

**CELEBRATION
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

Tuesday, December 16, 2025

Remote Participation:

Zoom: <https://us02web.zoom.us/j/3797970647>, Meeting ID: 3797970647

--or--

Call in (audio only) (415) 762-9988 or (646) 568-7788, 3797970647#



313 Campus Street
Celebration, Florida 34747
(407) 566-1935

AGENDA

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
Kerry Satterwhite, District Manager
Jan Carpenter, District Counsel
Jay Lazarovich, District Counsel
Mark Vincutonis, District Engineer
Russell Simmons, Field Manager
Diana Lopez, Accountant
Melissa Williams, Administrative Assistant III

Meeting Agenda

Tuesday, December 16, 2025 – 5:00 p.m.

- 1. Call to Order and Roll Call**
- 2. Pledge of Allegiance**
- 3. Motion to approve the agenda**
- 4. Audience Comments – Three- (3) Minute Time Limit**
- 5. Third Party Representatives**
 - A. CROA
 - B. Sheriff
- 6. Staff Reports**
 - A. Field Inspection Report
 - i. December 2025 Report.....Page 6
 - B. Vendor Reports
 - i. United Landscape
 - ii. Premier Lakes
 - iii. Clarke
 - C. District Engineer
 - i. December 2025 Report.....Page 79
 - ii. Pond Restoration RFP Update
 - D. District Counsel
 - i. Eminent Domain Update.....Page 81
 - ii. Sample Draft Agreement for Pond Maintenance- for update & discussion.....Page 91
 - iii. Sample Draft Agreement for Pond Restoration RFP- for update & discussion.....Page 102
 - iv. Ratification of Final Post Closing Agreement for Mattamy 1 & 1B conveyance.....Page 119
 - E. District Manager
 - i. Bond OptionsPage 128
 - ii. LOC/Loan Information.....Page 140
 - iii. Review of Inframark Evaluations- Under Separate Cover
 - iv. Review of Vendor Evaluations.....Page 144
 - v. Discussion of Task List
 - vi. Discussion of Structure
- 7. Business Items**
 - A. Consideration of Lake Rianhard Electric Boat Rentals Proposal.....Page 148
 - B. OCSO Contract
 - C. Discussion of A Memorial in Gary Moyer's Name
 - D. Discussion of CROA- ARC Review of CDD Sidewalks
- 8. Consent Agenda**
 - A. Consideration of Minutes from the November 18, 2025 Meeting.....Page 172
 - B. Consideration of November 2025 Financials.....Page 178
 - C. Consideration of November 2025 Check Register.....Page 201
- 9. Supervisor Requests**
- 10. Audience Comments – Three- (3) Minute Time Limit**
- 11. Adjournment**

The next regular meeting is scheduled for January 27, 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

