street
Celebration, FL 34747

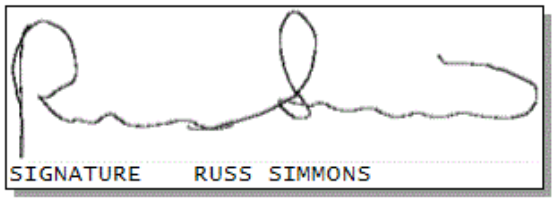
SHIP TO:

CELEBRATION CDD COMMUNITY DEVELOPMENT DIS
313 Campus Street
Celebration, FL 34747

ITEM	DESCRIPTION	QTY	SALE	U/M	EXT
077914059868 587-4755	PLUG 1/4 IND 1/4FNPT BT	1.00	4.29	CG	4.29
PO #	25-8-16-7				
				CHARGE	4.29

How are we doing?
Review us on Google.

I AGREE TO PAY THE ABOVE TOTAL ACCORDING TO THE POSTED TERMS AND CONDITIONS



SIGNATURE RUSS SIMMONS

SUBTOTAL $	4.29
TAX $	0.00
TOTAL $	4.29

Returned goods must be in
original condition including parts
accessories and packaging.
No returns are permitted after 14 days of purchase.

EST 2012
Celebration Hardware
COMPANY

INVOICE

Celebration Hardware

57 Blake Blvd.
Celebration, FL 34747
407-566-1091

INVOICE #	461915
ACCOUNT #	46
DATE	27-Aug-25
TIME	09:54
EMPLOYEE	12 - Sean B.
TERMINAL	12
PAGE #	1

SOLD TO:

(407) 566-1935
CELEBRATION CDD COMMUNITY DEVELOPMENT DIS
313 Campus Street
Celebration, FL 34747

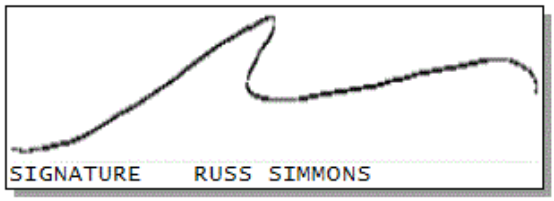
SHIP TO:

CELEBRATION CDD COMMUNITY DEVELOPMENT DIS
313 Campus Street
Celebration, FL 34747

ITEM	DESCRIPTION	QTY	SALE	U/M	EXT
079567490050 1531326	WD40 SMART STRAW 12OZ	4.00	9.99	EA	39.96
PO #	25-8-19-7				
				CHARGE	39.96

How are we doing?
Review us on Google.

I AGREE TO PAY THE ABOVE TOTAL ACCORDING TO THE POSTED TERMS AND CONDITIONS



SIGNATURE RUSS SIMMONS

SUBTOTAL $	39.96
TAX $	0.00
TOTAL $	39.96

Returned goods must be in
original condition including parts
accessories and packaging.
No returns are permitted after 14 days of purchase.

EST 2012
Celebration Hardware
COMPANY

INVOICE

Celebration Hardware

57 Blake Blvd.
Celebration, FL 34747
407-566-1091

INVOICE #	462056
ACCOUNT #	46
DATE	28-Aug-25
TIME	10:01
EMPLOYEE	12 - Sean B.
TERMINAL	12
PAGE #	1

SOLD TO:

(407) 566-1935
CELEBRATION CDD COMMUNITY DEVELOPMENT DIS
313 Campus Street
Celebration, FL 34747

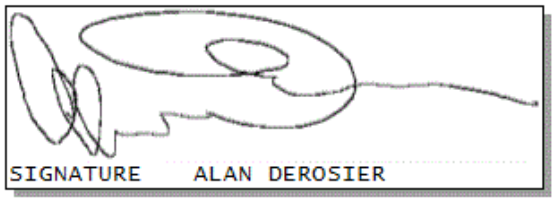
SHIP TO:

CELEBRATION CDD COMMUNITY DEVELOPMENT DIS
313 Campus Street
Celebration, FL 34747

ITEM	DESCRIPTION	QTY	SALE	U/M	EXT
073257014694 741-4824	LINER DRUM CLR 1.2MIL 55GAL	2.00	37.99	CA	75.98
PO #	25-8-20-7				
				CHARGE	75.98

How are we doing?
Review us on Google.

I AGREE TO PAY THE ABOVE TOTAL ACCORDING TO THE POSTED TERMS AND CONDITIONS



SIGNATURE ALAN DEROSIER

SUBTOTAL $	75.98
TAX $	0.00
TOTAL $	75.98

Returned goods must be in
original condition including parts
accessories and packaging.
No returns are permitted after 14 days of purchase.

PITTSBURGH PAINTS CO.

CUSTOMER	316844130000 CELEBRATION COMMUNITY DEVELOPMENT DISTRICT 313 CAMPUS STREET CELEBRATION, FL 34747 407-566-1935	**STORE**	#9199 1280 FACILITIES WAY, LAKE BUENA VISTA, FL 32830	**INVOICE #**	919920023547
				DATE	26 Aug 2025
				TIME	9:46 AM
		EMAIL	PAF9199@ppg.com	**STORE REP**	Wilfred B.
		PHONE	407-824-9369	**SALES REP**	Jeff Werning
SHIP INFO				**METHOD**	PickUp
CUST PO#	25-8-14-22				
CUST JOB NAME	SIGN POST				

Item # / SAP #	Description	Qty	Unit Price	Amount
SOAMIXP/01 00772966	SOA GLOSS MIX GROUP P SOAMIXP B100	4	$127.02	$508.08 *
Comment: PMS567C				
43270SP/01 00760959	UNIVERSAL CATALYST 43270SP B100	4	$73.76	$295.04 *
45280SP/01 00767030	SLOWER REDUCER MAT 45280SP B100	4	$20.61	$82.44 *
MMMX0145/EA 00744598	SU 7447 6X9 SCOTCH-BRITE GP HAND PAD MR	40	$1.34	$53.60 *
PPGX0030/EA 00648933	SU PROSUPREME 4X3/8 FOAM 2PK	4	$5.07	$20.28 *

CONTINUED ON PAGE 2

PITTSBURGH PAINTS CO.

INVOICE # 919920023547

Received by: Alan

TERMS:
Items marked with an asterisk (*) are exempt from sales tax. Freight will be charged on orders, blinds, and wall covering books. Special merchandise in good condition is eligible for 75% refund w/ original invoice within 60 days. Tinted merchandise cannot be returned. Non-tinted merchandise in good condition may be returned w/ original invoice w/in 60 days. Qualifying returns will be made in the same form of payment as original purchase. PPC reserves the right to make large cash returns by check w/in 10 business days. A service fee will be charged on returned checks. PPC understands, and Buyer represents that the products sold will be used for commercial or home painting, and will not be used for Nuclear, Chemical or Biological weapons facilities or activities including painting any such items or facilities. Buyer agrees to notify PPC immediately if Buyer becomes aware of any change in the end use of the products.

TERMS: NET 15TH PROX
I agree to pay $959.44 in accordance with my PPC Credit Agreement (316844130000).

REMIT TO:
THE PITTSBURGH PAINTS CO.
P O BOX 536864
ATLANTA, GA 30353-6864

Item Subtotal	$959.44
Discount/Fee Subtotal	$959.44
Sales Tax	$0.00
Total	$959.44
PPC Account	$959.44
Total Tendered	$959.44
Pending Amount	$0.00

Concrete Mix USA LLC

5135 International Drive | Suite 1&2 | Orlando, Florida 32819
475-342-1723 | contact@concretemixusa.com |
https://concretemixusa.com/

RECIPIENT:

Celebration Community District
407 Iris Street
Kissimmee, Florida 34747
Phone: 1407-947-1238

Invoice #3500

Issued	Aug 25, 2025
Due	Aug 25, 2025
Total	**$1,000.00**
Account Balance	$11,082.70

Concrete 08/25/2025 - 407 Iris Street Kissimmee - 3.80yd

Product/Service	Description	Qty.	Unit Price	Total
Aug 25, 2025				
Concrete Mix- 3000 psi no fiber		3.8	$197.36842	$750.00
Delivery -1h		1	$250.00	$250.00

Thank you for your business. Please contact us with any questions regarding this invoice.

Total	**$1,000.00**
Account balance	**$11,082.70**

8-25-25

Celebration Community District
407 Iris Street
Kissimmee, Florida 34747

Concrete 08/25/2025 - 407 Iris Street Kissimmee - 3.80yd
Invoice #: 3500
Due date: Aug 25, 2025
Amount due: $11,082.70
Amount enclosed: _____

Mail to:
Concrete Mix USA LLC
5135 International Drive
Suite 1&2
Orlando, Florida 32819

Osceola County Sheriff's Office
2601 E Irlo Bronson Memorial Hwy
Kissimmee, FL 34744

INVOICE

Invoice ID: 57363
Date: 08/11/2025
Customer #: 383
Due Date: 09/10/2025
Reference:

Bill To:
Celebration CDD
Attention: Accounts Payable
313 Campus Street
Celebration, FL, US 34747
inframarkcms@payableslockbox.com

DESCRIPTION	QTY	RATE	TOTAL
Deputy Rate 1 - Avery McDonald from 8/10/2025 9:00 AM to 8/10/2025 1:00 PM	4.000	$81.13	$324.52
Deputy Rate 1 - James Lennon from 8/11/2025 7:00 AM to 8/11/2025 11:00 AM	4.000	$81.13	$324.52
Deputy Rate 1 - James Lennon from 8/11/2025 11:00 AM to 8/11/2025 3:00 PM	4.000	$81.13	$324.52
Deputy Rate 1 - David Fermin from 8/11/2025 3:00 PM to 8/11/2025 7:00 PM	4.000	$81.13	$324.52
Deputy Rate 1 - David Fermin from 8/12/2025 8:00 AM to 8/12/2025 12:00 PM	4.000	$81.13	$324.52
Deputy Rate 1 - David Fermin from 8/12/2025 12:00 PM to 8/12/2025 4:00 PM	4.000	$81.13	$324.52
Deputy Rate 1 - Francis Santaniello from 8/12/2025 4:00 PM to 8/12/2025 8:00 PM	4.000	$81.13	$324.52
Deputy Rate 1 - Francis Santaniello from 8/13/2025 4:00 PM to 8/13/2025 8:00 PM	4.000	$81.13	$324.52
Deputy Rate 1 - Bradley Butler from 8/14/2025 12:00 PM to 8/14/2025 4:00 PM	4.000	$81.13	$324.52
Deputy Rate 1 - Horace Nicholson from 8/14/2025 4:00 PM to 8/14/2025 8:00 PM	4.000	$81.13	$324.52
Deputy Rate 1 - Angel Padin-Martinez from 8/15/2025 8:00 AM to 8/15/2025 12:00 PM	4.000	$81.13	$324.52
Deputy Rate 1 - Christopher Bhulai from 8/15/2025 12:00 PM to 8/15/2025 4:00 PM	4.000	$81.13	$324.52
Deputy Rate 1 - Jake Taylor from 8/15/2025 5:00 PM to 8/15/2025 9:00 PM	4.000	$81.13	$324.52
Deputy Rate 1 - Ethan Fournier from 8/16/2025 9:00 AM to 8/16/2025 1:00 PM	4.000	$81.13	$324.52
Deputy Rate 1 - Ethan Fournier from 8/16/2025 1:00 PM to 8/16/2025 5:00 PM	4.000	$81.13	$324.52
Deputy Rate 1 - Ismael Rodriguez from 8/16/2025 5:00 PM to 8/16/2025 9:00 PM	4.000	$81.13	$324.52
Deputy Rate 1 - James Lennon from 8/17/2025 10:00 AM to 8/17/2025 2:00 PM	4.000	$81.13	$324.52
Deputy Rate 1 - Eric Cabot from 8/18/2025 4:00 PM to 8/18/2025 8:00 PM *Note: Vendor approved change*	4.000	$81.13	$324.52
Deputy Rate 1 - Eric Cabot from 8/19/2025 5:00 PM to 8/19/2025 9:00 PM	4.000	$81.13	$324.52
Deputy Rate 1 - Michael Grimaldi from 8/20/2025 7:00 AM to 8/20/2025 11:00 AM	4.000	$81.13	$324.52
Deputy Rate 1 - Eric Cabot from 8/20/2025 3:00 PM to 8/20/2025 7:00 PM	4.000	$81.13	$324.52
Deputy Rate 1 - Joseph Billittier from 8/21/2025 8:00 AM to 8/21/2025 12:00 PM	4.000	$81.13	$324.52

8/28/2025 Invoice Reviewed by SO\smal

DESCRIPTION	QTY	RATE	TOTAL
Deputy Rate 1 - Joseph Billittier from 8/21/2025 1:00 PM to 8/21/2025 5:00 PM	4.000	$81.13	$324.52
Deputy Rate 1 - Luis Herrera-Burgos from 8/22/2025 12:00 PM to 8/22/2025 4:00 PM	4.000	$81.13	$324.52
Deputy Rate 1 - Rebecca Burgos from 8/22/2025 5:00 PM to 8/22/2025 9:00 PM	4.000	$81.13	$324.52
Deputy Rate 1 - James Lennon from 8/23/2025 9:00 AM to 8/23/2025 1:00 PM	4.000	$81.13	$324.52
Deputy Rate 1 - James Lennon from 8/23/2025 1:00 PM to 8/23/2025 5:00 PM	4.000	$81.13	$324.52
Deputy Rate 1 - Michael Heller from 8/23/2025 5:00 PM to 8/23/2025 9:00 PM	4.000	$81.13	$324.52
TOTAL:	**112.000**		**$9,086.56**

Amount Paid: **$0.00**

Balance Due: **$9,086.56**

Notes

Please make payment directly to the Osceola County Sheriff's Office.The Osceola County Sheriff's Office does not accept cash as payment for off-duty details. Off-duty detail employers delinquent in remitting payment for off-duty detail services may be subject to temporary or permanent suspension from receiving off-duty detail services.

Mail your payment to:

Osceola County Sheriff's Office
Attention: Finance Unit
2601 E Irlo Bronson Memorial Hwy
Kissimmee, FL 34744

To pay via Visa, Mastercard, or E-Check, please contact our finance department at 407-348-1120.

Off-duty detail holiday rates shall automatically apply to the Osceola County Sheriff's Office's recognized holidays. These dates can be viewed on our website under Agency Services / Off-Duty Hiring (www.osceolasheriff.org).

September 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 7:00 12:00 16:00	2 7:00 11:00	3 8:00 15:00	4 8:00 12:00 16:00	5 8:00 12:00 17:00- Walking Detail	6 9:00 13:00 17:00- Walking Detail
7 9:00	8 8:00 12:00 16:00	9 8:00 12:00 16:00	10 8:00 15:00	11 9:00 13:00	12 8:00 12:00 17:00- Walking Detail	13 9:00 13:00 17:00- Walking Detail
14 10:00	15 7:00 15:00	16 9:00 14:00	17 8:00 12:00 16:00	18 8:00 13:00	19 9:00 13:00 17:00- Walking Detail	20 13:00 17:00- Walking Detail
21 9:00	22 7:00 11:00 15:00	23 7:00 11:00 15:00	24 9:00 13:00	25 10:00 17:00-Walking Detail	26 10:00 17:00- Walking Detail	27
28 8:00	29 8:00 12:00 16:00	30 8:00 12:00 16:00				

August 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 8:00 12:00 17:00- Walking Detail	2 9:00 13:00 17:00- Walking Detail
3 8:00	4 9:00 13:00 17:00	5 9:00 15:00	6 8:00 12:00 16:00	7 10:00 14:00	8 8:00 12:00 17:00- Walking Detail	9 9:00 13:00 17:00- Walking Detail
10 9:00	11 7:00 11:00 15:00	12 8:00 12:00 16:00	13 8:00 12:00 16:00	14 7:00 12:00 16:00	15 8:00 12:00 17:00- Walking Detail	16 9:00 13:00 17:00- Walking Detail
17 10:00	18 8:00 13:00	19 15:00	20 7:00 15:00	21 8:00 13:00	22 12:00 17:00- Walking Detail	23 9:00 13:00 17:00- Walking Detail
24 8:00	25 8:00 12:00 16:00	26 10:00 14:00	27 15:00	28 8:00	29 12:00 17:00- Walking Detail	30 13:00 17:00- Walking Detail
31 9:00						

July 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 7:00 12:00 17:00	2 7:00 13:00 17:00	3 10:00 17:00	4 8:00 13:00 17:00 21:00	5 10:00 21:00
6 9:00	7 8:00 13:00 17:00	8 11:00	9 8:00 12:00 17:00	10 10:00 13:00 17:00	11 9:00 14:00 21:00	12 10:00 15:00 21:00
13 9:00	14 8:00 13:00	15 12:00 17:00	16 8:00 12:00 17:00	17 10:00 13:00 17:00	18 12:00 21:00	19 11:00 21:00
20 8:00	21 13:00 17:00	22 17:00	23 11:00 17:00	24 8:00 12:00	25 13:00 21:00	26 12:00 21:00
27 10:00	28 11:00 16:00	29 9:00 15:00	30 13:00 17:00	31 10:00 17:00		

Osceola County Sheriff's Office

Off-Duty Business Application

Business/Management Company Information

Important: To avoid processing delays, please fill out the application completely and accurately. If there are sections that do not pertain to your request, please write N/A in the blank. Our responsibility is to assess your application and make the necessary inquiries to ensure that the Sheriff's Office policies and procedures are followed. **If your request/application is submitted less than five (5) business days from the event start date, detail holiday rates shall automatically be applied.** The job's complexity and the employer's specific requests will dictate the amount of time needed to complete the assessment. **Once the application has been approved, a notification will be sent to the email address of the business contact listed on your application. This email will contain a copy of your application for your records.**

No off-duty job will be authorized if a potential employer places any race, color, gender, or national origin restrictions. It violates the Osceola County Sheriff's Office policy for Deputies working the detail to accept gifts, gratuities, bonuses, tips, or merchandise.

The approved jobs will be posted agency-wide, and Deputies will have the opportunity to assign themselves to your detail through our off-duty detail software system. **Please understand that Deputies perform off-duty services voluntarily, therefore coverage is not guaranteed.** There is no requirement that they work during their off time. The Osceola County Sheriff's Office oversees all off-duty employment and will become involved in matters as deemed necessary. Agency personnel engaged in off-duty details are still governed by agency policies while working off-duty for you. Agency personnel are covered by the agency's workers' compensation plan and liability provisions of the agency's insurance program, as they are involved in law enforcement-related actions. **To view our rates, holidays, and other off-duty information, please visit www.osceolasheriff.org under Agency Services / Off-Duty Hiring.**

Business Name *

(Full Company Name)

Celebration Community Development District

Mailing Address *

313 Campus St.

Suite#	Bldg#	City *	State *	Zip *
		Celebration	FL	34747

Business Contact

Contact Name *

Jasmin Nunez

Title

Office Manager

Work # *	Cell #	Other #	Fax #
407-566-1935	689-677-0740	e.g. 555-555-5555	e.g. 555-555-5555
e.g. 555-555-5555	e.g. 555-555-5555		

E-Mail Address *

jasmin.nunez@inframark.com

Payable Contact

The off-duty detail employer shall make payment directly to the Osceola County Sheriff's Office. Payments will not be accepted from third-party vendors. Off-duty detail employers delinquent in remitting payment for off-duty detail services may be subject to temporary or permanent suspension from receiving off-duty detail services.

(Invoices will be sent to the email address provided below)

Contact Name *

Celebration CDD

Title *

Office Manager

Phone # *

407-566-1935

e.g. 555-555-5555

E-Mail Address *

inframarkcms@payableslockbox.com

Invoices will be sent to this email

Requested Schedule

Is this an ongoing detail over 31 days? *

(•) Yes ( ) No

Is this detail an annual contract?

(•) Yes ( ) No

Please provide a listing of your requested shifts. Select "Add" to enter additional dates. If the shifts are yet to be determined, please enter the start date and end date, and contact the Off-Duty Detail Coordinator.

Start *	Number of Deputies *	End *
6/24/2025	3	6/24/2026

Number of Sergeants

(5 deputies require a sergeant)

Number of Lieutenants

(3 Sergeants require a Lieutenant)

Job Site Location Information

Location Name *

Celebration CDD & Lexin

Street Address *

313 Campus St.

Suite#	Bldg#	City *	State *	Zip *
		Celebration	FL	34747

Emergency Contact

Contact Name *

Point of contact for Deputies DURING the detail

Jasmin Nunez

Work # *	Cell #	Other #
407-566-1935 e.g. 555-555-5555	689-677-0740 e.g. 555-555-5555	e.g. 555-555-5555

At Vendor Request *

No Preference

Job Information

Type of Event

Please describe the nature of your event (i.e. carnival, concert, traffic control, business opening, etc.), and attach copy of advertisement or brochure, if any.

Traffic Control and patrol services throughout the community.

Permits Attached?

( ) Yes (•) No

Are there any other police agencies working this detail? *

( ) Yes (•) No

Anticipated crowd size (AT ONE TIME) *

or tickets sold

N/A

Will alcohol be sold? *	Will alcohol be served? *	Will outside alcohol be allowed on property? *
( ) Yes (•) No	( ) Yes (•) No	( ) Yes (•) No

Describe Job Duties

(i.e. traffic control, crowd control, security, etc.)

Traffic Control and patrol services throughout the community.

Off-Duty Detail Rates (Effective June 29, 2025)

Please select the Detail Rate approved for processing your application. The holiday rates will automatically apply on the agency-recognized holidays, which can be viewed on our website under Agency Services, Off-Duty Hiring. -- NOTE: The "Road Construction Rate" will be used for ALL road construction details.

Deputy / Road Construction *	Sergeant	Lieutenant
Deputy Rate 1 $81.13		

Additional Information

Include any important information and instructions for your detail here.

File Upload

Permits and/or other necessary supporting documents.

368 Tri-Party with Lexin CROA for shared sheriff services.pdf 583.98KB

Agreement & Authorization Signature

Requirements: There is a **3-hour minimum** for all details worked. You may request less than three (3) hours; however, you will be billed for three (3) hours per Deputy. We require at least one (1) Deputy for every 300 - 500 people at an event, one (1) Sergeant is required for every five (5) Deputies and one (1) Lieutenant is required for every three (3) Sergeants. The hourly rate will be upgraded for Sergeants, Lieutenants, and agency-approved holidays. The holiday rates will automatically apply on the agency-recognized holidays, which can be viewed on our website **www.osceolasheriff.org** under Agency Services / Off-Duty Hiring.

Cancellations: Please get in touch with the Off-Duty Detail Coordinator or designee at least 24 hours in advance to cancel a detail or a portion of the detail or reschedule. A cancellation fee, payable to the Sheriff's Office, of three (3) hours per Deputy shall be charged to any employer who fails to notify the Off-Duty Detail Coordinator or designee of the cancellation at least 8 hours before the detail. If the cancellation is outside of our regular business hours (M-F, 8 am-5 pm) or on a holiday, please call the Osceola County Sheriff's Office dispatch center at **407-348-2222** and advise the operator that the Off-Duty detail is canceled.

Payments: The Business Contact and Payable Contact listed on this application will receive an invoice via the email addresses provided within two weeks after the event is complete. **We invoice bi-weekly according to the Sheriff's Office billing period schedule.** You may receive separate invoices for details that fall within different billing periods. Our pay periods run for two weeks, from Sunday through Saturday. **PLEASE NOTE: Events taking place on both Saturday and Sunday may be on separate invoices.**

The Osceola County Sheriff's Office does not accept cash as payment for Off-Duty Details. The off-duty detail employer shall make payment directly to the Osceola County Sheriff's Office. Payments will not be accepted from third-party vendors. Off-duty detail employers delinquent in remitting payment for off-duty detail services may be subject to temporary or permanent suspension from receiving off-duty detail services. You can view our off-duty detail rates and other information by visiting our website at **www.osceolasheriff.org** under Agency Services / Off-Duty Hiring.

I acknowledge, I have read and agree to the terms/information listed above *

☐ AGREE

I swear and affirm that the following information is a complete and accurate reflection of the event for which I am requesting assistance from the Osceola County Sheriff's Office. I understand that my failure to provide an accurate and complete description is grounds for immediate termination of this detail.

Name	Signature	Date
Jasmin Nunez	Jasmin Nunez	6/24/2025

Human Resources Use Only

Customer Number

383

Jurisdiction

West

Approval

Detail Approval *

- (•) Approved
- ( ) Denied

Comments

	Captain Signature	Date
Ivan Molina		6/24/2025

SO-03-78

TRI-PARTY AGREEMENT FOR PAYMENT OF SHARED SHERIFF SERVICES

THIS TRI-PARTY AGREEMENT FOR PAYMENT OF SHARED SHERIFF SERVICES ("Agreement"), effective as of the 1st day of April, 2023 (the "Effective Date"), between:

> **CELEBRATION COMMUNITY DEVELOPMENT DISTRICT,** a local unit of special purpose government created under Chapter 190, *Florida Statutes*, whose mailing address is 313 Campus Street, Celebration, Florida 34747 (the "**District**");
>
> **CELEBRATION RESIDENTIAL OWNERS ASSOCIATION, INC.,** a Florida not for profit corporation, whose mailing address is 851 Celebration Avenue, Celebration, Florida 34747 ("**CROA**"); and
>
> **LEXIN CELEBRATION COMMERCIAL LLC,** a Florida limited liability company, whose mailing address is 601 Sycamore Street, Suite 310, Celebration, Florida 34747 ("**Lexin**").
>
> The District, CROA and Lexin are hereinafter sometimes referred to collectively as the "Parties."

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, as amended (the "**Act**"); and

WHEREAS, the District currently hires for additional patrol services, off-duty officer "details" through the Osceola County (the "County") Sheriff's Office to augment County-provided Sheriff patrols; and

WHEREAS, the Parties agree that the District shall increase the level of its current sheriff services to include additional hours on Friday nights and Saturday nights among the areas in and immediately adjacent to the Downtown Celebration area which have commonly shared interest and ownerships among the Parties, which shall initially be established at four (4) hours per night, for a total of eight (8) hours per week, but may be increased or decreased as mutually agreed upon by the Parties ("Shared Services"); and

WHEREAS, the District, CROA and Lexin wish to reflect their desire to share costs for the Shared Services through the execution of this Agreement.

NOW THEREFORE, in consideration of the benefits that will accrue to each party arising out of the execution of this Agreement, the sufficiency whereof is hereby acknowledged, the Parties do hereby agree as follows:

1. **RECITALS.** The foregoing recitals are true and correct and are incorporated herein by this reference.

2. **TERM.** The term of this Agreement shall commence on April 1, 2023, and shall continue for a period of one (1) year ending on March 31, 2024, with two one (1) year renewals available, unless otherwise terminated hereunder. This Agreement may only be terminated as provided herein or otherwise agreed upon in writing by the Parties.

3. **SHARED SERVICES.** The District shall increase its current Osceola County Sheriff's Department patrol services to add four (4) additional hours each on Friday and Saturday nights for a total of eight (8) hours per week for the term of this Agreement. The Sheriff will patrol the locations as described in Exhibit "A." The description, locations or number of hours of the Shared Services may be changed with the approval of all Parties, which may be evidenced by email acceptance of the revised description, locations or number of hours of the Shared Services, and such approval related to changes in the description, locations or number of hours of the Shared Services and the costs thereof shall not be unreasonably withheld. Notwithstanding the foregoing, consideration of each Party's budget may be used in determining the approval of changes to the Shared Services. The District shall not agree to any increases in cost for the Shared Services without the prior approval of CROA and Lexin. The Parties agree that the District shall be responsible for all communications with the Sheriff's office.

4. **PAYMENT.** The Parties agree to equally share the cost of the Shared Services, with each party being responsible for one third of the total cost of the Shared Services. The District shall invoice CROA and Lexin on a monthly basis for their share of the Shared Services. CROA and Lexin agree to pay the District the monthly amounts due, payable within thirty (30) days following receipt of the invoice from the District. The District shall advise CROA and Lexin of any hourly rate changes as may be enacted by the Sheriff's Office within five (5) days of such changes having been made known to the District. All costs incurred under this Agreement shall be equally apportioned (one-third) among each of the three (3) Parties.

5. **EVENT OF DEFAULT.** The Parties acknowledge and agree that the failure to pay a party's cost of the Shared Services shall constitute a default of this Agreement. Any amount due to the District by CROA and Lexin, respectively, not paid within such ten (10) day period shall bear interest at the Default Interest Rate, calculated at twelve (12) percent. The failure to pay by CROA or Lexin shall allow the District to terminate this Agreement with ten (10) days written notice. CROA and Lexin shall be responsible for payment for the Shared Services through the date of termination.

6. **TERMINATION.** Anything in this Agreement to the contrary notwithstanding, District shall, in its sole discretion and without cause, have the right to terminate this Agreement upon thirty (30) days prior written notice to CROA and Lexin. CROA and Lexin may terminate this Agreement upon thirty (30) days prior written notice to the District. Payment shall be required by CROA and Lexin for the Shared Services through the date of termination.

7. **ENFORCEMENT OF AGREEMENT.** In the event that a party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the defaulting party all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

8. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by each of the Parties (other than changes to the Shared Services).

9. **NOTICES.** All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to District:	Celebration Community Development District 313 Campus Street Celebration, Florida 34747 Attention: Angel Montagna, District Manager Telephone: (407) 566-1935
Copy to:	Latham, Luna, Eden & Beaudine, LLP 201 S. Orange Avenue, Suite 1400 Orlando, Florida 32801 Attention: Jan Albanese Carpenter, District Counsel Telephone: (407) 481-5800
If to CROA:	Celebration Residential Owners Association, Inc. 851 Celebration Avenue Celebration, Florida 34747 Attention: _____ Telephone: (___)
Copy to:	Larsen Slaten PLLC 5323 Millenia Lakes Blvd., Suite 300 Orlando, Florida 32839 Attention: Thomas R. Slaten, Esq. Telephone: (407) 841-6555
If to Lexin:	Lexin Celebration Commercial LLC 601 Sycamore Street, Suite 310 Celebration, Florida 34747 Attention: _____ Telephone: (___)
Copy to:	_____ _____ _____ Attention: _____ Telephone: (___)

Except as otherwise provided in this Agreement, any Notice shall be deemed received upon actual delivery at the address set forth above, which may be evidenced by confirmation of delivery via overnight delivery service, United States postal service certified mail or by courier service. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for each party may deliver Notice on behalf of the respective party he/she represents. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on at least five (5) days written notice to the parties and addressees set forth herein.

10. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully by and between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are all deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party as the drafter of that language.

11. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason of, to or for the benefit of any third party not a formal party to this Agreement other than to successor and assigns of the parties as provided herein. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties and their respective representatives, successors, and assigns.

12. **APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in Osceola County, Florida.

13. **EFFECTIVE DATE.** This Agreement shall be effective after execution by all of the Parties hereto.

14. **PUBLIC RECORDS.** The Parties understand and agree that all documents of any kind provided to the District may be public records and treated as such in accordance with Florida law.

15. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

16. **MUTUAL INDEMNIFICATION.** The Parties agree to indemnify, defend and hold harmless each other for and from any loss or liability arising out of a party's breach of this Agreement.

17. **LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limit of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

18. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

19. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature pages and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document physically to form one document.

[SIGNATURES FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed affective as of the day and year first above written.

DISTRICT:

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT,
a Florida community development district

By:_____
Greg Filak
Chairman, Board of Supervisors

CROA:

CELEBRATION RESIDENTIAL OWNERS ASSOCIATION, INC., a Florida not for profit corporation

By:_____
Print: CYNTHIA J. SUNSHER
Title: PRESIDENT

LEXIN:

LEXIN CELEBRATION COMMERCIAL, LLC, a Florida limited liability company

By:_____
Print: Michael Nunez
Title: 5-24-2023

EXHIBIT "A"

LOCATION OF SHARED SERVICES

The Shared Services shall include the following locations within Celebration Town Center and Lakeside Park, including:

1. Commercial properties owned by Lexin in and around Market Street, Front Street, Bloom Street, Celebration Avenue and Sycamore Street;
2. Lakeside Park pool, clubhouse and parking lot at 631 Sycamore Street; and
3. District property located in and among the forgoing properties and around Lake Rianhard.

July 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 7:00 12:00 17:00	2 7:00 13:00 17:00	3 10:00 17:00	4 8:00 13:00 17:00 21:00	5 10:00 21:00
6 9:00	7 8:00 13:00 17:00	8 11:00	9 8:00 12:00 17:00	10 10:00 13:00 17:00	11 9:00 14:00 21:00	12 10:00 15:00 21:00
13 9:00	14 8:00 13:00	15 12:00 17:00	16 8:00 12:00 17:00	17 10:00 13:00 17:00	18 12:00 21:00	19 11:00 21:00
20 8:00	21 13:00 17:00	22 17:00	23 11:00 17:00	24 8:00 12:00	25 13:00 21:00	26 12:00 21:00
27 10:00	28 11:00 16:00	29 9:00 15:00	30 13:00 17:00	31 10:00 17:00		

1oz BRE

TERMINIX COMMERCIAL

7534 0100 N0 RP 25 08252025 YNNNNNNN 0001456 S1 T12

2867 1 AB 0.636

CELEBRATION CDD
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

ACCOUNT INVOICE

My Customer Number:	**10939271**
Please Pay By:	**09/08/2025**
Total Due:	**$125.99**

PAY ONLINE
TerminixCommercial.com

PAY BY PHONE
1.855.456.3631

QUESTIONS
- 1.800.TERMINIX
- TerminixCommercial.com

EASY WAYS TO PAY YOUR TERMINIX® INVOICE

Paying your bill is easy, especially online. Just visit the "Manage My Account" portal at TerminixCommercial.com and sign up with your **Customer Number: 10939271** and phone number to start paying bills online.

SERVICE DATE	DESCRIPTION OF SERVICES & SERVICE ADDRESS	INVOICE NUMBER	CHARGES	PAYMENTS / CREDITS	NET AMOUNT
08/21/2025	Pest Control Work Order 21237790962 Environmental and Safety Surcharge Location: 313 CAMPUS ST, KISSIMMEE FL 34747	463042578	$120.99 $5.00		$125.99

DUE DATE: 09/08/2025 **TOTAL DUE: $125.99**

This invoice reflects payments received by 08/25/2025. If you have not paid your previous balance, please make your payment today.
Any Year in Advance payment received will be applied to any previous balance on this agreement
The environmental and safety surcharge covers ongoing costs required for maintaining environmental and safety initiatives for our employees and customers. This includes but is not limited to transportation improvements, safety training and service safety protocols as they may pertain to each industry we service. Limitations apply.

Please tear along line to remit.

Payment Options:

- EasyPay automated payments (sign up at TerminixCommercial.com)
- Pay online at My Account at TerminixCommercial.com
- Pay by phone at 1.855.456.3631
- Pay by enclosed check
- Credit card payment. Please fill out the following:

SAVE 3% when you pay 1-Year in advance

Circle One: DISCOVER VISA MasterCard American Express

(_____-_____-_____-_____) Exp date: _____/_____

Name (as it appears on credit card): _____

Authorized Signature: _____

Amount Due: **$125.99** 1 year in advance: **$734.16**

Amount Paid: _____

Invoice Number: 463042578
Customer Number: 10939271

CELEBRATION CDD
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076

REMIT TO:
TERMINIX PROCESSING CENTER
PO BOX 802155
CHICAGO IL 60680-0

3 00000000 10 000109392719 00000000004630425784 0001259900073416 6

7534 0100 N0 RP 25 08252025 0001456 001

BUSINESS
REFER & SAVE

REFER COLLEAGUES AND FRIENDS.
SAVE ON YOUR TERMINIX SERVICE.