6A FIELD REPORT



Celebration Community Development District Field Management Report

PROJECT 12/2/25, 9:27 AM

Tuesday, December 2, 2025

Prepared For Celebration CDD

35 Items Identified



Item 1

Assigned To County

Added fence Greenbrier



Item 2

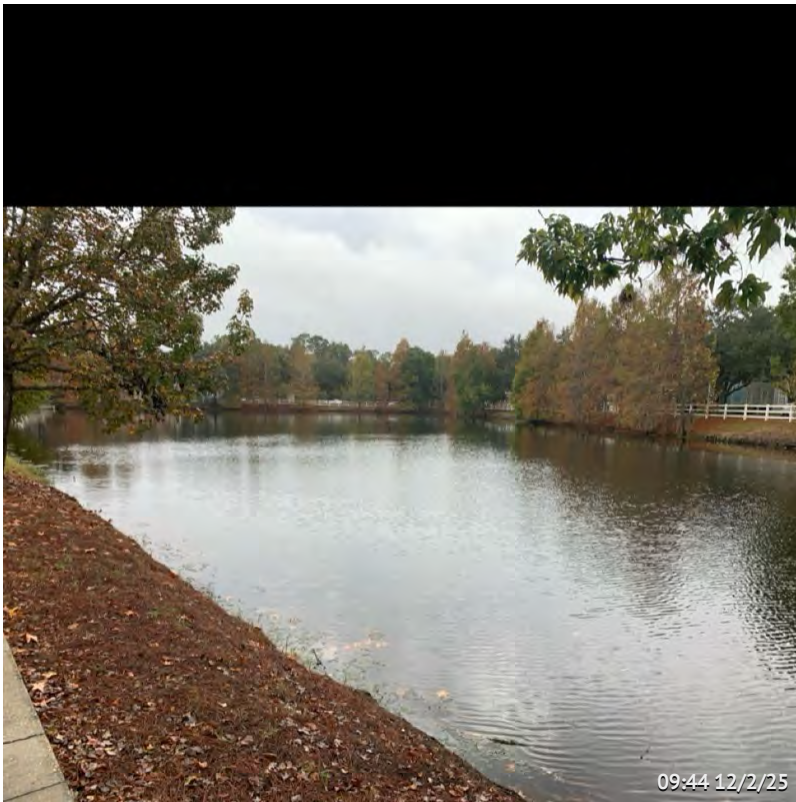
Assigned To Premier

West park



Item 3

Assigned To Premier
Lake Evelyn



Item 4

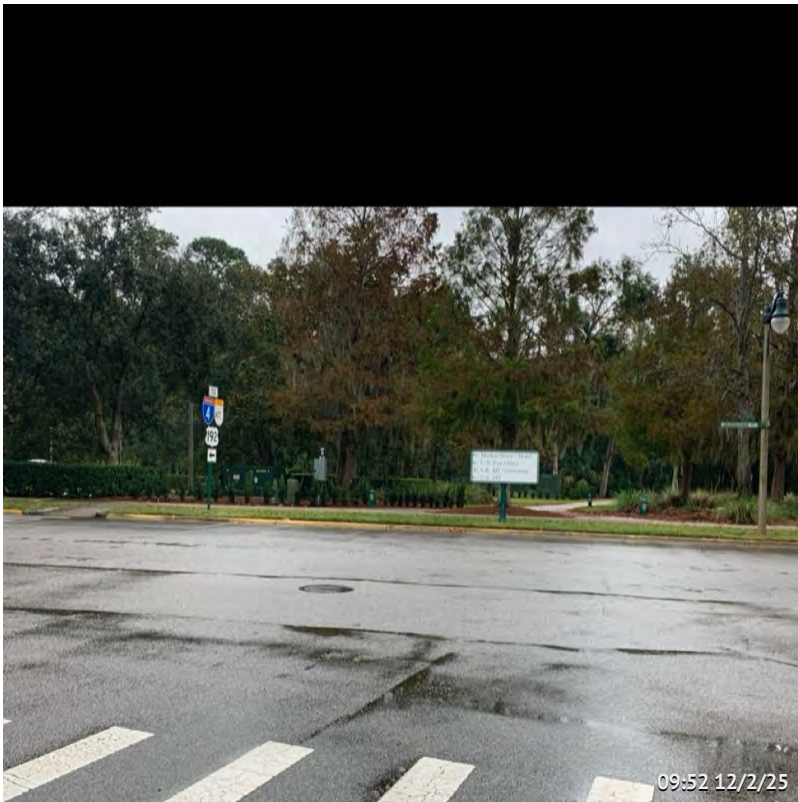
Assigned To Premier
Waterside and celebration Ave