For each person or business you recommend who purchases an annual Terminix commercial or residential service, you'll **Save $150** or more. To learn more about Business Refer & Save, **visit TerminixCommercial.com or ask your Terminix Commercial representative.**

*Valid only while under contract and compliant with all service protocol; all payments must be current.

TERMINIX COMMERCIAL

TerminixCommercial.com

1.855.456.3631

** REPRINT ** REPRINT Invoice

INVOICE DATE	INVOICE NUMBER
07/03/2025	S142768489.004

REMIT TO:

GEXPRO
U.S. Mail: PO BOX 742833 ATLANTA, GA 30374-2833
ACH: Bank of America Rt# 111000012 A/C#: 3751629504
ACH Remittance: Send to CASHAR@rexelusa.com
Online: Login to your account at rexelusa.com

GEXPRO
CORRESPONDENCE
PO BOX 766, ATTN: CREDIT DEPT
ADDISON, TX 75001-0766

Rexel USA, Inc d/b/a Gexpro FEIN 20-5021845

BILL TO ADDRESS:

CELEBRATION CDD
210 NORTH UNIVERSITY DRIVE
STE 702
CORAL SPRINGS, FL 33071-7320

SHIP TO ADDRESS:

CELEBRATION CDD
313 CAMPUS STREET
CELEBRATION, FL 34747-4982

CUSTOMER NO.	CUSTOMER PO NO.	ORDER DATE	ORDERED BY	CUSTOMER RELEASE NO.
644113	25-6-21-4	06/23/2025	Todd Kendall	

SALESPERSON CONTACT	SHIP METHOD	JOB NAME	TERMS	SHIP DATE	
Marvin Thurman	GEX-TRUCK		Net 30 Days	07/03/2025	

Line	Customer/Rexel Part Number	Quantity Ordered	Quantity Shipped	UNIT PRICE/Per	EXT PRICE	TAX Y/N
1	BUS FNM-10 BUSS MIDGET FUSE Our Pn: 29218 07/03/2025 08:00:00 AM Juan S142768489.004 Tracking Numbers * * * OT OUR TRUCK * * * 01209595	30	20	11.825/EA	236.51	N

CREDIT DEPARTMENT
Steve Lagerlef 0028
Steve.Lagerlef@Rexelusa.com
972 308 9356

Please consult the Rexel USA, Inc. Terms and Conditions of sale at the following: https://www.rexelusa.com/terms

SUBTOTAL	236.51
STATE TAX	0.00
COUNTY TAX	0.00
CITY TAX	0.00
OTHER TAX	0.00
TOTAL TAX	0.00
SHIPPING & HANDLING	0.00
PAYMENTS	0.00
Total Amount Due	**236.51**

Note: A late charge consistent with state law will be assessed on all past due balances.

All Transactions are in US Dollars (USD)

Printed By: SLAGERLE on 9/2/2025 10:30:13 AM

Invoice

INVOICE DATE	INVOICE NUMBER
09/02/2025	S143051344.008

REMIT TO:

GEXPRO
U.S. Mail: PO BOX 742833 ATLANTA, GA 30374-2833
ACH: Bank of America Rt# 111000012 A/C#: 3751629504
ACH Remittance: Send to CASHAR@rexelusa.com
Online: Login to your account at rexelusa.com

GEXPRO
CORRESPONDENCE
PO BOX 766, ATTN: CREDIT DEPT
ADDISON, TX 75001-0766

Rexel USA, Inc d/b/a Gexpro FEIN 20-5021845

BILL TO ADDRESS:

CELEBRATION CDD
210 NORTH UNIVERSITY DRIVE
STE 702
CORAL SPRINGS, FL 33071-7320

SHIP TO ADDRESS:

CELEBRATION CDD
313 CAMPUS STREET
CELEBRATION, FL 34747-4982

CUSTOMER NO.	CUSTOMER PO NO.	ORDER DATE	ORDERED BY	CUSTOMER RELEASE NO.
644113	25-7-25-4	07/29/2025	Todd Kendall	

SALESPERSON CONTACT	SHIP METHOD	JOB NAME	TERMS	SHIP DATE	
Marvin Thurman	UPS GROUND		Net 30 Days	09/02/2025	

Line	Customer/Rexel Part Number	Quantity Ordered	Quantity Shipped	UNIT PRICE/Per	EXT PRICE	TAX Y/N
1	INT EK4036S ELECTRONIC PHOTO CONTROL - BUTTON STYLE Our Pn: 794225 1Z2EE5890354864430	20	12	25.708/EA	308.50	N

CREDIT DEPARTMENT
Steve Lagerlef 0028
Steve.Lagerlef@Rexelusa.com
972 308 9356

Please consult the Rexel USA, Inc. Terms and Conditions of sale at the following: https://www.rexelusa.com/terms

SUBTOTAL	308.50
STATE TAX	0.00
COUNTY TAX	0.00
CITY TAX	0.00
OTHER TAX	0.00
TOTAL TAX	0.00
SHIPPING & HANDLING	13.19
PAYMENTS	0.00
Total Amount Due	**321.69**

Note: A late charge consistent with state law will be assessed on all past due balances.

All Transactions are in US Dollars (USD)

Printed By: SLAGERLE on 9/2/2025 10:59:17 AM

Invoice

INVOICE DATE	INVOICE NUMBER
09/02/2025	S143186148.002

REMIT TO:

GEXPRO
U.S. Mail: PO BOX 742833 ATLANTA, GA 30374-2833
ACH: Bank of America Rt# 111000012 A/C#: 3751629504
ACH Remittance: Send to CASHAR@rexelusa.com
Online: Login to your account at rexelusa.com

GEXPRO
CORRESPONDENCE
PO BOX 766, ATTN: CREDIT DEPT
ADDISON, TX 75001-0766

Rexel USA, Inc d/b/a Gexpro FEIN 20-5021845

BILL TO ADDRESS:

CELEBRATION CDD
210 NORTH UNIVERSITY DRIVE
STE 702
CORAL SPRINGS, FL 33071-7320

SHIP TO ADDRESS:

CELEBRATION CDD
313 CAMPUS STREET
CELEBRATION, FL 34747-4982

CUSTOMER NO.	CUSTOMER PO NO.	ORDER DATE	ORDERED BY	CUSTOMER RELEASE NO.
644113	25-8-6-4	08/14/2025	Todd Kendall	

SALESPERSON CONTACT	SHIP METHOD	JOB NAME	TERMS	SHIP DATE	
Marvin Thurman	GEX-TRUCK		Net 30 Days	09/02/2025	

Line	Customer/Rexel Part Number	Quantity Ordered	Quantity Shipped	UNIT PRICE/Per	EXT PRICE	TAX Y/N
1	BUS 2A0660 INSULATOR ONE END Our Pn: 16748 Tracking Numbers * * * REX-OT * * * 01231409	80	80	8.559/EA	684.71	N

CREDIT DEPARTMENT
Steve Lagerlef 0028
Steve.Lagerlef@Rexelusa.com
972 308 9356

Please consult the Rexel USA, Inc. Terms and Conditions of sale at the following: https://www.rexelusa.com/terms

SUBTOTAL	684.71
STATE TAX	0.00
COUNTY TAX	0.00
CITY TAX	0.00
OTHER TAX	0.00
TOTAL TAX	0.00
SHIPPING & HANDLING	0.00
PAYMENTS	0.00
Total Amount Due	**684.71**

Note: A late charge consistent with state law will be assessed on all past due balances.

All Transactions are in US Dollars (USD)

Printed By: SLAGERLE on 9/2/2025 10:59:39 AM

Invoice

INVOICE DATE	INVOICE NUMBER
09/05/2025	S143278599.001

REMIT TO:

GEXPRO
U.S. Mail: PO BOX 742833 ATLANTA, GA 30374-2833
ACH: Bank of America Rt# 111000012 A/C#: 3751629504
ACH Remittance: Send to CASHAR@rexelusa.com
Online: Login to your account at rexelusa.com

GEXPRO
CORRESPONDENCE
PO BOX 766, ATTN: CREDIT DEPT
ADDISON, TX 75001-0766

Rexel USA, Inc d/b/a Gexpro FEIN 20-5021845

BILL TO ADDRESS:

CELEBRATION CDD
210 NORTH UNIVERSITY DRIVE
STE 702
CORAL SPRINGS, FL 33071-7320

SHIP TO ADDRESS:

CELEBRATION CDD
313 CAMPUS STREET
CELEBRATION, FL 34747-4982

CUSTOMER NO.	CUSTOMER PO NO.	ORDER DATE	ORDERED BY	CUSTOMER RELEASE NO.
644113	25-8-18-4	08/26/2025	Todd Kendall	

SALESPERSON CONTACT	SHIP METHOD	JOB NAME	TERMS	SHIP DATE	
Marvin Thurman	DIRECT		Net 30 Days	09/05/2025	

Line	Customer/Rexel Part Number	Quantity Ordered	Quantity Shipped	UNIT PRICE/Per	EXT PRICE	TAX Y/N
1	FP FPN7760 PHOTOELECTRIC CONTROL 130VOLT Our Pn: 477018	24	24	15.000/EA	360.00	N

Please consult Gexpro Terms & Conditions at Gexpro.com

CREDIT DEPARTMENT
Steve Lagerlef 0028
Steve.Lagerlef@Rexelusa.com
972 308 9356

Please consult the Rexel USA, Inc. Terms and Conditions of sale at the following: https://www.rexelusa.com/terms

SUBTOTAL	360.00
STATE TAX	0.00
COUNTY TAX	0.00
CITY TAX	0.00
OTHER TAX	0.00
TOTAL TAX	0.00
SHIPPING & HANDLING	0.00
PAYMENTS	0.00
Total Amount Due	**360.00**

Note: A late charge consistent with state law will be assessed on all past due balances.

All Transactions are in US Dollars (USD)

Printed By: PHADMIN on 9/6/2025 12:40:39 AM

INVOICE

Lynch Fuel Company LLC
"Fueling Your Success"
1244 E. Carroll Street
Kissimmee, FL 34744
(800)874-4161

Remit to: Lynch Fuel Company LLC
PO BOX 654423
Dallas, TX 75265-4423

Send PO requests to purchaseorders@lynchoil.com

Account number	37035
Invoice date	9/4/2025
Invoice Number	16759677
Invoice Terms	Net 10 - CHECK PAY
Due Date	**9/14/2025**
Amount Due	**$706.73**

Celebration Community Dev dba Celebration CDD
Attn: Accounts Payable
313 Campus Street
Kissimmee, FL 34747

Territory: Kissimmee
1244 East Carroll Street

DELIVERED TO:
Celebration Community Dev - Kissimmee FL - Gas 87
313 Campus Street
Kissimmee, FL 34747

Product	Delivered Quantity	Unit Price	Extended Price
Ticket: 5055 Delivery Date: 09/04/25			
Gasoline UNL	190.0	2.9763	$565.50
			$565.50

Compliance Fee $18.95

Tax FEIN: 650479329

Tax Details

Gas - Federal Taxes	0.1896	$36.02
Gas - FL Coastal|Inland|Water Qual	0.0207	$3.94
Gas - FL State|Local|County Tax	0.4320	$82.08
Gas - License Fee	0.0013	$0.24

Gallons:	**190.0**
Products Total:	**$565.50**
Shipping / Freight Total:	**$0.00**
Compliance Fee:	**$18.95**
Tax Total:	**$122.28**
Total Due:	**$706.73**

For Product Emergency - spills, leaks, exposure or accident, call day or night - PERS (800)633-8253.

Thank you for your business.
Payment is due within agreed to payment terms. Please be aware that we may charge 1.5% interest per month on late invoices.

EST 2012
Celebration Hardware
COMPANY

INVOICE

Celebration Hardware

57 Blake Blvd.
Celebration, FL 34747
407-566-1091

INVOICE #	462206
ACCOUNT #	46
DATE	29-Aug-25
TIME	11:55
EMPLOYEE	540 - Zandra I.
TERMINAL	12
PAGE #	1

SOLD TO:

(407) 566-1935
CELEBRATION CDD COMMUNITY DEVELOPMENT DIS
313 Campus Street
Celebration, FL 34747

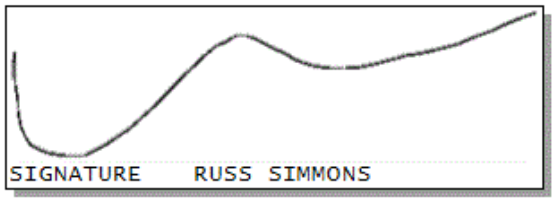
SHIP TO:

CELEBRATION CDD COMMUNITY DEVELOPMENT DIS
313 Campus Street
Celebration, FL 34747

ITEM	DESCRIPTION	QTY	SALE	U/M	EXT
042526537028 28055	SCREW EXTRACTOR+BIT #2	1.00	5.99	CD	5.99
027426221505 1030899	STAIN MINWX .5PT RED OAK	1.00	9.99	EA	9.99
PO #	25-8-21-7			CHARGE	15.98

How are we doing?
Review us on Google.

I AGREE TO PAY THE ABOVE TOTAL ACCORDING TO THE POSTED TERMS AND CONDITIONS



SIGNATURE RUSS SIMMONS

SUBTOTAL $	15.98
TAX $	0.00
TOTAL $	15.98

Returned goods must be in
original condition including parts
accessories and packaging.
No returns are permitted after 14 days of purchase.

EST 2012
Celebration Hardware
COMPANY

INVOICE

Celebration Hardware

57 Blake Blvd.
Celebration, FL 34747
407-566-1091

INVOICE #	462549
ACCOUNT #	46
DATE	02-Sep-25
TIME	09:07
EMPLOYEE	12 - Sean B.
TERMINAL	12
PAGE #	1

SOLD TO:

(407) 566-1935
CELEBRATION CDD COMMUNITY DEVELOPMENT DIS
313 Campus Street
Celebration, FL 34747

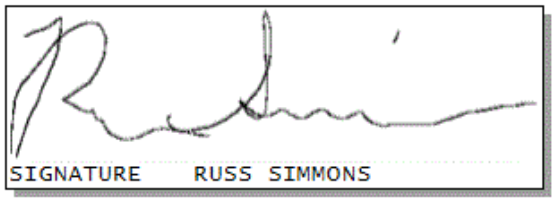
SHIP TO:

CELEBRATION CDD COMMUNITY DEVELOPMENT DIS
313 Campus Street
Celebration, FL 34747

ITEM	DESCRIPTION	QTY	SALE	U/M	EXT
008925128342 2508398	SNAPLCK MNDRL SYSTM 3/8"	1.00	24.99	EA	24.99
008925127697 2510030	HOLE SAW 5/8"	1.00	9.99	EA	9.99
076694000015 10941	FILLR WATER PUTTY 1LB	1.00	3.99	EA NET	3.99
PO #	25-9-1-7			CHARGE	38.97

How are we doing?
Review us on Google.

I AGREE TO PAY THE ABOVE TOTAL ACCORDING TO THE POSTED TERMS AND CONDITIONS



SIGNATURE RUSS SIMMONS

SUBTOTAL $	38.97
TAX $	0.00
TOTAL $	38.97

Returned goods must be in
original condition including parts
accessories and packaging.
No returns are permitted after 14 days of purchase.

EST 2012
Celebration Hardware
COMPANY

INVOICE

Celebration Hardware

57 Blake Blvd.
Celebration, FL 34747
407-566-1091

INVOICE #	462627
ACCOUNT #	46
DATE	02-Sep-25
TIME	14:43
EMPLOYEE	12 - Sean B.
TERMINAL	12
PAGE #	1

SOLD TO:

(407) 566-1935
CELEBRATION CDD COMMUNITY DEVELOPMENT DIS
313 Campus Street
Celebration, FL 34747

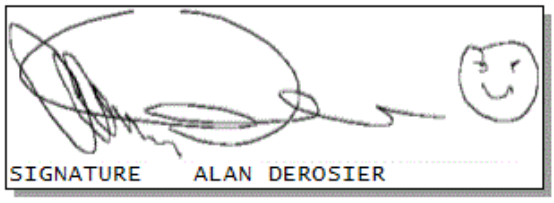
SHIP TO:

CELEBRATION CDD COMMUNITY DEVELOPMENT DIS
313 Campus Street
Celebration, FL 34747

ITEM	DESCRIPTION	QTY	SALE	U/M	EXT
030192170250 1438522	LACQUER THINNER GL	4.00	23.99	EA	95.96
PO #	25-9-2-7				
				CHARGE	95.96

How are we doing?
Review us on Google.

I AGREE TO PAY THE ABOVE TOTAL ACCORDING TO THE POSTED TERMS AND CONDITIONS



SIGNATURE ALAN DEROSIER

SUBTOTAL $	95.96
TAX $	0.00
TOTAL $	95.96

Returned goods must be in
original condition including parts
accessories and packaging.
No returns are permitted after 14 days of purchase.

EST 2012

Celebration Hardware
COMPANY

INVOICE

Celebration Hardware

57 Blake Blvd.
Celebration, FL 34747
407-566-1091

INVOICE #	462646
ACCOUNT #	46
DATE	02-Sep-25
TIME	15:36
EMPLOYEE	531 - Alex P.
TERMINAL	13
PAGE #	1

SOLD TO:

(407) 566-1935
CELEBRATION CDD COMMUNITY DEVELOPMENT DIS
313 Campus Street
Celebration, FL 34747

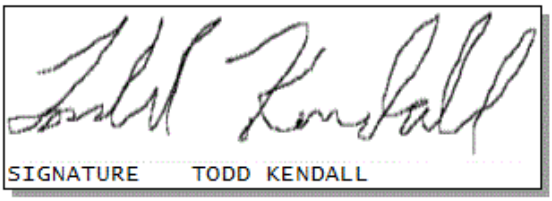
SHIP TO:

CELEBRATION CDD COMMUNITY DEVELOPMENT DIS
313 Campus Street
Celebration, FL 34747

ITEM	DESCRIPTION	QTY	SALE	U/M	EXT
738287111040 625-0468	1/4 FLAT WASHER S	1.00	8.99	PK	8.99
045734927742 584-7280	HOSE CLAMP/SS SCREW NO.96 SS	2.00	5.39	EA	10.78
045734927698 222-4962	HOSE CLAMP/SS SCREW NO.56 SS	2.00	3.79	EA	7.58
1000	FASTENERS	8.00	0.29	EACH	2.32
1000	FASTENERS	8.00	1.05	EACH	8.40
1000	FASTENERS	8.00	0.48	EACH	3.84
1000	FASTENERS	2.00	0.32	EACH	0.64
PO #	25-9-3-7			CHARGE	42.55

How are we doing?
Review us on Google.

I AGREE TO PAY THE ABOVE TOTAL ACCORDING TO THE POSTED TERMS AND CONDITIONS



SIGNATURE TODD KENDALL

SUBTOTAL $	42.55
TAX $	0.00
TOTAL $	42.55

Returned goods must be in
original condition including parts
accessories and packaging.
No returns are permitted after 14 days of purchase.

EST 2012

Celebration Hardware
COMPANY

INVOICE

Celebration Hardware

57 Blake Blvd.
Celebration, FL 34747
407-566-1091

INVOICE #	462724
ACCOUNT #	46
DATE	03-Sep-25
TIME	11:39
EMPLOYEE	12 - Sean B.
TERMINAL	12
PAGE #	1

SOLD TO:

(407) 566-1935
CELEBRATION CDD COMMUNITY DEVELOPMENT DIS
313 Campus Street
Celebration, FL 34747

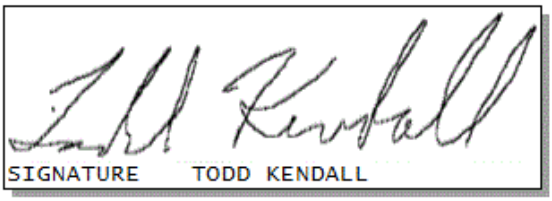
SHIP TO:

CELEBRATION CDD COMMUNITY DEVELOPMENT DIS
313 Campus Street
Celebration, FL 34747

ITEM	DESCRIPTION	QTY	SALE	U/M	EXT
826341043007 3003467	LIGHTNING USBC APPLE 4'	1.00	24.99	EA	24.99
826341042994 138-6127	CABLE BRAIDED REINFORCED 4FT	1.00	14.99	EA	14.99
PO #	25-9-5-7			CHARGE	39.98

How are we doing?
Review us on Google.

I AGREE TO PAY THE ABOVE TOTAL ACCORDING TO THE POSTED TERMS AND CONDITIONS



SIGNATURE TODD KENDALL

SUBTOTAL $	39.98
TAX $	0.00
TOTAL $	39.98

Returned goods must be in
original condition including parts
accessories and packaging.
No returns are permitted after 14 days of purchase.

EST 2012
Celebration Hardware
COMPANY

INVOICE

Celebration Hardware

57 Blake Blvd.
Celebration, FL 34747
407-566-1091

INVOICE #	462748
ACCOUNT #	46
DATE	03-Sep-25
TIME	13:24
EMPLOYEE	12 - Sean B.
TERMINAL	12
PAGE #	1

SOLD TO:

(407) 566-1935
CELEBRATION CDD COMMUNITY DEVELOPMENT DIS
313 Campus Street
Celebration, FL 34747

SHIP TO:

CELEBRATION CDD COMMUNITY DEVELOPMENT DIS
313 Campus Street
Celebration, FL 34747

ITEM	DESCRIPTION	QTY	SALE	U/M	EXT
045242353149 2552941	TITANIUM DRILL BIT 1/4"	1.00	8.99	EA	8.99
045242167548 2551539	DRIL BIT BLK OXD 1/4X12"	1.00	13.99	EA	13.99
1000	FASTENERS	16.00	0.79	EACH	12.64
1000	FASTENERS	16.00	0.63	EACH	10.08
1000	FASTENERS	4.00	1.99	EACH	7.96
1000	FASTENERS	2.00	2.39	EACH	4.78
1000	FASTENERS	6.00	0.29	EACH	1.74
1000	FASTENERS	6.00	0.48	EACH	2.88
PO #	25-9-6-7			CHARGE	63.06

I AGREE TO PAY THE ABOVE TOTAL ACCORDING TO THE POSTED TERMS AND CONDITIONS

SIGNATURE



Returned goods must be in
original condition including parts
accessories and packaging.
No returns are permitted after 14 days of purchase.

EST 2012

Celebration Hardware
COMPANY

INVOICE

Celebration Hardware

57 Blake Blvd.
Celebration, FL 34747
407-566-1091

INVOICE #	462748
ACCOUNT #	46
DATE	03-Sep-25
TIME	13:24
EMPLOYEE	12 - Sean B.
TERMINAL	12
PAGE #	2

SOLD TO:

(407) 566-1935
CELEBRATION CDD COMMUNITY DEVELOPMENT DIS
313 Campus Street
Celebration, FL 34747

SHIP TO:

CELEBRATION CDD COMMUNITY DEVELOPMENT DIS
313 Campus Street
Celebration, FL 34747

ITEM	DESCRIPTION	QTY	SALE	U/M	EXT
PO #	25-9-6-7				

How are we doing?
Review us on Google.

I AGREE TO PAY THE ABOVE TOTAL ACCORDING TO THE POSTED TERMS AND CONDITIONS

SIGNATURE RUSS SIMMONS

SUBTOTAL $	63.06
TAX $	0.00
TOTAL $	63.06

Returned goods must be in
original condition including parts
accessories and packaging.
No returns are permitted after 14 days of purchase.

EST 2012

Celebration Hardware
COMPANY

INVOICE

Celebration Hardware

57 Blake Blvd.
Celebration, FL 34747
407-566-1091

INVOICE #	462815
ACCOUNT #	46
DATE	04-Sep-25
TIME	08:32
EMPLOYEE	12 - Sean B.
TERMINAL	12
PAGE #	1

SOLD TO:

(407) 566-1935
CELEBRATION CDD COMMUNITY DEVELOPMENT DIS
313 Campus Street
Celebration, FL 34747

SHIP TO:

CELEBRATION CDD COMMUNITY DEVELOPMENT DIS
313 Campus Street
Celebration, FL 34747

ITEM	DESCRIPTION	QTY	SALE	U/M	EXT
1000	FASTENERS	8.00	0.75	EACH	6.00
1000	FASTENERS	5.00	2.99	EACH	14.95
1000	FASTENERS	2.00	3.29	EACH	6.58
1000	FASTENERS	8.00	0.43	EACH	3.44
1000	FASTENERS	16.00	0.89	EACH	14.24
1000	FASTENERS	4.00	0.79	EACH	3.16
1000	FASTENERS	20.00	0.87	EACH	17.40
028874116108 26649	BLK&GLD DRIL BIT 3/8X12"	1.00	18.99	EA NET	18.99
045242167586 2551661	DRIL BIT BK OXD 5/16X12"	1.00	13.99	EA	13.99
043425501769 8429755	KWIKWELD SYRINGE .85OZ	1.00	7.99	EA	7.99
PO #	25-9-7-7			CHARGE	106.74

I AGREE TO PAY THE ABOVE TOTAL ACCORDING TO THE POSTED TERMS AND CONDITIONS

SIGNATURE



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original condition including parts
accessories and packaging.
No returns are permitted after 14 days of purchase.

EST 2012

Celebration Hardware
COMPANY

INVOICE

Celebration Hardware

57 Blake Blvd.
Celebration, FL 34747
407-566-1091

INVOICE #	462815
ACCOUNT #	46
DATE	04-Sep-25
TIME	08:32
EMPLOYEE	12 - Sean B.
TERMINAL	12
PAGE #	2

SOLD TO:

(407) 566-1935
CELEBRATION CDD COMMUNITY DEVELOPMENT DIS
313 Campus Street
Celebration, FL 34747

SHIP TO:

CELEBRATION CDD COMMUNITY DEVELOPMENT DIS
313 Campus Street
Celebration, FL 34747

ITEM	DESCRIPTION	QTY	SALE	U/M	EXT
PO #	25-9-7-7				

How are we doing?
Review us on Google.

I AGREE TO PAY THE ABOVE TOTAL ACCORDING TO THE POSTED TERMS AND CONDITIONS

SIGNATURE RUSS SIMMONS

SUBTOTAL $	106.74
TAX $	0.00
TOTAL $	106.74

Returned goods must be in
original condition including parts
accessories and packaging.
No returns are permitted after 14 days of purchase.

EST 2012

Celebration Hardware
COMPANY

INVOICE

Celebration Hardware

57 Blake Blvd.
Celebration, FL 34747
407-566-1091

INVOICE #	463048
ACCOUNT #	46
DATE	05-Sep-25
TIME	14:11
EMPLOYEE	531 - Alex P.
TERMINAL	12
PAGE #	1

SOLD TO:

(407) 566-1935
CELEBRATION CDD COMMUNITY DEVELOPMENT DIS
313 Campus Street
Celebration, FL 34747

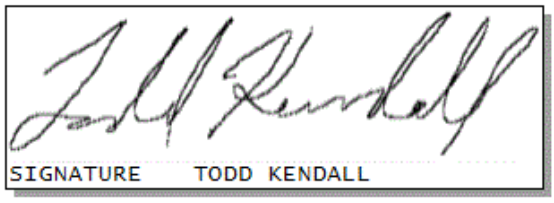
SHIP TO:

CELEBRATION CDD COMMUNITY DEVELOPMENT DIS
313 Campus Street
Celebration, FL 34747

ITEM	DESCRIPTION	QTY	SALE	U/M	EXT
1000	FASTENERS	4.00	1.95	EACH	7.80
038613179547 52110	THRD ROD STL 5/8-11X36"	1.00	12.99	EA	12.99
PO #	25-9-9-7			CHARGE	20.79

How are we doing?
Review us on Google.

I AGREE TO PAY THE ABOVE TOTAL ACCORDING TO THE POSTED TERMS AND CONDITIONS



SIGNATURE TODD KENDALL

SUBTOTAL $	20.79
TAX $	0.00
TOTAL $	20.79

Returned goods must be in
original condition including parts
accessories and packaging.
No returns are permitted after 14 days of purchase.

EST 2012

Celebration Hardware
COMPANY

INVOICE

Celebration Hardware

57 Blake Blvd.
Celebration, FL 34747
407-566-1091

INVOICE #	462859
ACCOUNT #	46
DATE	04-Sep-25
TIME	11:55
EMPLOYEE	12 - Sean B.
TERMINAL	12
PAGE #	1

SOLD TO:

(407) 566-1935
CELEBRATION CDD COMMUNITY DEVELOPMENT DIS
313 Campus Street
Celebration, FL 34747

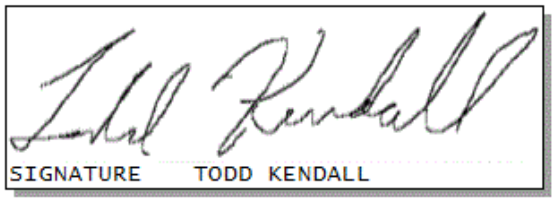
SHIP TO:

CELEBRATION CDD COMMUNITY DEVELOPMENT DIS
313 Campus Street
Celebration, FL 34747

ITEM	DESCRIPTION	QTY	SALE	U/M	EXT
045734927643 789-3290	HOSE CLAMP/SS SCREW NO.36 SS	2.00	2.99	EA	5.98
045734927629 548-2187	HOSE CLAMP/SS SCREW NO.28 SS	1.00	3.49	EA	3.49
045734927636 638-6510	HOSE CLAMP/SS SCREW NO.32 SS	1.00	2.99	EA	2.99
045734927650 839-7390	HOSE CLAMP/SS SCREW NO.40 SS	2.00	3.49	EA	6.98
PO #	25-9-8-7				
				CHARGE	19.44

How are we doing?
Review us on Google.

I AGREE TO PAY THE ABOVE TOTAL ACCORDING TO THE POSTED TERMS AND CONDITIONS



SIGNATURE TODD KENDALL

SUBTOTAL $	19.44
TAX $	0.00
TOTAL $	19.44

Returned goods must be in
original condition including parts
accessories and packaging.
No returns are permitted after 14 days of purchase.

OSCEOLA NEWS-GAZETTE
aroundosceola.com

Invoice

Osceola News- Gazette
222 Church Street

Kissimmee, FL 34741
help.column.us

Bill to
Celebration CDD

Invoice number	F7BA084D-0124
Notice ID	5ZlI4CK0LmCNoyc0APl8
Publisher	Osceola News-Gazette
Date of issue	Aug 29, 2025
Date due	Sep 29, 2025
Amount due	**$234.30**

Description	Qty	Unit price	Amount
07/24/2025: Legal and Public Notice Notice	1	106.50	106.50
07/31/2025: Legal and Public Notice Notice	1	106.50	106.50

=== Notes ===
Notice Name: CELEBRATION CDD*FISCAL YEAR 2026 BUDGET

=== How to pay this invoice ===
Column Software PBC accepts online payment via credit or debit card, or ACH bank transfers. Please click here to pay online:
https://www.column.us/invoices/AxYDwgsYnTfEkXDwSegO/pay

Please note that, once paid, the merchant name on your billing statements will be Column Software PBC.

Select organizations may also pay via check. Checks will result in processing delays and should not be used if your notice requires upfront payment. Please pay the exact amount due, write your invoice number F7BA084D-0124 on the memo, include a printed copy of your Invoice PDF, make the check payable to Osceola News- Gazette, and mail to the address above.

Subtotal	$213.00
Tax	0.00
Processing Fee	21.30
Amount due	$234.30

2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FLORIDA 33544
https://completeit.io
(813) 444-4355

Celebration CDD
313 Campus Street
Kissimmee, FL, United States 34747

Invoice #	17615
Invoice Date	09-01-25
Balance Due	**$209.00**

Item	Description	Unit Cost	Quantity	Line Total
EN-PR1-D30-1	Eagle Eye VMS PR1 30 Days Cloud Recording Monthly (Preview Cloud | High Res Local)	$9.50	22.0	$209.00

Subtotal	**$209.00**
Tax	$0.00
Invoice Total	$209.00
Payments	$0.00
Credits	$0.00
Balance Due	**$209.00**



Invoice

PAST DUE

#331164

4/14/2025

Updated Remittance Address:
(FOR PAYMENTS ONLY)
CivicPlus LLC
PO Box 737311
Dallas TX 75373-7311

Bill To

Celebration CDD
Inframark, PA
220 Gibraltar Road
Horsham PA 19044

TOTAL DUE

$4,661.24

Due Date: 5/14/2025

Terms	Customer	Approving Authority
Net 30	Inframark, PA	

Qty	Item	Start Date	End Date
1	Social Media Archiving Subscription - Up to 12 Accounts & Up To 1.6k Records Per Month	4/14/2025	4/13/2026

Total	$4,397.40
Tax	$263.84
Due	**$4,661.24**

To pay your invoice with a credit card **Click Here**.

Please submit payment via ACH using the details below. Please send notification of ACH transmission via email to remittance@civicplus.com. That address is not monitored for other inquiries or notifications. For any other invoice questions or information, please contact us at accounting@civicplus.com.

Bank Name	Account Name	Account Number	Routing Number
JPMorgan Chase	CivicPlus LLC	910320636	021000021

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
157139	8/28/2025
CUSTOMER ID	**NET TERMS**
C1062	Due On Receipt
PO#	**DUE DATE**
	8/28/2025

BILL TO
Celebration CDD
313 Campus Street
Celebration FL 34747
United States

Services provided for the Month of: July 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Meeting Notice mailed on 06-30-25 part 1 $1,668.69 / Meeting Notice mailed on 06-30-25 part 2 $1,615.49 / Meeting Notice mailed on Meeting Notice mailed on 7-23-25 $7,382.14	1	Ea	7,382.14		7,382.14
Postage	4	Ea	0.72		2.86
Russell Simmons -ACC ORLANDO Charges: $2,842.80, 7-14.25 TOTAL RESTR : electronic solenoid for bathroom sink: $352.52, THE HOME DEPOT Charges: $955.35, 6-5-25 SITEONE LANDSCAPE SUPP : Irrigation supplies for concrete repairs: $1,436.64. Kerry Satterwhite- FLORIDA COAST EQUIPMEN: $1,007.61. Dylan C Campbell- 7-8-25 - CELEBRATION HARDWARE C : Blades and Glue for Job: $8.38. Jasmin Nunez Lopez- ADOBE *ADOBE Charges: $45.98, CANVA Charges: $34.50	1	Ea	6,683.78		6,683.78
Subtotal					**14,068.78**

Subtotal	$14,068.78
Tax	$0.00
Total Due	$14,068.78

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Remittance Address:
Vanguard Cleaning Systems of Central Florida
3820 Northdale Blvd, suite #B-304
Tampa, Fl 33624

Invoice

Bill To
Celebration Community Development Distric Anna Golovan 313 Campus St Celebration, Fl 34747

Issue Date:	Invoice #
9/1/2025	40386

P.O. No.	**Due Date**
	10/1/2025

Description	Qty	Rate	Amount
September (9/1/2025 - 9/30/2025) Monthly Service Charge	1	438.00	438.00T

Subtotal:	$438.00
Sales Tax: (0.0%)	$0.00
Payments/Credits Applied:	*$0.00*

Accounts Receivables Manager:
Alyson Perkins
alperkins@vanguardcleaning.com
T: (813) 849-6500 x.207

Invoice Total:	**$438.00**

Paper checks mail to:
3820 Northdale Blvd, suite #B-304, Tampa, Fl 33624
We also accept ACH payments!

ORLANDO

222 W Maitland Blvd
Maitland FL 32751
P 407-629-6100 | F: 407-629-6213

"If there is a problem with a SESCO product that you specified or we supplied, we will fix it... PERIOD"

SESCO LIGHTING

Invoice #	INV272469
Date	8/29/2025
Master #	PJ00031179

INVOICE

Bill To:	**Ship To:**
CELEBRATION COMMUNITY DEVELOPMENT 210 N UNIVERSITY DR., STE 702 CORAL SPRINGS FL 33071 InframarkCMS@payableslockbox.com	CELEBRATION COMMUNITY DEVELOPMENT 313 CAMPUS STREET CELEBRATION FL 34747 Attn: TODD KENDAL

Job:	**Customer PO #:**
CITY OF CELEBRATION	SQ265774-01
Payment Terms:	**Freight:**
30 Days	FREIGHT FOB ORIGIN
Remarks:	

Invoice Qty	Type	Description	Price	Ext Price
2.00		MEO08.5SPL	$4,989.00	$9,978.00
1.00		FREIGHT	$1,200.00	$1,200.00
2.00		ALMDSA-LE100-EVX-2G3-40-CR4-PDSA-LAVBC-C	$3,740.00	$7,480.00
2.00		AARDSA-1S-42-T-N2.38/NPT-CW	$3,725.00	$7,450.00
2.00		ALMDSA-FINIALCAP-CU	$490.00	$980.00
2.00		ES-PC-TORK5237UL-TL	$0.00	$0.00
1.00		FREIGHT	$900.00	$900.00

Important Comments:

REMIT PAYMENT TO:

SESCO Lighting
ATTN: Accounts Receivable
222 W. Maitland Blvd.
Maitland, FL 32751

For Electronic Payment:
Bank: Regions Bank
Acct #: 0252107876
ACH Routing #: 063104668
Wire Routing #: 062005690

PAYMENT INFORMATION:

Payment Due Date:
9/28/2025

INVOICE TOTALS:

Subtotal:	$27,988.00
Freight:	$0.00
Sales tax:	$0.00
(Less Deposit):	$0.00
Total Due:	$27,988.00

PLEASE INCLUDE PROJECT NAME OR ORDER NUMBER WITH DEPOSIT REMITTANCE TO ENSURE PROPER CREDIT TO YOUR ACCOUNT!

Lighting for a Greener Tomorrow©

PREMIER LAKES

Invoice

DATE	09/01/2025
INVOICE#	2729
TERMS	NET 30
DUE DATE	10/01/2025

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel, FL 33543
(844) 525-3735
CustomerSupport@PremierLakesFL.com

BILL TO

Celebration CDD
313 Campus St
Celebration Florida 34747-4982

SERVICE LOCATION

Celebration CDD Office
313 Campus St
Celebration, Florida 34747-4982

JOB#	DATE	PO/REF#	DESCRIPTION
1059728007			

Charges	Rate	Total
Annual Lake Maintenance	$11,000.00	$11,000.00
Annual Aeration Maintenance	$300.00	$300.00

CUSTOMER MESSAGE

Thank you for your business!

Invoice Total:	**$11,300.00**
Deposits (-):	**$0.00**
Payments (-):	**$0.00**
Total Due:	**$11,300.00**

CERTIFIED POOL LEAK AND INSPECTION

Invoice No: 783
Date: 08/30/2025
Terms: NET 0
Due Date: 08/30/2025
Bill To: Celebration CDD
Dylan.Campbell@inframark.com, russ.simmons@inframark.com
313 Campus St
Kissimmee, FL, 34747-4982
4079471238

Invoice

3907 N Federal Hwy - # 277
Pompano Beach, FL, 33064
poolleakinspection@gmail.com
www.certifiedpoolleakinspection.com
(561) 542-0686
CPC 1459434

Description	Quantity	Rate	Amount
Celebration Splash Pad Monthly Maintenance- 3 Times a Week August	1	$695.00	$695.00

Payment Details

50% Deposit is required to confirm appointment, remaining 50% must be received same day as pool inspection is completed.
Cancelations with less than 24 business hours will lose deposit.
We accept payments in cash, check or Zelle transfers.
For Zelle transfers, please use our company's phone number- 5615420686.
Inspection Report will be sent out via email 24 hours after inspection has been completed.

Subtotal	$695.00
0%	$0.00
Total	$695.00
PAID	$0.00
Balance Due	**$695.00**

9-2-25

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
158178	9/5/2025
CUSTOMER ID	**NET TERMS**
C1062	Due On Receipt
PO#	**DUE DATE**
	9/5/2025

BILL TO
Celebration CDD
313 Campus Street
Celebration FL 34747
United States

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Services 001-531027-51201-5000	1	Ea	8,625.75		8,625.75
Field Ops Services 001-531016-53901-5000	1	Ea	111,076.00		111,076.00
Subtotal					**119,701.75**

Subtotal	$119,701.75
Tax	$0.00
Total Due	$119,701.75

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

EST 2012
Celebration Hardware
COMPANY

INVOICE

Celebration Hardware

57 Blake Blvd.
Celebration, FL 34747
407-566-1091

INVOICE #	463373
ACCOUNT #	46
DATE	08-Sep-25
TIME	12:16
EMPLOYEE	12 - Sean B.
TERMINAL	12
PAGE #	1

SOLD TO:

(407) 566-1935
CELEBRATION CDD COMMUNITY DEVELOPMENT DIS
313 Campus Street
Celebration, FL 34747

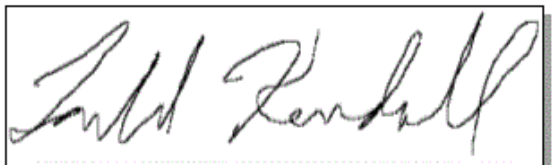
SHIP TO:

CELEBRATION CDD COMMUNITY DEVELOPMENT DIS
313 Campus Street
Celebration, FL 34747

ITEM	DESCRIPTION	QTY	SALE	U/M	EXT
1000	FASTENERS	1.00	1.95	EACH	1.95
1000	FASTENERS	4.00	0.20	EACH	0.80
1000	FASTENERS	2.00	1.25	EACH	2.50
038613179547 52110	THRD ROD STL 5/8-11X36"	1.00	12.99	EA	12.99
PO #	25-9-12-7			CHARGE	18.24

How are we doing?
Review us on Google.

I AGREE TO PAY THE ABOVE TOTAL ACCORDING TO THE POSTED TERMS AND CONDITIONS



SIGNATURE TODD KENDALL

SUBTOTAL $	18.24
TAX $	0.00
TOTAL $	18.24

Returned goods must be in
original condition including parts
accessories and packaging.
No returns are permitted after 14 days of purchase.

EST 2012
Celebration Hardware
COMPANY

INVOICE

Celebration Hardware

57 Blake Blvd.
Celebration, FL 34747
407-566-1091

INVOICE #	463411
ACCOUNT #	46
DATE	08-Sep-25
TIME	13:49
EMPLOYEE	12 - Sean B.
TERMINAL	12
PAGE #	1

SOLD TO:

(407) 566-1935
CELEBRATION CDD COMMUNITY DEVELOPMENT DIS
313 Campus Street
Celebration, FL 34747

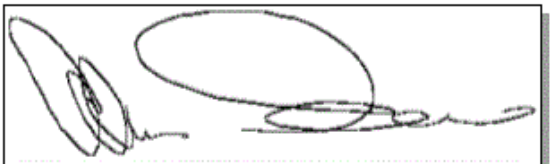
SHIP TO:

CELEBRATION CDD COMMUNITY DEVELOPMENT DIS
313 Campus Street
Celebration, FL 34747

ITEM	DESCRIPTION	QTY	SALE	U/M	EXT
073257014694 741-4824	LINER DRUM CLR 1.2MIL 55GAL	2.00	37.99	CA	75.98
071497189752 1001589	PAINT ROLLR CVR 4" 10PK	2.00	17.99	PK	35.98
1000	FASTENERS	1.00	1.99	EACH	1.99
PO #	25-9-10-7			CHARGE	113.95

How are we doing?
Review us on Google.

I AGREE TO PAY THE ABOVE TOTAL ACCORDING TO THE POSTED TERMS AND CONDITIONS



SIGNATURE ALAN DEROSIER

SUBTOTAL $	113.95
TAX $	0.00
TOTAL $	113.95

Returned goods must be in
original condition including parts
accessories and packaging.
No returns are permitted after 14 days of purchase.

EST 2012
Celebration Hardware
COMPANY

INVOICE

Celebration Hardware

57 Blake Blvd.
Celebration, FL 34747
407-566-1091

INVOICE #	462683
ACCOUNT #	46
DATE	03-Sep-25
TIME	08:43
EMPLOYEE	12 - Sean B.
TERMINAL	12
PAGE #	1

SOLD TO:

(407) 566-1935
CELEBRATION CDD COMMUNITY DEVELOPMENT DIS
313 Campus Street
Celebration, FL 34747

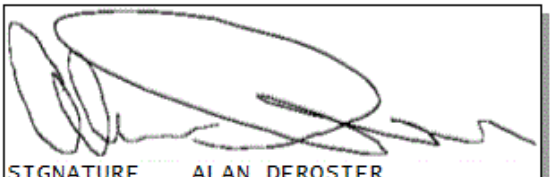
SHIP TO:

CELEBRATION CDD COMMUNITY DEVELOPMENT DIS
313 Campus Street
Celebration, FL 34747

ITEM	DESCRIPTION	QTY	SALE	U/M	EXT
073257014694 741-4824	LINER DRUM CLR 1.2MIL 55GAL	1.00	37.99	CA	37.99
051141904788 2221703	RESPIRATOR N95 10/BOX	1.00	16.99	BX	16.99
PO #	29-9-4-7			CHARGE	54.98

How are we doing?
Review us on Google.

I AGREE TO PAY THE ABOVE TOTAL ACCORDING TO THE POSTED TERMS AND CONDITIONS



SIGNATURE ALAN DEROSIER

SUBTOTAL $	54.98
TAX $	0.00
TOTAL $	54.98

Returned goods must be in
original condition including parts
accessories and packaging.
No returns are permitted after 14 days of purchase.

OSCEOLA NEWS-GAZETTE
aroundosceola.com

Invoice

Osceola News- Gazette
222 Church Street

Kissimmee, FL 34741
help.column.us

Bill to
Celebration CDD

Invoice number	F7BA084D-0124
Notice ID	5ZlI4CK0LmCNoyc0APl8
Publisher	Osceola News-Gazette
Date of issue	Aug 29, 2025
Date due	Sep 29, 2025
Amount due	**$234.30**

Description	Qty	Unit price	Amount
07/24/2025: Legal and Public Notice Notice	1	106.50	106.50
07/31/2025: Legal and Public Notice Notice	1	106.50	106.50

=== Notes ===
Notice Name: CELEBRATION CDD*FISCAL YEAR 2026 BUDGET

=== How to pay this invoice ===
Column Software PBC accepts online payment via credit or debit card, or ACH bank transfers. Please click here to pay online:
https://www.column.us/invoices/AxYDwgsYnTfEkXDwSegO/pay

Please note that, once paid, the merchant name on your billing statements will be Column Software PBC.

Select organizations may also pay via check. Checks will result in processing delays and should not be used if your notice requires upfront payment. Please pay the exact amount due, write your invoice number F7BA084D-0124 on the memo, include a printed copy of your Invoice PDF, make the check payable to Osceola News- Gazette, and mail to the address above.

Subtotal	$213.00
Tax	0.00
Processing Fee	21.30
Amount due	$234.30

Hanson Walter & Associates, Inc
8 Broadway
Suite 104
Kissimmee, FL 34741
407-847-9433

4204
5294742

INVOICE

CELEBRATION COMMUNITY DEVELOPMENT DIST.
Celebration CDD
313 CAMPUS STREET
CELEBRATION, FL 34747

CLIENT ID: 6209
INVOICE #: 5294742
INVOICE DATE: 9/11/2025
DUE DATE: 9/21/2025
BILLED THROUGH: 8/31/2025

CELEBRATION CDD CONSULTATIONS PO:

JOB ID: 4204

PERIOD: August 2025

For Services Rendered Through August 31, 2025

Prepare for and attend CCDD Meeting and CCDD Budget Meeting; Attend teams meetings on meeting agenda preparation; Research island village plans for wayfinding sign details for sign damaged by United; Celebration Blvd. at Future Way re-platting research and corresp. with attorney; Draft letter to County review for County turn lanes at World Drive and provide re-platting language; Downtown sign for Lexin O&M corresp. and sketch of legal review against existing paver field and revise sketch of legal to extend to Front St.; Site visit review of Starling & Westpark Alley for cracking; Research spring lake plans and plats for tract ownership by lift station and corresp.; Review curb inlet flooding on Ficus St.; Island Village- Attend Weekly construction meetings; Review Phase 2B final plat and provide comments to attorney; Download and review phase 3 SDP plans and phase 4A landscape plans and provide draft comments to field manager; Phase 2B concrete flatwork sidewalks and handicap ramps punchlist site walk-through; Bridge lights engineering certification review and approval; Phase 2B assessment methodology review and plat review for lot sizes;

TIME & MATERIALS NOT TO EXCEED	Contract Amount	% Complete	Amount Remaining	Total Billed To Date	Amount Previously Billed	Amount This Billing
TOPOGRAPHIC SURVEY FOR 3 CROSS SECTIONS	2,000.00	58.82	823.65	1,176.35	1,176.35	0.00
BDA ENVIRONMENTAL CONSULTANTS - SUBCONSULTANTS	6,500.00	52.19	3,107.50	3,392.50	3,392.50	0.00
	8,500.00	53.75	3,931.15	4,568.85	4,568.85	0.00

TIME & MATERIALS	Total Billed To Date	Amount Previously Billed	Amount This Billing
PROFESSIONAL CIVIL ENGINEERING SERVICES	461,812.56	459,600.67	2,211.89
PROFESSIONAL LAND SURVEYING SERVICES	30,982.33	30,944.20	38.13
ISLAND VILLAGE- MATTAMY HOMES	88,731.28	85,562.52	3,168.76
CELEBRATION POINTE	2,047.50	2,047.50	0.00
EMINENT DOMAIN FOR PARCELS ALONG I-4	6,853.75	6,853.75	0.00
COMMUNITY CENTER CONSULTATION	183.75	183.75	0.00
EXTRA: I-4 TAKING- PARCEL 07-25-28-2783-0001-3561	1,890.00	1,890.00	0.00
EXTRA: 717 EASTLAWN TREE SURVEY	831.95	831.95	0.00
SERIES 2025 BONDS ISLAND VILLAGE PH 2B & 3	1,273.75	1,273.75	0.00
REIMBURSABLES	880.14	880.14	0.00
	595,487.01	590,068.23	5,418.78

Hanson Walter & Associates, Inc
8 Broadway
Suite 104
Kissimmee, FL 34741
407-847-9433

4204

5294742

PLEASE REMIT TO:
Hanson, Walter & Associates, Inc.
8 Broadway Suite 104
Kissimmee, FL 34741

Total Invoice $5,418.78

Remittance Address:
Vanguard Cleaning Systems of Central Florida
3820 Northdale Blvd, suite #B-304
Tampa, Fl 33624

Invoice

Bill To
Celebration Community Development Distric Anna Golovan 313 Campus St Celebration, Fl 34747

Issue Date:	Invoice #
8/1/2025	40234

P.O. No.	**Due Date**
	8/31/2025

Description	Qty	Rate	Amount
August (8/1/2025 - 8/31/2025) Monthly Service Charge	1	438.00	438.00T

Subtotal:	$438.00
Sales Tax: (0.0%)	$0.00
Payments/Credits Applied:	*$0.00*

Accounts Receivables Manager:
Alyson Perkins
alperkins@vanguardcleaning.com
T: (813) 849-6500 x.207

Invoice Total:	**$438.00**

Paper checks mail to:
3820 Northdale Blvd, suite #B-304, Tampa, Fl 33624
We also accept ACH payments!

Clarke Environmental Mosquito Mgmt.
675 Sidwell Ct.
St. Charles IL 60174
United States
www.clarke.com

INVOICE

Invoice no	Invoice date	Due date
001038251	9/15/25	10/15/25
TO PAY		
USD 20,752.38		

Customer	
010053	
Payer address	
Celebration CDD 313 Campus Street Celebration, FL 34747-4984	
Your reference	**Our reference**
	Cherrief Jackson
Order number	**Agreement**
0000168627	1000004987
Customer PO#	
N/A	

Payment terms	
Net 30 Days	

Text	Inv dt	Inv amount - local
	9/15/25	20,752.38
Service September 2025		

Order total	USD	20,752.38

Invoice total	USD	20,752.38
Sales tax	USD	0.00
TO PAY	**USD**	**20,752.38**

Remittance Information: Clarke Environmental Mosquito Management, Inc.
ACH: Bank of America - Account: 8666607231 - Routing: 071000039
Online: https://www.clarke.com/billpay - available online next day
Check: 16300 Collections Center Drive, Chicago, IL 60693
Questions: accountsreceivable@clarke.com or call: 800-323-5727 opt 6
W9's can be found on our website at www.clarke.com

Helping make communities around the world more livable, safe and comfortable

PREMIER LAKES

Invoice

DATE	09/11/2025
INVOICE#	2808
TERMS	NET 30
DUE DATE	10/11/2025

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel, FL 33543
(844) 525-3735
CustomerSupport@PremierLakesFL.com

BILL TO

Celebration CDD
313 Campus St
Celebration Florida 34747-4982

SERVICE LOCATION

Celebration CDD Office
313 Campus St
Celebration Florida 34747-4982

JOB#	DATE	PO/REF#	DESCRIPTION
1074792171	09/09/2025		LV8 Littoral Shelf Planting - 5,712 Plants

Job Charges	Rate	Total
LV8 Littoral Shelf Planting - 5,712 Plants	$5,712.00	$5,712.00

CUSTOMER MESSAGE

Thank you for your business!

Invoice Total:	**$5,712.00**
Deposits (-):	**$0.00**
Payments (-):	**$0.00**
Total Due:	**$5,712.00**

DP Pet Products, LLC
dba ProPet Distributors
5340 Young Pine Rd, Suite 8
Orlando, FL 32829
407-240-0953
sales@propetdistributors.com

DATE	INVOICE #
9/10/2025	2000633

Salesperson:

Bill To:

Celebration CDD-Coral Springs
210 N University Dr Ste 702
Coral Springs, FL 33071-7320

Ship To:

Celebration CDD-Coral Springs
210 N University Dr Ste 702
Coral Springs, FL 33071-7320

TRACKING NO
Pick Up

P.O. NUMBER	TERMS	DUE DATE	REP	SHIP	VIA	F.O.B.
25-9-11-8	Net 30	10/10/2025	HSE	9/9/2025	PICK UP	ORLANDO, FL

QUANTITY	ITEM CODE	DESCRIPTION	RATE	AMOUNT
6	1402-30	DOGIPOT SMART Litter Pick Up Bags, 200 Opaque Green, 8" x 13" bags per boxed roll - 30 Roll Case	251.74	1,510.44
4	1404-4	4 PAK - DOGIPOT SMART Liner Trash Bags, 50 count box, heavy duty 1.5 Mil., drawtape, individually-dispensed bags RECEIVED BY:	98.67	394.68

To Pay Your Invoice By Credit Card, Visit
https://protect-us.mimecast.com/s/FlOXCIYv7MfMwYCGE-h4?domain=paylink.paytrace.com.

TERMS: A late charge of 1.5% per month will be added on all overdue accounts. Fed TID# 87-3648516

DOGIPOT — KEEPING DOG FRIENDLY AREAS CLEANER SINCE 1994

DOGI PARK® The Smart Dog Park Solution. A DOGIPOT® Brand

UPS carbon neutral shipment

Net Invoice:	1,905.12
Freight:	0.00
Sales Tax:	0.00
Invoice Total:	1,905.12
Less Deposit:	0.00
Less Payment:	0.00
Invoice Balance:	1,905.12

Thank You for Your Business!

EST 2012

Celebration Hardware
COMPANY

INVOICE

Celebration Hardware

57 Blake Blvd.
Celebration, FL 34747
407-566-1091

INVOICE #	463750
ACCOUNT #	46
DATE	11-Sep-25
TIME	07:56
EMPLOYEE	12 - Sean B.
TERMINAL	12
PAGE #	1

SOLD TO:

(407) 566-1935
CELEBRATION CDD COMMUNITY DEVELOPMENT DIS
313 Campus Street
Celebration, FL 34747

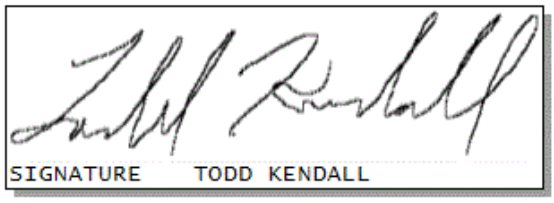
SHIP TO:

CELEBRATION CDD COMMUNITY DEVELOPMENT DIS
313 Campus Street
Celebration, FL 34747

ITEM	DESCRIPTION	QTY	SALE	U/M	EXT
071549028220 74847	FIREANT ORTHENE 12OZ	1.00	15.99	EA	15.99
078254021300 671-1816	CLEANER CONTACT 11OZ	1.00	15.99	EA	15.99
PO #	25-9-13-7			CHARGE	31.98

How are we doing?
Review us on Google.

I AGREE TO PAY THE ABOVE TOTAL ACCORDING TO THE POSTED TERMS AND CONDITIONS



SIGNATURE TODD KENDALL

SUBTOTAL $	31.98
TAX $	0.00
TOTAL $	31.98

Returned goods must be in
original condition including parts
accessories and packaging.
No returns are permitted after 14 days of purchase.

EST 2012
Celebration Hardware
COMPANY

INVOICE

Celebration Hardware

57 Blake Blvd.
Celebration, FL 34747
407-566-1091

INVOICE #	463877
ACCOUNT #	46
DATE	12-Sep-25
TIME	08:51
EMPLOYEE	531 - Alex P.
TERMINAL	12
PAGE #	1

SOLD TO:

(407) 566-1935
CELEBRATION CDD COMMUNITY DEVELOPMENT D
313 Campus Street
Celebration, FL 34747

SHIP TO:

CELEBRATION CDD COMMUNITY DEVELOPMENT D
313 Campus Street
Celebration, FL 34747

ITEM	DESCRIPTION	QTY	SALE	U/M	EXT
5092283	MIX CONCRETE READY TO USE 40	5.00	5.49	BAG NET	27.45
PO #	25-9-14-7				
				CHARGE	27.45

How are we doing?
Review us on Google.

I AGREE TO PAY THE ABOVE TOTAL ACCORDING TO THE POSTED TERMS AND CONDITIONS

SIGNATURE RUSS SIMMONS

SUBTOTAL $	27.45
TAX $	0.00
TOTAL $	27.45

Returned goods must be in
original condition including parts
accessories and packaging.
No returns are permitted after 14 days of purchase.

EST 2012
Celebration Hardware
COMPANY

INVOICE

Celebration Hardware

57 Blake Blvd.
Celebration, FL 34747
407-566-1091

INVOICE #	464559
ACCOUNT #	46
DATE	17-Sep-25
TIME	14:16
EMPLOYEE	12 - Sean B.
TERMINAL	12
PAGE #	1

SOLD TO:

(407) 566-1935
CELEBRATION CDD COMMUNITY DEVELOPMENT D
313 Campus Street
Celebration, FL 34747

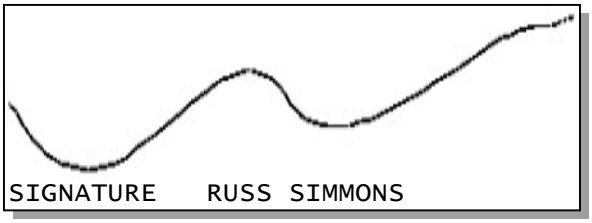
SHIP TO:

CELEBRATION CDD COMMUNITY DEVELOPMENT D
313 Campus Street
Celebration, FL 34747

ITEM	DESCRIPTION	QTY	SALE	U/M	EXT
038453064065 443-7679	DOWEL HARDWOOD ROUND 38/X48I	1.00	1.39	EA	1.39
045242546329 2014168	SHCKWV HMR BIT 1/2X6"	1.00	12.99	EA	12.99
037083050028 19747	GLUE TITEBOND 2 4 OZ	1.00	4.59	EA	4.59
1000	FASTENERS	4.00	2.69	EACH	10.76
PO #	25-9-17-7			CHARGE	29.73

How are we doing?
Review us on Google.

I AGREE TO PAY THE ABOVE TOTAL ACCORDING TO THE POSTED TERMS AND CONDITIONS



SIGNATURE RUSS SIMMONS

SUBTOTAL $	29.73
TAX $	0.00
TOTAL $	29.73

Returned goods must be in
original condition including parts
accessories and packaging.
No returns are permitted after 14 days of purchase.

EST 2012
Celebration Hardware
COMPANY

INVOICE

Celebration Hardware

57 Blake Blvd.
Celebration, FL 34747
407-566-1091

INVOICE #	464509
ACCOUNT #	46
DATE	17-Sep-25
TIME	11:10
EMPLOYEE	12 - Sean B.
TERMINAL	12
PAGE #	1

SOLD TO:

(407) 566-1935
CELEBRATION CDD COMMUNITY DEVELOPMENT D
313 Campus Street
Celebration, FL 34747

SHIP TO:

CELEBRATION CDD COMMUNITY DEVELOPMENT D
313 Campus Street
Celebration, FL 34747

ITEM	DESCRIPTION	QTY	SALE	U/M	EXT
924-2538	ROD THREADED HDG 5/8-11X120	2.00	49.99 59.99	EA	99.98
1000	FASTENERS	25.00	1.59	EACH	39.75
5657994	POLY MOULDING 9/16"	8.00	4.99	EA	39.92
PO #	25-9-15-7			CHARGE	179.65

How are we doing?
Review us on Google.

I AGREE TO PAY THE ABOVE TOTAL ACCORDING TO THE POSTED TERMS AND CONDITIONS

SIGNATURE RUSS SIMMONS

SUBTOTAL $	179.65
TAX $	0.00
TOTAL $	179.65

Returned goods must be in
original condition including parts
accessories and packaging.
No returns are permitted after 14 days of purchase.

LATHAM, LUNA, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

201 S. ORANGE AVE, STE 1400
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802

September 15, 2025

Invoice #: 144766
Federal ID #:59-3366512

Celebration Community Development District
c/o Inframark
313 Campus Street
Celebration, FL 34747

Matter ID: 2374-001 General

For Professional Services Rendered:

8/1/2025	JAC	Emails with information from co-defendant in Casey Insurance matter.	0.20	$71.00
8/5/2025	JAC	Emails with District Manager regarding agenda issues and resolution for budget hearing.	0.10	$35.50
8/7/2025	JAC	Telephone call with County attorney regarding sign and plat issues; emails from District Manager regarding County issue with parking ; prepared related email to County attorney; receive and review County's email regarding curb painting and sent another email to County attorney.	0.80	$284.00
8/7/2025	arc	Prepared draft Resolution resetting the budget hearing for FY26.	0.50	$57.50
8/7/2025	JEL	Work on Resolution resetting public hearing; revise budget adoption Resolution and emails regarding same.	0.60	$141.00
8/8/2025	JEL	Review emails and plat issue.	0.20	$47.00
8/9/2025	JAC	Email from Supervisor Filak regarding SB 180 and prepared response; several emails from Supervisor Hart and District Manager regarding hurricane waste site.	0.40	$142.00
8/11/2025	JAC	Prepare for and attend Board of Supervisors' Meeting; emails with District Manager and Supervisor Hart regarding hurricane debris issue.	4.90	$1,739.50
8/12/2025	JAC	Prepared task list from August 11 Board of Supervisors' Meeting; emails with District Manager and District Engineer regarding world Drive improvements by County and related issues; emails with Supervisor Filak regarding CROA agreement.	0.90	$319.50
8/13/2025	JAC	Conference call with District Manager, staff and Chairman for meeting preparation; emails from District Manager regarding updates with Lexin and CROA; prepared responses and sent documents to group; emails with District Engineer email regarding Casey insurance case.	1.10	$390.50
8/18/2025	JAC	Receive and review correspondence regarding Petrie insurance case; emails with District Engineer and District manager regarding platting issue.	0.20	$71.00
8/19/2025	JAC	Fill in for District Manager in personal injury case mediation (Morales case); emails with District Manager and Chair regarding Agenda for August meeting and follow up items. [Courtesy Discount applied 1.6]	2.00	$710.00
8/20/2025	JAC	Telephone call with CROA counsel regarding maintenance agreement; receive and review eminent domain update and prepare for board meeting; emails from Supervisor Filak and District manager regarding E-Bike issues; emails with District Manager regarding agenda and Morales case mediation; multiple emails and Telephone call regarding resident complaint; related research.	1.40	$497.00
8/21/2025	JAC	Emails with District Manager regarding agenda items; related emails with District Engineer. [no charge]	0.00	$0.00
8/21/2025	JAC	Emails regarding Morales insurance defense case possible settlement; emails with District Engineer and District Manager regarding Lexin sign; emails with Supervisor Filak regarding CROA issues.	0.30	$106.50

8/22/2025	JAC	Emails with Insurance Defense counsel regarding settlement of Morales case; confer with staff regarding board approval of settlement; work with Chair and District Manager regarding roof and Lexin sign issues; multiple emails; re-drafted Lexin agreement and sent to K. Satterwhite for discussion with Lexin; confer with construction litigation.	1.20	$426.00
8/25/2025	JAC	Prepare for board meeting; telephone call to County Attorney regarding several issues; work on email for Supervisor Hulme to send to County regarding road turn lane at World Drive; related emails with District Manager and District Engineer for additional information and agenda items.	0.50	$177.50
8/26/2025	JAC	Telephone call to County Attorney; telephone call from Supervisor Filak; travel to and attend Board of Supervisors' meeting; multiple emails on agenda issues.	3.40	$1,207.00
8/27/2025	JAC	Follow up and prepare task list from August Board of Supervisors' meeting; emails from Supervisor Filak regarding CROA meeting.	0.40	$142.00
8/28/2025	JAC	Follow up with CROA counsel regarding MOU for verge/tree maintenance; telephone call to County Attorney regarding sign and plat issues; receive and review revised MOU from C. Eldridge; related emails.	0.50	$177.50
Total Professional Services:			**19.60**	**$6,742.00**

Total	$6,742.00
Previous Balance	$0.00

Payments & Credits

Date	Type	Notes	Amount
		Payments & Credits	$0.00
		Total Due	**$6,742.00**

LATHAM, LUNA, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

201 S. ORANGE AVE, STE 1400
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802

September 15, 2025

Invoice #: 144767
Federal ID #:59-3366512

Celebration Community Development District
c/o Inframark
313 Campus Street
Celebration, FL 34747

Matter ID: 2374-009 Conveyances – Island Village

For Professional Services Rendered:

8/4/2025	JAC	Begin work on conveyance of CBE bridge lights.	0.40	$142.00
8/5/2025	JAC	Telephone call from Mattamy's counsel regarding Plat for Phase 2 and County issues.	0.20	$71.00
8/6/2025	JAC	Receive and review draft phase 2B plat from Mattamy counsel; emails with County attorney and District Manager; emails with District Engineer regarding plat 2B; emails to District Engineer regarding CBE bridge light certification.	0.30	$106.50
8/7/2025	JAC	Emails with District Engineer regarding plat issues; related questions to District Manager; email from Mattamy's counsel regarding plat; prepared response including Bond document requirements.	0.20	$71.00
8/7/2025	JEL	Call with District Engineer regarding certificate for bridge lights and emails regarding conveyance.	0.40	$94.00
8/8/2025	JAC	Emails from Juli James responding to plat issue.	0.10	$35.50
8/19/2025	JAC	Work on plat 2B review; related telephone call with District Engineer.	0.20	$71.00
8/20/2025	JAC	Work on Resolution, Engineers Certificate and documents for CBE bridge lights conveyance; emails with District Manager, Mattamy counsel, and District Engineer.	1.10	$390.50
8/21/2025	JEL	Emails regarding turnover of CBE lights and review Phase 2 plat; emails regarding plat language.	1.60	$376.00
Total Professional Services:			**4.50**	**$1,357.50**

Total	$1,357.50
Previous Balance	$0.00

Payments & Credits

Date	Type	Notes	Amount
		Payments & Credits	$0.00
		Total Due	**$1,357.50**

EST 2012
Celebration Hardware
COMPANY

INVOICE

Celebration Hardware

57 Blake Blvd.
Celebration, FL 34747
407-566-1091

INVOICE #	464611
ACCOUNT #	46
DATE	18-Sep-25
TIME	08:36
EMPLOYEE	531 - Alex P.
TERMINAL	12
PAGE #	1

SOLD TO:

(407) 566-1935
CELEBRATION CDD COMMUNITY DEVELOPMENT D
313 Campus Street
Celebration, FL 34747

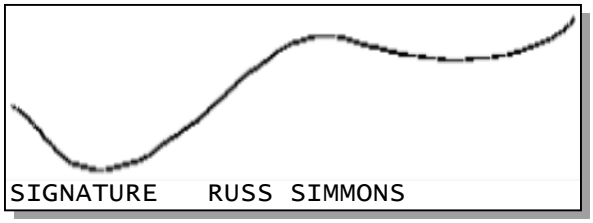
SHIP TO:

CELEBRATION CDD COMMUNITY DEVELOPMENT D
313 Campus Street
Celebration, FL 34747

ITEM	DESCRIPTION	QTY	SALE	U/M	EXT
045242167166 2809499	BLACK OXIDE DLBT 5/8X6"	1.00	21.99	EA	21.99
PO #	25-9-19-7				
				CHARGE	21.99

How are we doing?
Review us on Google.

I AGREE TO PAY THE ABOVE TOTAL ACCORDING TO THE POSTED TERMS AND CONDITIONS



SIGNATURE RUSS SIMMONS

SUBTOTAL $	21.99
TAX $	0.00
TOTAL $	21.99

Returned goods must be in
original condition including parts
accessories and packaging.
No returns are permitted after 14 days of purchase.

EST 2012
Celebration Hardware
COMPANY

INVOICE

Celebration Hardware

57 Blake Blvd.
Celebration, FL 34747
407-566-1091

INVOICE #	464610
ACCOUNT #	46
DATE	18-Sep-25
TIME	08:29
EMPLOYEE	531 - Alex P.
TERMINAL	12
PAGE #	1

SOLD TO:

(407) 566-1935
CELEBRATION CDD COMMUNITY DEVELOPMENT D
313 Campus Street
Celebration, FL 34747

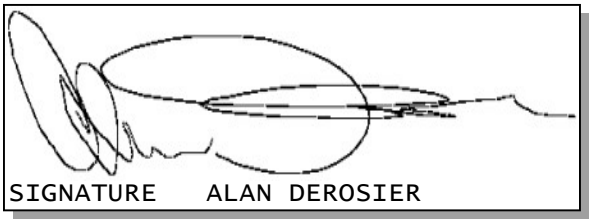
SHIP TO:

CELEBRATION CDD COMMUNITY DEVELOPMENT D
313 Campus Street
Celebration, FL 34747

ITEM	DESCRIPTION	QTY	SALE	U/M	EXT
073257014694 741-4824	LINER DRUM CLR 1.2MIL 55GAL	2.00	37.99	CA	75.98
038548017358 313-1323	SAW FLUSH CUT PULL 14TPI 12I	1.00	29.99	CG	29.99
PO #	25-9-18-7			CHARGE	105.97

How are we doing?
Review us on Google.

I AGREE TO PAY THE ABOVE TOTAL ACCORDING TO THE POSTED TERMS AND CONDITIONS



SUBTOTAL $	105.97
TAX $	0.00
TOTAL $	105.97

Returned goods must be in
original condition including parts
accessories and packaging.
No returns are permitted after 14 days of purchase.