Item 5

Assigned To Premier

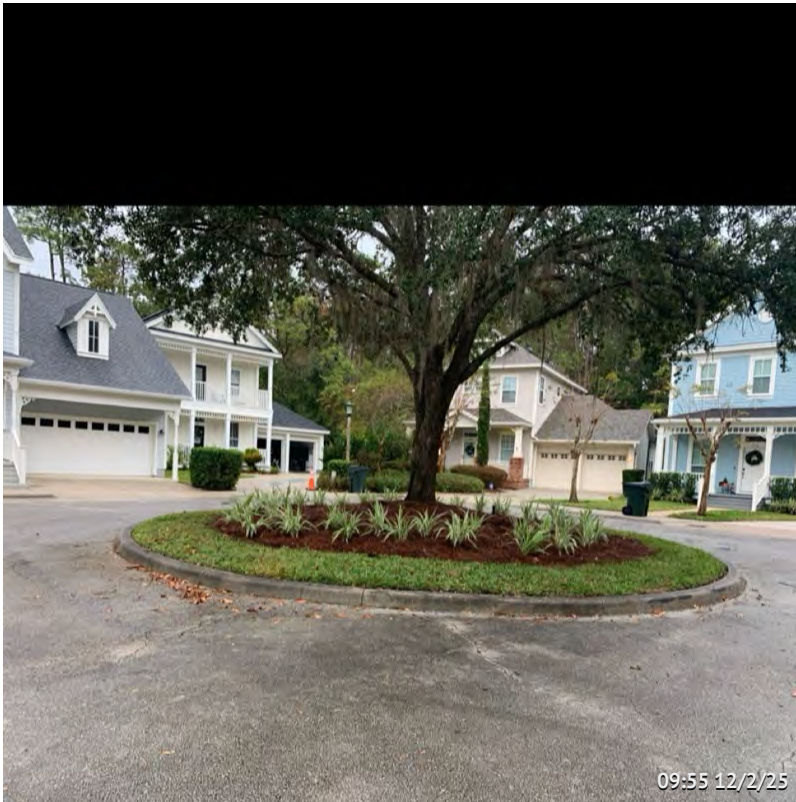
Waterside @ Celebration blvd



Item 6

Assigned To United

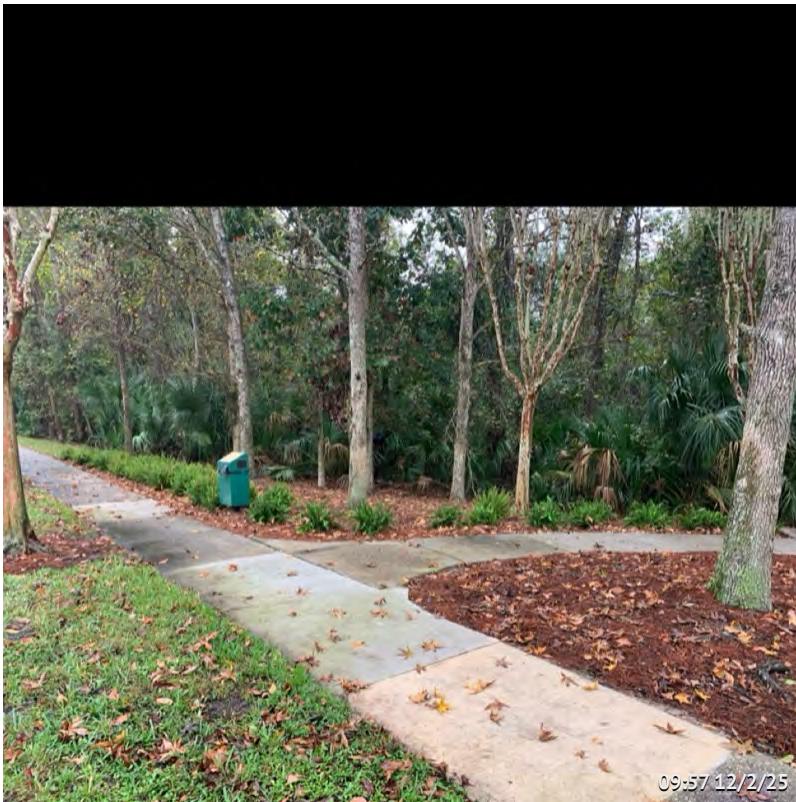
New landscapes hiding all power boxes



Item 7

Assigned To United

New landscape Maiden terrace



Item 8

Assigned To United

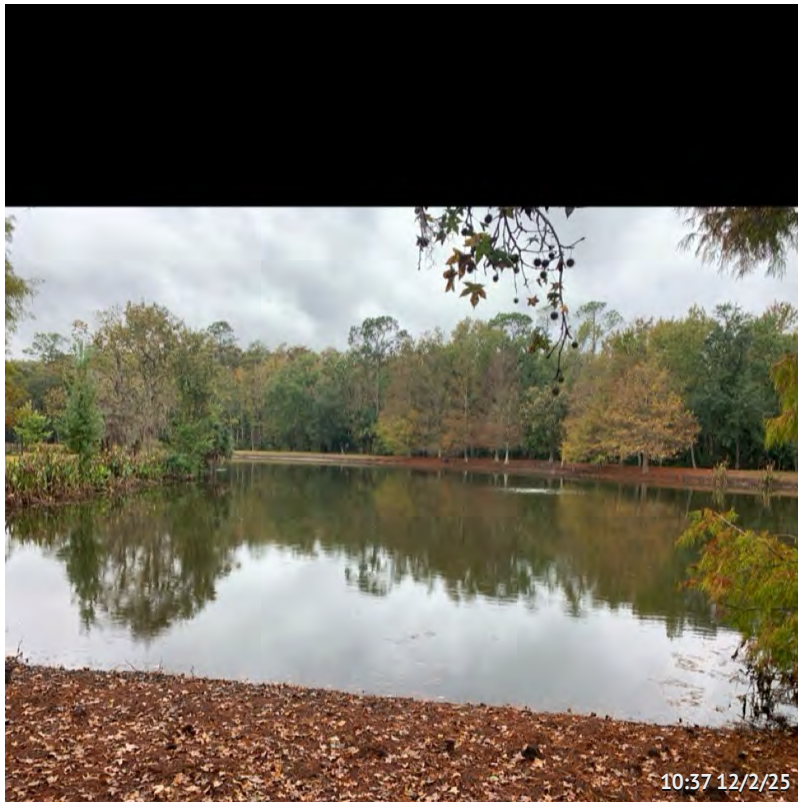
Ferns planted Maiden Terrace



Item 9

Assigned To Brightview

Tree trimming wrapping up soon



Item 10

Assigned To Premier

Spring lake



Item 11

Assigned To CDD

Wood planned metal painted have 4 benches left to finish waiting on ordered slats