Concrete Mix USA LLC

5135 International Drive | Suite 1&2 | Orlando, Florida 32819
475-342-1723 | contact@concretemixusa.com |
https://concretemixusa.com/

RECIPIENT:

Celebration Community District
1005 Nash Drive
Kissimmee, Florida 34747
Phone: 1407-947-1238

Invoice #3458

Issued	Aug 14, 2025
Due	Aug 29, 2025
Total	**$1,631.88**
Account Balance	$5,596.37

PAST DUE

Concrete 08/14/2025 - 1005 Nash Drive Kissimmee, Florida 34747 - 7.72yd

Product/Service	Description	Qty.	Unit Price	Total
Aug 14, 2025				
Concrete Mix- 3000 psi no fiber		7.72	$179.00	$1,381.88
Delivery -1h		1	$250.00	$250.00

Thank you for your business. Please contact us with any questions regarding this invoice.

Total	**$1,631.88**
Account balance	**$5,596.37**

Celebration Community District
1005 Nash Drive
Kissimmee, Florida 34747

Concrete 08/14/2025 - 1005 Nash Drive Kissimmee, Florida
Invoice #: 3458
Due date: Aug 29, 2025
Amount due: $5,596.37
Amount enclosed: _____

Mail to:
Concrete Mix USA LLC
5135 International Drive
Suite 1&2
Orlando, Florida 32819

Sales Invoice

SiteOne LANDSCAPE SUPPLY
Stronger Together

Kissimmee FL #10
485 E Donegan Ave
Kissimmee, FL 34744-1857
W: (407)944-1400

Sold To:

Celebration CDD (#1437573)
210 N University Dr Ste 702
Coral Springs, FL 33071-7320
W: (407)566-1935

Ship To:

Celebration CDD (#1437573)
210 N University Dr Ste 702
Coral Springs, FL 33071-7320
W: (407)566-1935

For Chemical Emergency Spill, Leak, Fire, Exposure, or Accident Emergency Response Assistance, call: CHEMTREC Day or Night- 1 (800) 424-9300

Ordered	Order#	PO#	Invoiced	Invoice#
05/12/2025	153394447-001	25-5-7-5-	05/21/2025	153394447-001

Printed	Requested for	Ship Via	Customer Contact	Sales Associate
09/24/2025		Customer Pick up	Russ Simmons	Terence

Hazardous Material Information

Item #	HM	No. of Units	ID Number	Proper Shipping Name	Marine Pollutant	Haz Class	Packing Group	Weight (Lbs.)
PVC25B-040	X	1 Case	UN1133	Adhesives		3	II	8.48
CLEAN65-040	X	1 Case	UN1993	Flammable Liquid, n.o.s. (Acetone, Methyl Ethyl Ketone)		3	II	7.45

Item #	ERG Number
PVC25B-040	128
CLEAN65-040	128

This is to certify that the above named materials are properly classified, described, packaged, marked and labeled, and are in proper condition for transportation according to the applicable regulations of the Department of Transportation.

DRIVER SIGNATURE: _____

LN	Item #	Description	Qty Ordered	Qty Shipped	Qty Cancelled	Qty Open	Net Price	Ext. Price
1	1806SAMPRS	Rain Bird 1806 Spray Body NSI 6 in. Pop Up with PRS30 Pressure Regulator and SAM Check Valve	50	50	0	0	15.355 / EA	767.75
2	5006+PCSAMNP	Rain Bird 5006 Plus Part-Circle Non-Potable Rotor 6 in. Riser with SAM Check Valve	40	40	0	0	27.058 / EA	1082.32
3	236239	Rain Bird G4 Solenoid Assembly for PGA PEB and GB Valves	10	10	0	0	37.069 / EA	370.69
4	PRSDIAL	Rain Bird Pressure Regulating Valve Module Adjustable Pressure Dial PGA/PEB/PESB/EFB/BPES M x F 15-100 PSI	10	10	0	0	60.210 / EA	602.10
5	R8H	Rain Bird Nozzle 8 ft. Radius Half Circle 8 ft. 180 Degree	25	25	0	0	0.923 / EA	23.08
6	R10H	Rain Bird Nozzle Half Circle 10 ft. 180 Degree	25	25	0	0	0.923 / EA	23.08
7	R10Q	Rain Bird Nozzle Quarter Circle 10 ft. 90 Degree	25	25	0	0	0.923 / EA	23.08
8	R12H	Rain Bird Nozzle Half Circle 12 ft. 180 Degree	50	50	0	0	0.923 / EA	46.15
9	R15H	Rain Bird Nozzle Half Circle 15 ft. 180 Degree	50	50	0	0	0.923 / EA	46.15

		Degree						
10	R15CST	Rain Bird Nozzle Center Strip 15 ft.	25	25	0	0	0.923 / EA	23.08
11	212PVCN	Sch 80 PVC Nipple 2 in. x 12 in. MIPT Threaded Both Ends	1	1	0	0	5.971 / EA	5.97
12	26PVCN	Sch 80 PVC Nipple 2 in. x 6 in. MIPT Threaded Both Ends	1	1	0	0	3.462 / EA	3.46
13	24PVCN	Sch 80 PVC Nipple 2 in. x 4 in. MIPT Threaded Both Ends	1	1	0	0	2.641 / EA	2.64
14	437-168	Sch 40 PVC Reducer Bushing Flush Style 1-1/4 in. x 1 in. Spigot x Socket	8	8	0	0	0.877 / EA	7.02
15	437-212	Sch 40 PVC Reducer Bushing Flush Style 1-1/2 in. x 1-1/4 in. Spigot x Socket	6	6	0	0	0.926 / EA	5.56
16	PT-PBV200-T	Pro-Trade 2 in. PVC Economy Ball Valve Threaded	1	1	0	0	10.419 / EA	10.42
17	PVC25B-040	Spears PVC-25 Wet-N-Dry Aqua Blue PVC Cement Low VOC Medium Body 1 gal.	1	1	0	0	83.360 / EA	83.36
18	CLEAN65-040	Spears CLEANER-65 Clear Cleaner Low VOC 1 gal.	1	1	0	0	58.368 / EA	58.37
19	406-005	Spears Sch 40 PVC 90 Degree Elbow 1/2 in. Socket x 1/2 in. Socket	10	10	0	0	0.374 / EA	3.74
20	417-005	Sch 40 PVC 45 Degree Elbow 1/2 in. Socket	4	4	0	0	0.623 / EA	2.49
21	429-005	Sch 40 PVC Coupling 1/2 in. Socket	6	6	0	0	0.254 / EA	1.52
22	410-005	Sch 40 PVC 90 Degree Street Elbow 1/2 in. MIPT x Socket	10	10	0	0	0.829 / EA	8.29
23	200PEB	Rain Bird PEB Industrial Valve Plastic 2 in. w/ Flow Control FIPT x FIPT	1	1	0	0	145.597 / EA	145.60
24	406-007	Sch 40 PVC 90 Degree Elbow 3/4 in. Socket	6	6	0	0	0.428 / EA	2.57
25	401-101	Sch 40 PVC Reducing Tee 3/4 in. x 1/2 in. Socket	3	3	0	0	0.626 / EA	1.88
26	402-101	Sch 40 PVC Reducing Tee 3/4 in. x 1/2 in. Socket x FIPT	3	3	0	0	0.829 / EA	2.49
27	429-007	Sch 40 PVC Coupling 3/4 in. Socket	12	12	0	0	0.344 / EA	4.13
28	402-007	Sch 40 PVC Tee 3/4 in. Socket x FIPT	4	4	0	0	0.978 / EA	3.91
29	417-007	Sch 40 PVC 45 Degree Elbow 3/4 in. Socket	6	6	0	0	0.978 / EA	5.87
30	435-007	Sch 40 PVC Female Adapter 3/4 in. Socket x FIPT	5	5	0	0	0.536 / EA	2.68
31	410-007	Sch 40 PVC 90 Degree Street Elbow 3/4 in. MIPT x Socket	10	10	0	0	0.978 / EA	9.78
32	436-015	Sch 40 PVC Male Adapter 1-1/2 in. MIPT x Socket	1	1	0	0	1.004 / EA	1.00
33	407-101	Sch 40 PVC 90 Degree Reducing Elbow 3/4 in. x 1/2 in. Socket x FIPT	8	0	8	0	0.558 / EA	0.00
34	448-005	Sch 40 PVC Cap 1/2 in. FIPT	6	6	0	0	0.720 / EA	4.32
35	447-005	Sch 40 PVC Cap 1/2 in. Socket	6	6	0	0	0.344 / EA	2.06
36	401-166	Sch 40 PVC Reducing Tee 1-1/4 in. x 1/2 in. Socket	3	3	0	0	1.571 / EA	4.71
37	402-166	Sch 40 PVC Reducing Tee 1-1/4 in. x 1/2 in. Socket x FIPT	3	3	0	0	2.701 / EA	8.10
38	406-012	Sch 40 PVC 90 Degree Elbow 1-1/4 in. Socket	4	4	0	0	1.212 / EA	4.85
39	429-012	Sch 40 PVC Coupling 1-1/4 in. Socket	6	6	0	0	0.748 / EA	4.49
40	402-209	Sch 40 PVC Reducing Tee 1-1/2 in. x 1/2 in. Socket x FIPT	2	2	0	0	3.366 / EA	6.73
41	406-020	Sch 40 PVC 90 Degree Elbow 2 in. Socket	1	1	0	0	2.049 / EA	2.05
42	401-247	Sch 40 PVC Reducing Tee 2 in. x 1/2 in. Socket	1	1	0	0	2.711 / EA	2.71
43	429-025	Sch 40 PVC Coupling 2-1/2 in. Socket	1	1	0	0	2.715 / EA	2.72
44	NDS118-15	NDS Pro-Span PVC Expansion Repair Coupling 1-1/2 in. Socket x Spigot	4	4	0	0	13.221 / EA	52.88
		NDS Pro-Span PVC Expansion						

45	NDS118-10	NDS Pro-Span PVC Expansion Repair Coupling 1 in. Socket x Spigot	4	4	0	0	6.189 / EA	24.76
46	410-101	Sch 40 PVC 90 Degree Reducing Street Elbow 3/4 in. x 1/2 in. MIPT x Socket	8	8	0	0	1.181 / EA	9.45

Please remit payment to:
SiteOne Landscape Supply, LLC
24110 Network Place
Chicago, IL 60673-1241

Terms: NET 15TH PROX

Pay by 06/15/2025

Subtotal:	$3510.06
Sales Tax:	$0.00
Freight:	$0.00
Total:	$3510.06
Total Payment:	$0.00
Amount Due:	$3510.06



CUSTOMER SIGNATURE: _____

SiteOne Landscape Supply warrants that all products conform to the description on the label. Because conditions of use, which are of critical importance are beyond our control, seller makes no warranty, expressed or implied, concerning the use of these products. No employee of the company is authorized to make any warranty or representation, expressed or implied, concerning our products. Always follow directions and carefully observe all precautions on the label or manufacturer's instructions. Products used contrary to directions may cause serious plant or personal injury. Buyer assumes all risk of use of handling whether in accordance with direction or not and accepts the products sold to them by this company on these conditions.

Note: Returns subject to 25% restock charge.

CUSTOMER OBSESSED

ROBERT WILLIAMS | Area Business Manager
407-578-1545 | RWilliams@SiteOne.com

Scan for a Brief Survey

We are 100% committed to your success. Please do not hesitate to contact me directly at the number above or scan the QR code to take a brief survey about your experience today.

Check out the SiteOne.com
Shop our Catalog, Get Pricing, and Place an Order 24/7/365.
Visit today at siteone.com.
Get 5% off your first order up to $500 off when you use promo code WELCOME at checkout.

PREMIER LAKES

Invoice

DATE	09/24/2025
INVOICE#	2815
TERMS	NET 30
DUE DATE	10/24/2025

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel, FL 33543
(844) 525-3735
CustomerSupport@PremierLakesFL.com

BILL TO

Celebration CDD
313 Campus St
Celebration Florida 34747-4982

SERVICE LOCATION

Celebration CDD Office
313 Campus St
Celebration Florida 34747-4982

JOB#	DATE	PO/REF#	DESCRIPTION
1075537233	09/24/2025		Island Village - One-time lake treatment for new pond

Job Charges	Rate	Total
Island Village - One Time Pond Treatment	$475.00	$475.00

CUSTOMER MESSAGE

Thank you for your business!

Invoice Total:	**$475.00**
Deposits (-):	**$0.00**
Payments (-):	**$0.00**
Total Due:	**$475.00**

EST 2012
Celebration Hardware
COMPANY

INVOICE

Celebration Hardware

57 Blake Blvd.
Celebration, FL 34747
407-566-1091

INVOICE #	464772
ACCOUNT #	46
DATE	19-Sep-25
TIME	09:53
EMPLOYEE	531 - Alex P.
TERMINAL	13
PAGE #	1

SOLD TO:

(407) 566-1935
CELEBRATION CDD COMMUNITY DEVELOPMENT D
313 Campus Street
Celebration, FL 34747

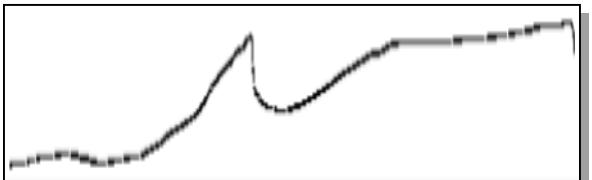
SHIP TO:

CELEBRATION CDD COMMUNITY DEVELOPMENT D
313 Campus Street
Celebration, FL 34747

ITEM	DESCRIPTION	QTY	SALE	U/M	EXT
079567490050 1531326	WD40 SMART STRAW 12OZ	3.00	9.99	EA	29.97
1000	FASTENERS	6.00	2.69	EACH	16.14
1000	FASTENERS	2.00	0.89	EACH	1.78
PO #	25-9-20-7				
				CHARGE	47.89

How are we doing?
Review us on Google.

I AGREE TO PAY THE ABOVE TOTAL ACCORDING TO THE POSTED TERMS AND CONDITIONS



SIGNATURE RUSS SIMMONS

SUBTOTAL $	47.89
TAX $	0.00
TOTAL $	47.89

Returned goods must be in
original condition including parts
accessories and packaging.
No returns are permitted after 14 days of purchase.

EST 2012
Celebration Hardware
COMPANY

INVOICE

Celebration Hardware

57 Blake Blvd.
Celebration, FL 34747
407-566-1091

INVOICE #	465109
ACCOUNT #	46
DATE	22-Sep-25
TIME	08:42
EMPLOYEE	12 - Sean B.
TERMINAL	12
PAGE #	1

SOLD TO:

(407) 566-1935
CELEBRATION CDD COMMUNITY DEVELOPMENT D
313 Campus Street
Celebration, FL 34747

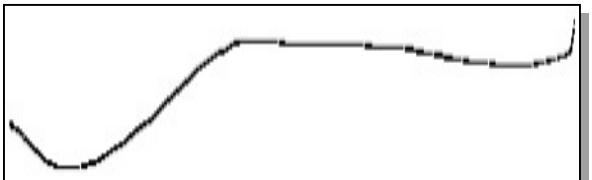
SHIP TO:

CELEBRATION CDD COMMUNITY DEVELOPMENT D
313 Campus Street
Celebration, FL 34747

ITEM	DESCRIPTION	QTY	SALE	U/M	EXT
008925136927 1801760	HOOK&LOCK DISC 5"40G 50P	1.00	22.99	PK	22.99
PO #	25-9-21-7				
				CHARGE	22.99

How are we doing?
Review us on Google.

I AGREE TO PAY THE ABOVE TOTAL ACCORDING TO THE POSTED TERMS AND CONDITIONS



SIGNATURE RUSS SIMMONS

SUBTOTAL $	22.99
TAX $	0.00
TOTAL $	22.99

Returned goods must be in
original condition including parts
accessories and packaging.
No returns are permitted after 14 days of purchase.

EST 2012
Celebration Hardware
COMPANY

INVOICE

Celebration Hardware

57 Blake Blvd.
Celebration, FL 34747
407-566-1091

INVOICE #	465297
ACCOUNT #	46
DATE	23-Sep-25
TIME	10:49
EMPLOYEE	12 - Sean B.
TERMINAL	12
PAGE #	1

SOLD TO:

(407) 566-1935
CELEBRATION CDD COMMUNITY DEVELOPMENT D
313 Campus Street
Celebration, FL 34747

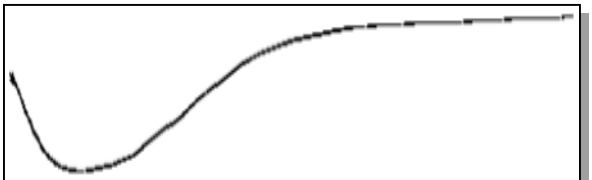
SHIP TO:

CELEBRATION CDD COMMUNITY DEVELOPMENT D
313 Campus Street
Celebration, FL 34747

ITEM	DESCRIPTION	QTY	SALE	U/M	EXT
038453063105 441-1500	DOWEL HARDWOOD ROUND 5/8X36I	1.00	3.99	EA	3.99
037083050035 19748	GLUE TITEBOND 2 8 OZ	1.00	6.59	EA	6.59
PO #	25-9-23-7			CHARGE	10.58

How are we doing?
Review us on Google.

I AGREE TO PAY THE ABOVE TOTAL ACCORDING TO THE POSTED TERMS AND CONDITIONS



SIGNATURE RUSS SIMMONS

SUBTOTAL $	10.58
TAX $	0.00
TOTAL $	10.58

Returned goods must be in
original condition including parts
accessories and packaging.
No returns are permitted after 14 days of purchase.

EST 2012
Celebration Hardware
COMPANY

INVOICE

Celebration Hardware

57 Blake Blvd.
Celebration, FL 34747
407-566-1091

INVOICE #	465261
ACCOUNT #	46
DATE	23-Sep-25
TIME	08:13
EMPLOYEE	12 - Sean B.
TERMINAL	12
PAGE #	1

SOLD TO:

(407) 566-1935
CELEBRATION CDD COMMUNITY DEVELOPMENT D
313 Campus Street
Celebration, FL 34747

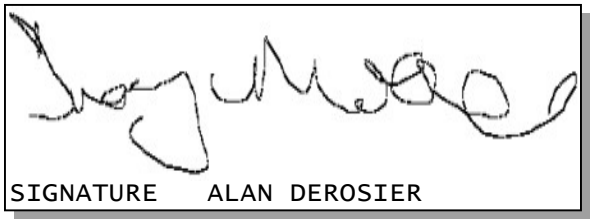
SHIP TO:

CELEBRATION CDD COMMUNITY DEVELOPMENT D
313 Campus Street
Celebration, FL 34747

ITEM	DESCRIPTION	QTY	SALE	U/M	EXT
056198673380 1835115	LIQ NAIL FUZEIT GRY 10OZ	2.00	9.59	EA	19.18
151643061801 8866394	BUNGEE CORD BLK 24"	1.00	3.59	EA	3.59
PO #	25-9-22-7			CHARGE	22.77

How are we doing?
Review us on Google.

I AGREE TO PAY THE ABOVE TOTAL ACCORDING TO THE POSTED TERMS AND CONDITIONS



SIGNATURE ALAN DEROSIER

SUBTOTAL $	22.77
TAX $	0.00
TOTAL $	22.77

Returned goods must be in
original condition including parts
accessories and packaging.
No returns are permitted after 14 days of purchase.

EST 2012
Celebration Hardware
COMPANY

INVOICE

Celebration Hardware

57 Blake Blvd.
Celebration, FL 34747
407-566-1091

INVOICE #	465355
ACCOUNT #	46
DATE	23-Sep-25
TIME	14:07
EMPLOYEE	12 - Sean B.
TERMINAL	12
PAGE #	1

SOLD TO:

(407) 566-1935
CELEBRATION CDD COMMUNITY DEVELOPMENT D
313 Campus Street
Celebration, FL 34747

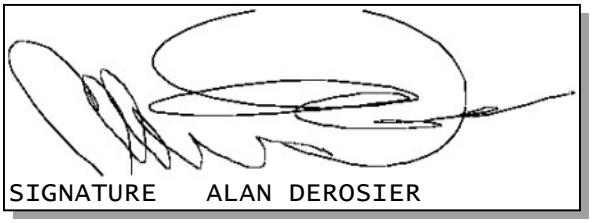
SHIP TO:

CELEBRATION CDD COMMUNITY DEVELOPMENT D
313 Campus Street
Celebration, FL 34747

ITEM	DESCRIPTION	QTY	SALE	U/M	EXT
030192170250 1438522	LACQUER THINNER GL	4.00	23.99	EA	95.96
PO #	25-9-24-7				
				CHARGE	95.96

How are we doing?
Review us on Google.

I AGREE TO PAY THE ABOVE TOTAL ACCORDING TO THE POSTED TERMS AND CONDITIONS



SIGNATURE ALAN DEROSIER

SUBTOTAL $	95.96
TAX $	0.00
TOTAL $	95.96

Returned goods must be in
original condition including parts
accessories and packaging.
No returns are permitted after 14 days of purchase.

LLS Tax Solutions Inc.
1645 Sun City Center Plz # 5027
Sun City Center, FL 335718003
+18507540311
liscott@llstax.com

INVOICE

BILL TO
Celebration Community
Development District
c/o Inframark
Infrastructure Mgmt.
Services
5645 Coral Ridge Dr.
#407
Coral Springs, FL 33076

INVOICE # 003891
DATE 09/18/2025
DUE DATE 10/18/2025
TERMS Net 30

DESCRIPTION	AMOUNT
Total Billing for Arbitrage Services in connection with the $7,545,000 Celebration Community Development District (Osceola County, Florida) Special Assessment Bonds, Series 2021 (Assessment Area One Project) – Rebatable Arbitrage Calculation for the four-year period beginning August 26, 2021, through the period ended May 1, 2025.	1,800.00

BALANCE DUE **$1,800.00**

Thank You For Your Business

UNITED Land Services

12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 169569

Date	PO#
09/09/25	
Due Date	**Terms**
10/9/25	Net 30

BILL TO
Celebration CDD
Inframark 311 Campus St Kissimmee, FL 34747

Property Address
Celebration CDD 313 Campus St Celebration, FL 34747

Item	Amount
Job #148399 - Celebration CDD Landscape Maintenance September 2025	**$91,325.42**

1. Turf Maintenance - $52,852.50
2. Shrub and Groundcover Maintenance - $20,146.92
3. Tree Maintenance - $2,212.00
4. General Site Maintenance - Trash and Debris Disposal - $2,621.66
5. Irrigation System - $10,832.42

Total Monthly Landscape Maintenance Invoice - $88,665.50

Plus 3% increase

Thank you for your business.

REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

Subtotal	$91,325.42
Sales Tax	$0.00
Total	**$91,325.42**
Credits/Payments	($0.00)
Balance Due	**$91,325.42**

REPUBLIC SERVICES

11255 Rocket Blvd
Orlando FL 32824-854646

Customer Service (407) 293-8000
RepublicServices.com/Support

Important Information
It's easy to go paperless! Sign up for Paperless Billing at RepublicServices.com and enjoy the convenience of managing your account anytime, anywhere, on any device.

Account Number	**3-0690-0009303**
Invoice Number	0690-000784591
Invoice Date	August 15, 2025
Past Due on 08/15/25	**$2,815.58**
Payments/Adjustments	-$875.54
Current Invoice Charges	**$2,226.73**

Total Amount Due	Payment Due Date
$4,166.77	**Past Due**

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 08/04	5555555	-$875.54

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Celebration Cdd 313 Campus St PO 20-3-28-6				
Celebration, FL				
1 Waste Container 20 Cu Yd, On Call Service				
Service Attempt 08/01	Joel Winter	1.0000	$283.66	$283.66
Receipt Number 67394				
Disposal/Recycling 08/04	670498	4.4900Tons		$496.06
Receipt Number 67666				
Pickup Service 08/04	Joan Touzin	1.0000	$423.68	$423.68
Receipt Number 67666				
Disposal/Recycling 08/12	672515	4.0700Tons		$449.65
Receipt Number 68773				
Pickup Service 08/12	Joan Touzin	1.0000	$423.68	$423.68
Receipt Number 68773				
Celebration Cdd - 10yd - Front 313 Campus St PO JASMINE JG				
Kissimmee, FL				
1 Waste Container 10 Cu Yd, On Call Service				
Container Delivery 08/15	Jasmin	1.0000	$343.75	$343.75
Receipt Number 69486				
Delivery Discount 08/15	Jasmin	1.0000	-$193.75	-$193.75
Receipt Number 69486				

CURRENT INVOICE CHARGES, AutoPayment due on September 04, 2025 **$2,226.73**

Past Due	30 Days	60 Days	90+ Days
	$1,940.04	$0.00	$0.00

REPUBLIC SERVICES

11255 Rocket Blvd
Orlando FL 32824-854646

*** Thank You For Your Automatic Payment ***

Total Amount Due	**$4,166.77**
Payment Due Date	**Past Due**
Account Number	**3-0690-0009303**
Invoice Number	**0690-000784591**

Return Service Requested

☐ For Billing Address Changes, Check Box and Complete Reverse

Make Checks Payable To:

CELEBRATION CDD
ANNA GOLOVAN
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

00009437
M102

REPUBLIC SERVICES #690
PO BOX 71068
CHARLOTTE NC 28272-1068

3069000093030000000784591000222673000416677 1

DISTRICT	CELEBRATION CDD	FY 2025	
VENDOR:	DUKE ENERGY		
INVOICE DATE:	8/14/2025		
INVOICE #	081425 ACH		
			SUMMARY
Account Number	Address	Coding	ACH 9/4/25
			6/27-8/6/25
910158476335	23001 Celebraton Blvd IRR (New Account)	001-546041-53901	$ 19.23
910147329683	1700 Coastal Ct - Gen Svc Non Demand - New Acount	001-543006-53901	$ 29.97
910147329336	20141 Celebration Blvd New Account	001-543006-53901	$ 69.66
910147327839	2100 Celebration Blvd - Irr New Acount not on ACH yet	001-546041-53901	$ 93.71
910136376194	2000 Celebration Blvd - Irr New Account not on ACH yet	001-546041-53901	$ 31.12
910136376152	2100 Celebration Blvd - Irr New Acount not on ACH yet	001-546041-53901	$ 83.76
910091674575	19701 Celebration Blvd	001-543006-53901	$ 22.28
910091674468	19401 CELEBRATION BLVD (NEW ACCT) Deposit Req	001-543006-53901	$ 86.33
910089681290	1800 Celebration Blvd, **A** Lighting	001-543013-54101	$ 219.04
910089680447	680 Bloom Street Pump	001-543006-53901	$ 2,200.07
910089668590	1201 Aquila Loop Lite A, *Entry Floodlgt #1	001-543006-53901	$ 32.80
910089659804	313 Campus St., Site Lighting, Maint. Bldg.——— 60%	001-543013-54101	$ 115.01
	40%	001-563034-53901	$ 76.66
910089653634	801 Front St Lite, Parking Lot	001-543013-54101	$ 45.29
910089650350	1258-A Aquila Loop, Lights	001-543013-54101	$ 52.23
910089619674	15811 Castile St Lite - NEW ACCOUNT TRFR TO CDD	001-543013-54101	$ 89.96
910089603486	690 Celebration Ave, Fountain	001-543006-53901	$ 135.20
910089554682	1216 Aquila Loop Lite A, *Entry Floodlght #2	001-543006-53901	$ 32.81
910089527126	1100 Celebration Ave Pump, GV Maint Bldg/Bygate	001-543006-53901	$ 32.80
910089499799	313 Campus St.———————————— 60%	001-543006-53901	$ 767.67
	40%	001-563034-53901	$ 511.77
910089492578	647 W Front St, Blower Vault	001-543006-53901	$ 676.10
910089491759	1500 Castile St. Lite	001-543013-54101	$ 100.29
910089449707	000 Spring Park Loop Lot 98, Entr Lght @ 800 Blk	001-543006-53901	$ 32.81
910089437894	680 Bloom St, Lighting for Lake	001-543006-53901	$ 53.81
910089425907	1280-A Aquila Loop, Irrigation Controler	001-543006-53901	$ 124.87
910089418031	1210-A Aquila Loop, Lights	001-543013-54101	$ 53.46
910089408675	15691 RESOLUTE ST LITE - NEW ACCT TRFR TO CDD	001-543013-54101	$ 206.76
910089399340	000 Spring Park Loop, Entr Lght @ 900 Blk	001-543006-53901	$ 32.81
910089384525	1400 Resolute St. Lite	001-543013-54101	$ 100.66
910089383425	647 W Front St, Lighting for Lake	001-543006-53901	$ 406.00
910089382490	1343 Celebration Ave, **A** Lighting	001-543013-54101	$ 130.03
910089369568	1251-A Aquila Loop, Lights	001-543006-53901	$ 32.81
910089362602	000 Charleston Pl, Streetlights	001-543013-54101	$ 483.19
910089360585	1247A Celebration Ave	001-543013-54101	$ 219.25
	Deposit Refund Per Duke Energy	001-543006-53901	
		TOTAL:	$ 7,600.22
		001-543013-54101	$ 1,815.17
		001-543006-53901	$ 4,968.80
		001-563034-53901	$ 588.43
		001-546041-53901	$ 227.82
		001-133500-1000	
		TOTAL:	$ 7,600.22

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Summary Bill

CELEBRATION COMM DEV DIS

Bill date Aug 14, 2025
For service Jun 27 - Aug 6
41 days

Collective account number **9300 0001 1701**

If you have questions, you can reach us at collectivebillingdef@duke-energy.com.

Billing summary

Previous Amount Due	$7,233.05
Payment Received	-6,363.65
Current Electric Charges	6,354.04
Current Lighting Charges	648.26
Other Charges and Credits	-869.40
Taxes	597.92
Total Amount Due Sep 04	**$7,600.22**

Billing summary by account

Account Number	Service Address	Totals
910158476335	23001 CELEBRATION BLVD IRR KISSIMMEE FL 34757	19.23
910147329683	1700 COASTAL CT CELEBRATION FL 34747	29.97
910147329336	20141 CELEBRATION BLVD CELEBRATION FL 34747	69.66
910147327839	2100 CELEBRATION BLVD CELEBRATION FL 34747	93.71
910136376194	2000 CELEBRATION BLVD CELEBRATION FL 34747	31.12

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Late payments are subject to a 1.0% late charge.

Please return this portion with your payment. Thank you for your business.

DUKE ENERGY.

Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Collective account number
9300 0001 1701

Amount of automatic draft

$7,600.22
by Sep 4

After 90 days from bill date, a late charge will apply.

000059 000000001

CELEBRATION COMM DEV DIS
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

8893000001170100066000008694000006730820000760022 8

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485

Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811

Check utility rates

Check rates and charges	duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

fb.def.duke.bills.20250814221259.48.afp-118-000000001

Account Number	Service Address	Totals
910136376152	2100 CELEBRATION BLVD CELEBRATION FL 34747	83.76
910091674575	19701 CELEBRATION BLVD CELEBRATION FL 34747	22.28
910091674468	19401 CELEBRATION BLVD CELEBRATION FL 34747	86.33
910089681290	1800 CELEBRATION BLVD CELEBRATION FL 34747	219.04
910089680447	680 BLOOM ST PUMP CELEBRATION FL 34747	2,200.07
910089668590	1201 AQUILA LOOP CELEBRATION FL 34747	32.80
910089659804	313 CAMPUS ST CELEBRATION FL 34747	191.67
910089653634	801 FRONT ST CELEBRATION FL 34747	45.29
910089650350	1258A AQUILA LOOP CELEBRATION FL 34747	52.23
910089619674	15811 CASTILE ST LITE CELEBRATION FL 34747	89.96
910089603486	690 CELEBRATION AVE CELEBRATION FL 34747	135.20
910089554682	1216 AQUILA LOOP CELEBRATION FL 34747	32.81
910089527126	1100 CELEBRATION AVE CELEBRATION FL 34747	32.80
910089499799	313 CAMPUS ST CELEBRATION FL 34747	1,279.44
910089492578	647 W FRONT ST BLOWER VAULT CELEBRATION FL 34747	876.10
910089491759	1500 CASTILE ST CELEBRATION FL 34747	100.29
910089449707	000 SPRING PARK LOOP LOT 98 CELEBRATION FL 34747	32.81
910089437894	680 BLOOM ST CELEBRATION FL 34747	53.81

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Account Number	Service Address	Totals
910089425907	1280A AQUILA LOOP CELEBRATION FL 34747	124.87
910089418031	1210A AQUILA LOOP CELEBRATION FL 34747	53.46
910089408675	15691 RESOLUTE ST CELEBRATION FL 34747	206.76
910089399340	000 SPRING PARK LOOP CELEBRATION FL 34747	32.81
910089384525	1400 RESOLUTE ST CELEBRATION FL 34747	100.66
910089383425	647 FRONT ST CELEBRATION FL 34747	406.00
910089382490	1343 CELEBRATION AVE CELEBRATION FL 34747	130.03
910089369568	1251A AQUILA LOOP CELEBRATION FL 34747	32.81
910089362602	000 CHARLESTON PL CELEBRATION FL 34747	483.19
910089360585	1247A CELEBRATION AVE CELEBRATION FL 34747	219.25
	Total Charges	**$7,600.22**

fb.def.duke.bills.20250814221259.48.afp-120-000000001

Billing details

Account Information	Billing Details			Amounts
910158476335 CELEBRATION COMM DEV DIS CELEBRATION COMM DEV DIS IRRIGATION 23001 CELEBRATION BLVD IRR KISSIMMEE FL 34757	General Service Demand Sec (GSD-1) Meter Number: 1111126 Bill Period: Jun 27 - Jul 29 Billed kWh 8.218 Billed Demand kW 0.018 Load Factor 57.65		Customer Charge 17.75 Energy Charge 0.44 Fuel Charge 0.32 Demand Charge 0.21 Asset Securitization Charge 0.01	$18.73
			Regulatory Assessment Fee 0.02 Gross Receipts Tax 0.48	$0.50
			Total	**$19.23**
910147329683 CELEBRATION COMM DEV DIS 1700 COASTAL CT CELEBRATION FL 34747	Gen Service Non-Demand 100% Load Factor Mtr (GS-2) Meter Number: 4321079 Bill Period: Jul 08 - Aug 06 Present Read: 7712 Previous Read: 7592 Billed Usage: 120 Billed kWh 120.000		Customer Charge 17.94 Energy Charge 6.38 Fuel Charge 4.71 Asset Securitization Charge 0.16	$29.19
			Regulatory Assessment Fee 0.03 Gross Receipts Tax 0.75	$0.78
			Total	**$29.97**
910147329336 CELEBRATION COMM DEV DIS 20141 CELEBRATION BLVD CELEBRATION FL 34747	Gen Service Non-Demand 100% Load Factor Mtr (GS-2) Meter Number: 4265703 Bill Period: Jul 08 - Aug 06 Present Read: 26585 Previous Read: 26052 Billed Usage: 533 Billed kWh 533.000		Customer Charge 17.94 Energy Charge 28.29 Fuel Charge 20.92 Asset Securitization Charge 0.71	$67.86
			Regulatory Assessment Fee 0.06 Gross Receipts Tax 1.74	$1.80
			Total	**$69.66**
910147327839 CELEBRATION COMM DEV DIS 2100 CELEBRATION BLVD CELEBRATION FL 34747	Gen Service Non-Demand 100% Load Factor Mtr (GS-2) Meter Number: 4320294 Bill Period: Jul 08 - Aug 06 Present Read: 44603 Previous Read: 43820 Billed Usage: 783 Billed kWh 783.000		Customer Charge 17.94 Energy Charge 41.57 Fuel Charge 30.73 Asset Securitization Charge 1.05	$91.29
			Regulatory Assessment Fee 0.08 Gross Receipts Tax 2.34	$2.42
			Total	**$93.71**
910136376194 CELEBRATION COMM DEV DIS 2000 CELEBRATION BLVD CELEBRATION FL 34747	General Service Demand Sec (GSD-1) Meter Number: 3731769 Bill Period: Jul 08 - Aug 06 Billed kWh 93.905 Billed Demand kW 0.308 Load Factor 42.35		Customer Charge 17.85 Energy Charge 5.04 Fuel Charge 3.69 Demand Charge 3.58 Asset Securitization Charge 0.15	$30.31
			Regulatory Assessment Fee 0.03 Gross Receipts Tax 0.78	$0.81

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Billing details - continued

Account Information	Billing Details		Amounts
		Total	**$31.12**
910136376152 CELEBRATION COMM DEV DIS 2100 CELEBRATION BLVD CELEBRATION FL 34747	General Service Demand Sec (GSD-1) Meter Number: 7803367 Bill Period: Jul 08 - Aug 06 Billed kWh 509.699 Billed Demand kW 1.332 Load Factor 53.15	Customer Charge 17.85 Energy Charge 27.38 Fuel Charge 20.01 Demand Charge 15.53 Asset Securitization Charge 0.83	$81.60
		Regulatory Assessment Fee 0.07 Gross Receipts Tax 2.09	$2.16
		Total	**$83.76**
910091674575 CELEBRATION COMM DEV DIS 19701 CELEBRATION BLVD CELEBRATION FL 34747	General Service Demand Sec (GSD-1) Meter Number: 4314093 Bill Period: Jul 08 - Aug 06 Billed kWh 14.542 Billed Demand kW 0.100 Load Factor 20.20	Customer Charge 17.85 Energy Charge 0.77 Fuel Charge 0.57 Demand Charge 1.17 Asset Securitization Charge 0.02	$20.38
		Regulatory Assessment Fee 0.02 Gross Receipts Tax 0.52 Right Of Way Utilization Fee 1.36	$1.90
		Total	**$22.28**
910091674468 CELEBRATION COMM DEV DIS 19401 CELEBRATION BLVD CELEBRATION FL 34747	General Service Demand Sec (GSD-1) Meter Number: 1011118 Bill Period: Jul 08 - Aug 06 Billed kWh 470.216 Billed Demand kW 1.426 Load Factor 45.80	Customer Charge 17.85 Energy Charge 25.26 Fuel Charge 18.46 Demand Charge 16.62 Asset Securitization Charge 0.76	$78.95
		Regulatory Assessment Fee 0.07 Gross Receipts Tax 2.03 Right Of Way Utilization Fee 5.28	$7.38
		Total	**$86.33**
910089681290 CELEBRATION COMM DEV DIS 1800 CELEBRATION BLVD CELEBRATION FL 34747	General Service Non-Demand Sec (GS-1) Meter Number: 4502974 Bill Period: Jul 08 - Aug 06 Present Read: 75003 Previous Read: 73879 Billed Usage: 1124 Billed kWh 1124.000	Customer Charge 17.32 Energy Charge 136.82 Fuel Charge 44.12 Asset Securitization Charge 2.10	$200.36
		Regulatory Assessment Fee 0.17 Gross Receipts Tax 5.14 Right Of Way Utilization Fee 13.37	$18.68
		Total	**$219.04**
910089680447 CELEBRATION COMM DEV DIS 680 BLOOM ST PUMP CELEBRATION FL 34747	General Service Demand Sec (GSD-1) Meter Number: 2775894 Bill Period: Jul 08 - Aug 06 Billed kWh 17,929.298 Billed Demand kW 25.664 Load Factor 97.03	Customer Charge 17.85 Energy Charge 962.80 Fuel Charge 703.72 Demand Charge 298.98 Asset Securitization Charge 29.05	$2,012.40

fb.def.duke.bills.20250814221259.48.afp-122-000000001

Billing details - continued

Account Information	Billing Details			Amounts
			Regulatory Assessment Fee 1.75 Gross Receipts Tax 51.64 Right Of Way Utilization Fee 134.28	$187.67
			Total	**$2,200.07**
910089668590 CELEBRATION COMM DEV DIS 1201 AQUILA LOOP CELEBRATION FL 34747	General Service Non-Demand Sec (GS-1) Meter Number: 910308 Bill Period: Jul 08 - Aug 06 Present Read: 2769 Previous Read: 2721 Billed Usage: 48 Billed kWh 48.000		Customer Charge 17.32 Energy Charge 5.84 Fuel Charge 1.88 Asset Securitization Charge 0.09 Minimum Bill Adjustment 4.87	$30.00
			Regulatory Assessment Fee 0.03 Gross Receipts Tax 0.77 Right Of Way Utilization Fee 2.00	$2.80
			Total	**$32.80**
910089659804 CELEBRATION COMM DEV DIS 313 CAMPUS ST CELEBRATION FL 34747	Lighting Service Customer Owned/ Maintained Meter (LS-1) Meter Number: 1280091 Bill Period: Jul 08 - Aug 06 Present Read: 101880 Previous Read: 100285 Billed Usage: 1595 Billed kWh 1595.000		Customer Charge 5.27 Energy Charge 108.17 Fuel Charge 61.07 Asset Securitization Charge 0.81	$175.32
			Regulatory Assessment Fee 0.15 Gross Receipts Tax 4.50 Right Of Way Utilization Fee 11.70	$16.35
			Total	**$191.67**
910089653634 CELEBRATION COMM DEV DIS 801 FRONT ST CELEBRATION FL 34747	General Service Non-Demand Sec (GS-1) Meter Number: 1280666 Bill Period: Jul 08 - Aug 06 Present Read: 30562 Previous Read: 30414 Billed Usage: 148 Billed kWh 148.000		Customer Charge 17.32 Energy Charge 18.02 Fuel Charge 5.81 Asset Securitization Charge 0.28	$41.43
			Regulatory Assessment Fee 0.04 Gross Receipts Tax 1.06 Right Of Way Utilization Fee 2.76	$3.86
			Total	**$45.29**
910089650350 CELEBRATION COMM DEV DIS 1258A AQUILA LOOP CELEBRATION FL 34747	General Service Non-Demand Sec (GS-1) Meter Number: 3835345 Bill Period: Jul 08 - Aug 06 Present Read: 18867 Previous Read: 18680 Billed Usage: 187 Billed kWh 187.000		Customer Charge 17.32 Energy Charge 22.76 Fuel Charge 7.34 Asset Securitization Charge 0.35	$47.77
			Regulatory Assessment Fee 0.04 Gross Receipts Tax 1.23 Right Of Way Utilization Fee 3.19	$4.46

fb.def.duke.bills.20250814221259.48.afp-123-000000001

Billing details - continued

Account Information	Billing Details			Amounts
			Total	**$52.23**
910089619674 CELEBRATION COMM DEV DIS 15811 CASTILE ST LITE CELEBRATION FL 34747	General Service Non-Demand Sec (GS-1) Meter Number: 3448634 Bill Period: Jul 08 - Aug 06 Present Read: 77524 Previous Read: 77125 Billed Usage: 399 Billed kWh 399.000	Customer Charge 17.32 Energy Charge 48.56 Fuel Charge 15.66 Asset Securitization Charge 0.75		$82.29
		Regulatory Assessment Fee 0.07 Gross Receipts Tax 2.11 Right Of Way Utilization Fee 5.49		$7.67
			Total	**$89.96**
910089603486 CELEBRATION COMM DEV DIS 690 CELEBRATION AVE CELEBRATION FL 34747	General Service Non-Demand Sec (GS-1) Meter Number: 3835812 Bill Period: Jul 08 - Aug 06 Present Read: 50701 Previous Read: 50048 Billed Usage: 653 Billed kWh 653.000	Customer Charge 17.32 Energy Charge 79.49 Fuel Charge 25.63 Asset Securitization Charge 1.22		$123.66
		Regulatory Assessment Fee 0.11 Gross Receipts Tax 3.17 Right Of Way Utilization Fee 8.26		$11.54
			Total	**$135.20**
910089554682 CELEBRATION COMM DEV DIS 1216 AQUILA LOOP CELEBRATION FL 34747	General Service Non-Demand Sec (GS-1) Meter Number: 910303 Bill Period: Jul 08 - Aug 06 Present Read: 877 Previous Read: 866 Billed Usage: 11 Billed kWh 11.000	Customer Charge 17.32 Energy Charge 1.34 Fuel Charge 0.43 Asset Securitization Charge 0.02 Minimum Bill Adjustment 10.89		$30.00
		Regulatory Assessment Fee 0.03 Gross Receipts Tax 0.77 Right Of Way Utilization Fee 2.01		$2.81
			Total	**$32.81**
910089527126 CELEBRATION COMM DEV DIS 1100 CELEBRATION AVE CELEBRATION FL 34747	General Service Non-Demand Sec (GS-1) Meter Number: 910315 Bill Period: Jul 08 - Aug 06 Present Read: 4416 Previous Read: 4350 Billed Usage: 66 Billed kWh 66.000	Customer Charge 17.32 Energy Charge 8.05 Fuel Charge 2.59 Asset Securitization Charge 0.12 Minimum Bill Adjustment 1.92		$30.00
		Regulatory Assessment Fee 0.03 Gross Receipts Tax 0.77 Right Of Way Utilization Fee 2.00		$2.80
			Total	**$32.80**
910089499799 CELEBRATION COMM DEV DIS	General Service Non-Demand Sec (GS-1)	Customer Charge 17.32		$1,170.30

fb.def.duke.bills.20250814221259.48.afp-124-000000001

Billing details - continued

Account Information	Billing Details				Amounts
313 CAMPUS ST CELEBRATION FL 34747	Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	9916936 Jul 04 - Aug 05 16765 16411 7080 7080.000	Energy Charge Fuel Charge Asset Securitization Charge	861.85 277.89 13.24	
			Regulatory Assessment Fee Gross Receipts Tax Right Of Way Utilization Fee	1.02 30.03 78.09	$109.14
			Total		**$1,279.44**
910089492578 CELEBRATION COMM DEV DIS 647 W FRONT ST BLOWER VAULT CELEBRATION FL 34747	General Service Demand Sec (GSD-1) Meter Number: Bill Period: Billed kWh Billed Demand kW Load Factor	2774329 Jul 08 - Aug 06 6,495.128 14.530 62.09	Customer Charge Energy Charge Fuel Charge Demand Charge Asset Securitization Charge	17.85 348.78 254.93 169.28 10.52	$801.36
			Regulatory Assessment Fee Gross Receipts Tax Right Of Way Utilization Fee	0.70 20.57 53.47	$74.74
			Total		**$876.10**
910089491759 CELEBRATION COMM DEV DIS 1500 CASTILE ST CELEBRATION FL 34747	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	1027494 Jul 04 - Aug 05 44421 43964 457 457.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	17.32 55.63 17.94 0.85	$91.74
			Regulatory Assessment Fee Gross Receipts Tax Right Of Way Utilization Fee	0.08 2.35 6.12	$8.55
			Total		**$100.29**
910089449707 CELEBRATION COMM DEV DIS 000 SPRING PARK LOOP LOT 98 CELEBRATION FL 34747	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	915131 Jul 08 - Aug 06 444 433 11 11.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	17.32 1.34 0.43 0.02 10.89	$30.00
			Regulatory Assessment Fee Gross Receipts Tax Right Of Way Utilization Fee	0.03 0.77 2.01	$2.81
			Total		**$32.81**
910089437894 CELEBRATION COMM DEV DIS 680 BLOOM ST CELEBRATION FL 34747	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage:	3848343 Jul 08 - Aug 06 24346 24150 196	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	17.32 23.85 7.69 0.37	$49.23

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Billing details - continued

Account Information	Billing Details			Amounts
	Billed kWh	196.000		
			Regulatory Assessment Fee 0.04 Gross Receipts Tax 1.26 Right Of Way Utilization Fee 3.28	$4.58
			Total	**$53.81**
910089425907 CELEBRATION COMM DEV DIS 1280A AQUILA LOOP CELEBRATION FL 34747	General Service Non-Demand Sec (GS-1) Meter Number: 3835371 Bill Period: Jul 08 - Aug 06 Present Read: 17163 Previous Read: 16568 Billed Usage: 595 Billed kWh 595.000		Customer Charge 17.32 Energy Charge 72.43 Fuel Charge 23.35 Asset Securitization Charge 1.11	$114.21
			Regulatory Assessment Fee 0.10 Gross Receipts Tax 2.93 Right Of Way Utilization Fee 7.63	$10.66
			Total	**$124.87**
910089418031 CELEBRATION COMM DEV DIS 1210A AQUILA LOOP CELEBRATION FL 34747	General Service Non-Demand Sec (GS-1) Meter Number: 3833602 Bill Period: Jul 08 - Aug 06 Present Read: 20621 Previous Read: 20427 Billed Usage: 194 Billed kWh 194.000		Customer Charge 17.32 Energy Charge 23.61 Fuel Charge 7.61 Asset Securitization Charge 0.36	$48.90
			Regulatory Assessment Fee 0.04 Gross Receipts Tax 1.25 Right Of Way Utilization Fee 3.27	$4.56
			Total	**$53.46**
910089408675 CELEBRATION COMM DEV DIS 15691 RESOLUTE ST CELEBRATION FL 34747	General Service Non-Demand Sec (GS-1) Meter Number: 1039904 Bill Period: Jul 04 - Aug 05 Present Read: 98347 Previous Read: 97292 Billed Usage: 1055 Billed kWh 1055.000		Customer Charge 17.32 Energy Charge 128.44 Fuel Charge 41.41 Asset Securitization Charge 1.97	$189.14
			Deposit Interest -869.40 Regulatory Assessment Fee 0.16 Gross Receipts Tax 4.85 Right Of Way Utilization Fee 12.61	$-851.78
			Total	**$-662.64**
910089399340 CELEBRATION COMM DEV DIS 000 SPRING PARK LOOP CELEBRATION FL 34747	General Service Non-Demand Sec (GS-1) Meter Number: 3969691 Bill Period: Jul 08 - Aug 06 Present Read: 948 Previous Read: 937 Billed Usage: 11 Billed kWh 11.000		Customer Charge 17.32 Energy Charge 1.34 Fuel Charge 0.43 Asset Securitization Charge 0.02 Minimum Bill Adjustment 10.89	$30.00
			Regulatory Assessment Fee 0.03	$2.81

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Billing details - continued

Account Information	Billing Details			Amounts
		Gross Receipts Tax	0.77	
		Right Of Way Utilization Fee	2.01	
		Total		**$32.81**
910089384525 CELEBRATION COMM DEV DIS 1400 RESOLUTE ST CELEBRATION FL 34747	General Service Non-Demand Sec (GS-1) Meter Number: 1015057 Bill Period: Jul 08 - Aug 06 Present Read: 45165 Previous Read: 44706 Billed Usage: 459 Billed kWh 459.000	Customer Charge	17.32	
		Energy Charge	55.88	
		Fuel Charge	18.02	$92.08
		Asset Securitization Charge	0.86	
		Regulatory Assessment Fee	0.08	
		Gross Receipts Tax	2.36	$8.58
		Right Of Way Utilization Fee	6.14	
		Total		**$100.66**
910089383425 CELEBRATION COMM DEV DIS 647 FRONT ST CELEBRATION FL 34747	General Service Non-Demand Sec (GS-1) Meter Number: 3839284 Bill Period: Jul 08 - Aug 06 Present Read: 79837 Previous Read: 77663 Billed Usage: 2174 Billed kWh 2174.000	Customer Charge	17.32	
		Energy Charge	264.65	
		Fuel Charge	85.33	$371.37
		Asset Securitization Charge	4.07	
		Regulatory Assessment Fee	0.32	
		Gross Receipts Tax	9.53	$34.63
		Right Of Way Utilization Fee	24.78	
		Total		**$406.00**
910089382490 CELEBRATION COMM DEV DIS 1343 CELEBRATION AVE CELEBRATION FL 34747	General Service Non-Demand Sec (GS-1) Meter Number: 3836133 Bill Period: Jul 08 - Aug 06 Present Read: 50700 Previous Read: 50076 Billed Usage: 624 Billed kWh 624.000	Customer Charge	17.32	
		Energy Charge	75.96	
		Fuel Charge	24.49	$118.94
		Asset Securitization Charge	1.17	
		Regulatory Assessment Fee	0.10	
		Gross Receipts Tax	3.05	$11.09
		Right Of Way Utilization Fee	7.94	
		Total		**$130.03**
910089369568 CELEBRATION COMM DEV DIS 1251A AQUILA LOOP CELEBRATION FL 34747	General Service Non-Demand Sec (GS-1) Meter Number: 3835346 Bill Period: Jul 08 - Aug 06 Present Read: 99 Previous Read: 98 Billed Usage: 1 Billed kWh 1.000	Customer Charge	17.32	
		Energy Charge	0.12	
		Fuel Charge	0.04	$30.00
		Minimum Bill Adjustment	12.52	
		Regulatory Assessment Fee	0.03	
		Gross Receipts Tax	0.77	$2.81
		Right Of Way Utilization Fee	2.01	
		Total		**$32.81**

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Billing details - continued

Account Information	Billing Details		Amounts
910089362602 CELEBRATION COMM DEV DIS 000 CHARLESTON PL CELEBRATION FL 34747	Lighting Service Company Owned/ Maintained (LS-1) Bill Period: Jul 08 - Aug 06 SV SAL 9500 980	Customer Charge 1.86 Energy Charge 66.46 Fuel Charge 37.52 Asset Securitization Charge 0.50 SV SAL 9500 138.20 SV SAL 9500 57.80 16 DECO CONC COLONIAL # 2MOUNT 53.12 16 SMOOTH DEC CNCRT/ COLONIAL 117.48	$472.94
		Regulatory Assessment Fee 0.41 Gross Receipts Tax 2.73 Right Of Way Utilization Fee 7.11	$10.25
		Total	**$483.19**
910089360585 CELEBRATION COMM DEV DIS 1247A CELEBRATION AVE CELEBRATION FL 34747	General Service Non-Demand Sec (GS-1) Meter Number: 7903122 Bill Period: Jul 08 - Aug 06 Present Read: 39357 Previous Read: 38232 Billed Usage: 1125 Billed kWh 1125.000	Customer Charge 17.32 Energy Charge 136.97 Fuel Charge 44.16 Asset Securitization Charge 2.10	$200.55
		Regulatory Assessment Fee 0.17 Gross Receipts Tax 5.15 Right Of Way Utilization Fee 13.38	$18.70
		Total	**$219.25**
		Total Amount Due	**$6,730.82**

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Enterprise Community Development District
PO BOX 71060
CHARLOTTE, NC 28272-1060

Enterprise CDD

A copy of the 2024 Consumer Confidence Water Quality Report (CCR) is available in the office at 313 Campus St Celebration, FL 34747. The direct link to the PDF is: https://rebrand.ly/ECDD_2024CCR

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CELEBRATION CDD
C/O INFRAMARK
11555 HERON BAY BLVD SUITE 201
CORAL SPRINGS, FL 33076

PREVIOUS BALANCE	$12.80
PAYMENTS	$12.80
CURRENT CHARGES	$662.40
TOTAL DUE 09/11/2025	**$662.40**
AMOUNT DRAFTED BY AUTOPAY	

ACCOUNT NUMBER	80-03-0056-1-1
CUSTOMER	CELEBRATION CDD
SERVICE ADDRESS	LAKE ESPLANADE FOUNTAIN CELEBRATION FL 34747
BILL DATE	08/22/2025

Meter #	Start Read	End Read	Consumption
02780568	07/11/25 - 1027	08/12/25 - 1234	207

SERVICE	START	END	USAGE	AMOUNT
Water Usage	07/11/2025 - 1027	08/12/2025 - 1234	207	$662.40
Payment 08/16/2025				($12.80)
TOTAL CURRENT CHARGES				**$662.40**

Please detach below perforation and return with payment

ACCOUNT NUMBER	80-03-0056-1-1
SERVICE ADDRESS	LAKE ESPLANADE FOUNTAIN
AMOUNT DUE	$662.40
PAST DUE AFTER	09/11/2025
NAME	CELEBRATION CDD
ENCLOSED PAYMENT	

Pay bills on the Customer Portal: https://enterprisecdd.secure.munibilling.com For billing inquiries, please call Customer Service at 1-877-398-2546 Ext. 4.

Log onto the Customer Portal to view your balance or submit customer service request. Use the code 841759 to sign-up online at https://enterprisecdd.secure.munibilling.com

ENTERPRISE COMMUNITY DEVELOPMENT DISTRICT
PO BOX 71060
CHARLOTTE, NC 28272-1060

0000007408590000073800000066240018

Enterprise Community Development District
PO BOX 71060
CHARLOTTE, NC 28272-1060

Enterprise CDD

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CELEBRATION CDD
C/O INFRAMARK
11555 HERON BAY BLVD SUITE 201
CORAL SPRINGS, FL 33076

PREVIOUS BALANCE	$309.47
PAYMENTS	$309.47
CURRENT CHARGES	$244.19
TOTAL DUE 09/11/2025	**$244.19**
AMOUNT DRAFTED BY AUTOPAY	

ACCOUNT NUMBER	80-03-2100-1-3
CUSTOMER	CELEBRATION CDD
SERVICE ADDRESS	313 CAMPUS ST CELEBRATION FL 34747
BILL DATE	08/22/2025

Meter #	Start Read	End Read	Consumption
01430595	07/11/25 - 163	08/12/25 - 179	16
01608956	07/11/25 - 138	08/12/25 - 147	9

SERVICE	START	END	USAGE	AMOUNT
Commercial Water Base	07/10/2025	08/10/2025		$29.23
Commercial Water Usage	07/11/2025 - 163	08/12/2025 - 179	16	$21.97
Commercial Sewer Base	07/10/2025	08/10/2025		$61.62
Commercial Sewer Usage	07/11/2025 - 163	08/12/2025 - 179	16	$67.34
Commercial ReUse Base	07/10/2025	08/10/2025		$45.67
Commercial ReUse Usage	07/11/2025 - 138	08/12/2025 - 147	9	$18.36
Payment 08/16/2025				($309.47)
TOTAL CURRENT CHARGES				**$244.19**

Please detach below perforation and return with payment

ACCOUNT NUMBER	80-03-2100-1-3
SERVICE ADDRESS	313 CAMPUS ST
AMOUNT DUE	$244.19
PAST DUE AFTER	09/11/2025
NAME	CELEBRATION CDD
ENCLOSED PAYMENT	

Pay bills on the Customer Portal: https://enterprisecdd.secure.munibilling.com For billing inquiries, please call Customer Service at 1-877-398-2546 Ext. 4.

Log onto the Customer Portal to view your balance or submit customer service request. Use the code 841921 to sign-up online at https://enterprisecdd.secure.munibilling.com

ENTERPRISE COMMUNITY DEVELOPMENT DISTRICT
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CHARLOTTE, NC 28272-1060

00000074102100000738000000024419017

Enterprise Community Development District
PO BOX 71060
CHARLOTTE, NC 28272-1060

Enterprise CDD

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CELEBRATION CDD
C/O INFRAMARK
11555 HERON BAY BLVD SUITE 201
CORAL SPRINGS, FL 33076

PREVIOUS BALANCE	$389.71
PAYMENTS	$389.71
CURRENT CHARGES	$403.99
TOTAL DUE 09/11/2025	**$403.99**
AMOUNT DRAFTED BY AUTOPAY	

ACCOUNT NUMBER	80-03-3127-2-2
CUSTOMER	CELEBRATION CDD
SERVICE ADDRESS	ACROSS FROM 2303 CELEBRATION POND SIDE CELEBRATION FL 34747
BILL DATE	08/22/2025

Meter #	Start Read	End Read	Consumption
02657414	07/11/25 - 2143	08/11/25 - 2201	58

SERVICE	START	END	USAGE	AMOUNT
Commercial ReUse Base	07/10/2025	08/10/2025		$285.67
Commercial ReUse Usage	07/11/2025 - 2143	08/11/2025 - 2201	58	$118.32
Payment 08/16/2025				($389.71)
TOTAL CURRENT CHARGES				**$403.99**

Please detach below perforation and return with payment

ACCOUNT NUMBER	80-03-3127-2-2
SERVICE ADDRESS	ACROSS FROM 2303 CELEBRATION
AMOUNT DUE	$403.99
PAST DUE AFTER	09/11/2025
NAME	CELEBRATION CDD
ENCLOSED PAYMENT	

Pay bills on the Customer Portal: https://enterprisecdd.secure.munibilling.com For billing inquiries, please call Customer Service at 1-877-398-2546 Ext. 4.

Log onto the Customer Portal to view your balance or submit customer service request. Use the code 214778 to sign-up online at https://enterprisecdd.secure.munibilling.com

ENTERPRISE COMMUNITY DEVELOPMENT DISTRICT
PO BOX 71060
CHARLOTTE, NC 28272-1060

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Enterprise Community Development District
PO BOX 71060
CHARLOTTE, NC 28272-1060

Enterprise CDD

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CELEBRATION CDD
C/O INFRAMARK
11555 HERON BAY BLVD SUITE 201
CORAL SPRINGS, FL 33076

PREVIOUS BALANCE	$375.43
PAYMENTS	$375.43
CURRENT CHARGES	$385.63
TOTAL DUE 09/11/2025	**$385.63**
AMOUNT DRAFTED BY AUTOPAY	

ACCOUNT NUMBER	80-03-3560-2-2
CUSTOMER	CELEBRATION CDD
SERVICE ADDRESS	COASTAL COURT (1in RU) CELEBRATION FL 34747
BILL DATE	08/22/2025

Meter #	Start Read	End Read	Consumption
02478917	07/10/25 - 11180	08/11/25 - 11229	49

SERVICE	START	END	USAGE	AMOUNT
Commercial ReUse Base	07/10/2025	08/10/2025		$285.67
Commercial ReUse Usage	07/10/2025 - 11180	08/11/2025 - 11229	49	$99.96
Payment 08/16/2025				($375.43)
TOTAL CURRENT CHARGES				**$385.63**

Please detach below perforation and return with payment

ACCOUNT NUMBER	80-03-3560-2-2
SERVICE ADDRESS	COASTAL COURT (1in RU)
AMOUNT DUE	$385.63
PAST DUE AFTER	09/11/2025
NAME	CELEBRATION CDD
ENCLOSED PAYMENT	

Pay bills on the Customer Portal: https://enterprisecdd.secure.munibilling.com For billing inquiries, please call Customer Service at 1-877-398-2546 Ext. 4.

Log onto the Customer Portal to view your balance or submit customer service request. Use the code 189674 to sign-up online at https://enterprisecdd.secure.munibilling.com

ENTERPRISE COMMUNITY DEVELOPMENT DISTRICT
PO BOX 71060
CHARLOTTE, NC 28272-1060

00000179564300000738000000038563015

P.O Box 733082
Dallas, TX 75373-3082
(407) 828-6600

ACCOUNT NUMBER: 4075660231
BILL DATE: 09/01/2025
AMOUNT DUE: **$128.10**

AMOUNT PAID

CCDD / ECDD
11555 HERON BAY BLVD
STE 201
CORAL SPRINGS Florida 33076

DO NOT PAY.
(AUTOMATIC PAYMENT)

(PLEASE RETURN UPPER PORTION WITH YOUR PAYMENT)
Please make check payable to SMART CITY TELECOM

PAYMENTS RECEIVED AFTER 08/29/2025 WILL BE
REFLECTED ON YOUR NEXT MONTH'S BILL

SUMMARY OF CHARGES	AMOUNT	SUBTOTAL
PREVIOUS BILL AMOUNT	$128.09	
PAYMENT, 08/15/2025 THANK YOU	$128.09	
PAST DUE BALANCE		$0.00
LOCAL SERVICE	$128.10	
CURRENT CHARGES		$128.10
	TOTAL AMOUNT DUE	$128.10

Our Business Office will be closed September 1st for the holiday. Our 24-hour technical support team is available at 407-828-6700, option 2.

Billing inquiries: 407-828-6700 option 4 or Toll Free: 866-204-0845
8:00AM - 6:00PM Monday – Friday
Repair: 407-828-6700 option 2
Email: customerservice@smartcitytelecom.com
View/Pay your account at https://myaccount.smartcitytelecom.com

Please send all correspondence to: Smart City Telecom PO Box 22555 Lake Buena Vista, FL 32830-2555

P.O Box 733082
Dallas, TX 75373-3082
(407) 828-6600

ACCOUNT NUMBER: **4075660231**
BILL DATE: **09/01/2025**
PAGE: **1**

SUMMARY OF LOCAL SERVICE BILLED 09/01 THROUGH 09/30

QTY	LOCAL SERVICE	
3	SUBSCRIBER LINE CHARGE/ARC	$9.00
3	FCC CHARGE FOR NETWORK ACCESS	$27.60
3	LINE-BUSINESS CELEBRATION	$76.68
LOCAL SERVICE SUBTOTAL		$113.28
SERVICE CHARGES TOTAL (without taxes)		$113.28
FCC Regulatory Fee (Wireline) Federal USA 0.00542		$0.21
Telecom Relay Surcharge State USA FL 0.08		$0.24
FUSF (Multi-line) Federal USA 0.36		$13.17
E-911 State USA FL 0.4		$1.20
LOCAL SERVICE TOTAL (including taxes)		$128.10

P.O Box 733082
Dallas, TX 75373-3082
(407) 828-6600

CCDD / ECDD

DETAIL FOR 610 SYCAMORE ST CELEBRATION FLORIDA 34747

(OTHER includes partial and one-time charges/credits)

QTY	DESCRIPTION	UNIT PRICE	OTHER	TOTAL
1	FCC CHARGE FOR NETWORK ACCESS	$9.20	$0.00	$9.20
1	LINE-BUSINESS CELEBRATION	$25.56	$0.00	$25.56
1	SUBSCRIBER LINE CHARGE/ARC	$3.00	$0.00	$3.00

SUB TOTAL LOCAL CHARGES	$37.76
FCC Regulatory Fee (Wireline) Federal USA 0.00542	$0.07
Telecom Relay Surcharge State USA FL 0.08	$0.08
FUSF (Multi-line) Federal USA 0.36	$4.39
E-911 State USA FL 0.4	$0.40
TOTAL LOCAL CHARGES	$42.70
TOTAL CHARGES (including taxes)	$42.70

CCDD / ECDD

DETAIL FOR 610 WISTERIA LN CELEBRATION FLORIDA 34747

(OTHER includes partial and one-time charges/credits)

QTY	DESCRIPTION	UNIT PRICE	OTHER	TOTAL
1	FCC CHARGE FOR NETWORK ACCESS	$9.20	$0.00	$9.20
1	LINE-BUSINESS CELEBRATION	$25.56	$0.00	$25.56
1	SUBSCRIBER LINE CHARGE/ARC	$3.00	$0.00	$3.00

SUB TOTAL LOCAL CHARGES	$37.76
FCC Regulatory Fee (Wireline) Federal USA 0.00542	$0.07
Telecom Relay Surcharge State USA FL 0.08	$0.08
FUSF (Multi-line) Federal USA 0.36	$4.39
E-911 State USA FL 0.4	$0.40
TOTAL LOCAL CHARGES	$42.70
TOTAL CHARGES (including taxes)	$42.70

CCDD / ECDD

DETAIL FOR 313 CAMPUS ST CELEBRATION FLORIDA 34747

(OTHER includes partial and one-time charges/credits)

QTY	DESCRIPTION	UNIT PRICE	OTHER	TOTAL
1	FCC CHARGE FOR NETWORK ACCESS	$9.20	$0.00	$9.20
1	LINE-BUSINESS CELEBRATION	$25.56	$0.00	$25.56
1	SUBSCRIBER LINE CHARGE/ARC	$3.00	$0.00	$3.00

SUB TOTAL LOCAL CHARGES	$37.76

P.O Box 733082
Dallas, TX 75373-3082
(407) 828-6600

FCC Regulatory Fee (Wireline) Federal USA 0.00542	$0.07
Telecom Relay Surcharge State USA FL 0.08	$0.08
FUSF (Multi-line) Federal USA 0.36	$4.39
E-911 State USA FL 0.4	$0.40
TOTAL LOCAL CHARGES	$42.70
TOTAL CHARGES (including taxes)	$42.70

P.O Box 733082
Dallas, TX 75373-3082
(407) 828-6600

IMPORTANT CUSTOMER INFORMATION

PLEASE BE ADVISED THAT YOU ARE RESPONSIBLE FOR ALL CHARGES AND PAYMENT OF ALL CHARGES ON YOUR STATEMENT. IF YOU DO NOT PAY THE PAST DUE PORTION(S) OF YOUR STATEMENT, YOUR SERVICE IS SUBJECT TO SUSPENSION AND/OR DISCONNECTION, AND PAYMENT OF A RESTORATION OF SERVICE CHARGE TO HAVE YOUR SERVICE RECONNECTED. IN ORDER TO MAINTAIN YOUR LOCAL TELEPHONE SERVICE, YOU ARE RESPONSIBLE FOR PAYING THE BASIC LOCAL SERVICE PORTION(S) OF YOUR TELEPHONE BILL (BASIC LOCAL SERVICES ARE IDENTIFIED WITH AN *). IF YOU DO NOT PAY THE BASIC LOCAL SERVICE PORTION(S) OF YOUR STATEMENT, YOUR LOCAL SERVICE IS SUBJECT TO SUSPENSION AND/OR DISCONNECTION, AND PAYMENT OF A RESTORATION OF SERVICE CHARGE TO HAVE YOUR LOCAL SERVICE RECONNECTED.

P.O Box 733082
Dallas, TX 75373-3082
(407) 828-6600

ACCOUNT NUMBER: 3219390025
BILL DATE: 09/01/2025
AMOUNT DUE: **$181.20**

AMOUNT PAID

CELEBRATION DEVELOPMENT DISTRICT
11555 HERON BAY BLVD
STE 201
CORAL SPRINGS Florida 33076

DO NOT PAY.
(AUTOMATIC PAYMENT)

(PLEASE RETURN UPPER PORTION WITH YOUR PAYMENT)
Please make check payable to SMART CITY TELECOM

PAYMENTS RECEIVED AFTER 08/29/2025 WILL BE
REFLECTED ON YOUR NEXT MONTH'S BILL

SUMMARY OF CHARGES	AMOUNT	SUBTOTAL
PREVIOUS BILL AMOUNT	$181.19	
PAYMENT, 08/15/2025 THANK YOU	$181.19	
PAST DUE BALANCE		$0.00
LOCAL SERVICE	$181.20	
CURRENT CHARGES		$181.20
	TOTAL AMOUNT DUE	$181.20

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Billing inquiries: 407-828-6700 option 4 or Toll Free: 866-204-0845
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Email: customerservice@smartcitytelecom.com
View/Pay your account at https://myaccount.smartcitytelecom.com

Please send all correspondence to: Smart City Telecom PO Box 22555 Lake Buena Vista, FL 32830-2555

P.O Box 733082
Dallas, TX 75373-3082
(407) 828-6600

ACCOUNT NUMBER: **3219390025**
BILL DATE: **09/01/2025**
PAGE: **1**

SUMMARY OF LOCAL SERVICE BILLED 09/01 THROUGH 09/30

QTY	LOCAL SERVICE	
3	NON-PUBLISHED BUSINESS NUMBER	$5.10
1	CALL FORWARDING	$5.30
4	SUBSCRIBER LINE CHARGE/ARC	$12.00
4	FCC CHARGE FOR NETWORK ACCESS	$36.80
4	LINE-BUSINESS CELEBRATION	$102.24
LOCAL SERVICE SUBTOTAL		$161.44

SERVICE CHARGES TOTAL (without taxes)	$161.44
FCC Regulatory Fee (Wireline) Federal USA 0.00542	$0.28
Telecom Relay Surcharge State USA FL 0.08	$0.32
FUSF (Multi-line) Federal USA 0.36	$17.56
E-911 State USA FL 0.4	$1.60
LOCAL SERVICE TOTAL (including taxes)	$181.20

P.O Box 733082
Dallas, TX 75373-3082
(407) 828-6600

ACCOUNT NUMBER: **3219390025**
BILL DATE: **09/01/2025**

CELEBRATION DEVELOPMENT DISTRICT

DETAIL FOR 313 CAMPUS ST CELEBRATION FLORIDA 34747

(OTHER includes partial and one-time charges/credits)

QTY	DESCRIPTION	UNIT PRICE	OTHER	TOTAL
1	CALL FORWARDING	$5.30	$0.00	$5.30
4	FCC CHARGE FOR NETWORK ACCESS	$9.20	$0.00	$36.80
4	LINE-BUSINESS CELEBRATION	$25.56	$0.00	$102.24
3	NON-PUBLISHED BUSINESS NUMBER	$1.70	$0.00	$5.10
4	SUBSCRIBER LINE CHARGE/ARC	$3.00	$0.00	$12.00
	SUB TOTAL LOCAL CHARGES			$161.44
	FCC Regulatory Fee (Wireline) Federal USA 0.00542			$0.28
	Telecom Relay Surcharge State USA FL 0.08			$0.32
	FUSF (Multi-line) Federal USA 0.36			$17.56
	E-911 State USA FL 0.4			$1.60
	TOTAL LOCAL CHARGES			$181.20
	TOTAL CHARGES (including taxes)			$181.20

P.O Box 733082
Dallas, TX 75373-3082
(407) 828-6600

IMPORTANT CUSTOMER INFORMATION

PLEASE BE ADVISED THAT YOU ARE RESPONSIBLE FOR ALL CHARGES AND PAYMENT OF ALL CHARGES ON YOUR STATEMENT. IF YOU DO NOT PAY THE PAST DUE PORTION(S) OF YOUR STATEMENT, YOUR SERVICE IS SUBJECT TO SUSPENSION AND/OR DISCONNECTION, AND PAYMENT OF A RESTORATION OF SERVICE CHARGE TO HAVE YOUR SERVICE RECONNECTED. IN ORDER TO MAINTAIN YOUR LOCAL TELEPHONE SERVICE, YOU ARE RESPONSIBLE FOR PAYING THE BASIC LOCAL SERVICE PORTION(S) OF YOUR TELEPHONE BILL (BASIC LOCAL SERVICES ARE IDENTIFIED WITH AN *). IF YOU DO NOT PAY THE BASIC LOCAL SERVICE PORTION(S) OF YOUR STATEMENT, YOUR LOCAL SERVICE IS SUBJECT TO SUSPENSION AND/OR DISCONNECTION, AND PAYMENT OF A RESTORATION OF SERVICE CHARGE TO HAVE YOUR LOCAL SERVICE RECONNECTED.

P.O Box 733082
Dallas, TX 75373-3082
(407) 828-6600

ACCOUNT NUMBER: 4075661187
BILL DATE: 09/01/2025
AMOUNT DUE: **$139.30**

AMOUNT PAID

CELEBRATION CDD
11555 HERON BAY BLVD
STE 201
CORAL SPRINGS Florida 33076

DO NOT PAY.
(AUTOMATIC PAYMENT)

(PLEASE RETURN UPPER PORTION WITH YOUR PAYMENT)
Please make check payable to SMART CITY TELECOM

PAYMENTS RECEIVED AFTER 08/29/2025 WILL BE
REFLECTED ON YOUR NEXT MONTH'S BILL

SUMMARY OF CHARGES	AMOUNT	SUBTOTAL
PREVIOUS BILL AMOUNT	$139.29	
PAYMENT, 08/15/2025 THANK YOU	$139.29	
PAST DUE BALANCE		$0.00
LOCAL SERVICE	$139.30	
CURRENT CHARGES		$139.30
	TOTAL AMOUNT DUE	$139.30

Our Business Office will be closed September 1st for the holiday. Our 24-hour technical support team is available at 407-828-6700, option 2.

Billing inquiries: 407-828-6700 option 4 or Toll Free: 866-204-0845
8:00AM - 6:00PM Monday – Friday
Repair: 407-828-6700 option 2
Email: customerservice@smartcitytelecom.com
View/Pay your account at https://myaccount.smartcitytelecom.com

Please send all correspondence to: Smart City Telecom PO Box 22555 Lake Buena Vista, FL 32830-2555

P.O Box 733082
Dallas, TX 75373-3082
(407) 828-6600

ACCOUNT NUMBER: **4075661187**
BILL DATE: **09/01/2025**
PAGE: **1**

SUMMARY OF LOCAL SERVICE BILLED 09/01 THROUGH 09/30

QTY	LOCAL SERVICE	
1	NON-PUBLISHED BUSINESS NUMBER	$1.70
3	SUBSCRIBER LINE CHARGE/ARC	$9.00
1	LOCAL CHANNEL 2000 NON-WIRE CENTER	$9.50
3	FCC CHARGE FOR NETWORK ACCESS	$27.60
3	LINE-BUSINESS CELEBRATION	$76.68
LOCAL SERVICE SUBTOTAL		$124.48
SERVICE CHARGES TOTAL (without taxes)		$124.48
FCC Regulatory Fee (Wireline) Federal USA 0.00542		$0.21
Telecom Relay Surcharge State USA FL 0.08		$0.24
FUSF (Multi-line) Federal USA 0.36		$13.17
E-911 State USA FL 0.4		$1.20
LOCAL SERVICE TOTAL (including taxes)		$139.30

P.O Box 733082
Dallas, TX 75373-3082
(407) 828-6600

CELEBRATION CDD

DETAIL FOR 1251 CELEBRATION AVE CELEBRATION FLORIDA 34747

(OTHER includes partial and one-time charges/credits)

QTY	DESCRIPTION	UNIT PRICE	OTHER	TOTAL
1	FCC CHARGE FOR NETWORK ACCESS	$9.20	$0.00	$9.20
1	LINE-BUSINESS CELEBRATION	$25.56	$0.00	$25.56
1	SUBSCRIBER LINE CHARGE/ARC	$3.00	$0.00	$3.00

SUB TOTAL LOCAL CHARGES	$37.76
FCC Regulatory Fee (Wireline) Federal USA 0.00542	$0.07
Telecom Relay Surcharge State USA FL 0.08	$0.08
FUSF (Multi-line) Federal USA 0.36	$4.39
E-911 State USA FL 0.4	$0.40
TOTAL LOCAL CHARGES	$42.70
TOTAL CHARGES (including taxes)	$42.70

CELEBRATION CDD

DETAIL FOR 610 SYCAMORE ST CELEBRATION FLORIDA 34747

(OTHER includes partial and one-time charges/credits)

QTY	DESCRIPTION	UNIT PRICE	OTHER	TOTAL
1	FCC CHARGE FOR NETWORK ACCESS	$9.20	$0.00	$9.20
1	LINE-BUSINESS CELEBRATION	$25.56	$0.00	$25.56
1	NON-PUBLISHED BUSINESS NUMBER	$1.70	$0.00	$1.70
1	SUBSCRIBER LINE CHARGE/ARC	$3.00	$0.00	$3.00

SUB TOTAL LOCAL CHARGES	$39.46
FCC Regulatory Fee (Wireline) Federal USA 0.00542	$0.07
Telecom Relay Surcharge State USA FL 0.08	$0.08
FUSF (Multi-line) Federal USA 0.36	$4.39
E-911 State USA FL 0.4	$0.40
TOTAL LOCAL CHARGES	$44.40
TOTAL CHARGES (including taxes)	$44.40

CELEBRATION CDD

DETAIL FOR 599 CELEBRATION PL CELEBRATION FLORIDA 34747

(OTHER includes partial and one-time charges/credits)

QTY	DESCRIPTION	UNIT PRICE	OTHER	TOTAL
1	FCC CHARGE FOR NETWORK ACCESS	$9.20	$0.00	$9.20
1	LINE-BUSINESS CELEBRATION	$25.56	$0.00	$25.56
1	SUBSCRIBER LINE CHARGE/ARC	$3.00	$0.00	$3.00

SUB TOTAL LOCAL CHARGES	$37.76

P.O Box 733082
Dallas, TX 75373-3082
(407) 828-6600

FCC Regulatory Fee (Wireline) Federal USA 0.00542	$0.07
Telecom Relay Surcharge State USA FL 0.08	$0.08
FUSF (Multi-line) Federal USA 0.36	$4.39
E-911 State USA FL 0.4	$0.40
TOTAL LOCAL CHARGES	$42.70
TOTAL CHARGES (including taxes)	$42.70

CELEBRATION CDD

DETAIL FOR 610 SYCAMORE ST CELEBRATION FLORIDA 34747

(OTHER includes partial and one-time charges/credits)

QTY	DESCRIPTION	UNIT PRICE	OTHER	TOTAL
1	LOCAL CHANNEL 2000 NON-WIRE CENTER	$9.50	$0.00	$9.50

SUB TOTAL LOCAL CHARGES	$9.50
TOTAL LOCAL CHARGES	$9.50
TOTAL CHARGES (including taxes)	$9.50

P.O Box 733082
Dallas, TX 75373-3082
(407) 828-6600

IMPORTANT CUSTOMER INFORMATION

PLEASE BE ADVISED THAT YOU ARE RESPONSIBLE FOR ALL CHARGES AND PAYMENT OF ALL CHARGES ON YOUR STATEMENT. IF YOU DO NOT PAY THE PAST DUE PORTION(S) OF YOUR STATEMENT, YOUR SERVICE IS SUBJECT TO SUSPENSION AND/OR DISCONNECTION, AND PAYMENT OF A RESTORATION OF SERVICE CHARGE TO HAVE YOUR SERVICE RECONNECTED. IN ORDER TO MAINTAIN YOUR LOCAL TELEPHONE SERVICE, YOU ARE RESPONSIBLE FOR PAYING THE BASIC LOCAL SERVICE PORTION(S) OF YOUR TELEPHONE BILL (BASIC LOCAL SERVICES ARE IDENTIFIED WITH AN *). IF YOU DO NOT PAY THE BASIC LOCAL SERVICE PORTION(S) OF YOUR STATEMENT, YOUR LOCAL SERVICE IS SUBJECT TO SUSPENSION AND/OR DISCONNECTION, AND PAYMENT OF A RESTORATION OF SERVICE CHARGE TO HAVE YOUR LOCAL SERVICE RECONNECTED.

Commercial Account

ACCOUNT ACTIVITY STATEMENT

RETURN MAIL ADDRESS
PO BOX 790420
ST. LOUIS, MO 63179

Commercial Account:	**6035 3225 0125 6774**
Statement Date	08/28/25
Credit Line	$6,000
Credit Available	$5,374

Account Balance	**$625.83**

CELEBRATION COMMUNITY
11555 HERON BAY BLVD
STE 201
CORAL SPRINGS, FL 33076-3361

Account Information

Please see Payment Page(s) for Amount Due and Payment Due Date(s)

Current Payments and Unapplied Payments	-$404.34
Current Purchases and Debits	$625.83
Current Returns, Exchanges and Adjustments	$0.00
Previously Billed Invoices	$0.00

PAST DUE INVOICES

1-29 Days	30-59 Days	60-89 Days	90-119 Days	120-149 Days	150-179 Days	180+ Days
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00



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Shop homedepot.com/storage

THE HOME DEPOT Pro

CURRENT PAYMENTS AND UNAPPLIED PAYMENTS

Payments received since the last statement period.
Please contact us with your instructions on how to apply to specific invoices.

Date	Amount
08/27/25	-$404.34
Total	**-$404.34**

CURRENT PURCHASES AND DEBITS

Date	Purchase Location/Description	Invoice #	Purchase Order/Job Name	Customer Agreement #	Amount	Due Date
07/30/25	THE HOME DEPOT POINCIANA, FL	13200	73025		$34.97	09/30/25
08/05/25	THE HOME DEPOT POINCIANA, FL	4013683	80525		$127.76	10/31/25
08/11/25	THE HOME DEPOT ORLANDO, FL	8020027	CELEBRATION		$275.10	10/31/25
08/13/25	THE HOME DEPOT ORLANDO, FL	6610099	Q		$82.84	10/31/25
08/20/25	THE HOME DEPOT ORLANDO, FL	9253112			$105.16	10/31/25
				TOTAL	**$625.83**	

Questions About Your Account

ACCT MGR HOME DEPOT CREDIT SERVICES
PHONE 1-800-395-7363 (TTY: 711)
FAX 1-877-969-6751
EMAIL WWW.HOMEDEPOT.COM/MYCOMMERCIALACCOUNT

Send Billing Inquiries to:
HOME DEPOT CREDIT SERVICES
PO Box 790340
St. Louis, MO 63179-0340

Send a SECURE MESSAGE right now to a customer service professional online at myhomedepotaccount.com

677402

Other Account and Payment Information

WHEN YOUR PAYMENT WILL BE CREDITED: If we receive your payment in proper form by 5 p.m. local time at the processing facility, it will be credited as of that day. Payments received in proper form after that time will be credited as of the next day. Allow 5 to 7 days for payments by regular mail to reach us. There may be a delay of up to 5 days in crediting a payment we receive that is not in proper form or not sent to the correct address. The correct address for regular mail is the address on the front of the payment coupon. The correct address for courier or express mail is shown in the Express Mail section.

PROPER FORM for payments sent by mail or courier.

For a payment to be in proper form, you should:

- **ENCLOSE** your check or money order. No cash, gift cards, or foreign currency please.
- **INCLUDE** the last four digits of your account number and name.

COPY FEE. We charge $5 for each copy of a billing statement that dates back 3 months or more. We add the fee to a balance of our choosing. We reserve the right to add this fee to balances subject to a higher annual percentage rate. We waive the fee if your request for the copy relates to a billing error or disputed purchase.

PAYMENT OTHER THAN BY MAIL:

- **Online Payments.** Go to the URL on Page 1 of your statement to make a payment. For security reasons, you may not be able to pay your entire New Balance the first time you make a payment online. The payment cutoff time for Online Bill Payments is 5 p.m. Eastern time. Payments received after 5 p.m. Eastern time will be credited as of the next day.
- **Phone.** Call the phone number on Page 1 of your statement to make a payment. We may process your payment electronically after we verify your identity. There is no fee for this service. The payment cutoff time for Phone Payments is 5 p.m. Eastern time. Payments received after 5 p.m. Eastern time will be credited as of the next day.
- **Express Payments.** Send payment by courier or express mail to: Attn: Prox Payment Dept, 400 White Clay Center Dr., Newark, DE 19711. Payment must be received in proper form, at the proper address, by 5 p.m. Eastern time in order to be credited as of that day. All payments received in proper form, at the proper address, after 5 p.m. Eastern time will be credited as of the next day.
- **In-Store Payments.** For your added convenience, payments can be made at The Home Depot® stores, with no service fee. Any payment in proper form accepted in-store will be credited as of that day. However, credit availability may be subject to verification of funds.

If you send an eligible check, you authorize us to complete your payment by electronic debit. If we do, the checking account will be debited in the amount on the check. We may do this as soon as the day we receive the check. Also, the check will be destroyed.

REPORT A LOST, STOLEN OR NEVER RECEIVED CARD IMMEDIATELY: Customer Service is available 24 hours a day, 7 days a week.

CUSTOMER SERVICE WRITTEN INQUIRY ADDRESS:
Home Depot Credit Services, P.O. Box 790340, St. Louis, MO 63179

EOLR402A 5019 36 20250829 PG 2 OF 6
20h279 563653353.1 01208615 0-2

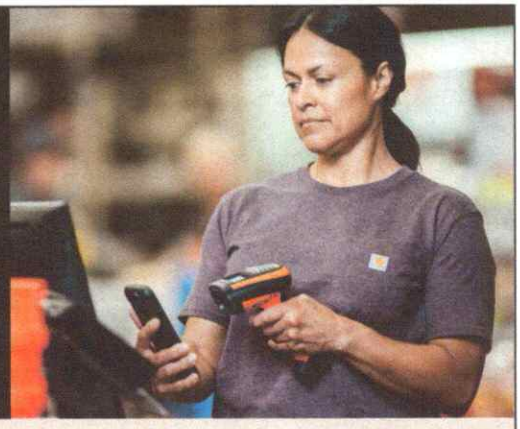
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PURCHASE HISTORY	
Year to Date	$7,912.00
Life to Date	$384,220.68

ProXtra

PRO POWER IN YOUR POCKET

Use The Home Depot App to track purchases, redeem rewards and check out quickly with HD Pass, Pro Xtra's new digital wallet.



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841

Your new statement: clear & concise!

Clear.
Statements show you exactly how much you've spent, how much you owe and when you owe it. Plus our new format provides you with more offers and product information, all highlighted in color.

Concise.
The information is "bucketed" into sections that make it simple to find what you're looking for and is written in normal, everyday language.

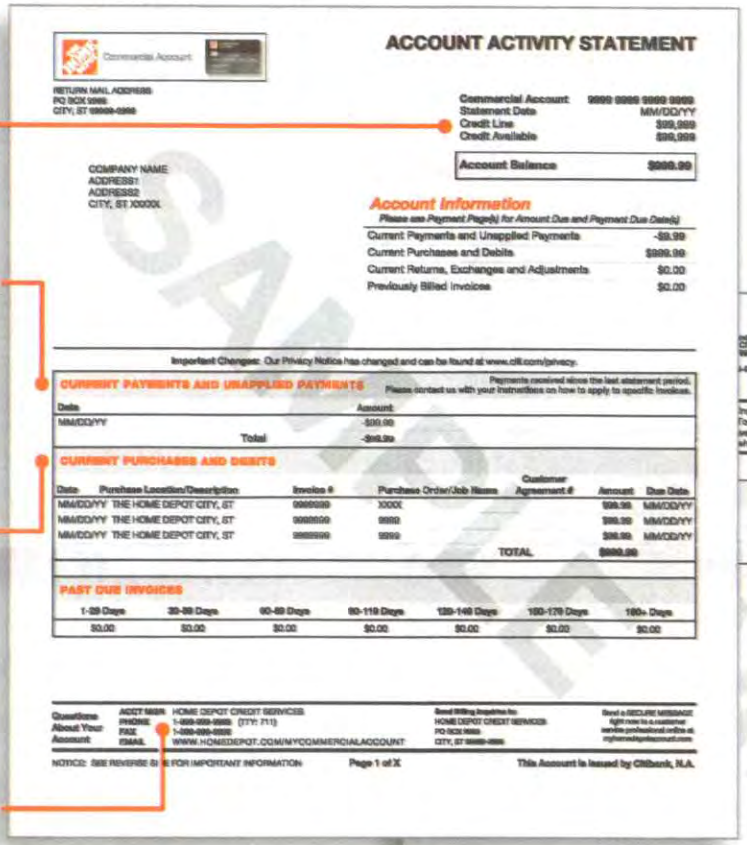
Account Number and Account Balance
Identifies your account and displays the account balance.

Current Payments and Unapplied Payments
Please contact us with instructions on how to apply to specific invoices.

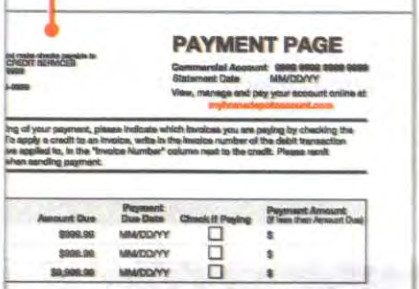
Current Purchases and Debits
Shows purchase dates, purchase order information, amount due, due date and more.

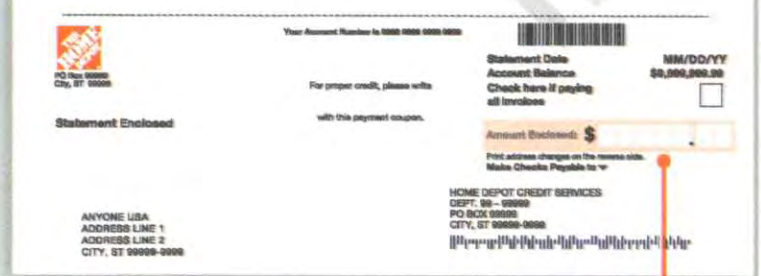
Account Manager
Provides key contact information for billing inquiries.

Invoice Detail
Displays products purchased in this billing period, quantities, prices and invoices.



Payment Page
Lists each invoice with transaction date, invoice number, amount due and payment due date. It also allows you to indicate the invoices you wish to pay.





Payment Remit Coupon
Displays the total balance and a section to write in your payment amount. You can also indicate if you are paying all invoices.



BEST AS MAY23

EOLR402A 5019 36 20250829 PG 3 OF 6 E0747Q 56365353.1 01208615 0-2

Commercial Account

Remit payment and make checks payable to:
HOME DEPOT CREDIT SERVICES
DEPT. 32 - 2501256774
PO BOX 70293
PHILADELPHIA, PA 19176-0293

PAYMENT PAGE

Commercial Account 6035 3225 0125 6774
Statement Date 08/28/25

View, manage and pay your account online at
myhomedepotaccount.com

Invoices to Be Paid IMPORTANT: To ensure accurate posting of your payment, please indicate which invoices you are paying by checking the appropriate box below. To apply a credit to an invoice, write in the invoice number of the debit transaction that you would like to have applied to, in the "Invoice Number" column next to the credit. Please remit entire Payment Page(s) when sending payment.

CURRENT ACTIVITY

Transaction Date	Invoice #	Original Invoice Amount	Amount Due	Payment Due Date	Check if Paying	Payment Amount (if less than Amount Due)
07/30/25	13200	$34.97	$34.97	**09/30/25**	☐	$
08/05/25	4013683	$127.76	$127.76	**10/31/25**	☐	$
08/11/25	8020027	$275.10	$275.10	**10/31/25**	☐	$
08/13/25	6610099	$82.84	$82.84	**10/31/25**	☐	$
08/20/25	9253112	$105.16	$105.16	**10/31/25**	☐	$

677404

P.O. Box 790420
St. Louis, MO 63179

Your Account Number is 6035 3225 0125 6774

Statement Enclosed

For proper credit, please write
6035 3225 0125 6774
on your check and enclose
with this payment coupon.

Statement Date 08/28/25
Account Balance $625.83
Check here if paying all invoices ☐

Amount Enclosed: $ _____.__

Please see reverse side to change your address.
Make Checks Payable to

HOME DEPOT CREDIT SERVICES
DEPT. 32 - 2501256774
PO BOX 70293
PHILADELPHIA, PA 19176-0293

CELEBRATION COMMUNITY
11555 HERON BAY BLVD
STE 201
CORAL SPRINGS, FL 33076-3361

03409 0000000 0062583 0000000 06035322501256774 2800

EOLR402A 5019 36 20250829 PG 4 OF 6 h0h27q9 56365353.1 01208615 0-2

Easily manage your contact information

It's important we have your current contact information, so if anything changes (including your email or mailing address or phone number), please do one of the following to easily update your information:

- You can update your contact information by logging into your online account via the URL located in the **Questions About Your Account** section on the front of your statement, or
- Call the phone number located in the **Questions About Your Account** section on the front of your statement



Commercial Account

Remit payment and make checks payable to:
HOME DEPOT CREDIT SERVICES
DEPT. 32 - 2501256774
PO BOX 70293
PHILADELPHIA, PA 19176-0293

INVOICE DETAIL

BILL TO:
Acct: 6035 3225 0125 6774
CELEBRATION COMMUNITY

Amount Due:	Trans Date:	DUE DATE:	Invoice #:
$34.97	07/30/25	09/30/25	13200
PO: 73025	Store: 6851, POINCIANA, FL		

PRODUCT	SKU #	QUANTITY	UNIT PRICE	TOTAL PRICE
BEHRENS 31GAL GALVANIZED TRASH CAN	00008070060000400006	1.0000 EA	$34.97	$34.97

Purchased by: KENDALL TODD
Customer #: 00011

SUBTOTAL	$34.97
TAX	$0.00
TOTAL	$34.97

BILL TO:
Acct: 6035 3225 0125 6774
CELEBRATION COMMUNITY

Amount Due:	Trans Date:	DUE DATE:	Invoice #:
$127.76	08/05/25	10/31/25	4013683
PO: 80525	Store: 6851, POINCIANA, FL		

PRODUCT	SKU #	QUANTITY	UNIT PRICE	TOTAL PRICE
DEWALT MAXFIT ULTRA 1" SQ2 2PC	10110720430000700009	1.0000 EA	$3.67	$3.67
UNB 100W A19 3CCT WHITE LED 8PK	10127805840000100035	1.0000 BX	$15.98	$15.98
UNB 100W A19 3CCT WHITE LED 8PK	10127805840000100035	1.0000 BX	$15.98	$15.98
UNB 100W A19 3CCT WHITE LED 8PK	10127805840000100035	1.0000 BX	$15.98	$15.98
DEWALT MAXFIT ULTRA 2" PH3 2PC	10110721990000700009	1.0000 EA	$4.27	$4.27
UNB (100W) A19 SMT DL 4PK NDIM	10028624960000100035	1.0000 EA	$11.98	$11.98
UNB (100W) A19 SMT DL 4PK NDIM	10028624960000100035	1.0000 EA	$11.98	$11.98
UNB (100W) A19 SMT DL 4PK NDIM	10028624960000100035	1.0000 EA	$11.98	$11.98
UNB (100W) A19 SMT DL 4PK NDIM	10028624960000100035	1.0000 EA	$11.98	$11.98
UNB (100W) A19 SMT DL 4PK NDIM	10028624960000100035	1.0000 EA	$11.98	$11.98
UNB (100W) A19 SMT DL 4PK NDIM	10028624960000100035	1.0000 EA	$11.98	$11.98

Purchased by: KENDALL TODD
Customer #: 00011

SUBTOTAL	$127.76
TAX	$0.00
TOTAL	$127.76

BILL TO:
Acct: 6035 3225 0125 6774
CELEBRATION COMMUNITY

Amount Due:	Trans Date:	DUE DATE:	Invoice #:
$275.10	08/11/25	10/31/25	8020027
PO: CELEBRATION	Store: 6328, ORLANDO, FL		

PRODUCT	SKU #	QUANTITY	UNIT PRICE	TOTAL PRICE
5/8"X50' CONTINENTAL RUBBER HOSE	00004577120001000002	1.0000 EA	$49.98	$49.98
SIZE 11 WHT PVC BOOTS	00002592790000900006	1.0000 EA	$24.97	$24.97
5/8"X50' CONTINENTAL RUBBER HOSE	00004577120001000002	1.0000 EA	$49.98	$49.98
FIRM GRIP 12 PAIR PU DIPPED GLOVE	10123186930000500011	1.0000 EA	$7.90	$7.90
FG HIGH DEX GLOVE, 3-PK	00009059990000500011	10.0000 PK	$14.97	$149.70
EMPIRE 500' REINFORCED CAUTION TAPE	00007192820000100016	1.0000 EA	$20.97	$20.97

Purchased by: SIMMONS RUSSELL
Customer #: 00007

SUBTOTAL	$303.50
TAX	$0.00
GIFT CERTIFICATE	$28.40
TOTAL	$303.50

677405

myhomedepotaccount.com
1-800-395-7363 (TTY: 711)

Commercial Account

Remit payment and make checks payable to:
HOME DEPOT CREDIT SERVICES
DEPT. 32 - 2501256774
PO BOX 70293
PHILADELPHIA, PA 19176-0293

INVOICE DETAIL

BILL TO:
Acct: 6035 3225 0125 6774
CELEBRATION COMMUNITY

Amount Due:	Trans Date:	DUE DATE:	Invoice #:
$82.84	08/13/25	10/31/25	6610099
PO: Q		Store: 6331, ORLANDO, FL	

PRODUCT	SKU #	QUANTITY	UNIT PRICE	TOTAL PRICE
5/8" MALE END HOSE REPAIR	00001067870001000003	1.0000 EA	$4.48	$4.48
1-1/4" PVC SLIDE REPAIR COUPLING	00002910270000100003	1.0000 EA	$14.29	$14.29
5/8" FEMALE END HOSE REPAIR	00001068140001000003	1.0000 EA	$4.48	$4.48
1-1/4" PVC SLIDE REPAIR COUPLING	00002910270000100003	1.0000 EA	$14.29	$14.29
1-1/2" PVC SLIDE REPAIR COUPLING	00002910280000100003	1.0000 EA	$15.34	$15.34
1" PVC SLIDE REPAIR COUPLING	00007950970000100003	1.0000 EA	$7.31	$7.31
1" PVC SLIDE REPAIR COUPLING	00007950970000100003	1.0000 EA	$7.31	$7.31
1-1/2" PVC SLIDE REPAIR COUPLING	00002910280000100003	1.0000 EA	$15.34	$15.34

Purchased by: SIMMONS RUSSELL
Customer #: 00007

SUBTOTAL	$82.84
TAX	$0.00
TOTAL	$82.84

BILL TO:
Acct: 6035 3225 0125 6774
CELEBRATION COMMUNITY

Amount Due:	Trans Date:	DUE DATE:	Invoice #:
$105.16	08/20/25	10/31/25	9253112
PO:		Store: 6328, ORLANDO, FL	

PRODUCT	SKU #	QUANTITY	UNIT PRICE	TOTAL PRICE
4X6-8#2PT	00002592700002000005	1.0000 EA	$21.38	$21.38
4X6-8#2PT	00002592700002000005	1.0000 EA	$21.38	$21.38
TIRE INFLATE	10031814310002800006	1.0000 EA	$27.98	$27.98
HDX CLEAR SAFETY GLASSES 6PK	10096575050000500008	1.0000 EA	$14.97	$14.97
10-50 PSI TIRE PRESSURE GAUGE	00007527210002800006	1.0000 EA	$4.48	$4.48
HDX CLEAR SAFETY GLASSES 6PK	10096575050000500008	1.0000 EA	$14.97	$14.97

Purchased by: SIMMONS RUSSELL
Customer #: 00007

SUBTOTAL	$105.16
TAX	$0.00
TOTAL	$105.16

myhomedepotaccount.com
1-800-395-7363 (TTY: 711)

REPUBLIC SERVICES

11255 Rocket Blvd
Orlando FL 32824-854646

Customer Service (407) 293-8000
RepublicServices.com/Support

Important Information
It's easy to go paperless! Sign up for Paperless Billing at RepublicServices.com and enjoy the convenience of managing your account anytime, anywhere, on any device.

Account Number	**3-0690-0009303**
Invoice Number	0690-000786429
Invoice Date	August 31, 2025
Past Due on 08/31/25	**$4,166.77**
Payments/Adjustments	-$1,940.04
Current Invoice Charges	**$990.47**

Total Amount Due	**Payment Due Date**
$3,217.20	**Past Due**

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 08/20	5555555	-$1,940.04

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Celebration Cdd 313 Campus St PO 20-3-28-6 Celebration, FL				
1 Waste Container 20 Cu Yd, On Call Service				
Disposal/Recycling 08/22	675035	3.3200Tons		$366.79
Receipt Number 70572				
Pickup Service 08/22	Joan Jg	1.0000	$423.68	$423.68
Receipt Number 70572				
1 Ind Recycle Cont 20 Yd, On Call Service				
Minimum Lift Fee 08/31		1.0000	$200.00	$200.00
CURRENT INVOICE CHARGES, AutoPayment due on September 20, 2025				**$990.47**

Simple account access at your fingertips.
Download the Republic Services app or visit RepublicServices.com today.



Past Due	30 Days	60 Days	90+ Days
	$2,226.73	$0.00	$0.00

REPUBLIC SERVICES

11255 Rocket Blvd
Orlando FL 32824-854646

*** Thank You For Your Automatic Payment ***

Total Amount Due	**$3,217.20**
Payment Due Date	**Past Due**
Account Number	**3-0690-0009303**
Invoice Number	**0690-000786429**

Return Service Requested

☐ For Billing Address Changes, Check Box and Complete Reverse.

Make Checks Payable To:

CELEBRATION CDD
ANNA GOLOVAN
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

REPUBLIC SERVICES #690
PO BOX 71068
CHARLOTTE NC 28272-1068

3069000093030000000786429000099047000321720 0

UNDERSTANDING YOUR BILL
Visit RepublicServices.com/MyBill

UNDERSTANDING OUR RATES, CHARGES, AND FEES
Visit Republicservices.com/customer-support/fee-disclosures

Responsible Party
All waste services are managed, performed, and billed for by individual operating subsidiaries of Republic Services, Inc. Republic Services, Inc. itself does not perform any waste services, nor does it contract for such services. The operating entity providing your waste service is identified on your invoice. Accordingly, all obligations to you, including providing quality service and billing you for service, rests with the operating entity identified on your invoice.

Residential Customers
If you are a residential customer receiving service without a signed customer service agreement, your service is subject to and governed by the Service Terms for Residential Customers located at Republicservices.com/customer-support/residential-service-terms, which include a **CLASS ACTION WAIVER** and **ARBITRATION CLAUSE**, and our right to charge you a container removal fee upon termination of service, among other terms. These terms are subject to change so please review them upon receipt of your invoice. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice. Please note that some or all of the Service Terms for Residential Customers may not apply if your services are subject to terms mandated by a governmental entity in your locality.

Check Processing
When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. When we make an electronic transfer, funds may be withdrawn from your account the same day we receive your payment or check and you will not receive your check back from your financial institution.

Cancellation & Payment Policy
Unless prohibited by applicable law, regulation, or franchise or other agreement: (1) we reserve the right to require that payment for services be made only by check, credit card or money order; and (2) if service is canceled during a billing cycle, you will remain responsible for all charges, fees and taxes through the end of the billing cycle. You will not be entitled to proration of billing or a refund for the period between the notice of termination and the end of the current billing cycle.

Understanding Our Rates, Charges and Fees
If you are receiving service without a signed customer service agreement, please visit RepublicServices.com/Fees to review the financial terms and conditions relating to your service. If you are receiving service pursuant to a written contract, but have questions relating to any charges or fees, RepublicServices.com/Fees provides a detailed description of our most common charges and fees. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice.

Please fill out the form below if your billing address has changed and return this portion of your statement to us using the envelope enclosed. Thank you!

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	

DISTRICT	CELEBRATION CDD	FY 2025	
VENDOR:	DUKE ENERGY		
INVOICE DATE:	9/15/2025		
INVOICE #	091525-ACH		
			SUMMARY
Account Number	Address	Coding	ACH 10/6
910158476335	23001 Celebraton Blvd IRR (New Account)	001-546041-53901	$ 19.20
910147329683	1700 Coastal Ct - Gen Svc Non Demand - New Acount	001-543006-53901	$ 30.66
910147329336	20141 Celebration Blvd New Account	001-543006-53901	$ 72.70
910147327839	2100 Celebration Blvd - Irr New Acount not on ACH yet	001-546041-53901	$ 99.11
910136376194	2000 Celebration Blvd - Irr New Account not on ACH yet	001-546041-53901	$ 31.72
910136376152	2100 Celebration Blvd - Irr New Acount not on ACH yet	001-546041-53901	$ 85.68
910091674575	19701 Celebration Blvd	001-543006-53901	$ 21.19
910091674468	19401 CELEBRATION BLVD (NEW ACCT) Deposit Req	001-543006-53901	$ 85.01
910089681290	1800 Celebration Blvd, **A** Lighting	001-543013-54101	$ 231.77
910089680447	680 Bloom Street Pump	001-543006-53901	$ 2,209.00
910089668590	1201 Aquila Loop Lite A, *Entry Floodlgt #1	001-543006-53901	$ 32.80
910089659804	313 Campus St., Site Lighting, Maint. Bldg.-------- 60%	001-543013-54101	$ 113.24
	40%	001-563034-53901	$ 75.49
910089653634	801 Front St Lite, Parking Lot	001-543013-54101	$ 45.30
910089650350	1258-A Aquila Loop, Lights	001-543013-54101	$ 54.20
910089619674	15811 Castile St Lite - NEW ACCOUNT TRFR TO CDD	001-543013-54101	$ 91.61
910089603486	690 Celebration Ave, Fountain	001-543006-53901	$ 130.61
910089554682	1216 Aquila Loop Lite A, *Entry Floodlght #2	001-543006-53901	$ 32.81
910089527126	1100 Celebration Ave Pump, GV Maint Bldg/Bygate	001-543006-53901	$ 32.80
910089499799	313 Campus St.---------- 60%	001-543006-53901	$ 691.06
	40%	001-563034-53901	$ 460.70
910089492578	647 W Front St, Blower Vault	001-543006-53901	$ 666.95
910089491759	1500 Castile St. Lite	001-543013-54101	$ 97.12
910089449707	000 Spring Park Loop Lot 98, Entr Lght @ 800 Blk	001-543006-53901	$ 32.81
910089437894	680 Bloom St, Lighting for Lake	001-543006-53901	$ 57.23
910089425907	1280-A Aquila Loop, Irrigation Controler	001-543006-53901	$ 125.80
910089418031	1210-A Aquila Loop, Lights	001-543013-54101	$ 56.33
910089408675	15691 RESOLUTE ST LITE - NEW ACCT TRFR TO CDD	001-543013-54101	$ 203.64
910089399340	000 Spring Park Loop, Entr Lght @ 900 Blk	001-543006-53901	$ 32.81
910089384525	1400 Resolute St. Lite	001-543013-54101	$ 102.45
910089383425	647 W Front St, Lighting for Lake	001-543006-53901	$ 402.21
910089382490	1343 Celebration Ave, **A** Lighting	001-543013-54101	$ 136.67
910089369568	1251-A Aquila Loop, Lights	001-543006-53901	$ 32.81
910089362602	000 Charleston Pl, Streetlights	001-543013-54101	$ 483.31
910089360585	1247A Celebration Ave	001-543013-54101	$ 218.95
		TOTAL:	$ 7,295.75
		001-543013-54101	$ 1,834.59
		001-543006-53901	$ 4,689.26
		001-563034-53901	$ 536.19
		001-546041-53901	$ 235.71
		001-133500-1000	
		TOTAL:	$ 7,295.75

DUKE ENERGY®

duke-energy.com
877.372.8477

Your Summary Bill

CELEBRATION COMM DEV DIS

Bill date Sep 15, 2025
For service Jul 30 - Sep 5
38 days

Collective account number **9300 0001 1701**

Billing summary

Previous Amount Due	$7,600.22
Payment Received Sep 04	-7,600.22
Current Electric Charges	6,078.83
Current Lighting Charges	645.67
Taxes	571.25
Total Amount Due Oct 06	**$7,295.75**

If you have questions, you can reach us at collectivebillingdef@duke-energy.com.

Billing summary by account

Account Number	Service Address	Totals
910158476335	23001 CELEBRATION BLVD IRR KISSIMMEE FL 34757	19.20
910147329683	1700 COASTAL CT CELEBRATION FL 34747	30.66
910147329336	20141 CELEBRATION BLVD CELEBRATION FL 34747	72.70
910147327839	2100 CELEBRATION BLVD CELEBRATION FL 34747	99.11
910136376194	2000 CELEBRATION BLVD CELEBRATION FL 34747	31.72
910136376152	2100 CELEBRATION BLVD CELEBRATION FL 34747	85.68

Late payments are subject to a 1.0% late charge.

Please return this portion with your payment. Thank you for your business.

DUKE ENERGY®

Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Collective account number
9300 0001 1701

Amount of automatic draft

$7,295.75
by Oct 6

After 90 days from bill date, a late charge will apply.

000112 000000003

CELEBRATION COMM DEV DIS
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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8893000001170100066000000000000072957500007295754

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485

Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811

Check utility rates

Check rates and charges	duke-energy.com/rates

Correspond with Duke Energy (not for payment)
P.O. Box 14042
St Petersburg, FL 33733

Important to know

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due
If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

Electric service does not depend on payment for other products or services
Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check
We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge
A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program
Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers
Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español
Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

fb.def.duke.bills.20250912220548.21.afp-224-000000003

Account Number	Service Address	Totals
910091674575	19701 CELEBRATION BLVD CELEBRATION FL 34747	21.19
910091674468	19401 CELEBRATION BLVD CELEBRATION FL 34747	85.01
910089681290	1800 CELEBRATION BLVD CELEBRATION FL 34747	231.77
910089680447	680 BLOOM ST PUMP CELEBRATION FL 34747	2,209.00
910089668590	1201 AQUILA LOOP CELEBRATION FL 34747	32.80
910089659804	313 CAMPUS ST CELEBRATION FL 34747	188.73
910089653634	801 FRONT ST CELEBRATION FL 34747	45.30
910089650350	1258A AQUILA LOOP CELEBRATION FL 34747	54.20
910089619674	15811 CASTILE ST LITE CELEBRATION FL 34747	91.61
910089603486	690 CELEBRATION AVE CELEBRATION FL 34747	130.61
910089554682	1216 AQUILA LOOP CELEBRATION FL 34747	32.81
910089527126	1100 CELEBRATION AVE CELEBRATION FL 34747	32.80
910089499799	313 CAMPUS ST CELEBRATION FL 34747	1,151.76
910089492578	647 W FRONT ST BLOWER VAULT CELEBRATION FL 34747	666.95
910089491759	1500 CASTILE ST CELEBRATION FL 34747	97.12
910089449707	000 SPRING PARK LOOP LOT 98 CELEBRATION FL 34747	32.81
910089437894	680 BLOOM ST CELEBRATION FL 34747	57.23
910089425907	1280A AQUILA LOOP CELEBRATION FL 34747	125.80

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Account Number	Service Address	Totals
910089418031	1210A AQUILA LOOP CELEBRATION FL 34747	56.33
910089408675	15691 RESOLUTE ST CELEBRATION FL 34747	203.64
910089399340	000 SPRING PARK LOOP CELEBRATION FL 34747	32.81
910089384525	1400 RESOLUTE ST CELEBRATION FL 34747	102.45
910089383425	647 FRONT ST CELEBRATION FL 34747	402.21
910089382490	1343 CELEBRATION AVE CELEBRATION FL 34747	136.67
910089369568	1251A AQUILA LOOP CELEBRATION FL 34747	32.81
910089362602	000 CHARLESTON PL CELEBRATION FL 34747	483.31
910089360585	1247A CELEBRATION AVE CELEBRATION FL 34747	218.95
	Total Charges	**$7,295.75**

fb.def.duke.bills.20250912220548.21.afp-226-000000003

Billing details

Account Information	Billing Details			Amounts
910158476335 CELEBRATION COMM DEV DIS CELEBRATION COMM DEV DIS IRRIGATION 23001 CELEBRATION BLVD IRR KISSIMMEE FL 34757	General Service Demand Sec (GSD-1) Meter Number: 1111126 Bill Period: Jul 30 - Aug 27 Billed kWh 7.197 Billed Demand kW 0.016 Load Factor 64.63	Customer Charge 17.85 Energy Charge 0.38 Fuel Charge 0.28 Demand Charge 0.18 Asset Securitization Charge 0.01		$18.70
		Regulatory Assessment Fee 0.02 Gross Receipts Tax 0.48		$0.50
		Total		**$19.20**
910147329683 CELEBRATION COMM DEV DIS 1700 COASTAL CT CELEBRATION FL 34747	Gen Service Non-Demand 100% Load Factor Mtr (GS-2) Meter Number: 4321079 Bill Period: Aug 07 - Sep 05 Present Read: 7839 Previous Read: 7712 Billed Usage: 127 Billed kWh 127.000	Customer Charge 17.94 Energy Charge 6.74 Fuel Charge 4.98 Asset Securitization Charge 0.20		$29.86
		Regulatory Assessment Fee 0.03 Gross Receipts Tax 0.77		$0.80
		Total		**$30.66**
910147329336 CELEBRATION COMM DEV DIS 20141 CELEBRATION BLVD CELEBRATION FL 34747	Gen Service Non-Demand 100% Load Factor Mtr (GS-2) Meter Number: 4265703 Bill Period: Aug 07 - Sep 05 Present Read: 27148 Previous Read: 26585 Billed Usage: 563 Billed kWh 563.000	Customer Charge 17.94 Energy Charge 29.90 Fuel Charge 22.10 Asset Securitization Charge 0.88		$70.82
		Regulatory Assessment Fee 0.06 Gross Receipts Tax 1.82		$1.88
		Total		**$72.70**
910147327839 CELEBRATION COMM DEV DIS 2100 CELEBRATION BLVD CELEBRATION FL 34747	Gen Service Non-Demand 100% Load Factor Mtr (GS-2) Meter Number: 4320294 Bill Period: Aug 07 - Sep 05 Present Read: 45440 Previous Read: 44603 Billed Usage: 837 Billed kWh 837.000	Customer Charge 17.94 Energy Charge 44.45 Fuel Charge 32.85 Asset Securitization Charge 1.31		$96.55
		Regulatory Assessment Fee 0.08 Gross Receipts Tax 2.48		$2.56
		Total		**$99.11**
910136376194 CELEBRATION COMM DEV DIS 2000 CELEBRATION BLVD CELEBRATION FL 34747	General Service Demand Sec (GSD-1) Meter Number: 3731769 Bill Period: Aug 07 - Sep 05 Billed kWh 99.990 Billed Demand kW 0.308 Load Factor 45.09	Customer Charge 17.85 Energy Charge 5.37 Fuel Charge 3.92 Demand Charge 3.58 Asset Securitization Charge 0.18		$30.90

fb.def.duke.bills.20250912220548.21.afp-227-000000003

Billing details - continued

Account Information	Billing Details			Amounts
		Regulatory Assessment Fee	0.03	$0.82
		Gross Receipts Tax	0.79	
		Total		**$31.72**
910136376152 CELEBRATION COMM DEV DIS 2100 CELEBRATION BLVD CELEBRATION FL 34747	General Service Demand Sec (GSD-1) Meter Number: 7803367 Bill Period: Aug 07 - Sep 05 Billed kWh 527.944 Billed Demand kW 1.338 Load Factor 54.80	Customer Charge	17.85	$83.47
		Energy Charge	28.35	
		Fuel Charge	20.72	
		Demand Charge	15.59	
		Asset Securitization Charge	0.96	
		Regulatory Assessment Fee	0.07	$2.21
		Gross Receipts Tax	2.14	
		Total		**$85.68**
910091674575 CELEBRATION COMM DEV DIS 19701 CELEBRATION BLVD CELEBRATION FL 34747	General Service Demand Sec (GSD-1) Meter Number: 4314093 Bill Period: Aug 07 - Sep 05 Billed kWh 10.937 Billed Demand kW 0.042 Load Factor 36.17	Customer Charge	17.85	$19.38
		Energy Charge	0.59	
		Fuel Charge	0.43	
		Demand Charge	0.49	
		Asset Securitization Charge	0.02	
		Regulatory Assessment Fee	0.02	$1.81
		Gross Receipts Tax	0.50	
		Right Of Way Utilization Fee	1.29	
		Total		**$21.19**
910091674468 CELEBRATION COMM DEV DIS 19401 CELEBRATION BLVD CELEBRATION FL 34747	General Service Demand Sec (GSD-1) Meter Number: 1011118 Bill Period: Aug 07 - Sep 05 Billed kWh 457.820 Billed Demand kW 1.418 Load Factor 44.84	Customer Charge	17.85	$77.75
		Energy Charge	24.58	
		Fuel Charge	17.97	
		Demand Charge	16.52	
		Asset Securitization Charge	0.83	
		Regulatory Assessment Fee	0.07	$7.26
		Gross Receipts Tax	2.00	
		Right Of Way Utilization Fee	5.19	
		Total		**$85.01**
910089681290 CELEBRATION COMM DEV DIS 1800 CELEBRATION BLVD CELEBRATION FL 34747	General Service Non-Demand Sec (GS-1) Meter Number: 4502974 Bill Period: Aug 07 - Sep 05 Present Read: 76198 Previous Read: 75003 Billed Usage: 1195 Billed kWh 1195.000	Customer Charge	17.32	$212.00
		Energy Charge	145.46	
		Fuel Charge	46.90	
		Asset Securitization Charge	2.32	
		Regulatory Assessment Fee	0.18	$19.77
		Gross Receipts Tax	5.44	
		Right Of Way Utilization Fee	14.15	
		Total		**$231.77**
910089680447 CELEBRATION COMM DEV DIS	General Service Demand Sec (GSD-1) Meter Number: 2775894	Customer Charge	17.85	$2,020.57

fb.def.duke.bills.20250912220548.21.aip-226-000000003

Billing details - continued

Account Information	Billing Details				Amounts
680 BLOOM ST PUMP CELEBRATION FL 34747	Bill Period: Billed kWh Billed Demand kW Load Factor	Aug 07 - Sep 05 17,761.367 27.438 89.91	Energy Charge Fuel Charge Demand Charge Asset Securitization Charge	953.79 697.13 319.65 32.15	
			Regulatory Assessment Fee Gross Receipts Tax Right Of Way Utilization Fee	1.76 51.85 134.82	$188.43
			Total		**$2,209.00**
910089668590 CELEBRATION COMM DEV DIS 1201 AQUILA LOOP CELEBRATION FL 34747	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	910308 Aug 07 - Sep 05 2790 2769 21 21.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	17.32 2.56 0.82 0.04 9.26	$30.00
			Regulatory Assessment Fee Gross Receipts Tax Right Of Way Utilization Fee	0.03 0.77 2.00	$2.80
			Total		**$32.80**
910089659804 CELEBRATION COMM DEV DIS 313 CAMPUS ST CELEBRATION FL 34747	Lighting Service Customer Owned/ Maintained Meter (LS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	1280091 Aug 07 - Sep 05 103448 101880 1568 1568.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	5.27 106.34 60.04 0.97	$172.62
			Regulatory Assessment Fee Gross Receipts Tax Right Of Way Utilization Fee	0.15 4.43 11.53	$16.11
			Total		**$188.73**
910089653634 CELEBRATION COMM DEV DIS 801 FRONT ST CELEBRATION FL 34747	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	1280666 Aug 07 - Sep 05 30710 30562 148 148.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	17.32 18.02 5.81 0.29	$41.44
			Regulatory Assessment Fee Gross Receipts Tax Right Of Way Utilization Fee	0.04 1.06 2.76	$3.86
			Total		**$45.30**
910089650350 CELEBRATION COMM DEV DIS	General Service Non-Demand Sec (GS-1) Meter Number:	3835345	Customer Charge Energy Charge	17.32 24.11	$49.58

fb.def.duke.bills.20250912220548.21.afp-229-000000003

Billing details - continued

Account Information	Billing Details				Amounts
1258A AQUILA LOOP CELEBRATION FL 34747	Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	Aug 07 - Sep 05 19065 18867 198 198.000	Fuel Charge Asset Securitization Charge	7.77 0.38	
			Regulatory Assessment Fee Gross Receipts Tax Right Of Way Utilization Fee	0.04 1.27 3.31	$4.62
			Total		**$54.20**
910089619674 CELEBRATION COMM DEV DIS 15811 CASTILE ST LITE CELEBRATION FL 34747	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	3448634 Aug 07 - Sep 05 77932 77524 408 408.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	17.32 49.67 16.01 0.79	$83.79
			Regulatory Assessment Fee Gross Receipts Tax Right Of Way Utilization Fee	0.07 2.15 5.60	$7.82
			Total		**$91.61**
910089603486 CELEBRATION COMM DEV DIS 690 CELEBRATION AVE CELEBRATION FL 34747	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	3835812 Aug 07 - Sep 05 51328 50701 627 627.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	17.32 76.32 24.61 1.22	$119.47
			Regulatory Assessment Fee Gross Receipts Tax Right Of Way Utilization Fee	0.10 3.07 7.97	$11.14
			Total		**$130.61**
910089554682 CELEBRATION COMM DEV DIS 1216 AQUILA LOOP CELEBRATION FL 34747	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	910303 Aug 07 - Sep 05 889 877 12 12.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	17.32 1.45 0.47 0.02 10.74	$30.00
			Regulatory Assessment Fee Gross Receipts Tax Right Of Way Utilization Fee	0.03 0.77 2.01	$2.81
			Total		**$32.81**
910089527126 CELEBRATION COMM DEV DIS	General Service Non-Demand Sec (GS-1)		Customer Charge Energy Charge	17.32 8.41	$30.00

fb.def.duke.bills.20250912220548.21.afp-230-000000003

Billing details - continued

Account Information	Billing Details				Amounts
1100 CELEBRATION AVE CELEBRATION FL 34747	Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	910315 Aug 07 - Sep 05 4485 4416 69 69.000	Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	2.71 0.13 1.43	
			Regulatory Assessment Fee Gross Receipts Tax Right Of Way Utilization Fee	0.03 0.77 2.00	$2.80
			Total		**$32.80**
910089499799 CELEBRATION COMM DEV DIS 313 CAMPUS ST CELEBRATION FL 34747	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	 9916936 Aug 06 - Sep 04 17083 16765 6360 6360.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	17.32 774.21 249.63 12.34	$1,053.50
			Regulatory Assessment Fee Gross Receipts Tax Right Of Way Utilization Fee	0.92 27.04 70.30	$98.26
			Total		**$1,151.76**
910089492578 CELEBRATION COMM DEV DIS 647 W FRONT ST BLOWER VAULT CELEBRATION FL 34747	General Service Demand Sec (GSD-1) Estimated Usage Meter Number: Bill Period: Meter Number: Bill Period: Billed kWh Billed Demand kW Load Factor	 2774329 Aug 07 - Aug 27 2779935 Aug 27 - Sep 05 4,601.546 13.406 47.67	Customer Charge Energy Charge Fuel Charge Demand Charge Asset Securitization Charge	17.85 247.10 180.61 156.17 8.33	$610.06
			Regulatory Assessment Fee Gross Receipts Tax Right Of Way Utilization Fee	0.53 15.66 40.70	$56.89
			Total		**$666.95**
910089491759 CELEBRATION COMM DEV DIS 1500 CASTILE ST CELEBRATION FL 34747	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	 1027494 Aug 06 - Sep 04 44860 44421 439 439.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	17.32 53.44 17.23 0.85	$88.84
			Regulatory Assessment Fee Gross Receipts Tax Right Of Way Utilization Fee	0.08 2.28 5.92	$8.28
			Total		**$97.12**

fb.def.duke.bills.20250912220548.21.afp-231-000000003

Billing details - continued

Account Information	Billing Details				Amounts
910089449707 CELEBRATION COMM DEV DIS 000 SPRING PARK LOOP LOT 98 CELEBRATION FL 34747	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	915131 Aug 07 - Sep 05 455 444 11 11.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	17.32 1.34 0.43 0.02 10.89	$30.00
			Regulatory Assessment Fee Gross Receipts Tax Right Of Way Utilization Fee	0.03 0.77 2.01	$2.81
			Total		**$32.81**
910089437894 CELEBRATION COMM DEV DIS 680 BLOOM ST CELEBRATION FL 34747	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	3848343 Aug 07 - Sep 05 24561 24346 215 215.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	17.32 26.17 8.44 0.42	$52.35
			Regulatory Assessment Fee Gross Receipts Tax Right Of Way Utilization Fee	0.05 1.34 3.49	$4.88
			Total		**$57.23**
910089425907 CELEBRATION COMM DEV DIS 1280A AQUILA LOOP CELEBRATION FL 34747	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	3835371 Aug 07 - Sep 05 17763 17163 600 600.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	17.32 73.04 23.55 1.16	$115.07
			Regulatory Assessment Fee Gross Receipts Tax Right Of Way Utilization Fee	0.10 2.95 7.68	$10.73
			Total		**$125.80**
910089418031 CELEBRATION COMM DEV DIS 1210A AQUILA LOOP CELEBRATION FL 34747	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	3833602 Aug 07 - Sep 05 20831 20621 210 210.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	17.32 25.57 8.24 0.41	$51.54
			Regulatory Assessment Fee Gross Receipts Tax Right Of Way Utilization Fee	0.04 1.32 3.43	$4.79
			Total		**$56.33**

fb.def.duke.bills.20250912220548.21.afp-232-000000003

Billing details - continued

Account Information	Billing Details				Amounts
910089408675 CELEBRATION COMM DEV DIS 15691 RESOLUTE ST CELEBRATION FL 34747	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	1039904 Aug 06 - Sep 04 99384 98347 1037 1037.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	17.32 126.24 40.70 2.01	$186.27
			Regulatory Assessment Fee Gross Receipts Tax Right Of Way Utilization Fee	0.16 4.78 12.43	$17.37
			Total		**$203.64**
910089399340 CELEBRATION COMM DEV DIS 000 SPRING PARK LOOP CELEBRATION FL 34747	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	3969691 Aug 07 - Sep 05 959 948 11 11.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	17.32 1.34 0.43 0.02 10.89	$30.00
			Regulatory Assessment Fee Gross Receipts Tax Right Of Way Utilization Fee	0.03 0.77 2.01	$2.81
			Total		**$32.81**
910089384525 CELEBRATION COMM DEV DIS 1400 RESOLUTE ST CELEBRATION FL 34747	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	1015057 Aug 07 - Sep 05 45634 45165 469 469.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	17.32 57.08 18.41 0.91	$93.72
			Regulatory Assessment Fee Gross Receipts Tax Right Of Way Utilization Fee	0.08 2.41 6.24	$8.73
			Total		**$102.45**
910089383425 CELEBRATION COMM DEV DIS 647 FRONT ST CELEBRATION FL 34747	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	3839284 Aug 07 - Sep 05 81989 79837 2152 2152.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	17.32 261.95 84.47 4.17	$367.91
			Regulatory Assessment Fee Gross Receipts Tax Right Of Way Utilization Fee	0.32 9.44 24.54	$34.30
			Total		**$402.21**

fb.def.duke.bills.20250912220548.21.afp-233-000000003

Billing details - continued

Account Information	Billing Details			Amounts
910089382490 CELEBRATION COMM DEV DIS 1343 CELEBRATION AVE CELEBRATION FL 34747	General Service Non-Demand Sec (GS-1) Meter Number: 3836133 Bill Period: Aug 07 - Sep 05 Present Read: 51361 Previous Read: 50700 Billed Usage: 661 Billed kWh 661.000		Customer Charge 17.32 Energy Charge 80.47 Fuel Charge 25.94 Asset Securitization Charge 1.28	$125.01
			Regulatory Assessment Fee 0.11 Gross Receipts Tax 3.21 Right Of Way Utilization Fee 8.34	$11.66
			Total	**$136.67**
910089369568 CELEBRATION COMM DEV DIS 1251A AQUILA LOOP CELEBRATION FL 34747	General Service Non-Demand Sec (GS-1) Meter Number: 3835346 Bill Period: Aug 07 - Sep 05 Present Read: 100 Previous Read: 99 Billed Usage: 1 Billed kWh 1.000		Customer Charge 17.32 Energy Charge 0.12 Fuel Charge 0.04 Minimum Bill Adjustment 12.52	$30.00
			Regulatory Assessment Fee 0.03 Gross Receipts Tax 0.77 Right Of Way Utilization Fee 2.01	$2.81
			Total	**$32.81**
910089362602 CELEBRATION COMM DEV DIS 000 CHARLESTON PL CELEBRATION FL 34747	Lighting Service Company Owned/ Maintained (LS-1) Bill Period: Aug 07 - Sep 05 SV SAL 9500 980		Customer Charge 1.86 Energy Charge 66.46 Fuel Charge 37.52 Asset Securitization Charge 0.61 SV SAL 9500 138.20 SV SAL 9500 57.80 16 DECO CONC COLONIAL # 2MOUNT 53.12 16 SMOOTH DEC CNCRT/ COLONIAL 117.48	$473.05
			Regulatory Assessment Fee 0.41 Gross Receipts Tax 2.73 Right Of Way Utilization Fee 7.12	$10.26
			Total	**$483.31**
910089360585 CELEBRATION COMM DEV DIS 1247A CELEBRATION AVE CELEBRATION FL 34747	General Service Non-Demand Sec (GS-1) Meter Number: 7903122 Bill Period: Aug 07 - Sep 05 Present Read: 40480 Previous Read: 39357 Billed Usage: 1123 Billed kWh 1123.000		Customer Charge 17.32 Energy Charge 136.70 Fuel Charge 44.08 Asset Securitization Charge 2.18	$200.28
			Regulatory Assessment Fee 0.17	$18.67

fb.def.duke.bills.20250912220548.21.afp-234-000000003

Billing details - continued

Account Information	Billing Details		Amounts
	Gross Receipts Tax	5.14	
	Right Of Way Utilization Fee	13.36	
	Total		**$218.95**
	Total Amount Due		**$7,295.75**

fb.def.duke.bills.20250912220548.21.afp-235-000000003

Enterprise Community Development District
PO BOX 71060
CHARLOTTE, NC 28272-1060

Enterprise CDD

A copy of the 2024 Consumer Confidence Water Quality Report (CCR) is available in the office at 313 Campus St Celebration, FL 34747. The direct link to the PDF is: https://rebrand.ly/ECDD_2024CCR

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CELEBRATION CDD
C/O INFRAMARK
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361

PREVIOUS BALANCE	$981.97
PAYMENTS	$981.97
CURRENT CHARGES	$1,003.30
TOTAL DUE 09/11/2025	**$1,003.30**
AMOUNT DRAFTED BY AUTOPAY	

ACCOUNT NUMBER	80-03-3530-2-1
CUSTOMER	CELEBRATION CDD
SERVICE ADDRESS	CELEBRATION BLVD/ISLAND VILLAGE (1IN RU) CELEBRATION FL 34747
BILL DATE	08/22/2025

Meter #	Start Read	End Read	Consumption
02742219	07/11/25 - 3903	08/11/25 - 4251	348

SERVICE	START	END	USAGE	AMOUNT
Commercial ReUse Base	07/10/2025	08/10/2025		$285.67
Commercial ReUse Usage	07/11/2025 - 3903	08/11/2025 - 4251	348	$717.63
Payment 07/30/2025				($981.97)
TOTAL CURRENT CHARGES				**$1,003.30**

Please detach below perforation and return with payment

ACCOUNT NUMBER	80-03-3530-2-1
SERVICE ADDRESS	CELEBRATION BLVD/ISLAND VILLAGE (1IN RU)
AMOUNT DUE	$1,003.30
PAST DUE AFTER	09/11/2025
NAME	CELEBRATION CDD
ENCLOSED PAYMENT	

Pay bills on the Customer Portal: https://enterprisecdd.secure.munibilling.com For billing inquiries, please call Customer Service at 1-877-398-2546 Ext. 4.

Log onto the Customer Portal to view your balance or submit customer service request. Use the code 180261 to sign-up online at https://enterprisecdd.secure.munibilling.com

ENTERPRISE COMMUNITY DEVELOPMENT DISTRICT
PO BOX 71060
CHARLOTTE, NC 28272-1060

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Enterprise Community Development District
PO BOX 71060
CHARLOTTE, NC 28272-1060

Enterprise CDD

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CELEBRATION CDD
C/O INFRAMARK
11555 HERON BAY BLVD SUITE 201
CORAL SPRINGS, FL 33076

PREVIOUS BALANCE	$1,016.93
PAYMENTS	$1,016.93
CURRENT CHARGES	$747.65
TOTAL DUE 09/11/2025	**$747.65**

ACCOUNT NUMBER	80-03-3520-2-1
CUSTOMER	CELEBRATION CDD
SERVICE ADDRESS	CELEBRATION BLVD/ISLAND VILLAGE (3IN RU) CELEBRATION FL 34747
BILL DATE	08/22/2025

Meter #	Start Read	End Read	Consumption
02664233	07/11/25 - 8587	08/11/25 - 8648	61

SERVICE	START	END	USAGE	AMOUNT
Commercial ReUse Base	07/10/2025	08/10/2025		$623.21
Commercial ReUse Usage	07/11/2025 - 8587	08/11/2025 - 8648	61	$124.44
Payment 07/30/2025				($1,016.93)
TOTAL CURRENT CHARGES				**$747.65**

Please detach below perforation and return with payment

ACCOUNT NUMBER	80-03-3520-2-1
SERVICE ADDRESS	CELEBRATION BLVD/ISLAND VILLAGE (3IN RU)
AMOUNT DUE	$747.65
PAST DUE AFTER	09/11/2025
NAME	CELEBRATION CDD
ENCLOSED PAYMENT	

Log onto the Customer Portal to view your balance or submit customer service request. Use the code 180261 to sign-up online at https://enterprisecdd.secure.munibilling.com

Pay bills on the Customer Portal: https://enterprisecdd.secure.munibilling.com For billing inquiries, please call Customer Service at 1-877-398-2546 Ext. 4.

ENTERPRISE COMMUNITY DEVELOPMENT DISTRICT
PO BOX 71060
CHARLOTTE, NC 28272-1060

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Enterprise Community Development District
PO BOX 71060
CHARLOTTE, NC 28272-1060

Enterprise CDD

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CELEBRATION CDD
C/O INFRAMARK
11555 HERON BAY BLVD SUITE 201
CORAL SPRINGS, FL 33076

PREVIOUS BALANCE	$705.91
PAYMENTS	$705.91
CURRENT CHARGES	$705.91
TOTAL DUE 09/11/2025	$705.91

ACCOUNT NUMBER	80-03-3550-2-1
CUSTOMER	CELEBRATION CDD
SERVICE ADDRESS	2300 ELEMENTARY WAY CELEBRATION FL 34747
BILL DATE	08/22/2025

Meter #	Start Read	End Read	Consumption
02867836	07/11/25 - 3626	08/11/25 - 3832	206

SERVICE	START	END	USAGE	AMOUNT
Commercial ReUse Base	07/10/2025	08/10/2025		$285.67
Commercial ReUse Usage	07/11/2025 - 3626	08/11/2025 - 3832	206	$420.24
Payment 07/30/2025				($705.91)
TOTAL CURRENT CHARGES				**$705.91**

Please detach below perforation and return with payment

ACCOUNT NUMBER	80-03-3550-2-1
SERVICE ADDRESS	2300 ELEMENTARY WAY
AMOUNT DUE	$705.91
PAST DUE AFTER	09/11/2025
NAME	CELEBRATION CDD
ENCLOSED PAYMENT	

Pay bills on the Customer Portal: https://enterprisecdd.secure.munibilling.com For billing inquiries, please call Customer Service at 1-877-398-2546 Ext. 4.

Log onto the Customer Portal to view your balance or submit customer service request. Use the code 254792 to sign-up online at https://enterprisecdd.secure.munibilling.com

ENTERPRISE COMMUNITY DEVELOPMENT DISTRICT
PO BOX 71060
CHARLOTTE, NC 28272-1060

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INVOICE

Customer	Celebration Community Development District
Acct #	1145
Date	09/09/2025
Customer Service	Christina Wood
Page	1 of 1

Payment Information		
Invoice Summary	$	850.00
Payment Amount		
Payment for:	Invoice#29085	
WC100125829		

Celebration Community Development District
c/o Inframark Management Services
313 Campus Street
Celebration, FL 34747

Thank You

Please detach and return with payment

Customer: Celebration Community Development District

Invoice	Effective	Transaction	Description	Amount
29085	10/01/2025	Renew policy	Policy #WC100125829 10/01/2025-10/01/2026 FIA WC Workers Compensation - Renew policy TRIA & EC - Renew policy Due Date: 9/9/2025	 688.83 161.17

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
$ 850.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors
P.O. Box 748555
Atlanta, GA 30374-8555

(321)233-9939
accounting@egisadvisors.com

Date
09/09/2025

Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Workers Compensation

Celebration Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

Quotation being provided for:

Celebration Community Development District
313 Campus Street
Celebration, FL 34747

Term: **October 1, 2025 to October 1, 2026**
Coverage Provided by: Florida Insurance Alliance
Quote Number: WC100125829

TYPE OF INSURANCE

Part A	**Workers Compensation** • **Benefits: FL Statutory (Medical, Disability, Death)**

Part B	**Employers Liability:** • **$1,000,000- Each Accident** • **$1,000,000- Disease- Policy Limit** • **$1,000,000- Disease- Each Employee**

Class Code	Description	Payroll	Rate	Premium
9015	Building or Property Management- All Other Employees	$11,700	2.68	$313.56
Total Manual Premium				$313.56
Increased ELL 1M/1M/1M				$120.00
				$433.56
Workplace Safety Credit – 2%				$0.00
Drug Free Workplace Credit – 5%				$0.00
Experience Modification				1.000000
Standard Premium				$433.56
Expense Constant				$160.00
Terrorism				$1.17
Policy Total				**$850.00**

Additional terms and conditions, including but not limited to:

1. Please review the quote carefully, as coverage terms and conditions may not encompass all requested coverages.
2. The Coverage Agreement premium shall be pro-rated as of the first day of coverage from the minimum policy premium.
3. Down payment is due at inception.
4. The Trust requires that the Member maintains valid and current certificates of workers' compensation insurance on all work performed by persons other than its employees.
5. If NCCI re-promulgates a mod, we will honor the mod as promulgated. If the mod changes during the fund year, we reserve the right to apply a correct mod back to the inception date of the Coverage Agreement.
6. Safety and Drug Free program credits (if applicable) are subject to program requirements.
7. Payrolls are subject to final audit.
8. Deletion of any coverage presented, Package and/or Workers' Compensation, will result in re-pricing of account.

Enterprise Community Development District
PO BOX 71060
CHARLOTTE, NC 28272-1060

Enterprise CDD

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CELEBRATION CDD
C/O INFRAMARK
11555 HERON BAY BLVD SUITE 201
CORAL SPRINGS, FL 33076

PREVIOUS BALANCE	$1,126.54
PAYMENTS	$1,126.54
CURRENT CHARGES	$1,278.22
TOTAL DUE 09/11/2025	**$1,278.22**

ACCOUNT NUMBER	80-03-3510-2-2
CUSTOMER	CELEBRATION CDD
SERVICE ADDRESS	COASTAL COURT (2in RU) CELEBRATION FL 34747
BILL DATE	08/22/2025

Meter #	Start Read	End Read	Consumption
02782789	07/11/25 - 26518	08/11/25 - 26982	464

SERVICE	START	END	USAGE	AMOUNT
Commercial ReUse Base	07/10/2025	08/10/2025		$285.67
Commercial ReUse Usage	07/11/2025 - 26518	08/11/2025 - 26982	464	$992.55
Payment 07/30/2025				($1,126.54)
TOTAL CURRENT CHARGES				**$1,278.22**

Please detach below perforation and return with payment

ACCOUNT NUMBER	80-03-3510-2-2
SERVICE ADDRESS	COASTAL COURT (2in RU)
AMOUNT DUE	$1,278.22
PAST DUE AFTER	09/11/2025
NAME	CELEBRATION CDD
ENCLOSED PAYMENT	

Pay bills on the Customer Portal: https://enterprisecdd.secure.munibilling.com For billing inquiries, please call Customer Service at 1-877-398-2546 Ext. 4.

Log onto the Customer Portal to view your balance or submit customer service request. Use the code 189674 to sign-up online at https://enterprisecdd.secure.munibilling.com

ENTERPRISE COMMUNITY DEVELOPMENT DISTRICT
PO BOX 71060
CHARLOTTE, NC 28272-1060

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PO Box 470452
Celebration, FL 34747

Toll Free: 1-855-USA-SEAL
Phone: 407-780-8220

*** INVOICE #391 ***

September 12, 2025

Celebration Community Development District
313 Campus Street
Celebration, FL 34747

THIS INVOICE IS FOR 1 COMPLETED SWEEPING SERVICE ON 9/12/25 FOR THE TOWN OF CELEBRATION

TOTAL DUE: $2,832.50

ACH PAYMENTS TO BE MADE TO:
USA Seal & Stripe LLC
Fifth Third Bank
Routing: 042000314
Account: 7442426404

CHECK PAYMENTS TO BE MADE TO:
USA Seal & Stripe LLC
MAILED TO: 1602 Resolute St Celebration, FL 34747

CHECK REQUEST FORM

Date:	8/8/25
From:	Diana Lopez
District Name:	Celebration CDD
Please cut check from Acct. #:	Valley Nat'l Bank 3965
Please issue a check to:	Enterprise CDD
Vendor Name:	Enterprise CDD
Vendor No.:	54
Invoice No.:	080825 3965
Check amount:	$44,266.95
Please code to:	001-206500-_____2000
Check Description/Reason:	Due to Enterprise thru 6/30/25 reimbursement of Duke Energy
Instructions:	Deposit in Enterprise Truist Water & Sewer 5531 Checking Account
Manager's Approval:	
Date:	

BILL PERIOD 3/27/25 - 4/25/25	$14,754.27
BILL PERIOD 4/25/25 - 5/23/25	$14,756.34
BILL PERIOD 5/24/25 - 6/25/25	$14,756.34
3RD QTR FY 2025	$44,266.95

INVOICE

Customer	Celebration Community Development District
Acct #	1145
Date	09/16/2025
Customer Service	Christina Wood
Page	1 of 1

Celebration Community Development District
c/o Inframark Management Services
313 Campus Street
Celebration, FL 34747

Payment Information	
Invoice Summary	$ 134,758.00
Payment Amount	
Payment for:	Invoice#29325
100125829	

Thank You

Please detach and return with payment

Customer: Celebration Community Development District

Invoice	Effective	Transaction	Description	Amount
29325	10/01/2025	Renew policy	Policy #100125829 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/16/2025	134,758.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
$ 134,758.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors
P.O. Box 748555
Atlanta, GA 30374-8555

(321)233-9939
accounting@egisadvisors.com

Date
09/16/2025

Enterprise Community Development District
PO BOX 71060
CHARLOTTE, NC 28272-1060

Enterprise CDD

A copy of the 2024 Consumer Confidence Water Quality Report (CCR) is available in the office at 313 Campus St Celebration, FL 34747. The direct link to the PDF is: https://rebrand.ly/ECDD_2024CCR

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CELEBRATION CDD
C/O INFRAMARK
11555 HERON BAY BLVD SUITE 201
CORAL SPRINGS, FL 33076

PREVIOUS BALANCE	$401.95
PAYMENTS	$401.95
CURRENT CHARGES	$418.27
TOTAL DUE 09/11/2025	**$418.27**
AMOUNT DRAFTED BY AUTOPAY	

ACCOUNT NUMBER	80-03-3540-2-2
CUSTOMER	CELEBRATION CDD
SERVICE ADDRESS	ISLAND VILLAGE WAY (1in RU) CELEBRATION FL 34747
BILL DATE	08/22/2025

Meter #	Start Read	End Read	Consumption
02787947	07/11/25 - 1090	08/11/25 - 1155	65

SERVICE	START	END	USAGE	AMOUNT
Commercial ReUse Base	07/10/2025	08/10/2025		$285.67
Commercial ReUse Usage	07/11/2025 - 1090	08/11/2025 - 1155	65	$132.60
Payment 08/16/2025				($401.95)
TOTAL CURRENT CHARGES				**$418.27**

Please detach below perforation and return with payment

ACCOUNT NUMBER	80-03-3540-2-2
SERVICE ADDRESS	ISLAND VILLAGE WAY (1in RU)
AMOUNT DUE	$418.27
PAST DUE AFTER	09/11/2025
NAME	CELEBRATION CDD
ENCLOSED PAYMENT	

Pay bills on the Customer Portal: https://enterprisecdd.secure.munibilling.com For billing inquiries, please call Customer Service at 1-877-398-2546 Ext. 4.

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ENTERPRISE COMMUNITY DEVELOPMENT DISTRICT
PO BOX 71060
CHARLOTTE, NC 28272-1060

00000179564100000738000000041827018

verizon business

PO BOX 489
NEWARK, NJ 07101-0489

Account: 242704060-00001
Invoice: 6123275426
Billing period: Aug 12 - Sep 11, 2025
Due date: 10/11/25

KEYLINE

CELEBRATION CDD
11555 HERON BAY BLVD
CORAL SPRINGS, 33076

Manage your account at **verizon.com/mybusiness**

We updated the design of your bill. Learn more about these updates at **verizon.com/business/billupdates**

We appreciate your business with this account since 06/12/2024.

Snapshot of your bill

(details on page 5)

Balance from last bill	$128.48
Payment - Thank You	-$128.48
Balance Forward	$0.00
This month's charges due by Oct 11, 2025	$140.80
Total due	**$140.80**

Auto Pay is scheduled for 09/27/25 - Thank You.

Review your bill online

Scan QR code with your camera app or go to **verizon.com/business/bill**

verizon business

CELEBRATION CDD
11555 HERON BAY BLVD
CORAL SPRINGS, 33076

Bill Date	September 11, 2025
Account Number	242704060–00001
Invoice Number	6123275426

Total Amount Due

Deducted from bank account on 09/27/25
DO NOT MAIL PAYMENT

$140.80

PO BOX 16810
NEWARK, NJ 07101–6810

612327542601024270406000001000000140800000000140807

verizon business

Account: 242704060-00001
Invoice: 6123275426
Billing period: Aug 12 - Sep 11, 2025
Due date: 10/11/25

Payment Summary

Previous Balance	**$128.48**
Payment - Thank You	
Payment Received 08/27/25	-$128.48
Total Payments	**-$128.48**
Balance Forward	**$0.00**

Questions about your bill?
verizon.com/business/support
800-922-0204

You may be eligible for a discount by enrolling in Auto Pay and paper-free billing, depending on your plan.

See eligible plans at verizon.com/business/payoptions

You can enroll in Auto Pay by:
1. Logging in or Registering for My Business at verizon.com/mybusiness.
2. Calling our Automated Payment Option Enrollment system at 866-868-3882.
3. Signing the remit slip below and mailing with check.

You can enroll in paper-free billing by:
1. Logging into your My Business Account > Billing > Manage payments > Paper-free billing.

Eligible payment methods for potential discount include:
1. Bank Account
2. Verizon Business Mastercard

Written notations included with or on your payment will not be reviewed or honored. Please send correspondence to:
Verizon Wireless Attn: Correspondence Team PO Box 15069 Albany, NY 12212

Automatic Payment Enrollment for Account: 242704060-00001 CELEBRATION CDD

By signing below, you authorize Verizon Wireless to electronically debit your bank account each month for the total balance due on your account. The check you send will be used to setup Automatic Payment. You will be notified each month of the date and amount of the debit 10 days in advance of the payment. You agree to receive all Auto Pay related communications electronically. I understand and accept these terms. This agreement does not alter the terms of your existing Customer Agreement. I agree that Verizon Wireless is not liable for erroneous bill statements or incorrect debits to my account. To withdraw your authorization you must call Verizon Wireless. Check with your bank for any charges.

1. Check this box. 2. Sign name in box below, as shown on the bill and date. 3. Return this slip with your payment. Do not send a voided check.

verizon business

Account: 242704060-00001
Invoice: 6123275426
Billing period: Aug 12 - Sep 11, 2025
Due date: 10/11/25

Your September bill is $140.80

Due Oct 11

Changes since your last bill

Last month you paid $128.48.

Your bill increased by $12.32.

Review details online at **verizon.com/mybusiness/bill**.

Bill summary (details on page 4)

Balance Forward	**$0.00**
Monthly charges	$120.00
Usage & Purchase Charges	
Surcharges and Other charges & credits	$20.80
Taxes, Governmental Surcharges & Fees	$0.00
Total Current charges due by 10/11/25	**$140.80**
Total Charges	**$140.80**

Auto Pay is scheduled for 09/27/25 - Thank You.

Ways to pay

My Verizon for Business App

You can check your bill easily with the My Verizon for Business app available in App Store or Google Play.

Scan the QR code to download the app

Online via My Business Portal

Go to verizon.com/mybusiness and sign in to review and pay your bill.

Scan the QR code to log in

By Phone

Simply dial #PMT (#768) on your Verizon phone and follow the prompts to pay.

In Person

Go to verizon.com/stores to find a Verizon store near you.

verizon business

Account: 242704060-00001
Invoice: 6123275426
Billing period: Aug 12 - Sep 11, 2025
Due date: 10/11/25

Explanation of Charges:
Account Charges and Line Charges

	Page Number	Monthly Charges	Usage and Purchase Charges	Equipment Charges	Surcharges & Other Charges and Credits	Taxes, Governmental Surcharges & Fees	Third-Party Charges (includes Tax)	Total Charges	Voice Plan Usage	Msg Usage	Data Usage	Voice Roaming	Msg Roaming	Data Roaming
Lines Charges														
689-302-5005 Russell Simmons	5	$15.00	--	--	$2.60	--	--	$17.60	--	--	16.044GB	--	--	--
689-312-2925 Russell Simmons	6	$15.00	--	--	$2.60	--	--	$17.60	--	--	21.624GB	--	--	--
689-312-3672 Russell Simmons	7	$15.00	--	--	$2.60	--	--	$17.60	--	--	17.326GB	--	--	--
689-312-4754 Russell Simmons	8	$15.00	--	--	$2.60	--	--	$17.60	--	--	17.126GB	--	--	--
689-312-5244 Russell Simmons	9	$15.00	--	--	$2.60	--	--	$17.60	--	--	20.475GB	--	--	--
689-326-1033 Russell Simmons	10	$15.00	--	--	$2.60	--	--	$17.60	--	--	28.204GB	--	--	--
689-326-1645 Russell Simmons	11	$15.00	--	--	$2.60	--	--	$17.60	--	--	34.158GB	--	--	--
689-326-1657 Russell Simmons	12	$15.00	--	--	$2.60	--	--	$17.60	--	--	14.575GB	--	--	--
Total Charges		**$120.00**	**$0.00**	**$0.00**	**$20.80**	**$0.00**	**$0.00**	**$140.80**						

verizon business

Account: 242704060-00001
Invoice: 6123275426
Billing period: Aug 12 - Sep 11, 2025
Due date: 10/11/25

Charges by line details

Russell Simmons
689-302-5005
Ipad Air 5th Gen Non-VZW

$17.60

Monthly Charges $15.00

Plan

Business UNL Tablet Start	09/12 - 10/11	$30.00
$10 Off BUS UNL Tablet Start	09/12 - 10/11	-$10.00

Features & Add Ons

$5 Off BUS UNL Tablet Start	09/12 - 10/11	-$5.00

Usage and Purchase Charges $0.00

Data		Allowance	Used	Billable	Cost
Gigabyte Usage(08/12 - 09/11)	gigabytes	unlimited	16.044	--	--
Total Data					$0.00

Surcharges and Other Charges $2.60

Surcharges

Regulatory Charge	$0.02
Administrative Charge	$1.60

Other Charges and Credits

Economic Adjustment Charge	$0.98

Total Current Charges for 689-302-5005 **$17.60**

Your Plan

Business UNL Tablet Start
$30.00 monthly charge
$.25 per minute

Unlimited Data
Unlimited monthly gigabyte

Beginning on 06/12/24:
$10 Off BUS UNL Tablet Start

Usage and Purchase Charges

Usage and Purchase Charges consist of charges resulting from usage outside of your plan or feature allowance. It may also include international charges.

verizon business

Account: 242704060-00001
Invoice: 6123275426
Billing period: Aug 12 - Sep 11, 2025
Due date: 10/11/25

Charges by line details

Russell Simmons
689-312-2925
Ipad Air 5th Gen Non-VZW

$17.60

Monthly Charges $15.00

Plan

Business UNL Tablet Start	09/12 - 10/11	$30.00
$10 Off BUS UNL Tablet Start	09/12 - 10/11	-$10.00

Features & Add Ons

$5 Off BUS UNL Tablet Start	09/12 - 10/11	-$5.00

Usage and Purchase Charges $0.00

Data		Allowance	Used	Billable	Cost
Gigabyte Usage(08/12 - 09/11)	gigabytes	unlimited	21.624	--	--
Total Data					$0.00

Surcharges and Other Charges $2.60

Surcharges

Regulatory Charge	$0.02
Administrative Charge	$1.60

Other Charges and Credits

Economic Adjustment Charge	$0.98

Total Current Charges for 689-312-2925 **$17.60**

Your Plan

Business UNL Tablet Start
$30.00 monthly charge
$.25 per minute

Unlimited Data
Unlimited monthly gigabyte

Beginning on 06/12/24:
$10 Off BUS UNL Tablet Start

Usage and Purchase Charges

Usage and Purchase Charges consist of charges resulting from usage outside of your plan or feature allowance. It may also include international charges.

verizon business

Account: 242704060-00001
Invoice: 6123275426
Billing period: Aug 12 - Sep 11, 2025
Due date: 10/11/25

Charges by line details

Russell Simmons
689-312-3672
Ipad Air 5th Gen Non-VZW

$17.60

Monthly Charges $15.00

Plan

Business UNL Tablet Start	09/12 - 10/11	$30.00
$10 Off BUS UNL Tablet Start	09/12 - 10/11	-$10.00

Features & Add Ons

$5 Off BUS UNL Tablet Start	09/12 - 10/11	-$5.00

Usage and Purchase Charges $0.00

Data		Allowance	Used	Billable	Cost
Gigabyte Usage(08/12 - 09/11)	gigabytes	unlimited	17.326	--	--
Total Data					$0.00

Surcharges and Other Charges $2.60

Surcharges

Regulatory Charge	$0.02
Administrative Charge	$1.60

Other Charges and Credits

Economic Adjustment Charge	$0.98

Total Current Charges for 689-312-3672 **$17.60**

Your Plan

Business UNL Tablet Start
$30.00 monthly charge
$.25 per minute

Unlimited Data
Unlimited monthly gigabyte

Beginning on 06/12/24:
$10 Off BUS UNL Tablet Start

Usage and Purchase Charges

Usage and Purchase Charges consist of charges resulting from usage outside of your plan or feature allowance. It may also include international charges.

verizon business

Account: 242704060-00001
Invoice: 6123275426
Billing period: Aug 12 - Sep 11, 2025
Due date: 10/11/25

Charges by line details

Russell Simmons
689-312-4754
10.9 Ipad Air 2022 256 Blue

$17.60

Monthly Charges $15.00

Plan

Business UNL Tablet Start	09/12 - 10/11	$30.00
$10 Off BUS UNL Tablet Start	09/12 - 10/11	-$10.00

Features & Add Ons

$5 Off BUS UNL Tablet Start	09/12 - 10/11	-$5.00

Usage and Purchase Charges $0.00

Data		Allowance	Used	Billable	Cost
Gigabyte Usage(08/12 - 09/11)	gigabytes	unlimited	17.126	--	--
Total Data					$0.00

Surcharges and Other Charges $2.60

Surcharges

Regulatory Charge	$0.02
Administrative Charge	$1.60

Other Charges and Credits

Economic Adjustment Charge	$0.98

Total Current Charges for 689-312-4754 **$17.60**

Your Plan

Business UNL Tablet Start
$30.00 monthly charge
$.25 per minute

Unlimited Data
Unlimited monthly gigabyte

Beginning on 06/12/24:
$10 Off BUS UNL Tablet Start

Usage and Purchase Charges

Usage and Purchase Charges consist of charges resulting from usage outside of your plan or feature allowance. It may also include international charges.

verizon business

Account: 242704060-00001
Invoice: 6123275426
Billing period: Aug 12 - Sep 11, 2025
Due date: 10/11/25

Charges by line details

Russell Simmons
689-312-5244
Ipad Air 5th Gen Non-VZW

$17.60

Monthly Charges $15.00

Plan

Business UNL Tablet Start	09/12 - 10/11	$30.00
$10 Off BUS UNL Tablet Start	09/12 - 10/11	-$10.00

Features & Add Ons

$5 Off BUS UNL Tablet Start	09/12 - 10/11	-$5.00

Usage and Purchase Charges $0.00

Data		Allowance	Used	Billable	Cost
Gigabyte Usage(08/12 - 09/11)	gigabytes	unlimited	20.475	--	--
Total Data					$0.00

Surcharges and Other Charges $2.60

Surcharges

Regulatory Charge	$0.02
Administrative Charge	$1.60

Other Charges and Credits

Economic Adjustment Charge	$0.98

Total Current Charges for 689-312-5244 **$17.60**

Your Plan

Business UNL Tablet Start
$30.00 monthly charge
$.25 per minute

Unlimited Data
Unlimited monthly gigabyte

Beginning on 06/12/24:
$10 Off BUS UNL Tablet Start

Usage and Purchase Charges

Usage and Purchase Charges consist of charges resulting from usage outside of your plan or feature allowance. It may also include international charges.

verizon business

Account: 242704060-00001
Invoice: 6123275426
Billing period: Aug 12 - Sep 11, 2025
Due date: 10/11/25

Charges by line details

Russell Simmons
689-326-1033
Ipad Air 5th Gen Non-VZW

$17.60

Monthly Charges $15.00

Plan

Business UNL Tablet Start	09/12 - 10/11	$30.00
$10 Off BUS UNL Tablet Start	09/12 - 10/11	-$10.00

Features & Add Ons

$5 Off BUS UNL Tablet Start	09/12 - 10/11	-$5.00

Usage and Purchase Charges $0.00

Data		Allowance	Used	Billable	Cost
Gigabyte Usage(08/12 - 09/11)	gigabytes	unlimited	28.204	--	--
Total Data					$0.00

Surcharges and Other Charges $2.60

Surcharges

Regulatory Charge	$0.02
Administrative Charge	$1.60

Other Charges and Credits

Economic Adjustment Charge	$0.98

Total Current Charges for 689-326-1033 **$17.60**

Your Plan

Business UNL Tablet Start
$30.00 monthly charge
$.25 per minute

Unlimited Data
Unlimited monthly gigabyte

Beginning on 06/12/24:
$10 Off BUS UNL Tablet Start

Usage and Purchase Charges

Usage and Purchase Charges consist of charges resulting from usage outside of your plan or feature allowance. It may also include international charges.

verizon business

Account: 242704060-00001
Invoice: 6123275426
Billing period: Aug 12 - Sep 11, 2025
Due date: 10/11/25

Charges by line details

Russell Simmons
689-326-1645
Ipad Air 5th Gen Non-VZW

$17.60

Monthly Charges $15.00

Plan

Business UNL Tablet Start	09/12 - 10/11	$30.00
$10 Off BUS UNL Tablet Start	09/12 - 10/11	-$10.00

Features & Add Ons

$5 Off BUS UNL Tablet Start	09/12 - 10/11	-$5.00

Usage and Purchase Charges $0.00

Data		Allowance	Used	Billable	Cost
Gigabyte Usage(08/12 - 09/11)	gigabytes	unlimited	34.158	--	--
Total Data					$0.00

Surcharges and Other Charges $2.60

Surcharges

Regulatory Charge	$0.02
Administrative Charge	$1.60

Other Charges and Credits

Economic Adjustment Charge	$0.98

Total Current Charges for 689-326-1645 **$17.60**

Your Plan

Business UNL Tablet Start
$30.00 monthly charge
$.25 per minute

Unlimited Data
Unlimited monthly gigabyte

Beginning on 06/12/24:
$10 Off BUS UNL Tablet Start

Usage and Purchase Charges

Usage and Purchase Charges consist of charges resulting from usage outside of your plan or feature allowance. It may also include international charges.

verizon business

Account: 242704060-00001
Invoice: 6123275426
Billing period: Aug 12 - Sep 11, 2025
Due date: 10/11/25

Charges by line details

Russell Simmons
689-326-1657
Cradlepoint - lbr600C-150M

$17.60

Monthly Charges $15.00

Plan

Business UNL Tablet Start	09/12 - 10/11	$30.00
$10 Off BUS UNL Tablet Start	09/12 - 10/11	-$10.00

Features & Add Ons

$5 Off BUS UNL Tablet Start	09/12 - 10/11	-$5.00

Usage and Purchase Charges $0.00

Data		Allowance	Used	Billable	Cost
Gigabyte Usage(08/12 - 09/11)	gigabytes	unlimited	14.575	--	--
Total Data					$0.00

Surcharges and Other Charges $2.60

Surcharges

Regulatory Charge	$0.02
Administrative Charge	$1.60

Other Charges and Credits

Economic Adjustment Charge	$0.98

Total Current Charges for 689-326-1657 **$17.60**

Your Plan

Business UNL Tablet Start
$30.00 monthly charge
$.25 per minute

Unlimited Data
Unlimited monthly gigabyte

Beginning on 06/12/24:
$10 Off BUS UNL Tablet Start

Usage and Purchase Charges

Usage and Purchase Charges consist of charges resulting from usage outside of your plan or feature allowance. It may also include international charges.

verizon business

Account: 242704060-00001
Invoice: 6123275426
Billing period: Aug 12 - Sep 11, 2025
Due date: 10/11/25

Need-to-Know Information

Customer Proprietary Network Information (CPNI)

CPNI is information made available to us solely by virtue of our relationship with you that relates to the type, quantity, destination, technical configuration, location, and amount of use of the telecommunications and interconnected VoIP services you purchase from us, as well as related billing information. The protection of your information is important to us, and you have a right, and we have a duty, under federal law, to protect the confidentiality of your CPNI.

We may use and share your CPNI among our affiliates and agents to offer you services that are different from the services you currently purchase from us. Verizon offers a full range of services, such as television, telematics, high-speed Internet, video, and local and long distance services. Visit Verizon.com for more information on our services and companies.

If you don't want your CPNI used for the marketing purposes described above, please notify us by phone any time at 800.333.9956 or online at vzw.com/myprivacy.

Unless you notify us in one of these ways, we may use your CPNI as described above beginning 30 days after the first time we notify you of this CPNI policy. Your choice will remain valid until you notify us that you wish to change your selection. Your decision about use of your CPNI will not affect the provision of any services you currently have with us.

Note: This CPNI notice does not apply to residents of the state of Arizona.

Bankruptcy Information

If you are or were in bankruptcy, this bill may include amounts for pre-bankruptcy charges. You should not pay pre-bankruptcy amounts; they are for your information only. In the event Verizon receives notice of a bankruptcy filing, pre-bankruptcy charges will be adjusted in future invoices. Mail bankruptcy-related correspondence to 500 Technology Drive, Suite 550, Weldon Spring, MO 63304.

Explanation of Surcharges

Surcharges include (i) a Regulatory Charge (which helps defray various government charges we pay including government number administration and license fees); (ii) a Federal Universal Service Charge (and, if applicable, a State Universal Service Charge) to recover charges imposed on us by the government to support universal service; and (iii) an Administrative Charge, which helps defray certain expenses we incur, including: charges we, or our agents, pay local telephone companies for delivering calls from our customers to their customers; fees and assessments on our network facilities and services; property taxes; and the costs we incur responding to regulatory obligations. **Please note that these are Verizon Wireless charges, not taxes. These charges, and what's included, are subject to change from time to time.**

Effective January 11, 2023, the definition of the Administrative Charge will be modified to help defray and recover certain direct and indirect costs we or our agents incur, including: (a) costs of complying with regulatory and industry obligations and programs, such as E911, wireless local number portability, and wireless tower mandate costs; (b) property taxes; and (c) costs associated with our network, including facilities (e.g. leases), operations, maintenance and protection, and costs paid to other companies for network services.

Please note that this surcharge is a Verizon Wireless charge, not a tax or government-imposed fee. This charge, and what's included, is subject to change from time to time.

Economic Adjustment Charge

Our number one priority is to provide exceptional service to your business and consistently deliver the quality
Business.

Just as you are seeing in your business, Verizon Business is seeing a wide range of increases in its costs to
provide service. As these challenges have continued to mount, we have made the decision to add an
Economic Adjustment Charge.

On June 8, 2023, Verizon Business began adding the charge to new LTE Business Internet and 5G Business
Internet lines. And starting in August 2023, the charge will apply to existing LTE Business Internet and 5G
Business Internet lines where the applicable price guarantee has already ended and thereafter on a rolling
basis as your applicable price guarantee ends. The amount of the charge is $2.98 or $3.97 per month, for
each qualifying LTE or 5G Business Internet line.

On June 16, 2022, Verizon Business began adding the charge to newly activated and upgraded lines,
existing lines that have completed a contract-based line term, and lines that have twelve (12) months or
fewer remaining on a Device Payment Plan Agreement. The amount of the charge is $2.98 or $3.97 per
month/line for each smartphone and data device, and $0.98 per month/line for each basic phone and tablet
device.

As lines meet these criteria, the charge will be automatically added to your bill. You can find the Economic
Adjustment Charge in the Other Charges & Credits section of your bill.

California - Questions About Your Bill?

Call Customer Service at 800.922.0204. Send written disputes to: Verizon, PO Box 409, Newark, NJ 07101-0409. If you are disputing a charge because you contend it was not authorized, and we need time to investigate the complaint, you are not required to pay the disputed amount while our investigation is pending. If you have a complaint you cannot resolve with us, submit a complaint to the California Public Utilities Commission at Consumer Affairs Branch, 505 Van Ness Ave. Rm. 2003, San Francisco, CA 94102, or at http://www.cpuc.ca.gov/complaints, or call 800.649.7570. If you have hearing or speaking limitations and need California Relay Service, dial 711(visit http://ddtp.cpuc.ca.gov/ for further information). If you need to contact your wireless phone insurance provider, call 888.881.2622

Device Payment Schedule

Listed below are the dates of your future payments for device payment VZEDGE_NEW_AGREEMENT_NUMBER.

Schedule Of Future Payments Due
VZEDGE_NEW_SCHEDULE_DATES

Need-to-Know Information (continued)

Verizon Wireless Regulatory Charge

Effective September 1, 2025, the monthly Verizon wireless Regulatory Charge for voice-capable devices increased from $0.19 to $0.21 per line. The charge for data-only devices remains at $0.02 per line. Please note that this is a Verizon wireless surcharge, not a tax. This charge, and what's included, are subject to change from time to time. For further information regarding this charge, review the "Explanation of Surcharges" section of this bill.

CARPET ONE OF CENTRAL FLORIDA
53 BLAKE BLVD
CELEBRATION, FL 34747
Telephone: 407-566-1601

CG500177

INVOICE

Sold To	Ship To
CELEBRATION CDD 313 CAMPUS ST KISSIMMEE, FL 34747	CELEBRATION CDD 313 CAMPUS ST KISSIMMEE, FL 34747

Order Date	Tele #1	PO Number	Order Number
06/25/25	407-566-1935	LVT - INDWELL	CG500177

Inventory	Style/Item	Color/Description	Quantity	Units	Price	Extension
-	INDWELL 41.98SF	05100 BLUE RIDGE	2,057.02	SF	2.59	5,327.68
	pallet pricing					
-	ADHESIVE 4 GAL	FLEXERA HIGH TACK PREMIUM	6.00	EA	160.00	960.00
	VINYL GLUE DOWN INTALLATION		2,057.02	SF	1.85	3,805.49
CP5	CARPET TEAR OUT GLUE DOWN		1,863.50	SF	0.75	1,397.63
CB1	COVE BASE INSTALL - VINYL & RUBBER		627.00	LF	2.00	1,254.00
	removing old, installing new					
ST047	COVE BASE 4'	MATCH COLOR 12'	6.00	EA	120.00	720.00
H-440	COVE BASE ADHESIVE	30OZ CARTRIGE	4.00	EA	15.00	60.00
FREIGHT	FREIGHT FROM VENDOR	TO CARPET ONE	1.00	EA	215.00	215.00
CB1	COVE BASE INSTALL - VINYL & RUBBER		-627.00	LF	2.00	-1,254.00
	adjusted 08/25					
ST047	COVE BASE 4'	MATCH COLOR 12'	-6.00	EA	120.00	-720.00
	adjusted 08/25					
H-440	COVE BASE ADHESIVE	30OZ CARTRIGE	-4.00	EA	15.00	-60.00
	adjusted 08/25					

08/25/25 10:29AM

Sales Representative(s):
ANDRES MADURO

All past due amounts will be subject to an 18% APR.
All orders are final, not cancellable & deposits are not refundable after 24hrs of purchased date.
By sigining customer agrees to all terms on invoice

Material:	6,502.68
Service:	5,203.12
Misc. Charges:	0.00
Sales Tax:	0.00
Misc. Tax:	0.00
INVOICE TOTAL:	**$11,705.80**
Less Payment(s):	10,304.85
BALANCE DUE:	**$1,400.95**

CARPET ONE OF CENTRAL FLORIDA
53 BLAKE BLVD
CELEBRATION, FL 34747
Telephone: 407-566-1601

CG500177

INVOICE

Sold To	Ship To
CELEBRATION CDD 313 CAMPUS ST KISSIMMEE, FL 34747	CELEBRATION CDD 313 CAMPUS ST KISSIMMEE, FL 34747

Order Date	Tele #1	PO Number	Order Number
06/25/25	407-566-1935	LVT - INDWELL	CG500177

Inventory	Style/Item	Color/Description	Quantity	Units	Price	Extension

QUOTES AND INVOICE: CARPET ONE offers to furnish the materials and arrange for their delivery and installation as specified on the invoice for the total cash price shown. If this Invoice is not approved in writing or the installation cannot be made in accordance with this contract, the offer will be withdrawn.
INSTALLATION AND DELAYS I agree that Carpet One is not responsible for delays in delivery or installation due to weather, fire, strike, war, governmental regulations or any causes beyond its control including the availability of product. Installation Dates will be coordinated and set with the Operations Manager and Buyer.
ORAL AGREEMENTS AND CHANGES IN INVOICE I understand that there are no oral agreements. Everything I expect Carpet One to do has been included, in writing, on this invoice. Nothing can be changed on this invoice unless it is in writing on a separate form accepted by the Buyer and Carpet One.
PAYMENTS: Materials only orders are to be paid in full prior to pick up or delivery. Full service orders payments are as follows: 75% deposit, 12.5% when job commences and final 12.5% payment is due at end of installation. If for any reason the installation is not 100% completed, final payment will be adjusted and a $500 balance will be left on the account until installation can be completed. Please contact the Operations Manager if any questions arise. If you will not be home upon completion, please make prior arrangements with the store or Operations Manager for payment. If we do not receive final payment, a Lien or Notice to Owner will be sent to the Buyer via certified mail (per Florida Law). Any completed work not paid in full will not be covered under warranty until all payments are made in full.
RESPONSIBILITY OF BUYER: The buyer is responsible for removing all valuables and breakables, including lamps and electronics, big screen TV's, computers, etc. from the installation areas. Carpet One will not be responsible for any loss or damage to any of these items. The buyer is also responsible for disconnecting and reconnecting all gas lines, all plumbing fixtures and appliances, and any moving of appliances and fixtures unless noted otherwise on invoice. Our Contractors can disconnect the refrigerator ice maker, but it is the buyer's responsibility to reconnect. We also ask that you remove and store all items from bookcases, hutches, dressers and china cabinets prior to installation. You may leave draperies; however; if you do, please be aware that you will have to hang them out of the way and they may get wrinkled or dusty. Remove all bedding, as we will need to disassemble the beds. Please remove all items on closet floors and any low - hanging items (below 3 feet) prior to our arrival. Baseboards, walls, kick plates, and any stair risers are the buyer's responsibility for paint touch up. Quarter round or Shoe molding will be installed primed (if included on

08/25/25 10:29AM

Sales Representative(s):
ANDRES MADURO

All past due amounts will be subject to an 18% APR.
All orders are final, not cancellable & deposits are not refundable after 24hrs of purchased date.
By sigining customer agrees to all terms on invoice

Material:	6,502.68
Service:	5,203.12
Misc. Charges:	0.00
Sales Tax:	0.00
Misc. Tax:	0.00
INVOICE TOTAL:	**$11,705.80**
Less Payment(s):	10,304.85
BALANCE DUE:	**$1,400.95**

CARPET ONE OF CENTRAL FLORIDA
53 BLAKE BLVD
CELEBRATION, FL 34747
Telephone: 407-566-1601

CG500177

INVOICE

Sold To	Ship To
CELEBRATION CDD 313 CAMPUS ST KISSIMMEE, FL 34747	CELEBRATION CDD 313 CAMPUS ST KISSIMMEE, FL 34747

Order Date	Tele #1	PO Number	Order Number
06/25/25	407-566-1935	LVT - INDWELL	CG500177

Inventory	Style/Item	Color/Description	Quantity	Units	Price	Extension

invoice) and is also the buyer's responsibility to caulk and paint. If any doors need to be cut down as a result of any material installation, it will be the buyer's responsibility. Pets must be removed and secured from installation areas. Cleaning services are not offered by Carpet One before or after any installations.
INSTALLATION & WARRANTIES If any floor preparation is needed due to unforeseen cause additional fees might be added to your invoice. Once installation commences we require that no other contractors be working near or in the areas until work has been approved by the homeowner. Upon completion of installation, it is your responsibility to check the installation to make sure that you are satisfied. Hardwood Flooring and faux wood products will have color variations due to its photosensitivity styles. Meaning a natural product will change color after exposure to light. Some imperfections are normal such as color variations between the wood/laminate and moldings. All materilas will have shade variations. These items are not defects and are beyond our control. There may be shade variations from samples and the product being installed. Approval to install constitutes acceptance of product. If there are any problems with the installation, please call the Operations Manager immediately. Please note that furniture and heels can cause dents and scratches and will not be covered under warranty. Please protect your floors. You should be prepared to see seams, it is a misconception that seams are invisible in carpet or vinyl. We strive to make all seams as inconspicuous as possible, but we cannot guarantee that they will be invisible. All materials warranties are strictly offered directly with vendors, distributors and/or manufacturers. To submit any warranty claims on labor or materials your invoice/order must be paid in full. Materials only orders do not have labor warranty and all materials warranties are subject to change.

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INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
159118	9/22/2025
CUSTOMER ID	**NET TERMS**
C1062	Due On Receipt
PO#	**DUE DATE**
	9/22/2025

BILL TO
Celebration CDD
313 Campus Street
Celebration FL 34747
United States

Services provided for the Month of: August 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Sidewalk Project- WO#- WOCCDD011025-33 Panels	33	Ea	600.00		19,800.00
Subtotal					**19,800.00**

Subtotal	$19,800.00
Tax	$0.00
Total Due	$19,800.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
159219	9/22/2025
CUSTOMER ID	**NET TERMS**
C1062	Due On Receipt
PO#	**DUE DATE**
	9/22/2025

BILL TO
Celebration CDD
313 Campus Street
Celebration FL 34747
United States

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Replaces Inv 158270					
Sidewalk Project- WO#- WOCCDD011025- Panels	221	Ea	600.00		132,600.00
Subtotal					**132,600.00**

Subtotal	$132,600.00
Tax	$0.00
Total Due	$132,600.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

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Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
159123	9/22/2025
CUSTOMER ID	**NET TERMS**
C1062	Due On Receipt
PO#	**DUE DATE**
	9/22/2025

BILL TO
Celebration CDD
313 Campus Street
Celebration FL 34747
United States

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Sidewalk Project- WO#- WOCCDD011025-238 Panels	238	Ea	600.00		142,800.00
Subtotal					**142,800.00**

Subtotal	$142,800.00
Tax	$0.00
Total Due	$142,800.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

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Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.