Item 12

Assigned To Premier
Celebration Ave



Item 13

Assigned To Premier
Artisan condo North



Item 14

Assigned To Premier
Wilde drive





Item 15

Assigned To CDD

Alvero hard at work

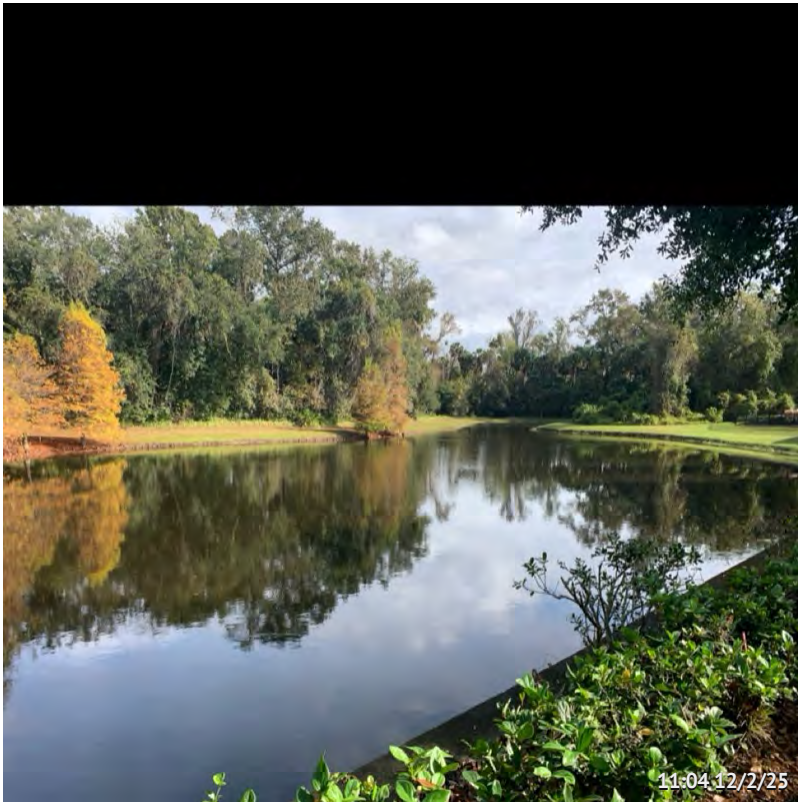


Item 16

Assigned To CDD

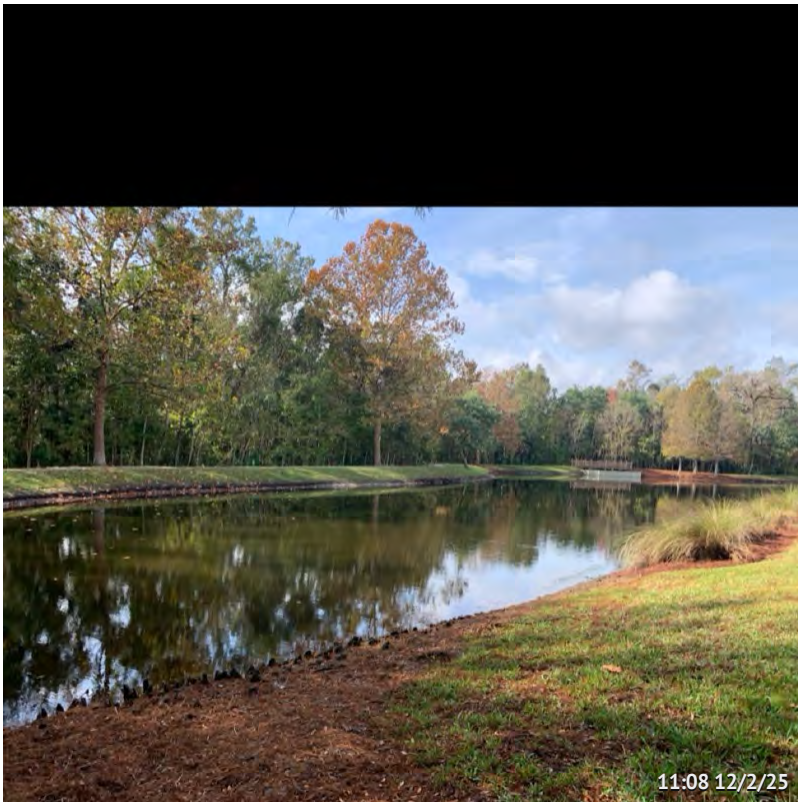
Replacement bench on left





Item 17

Assigned To Premier
Stickley



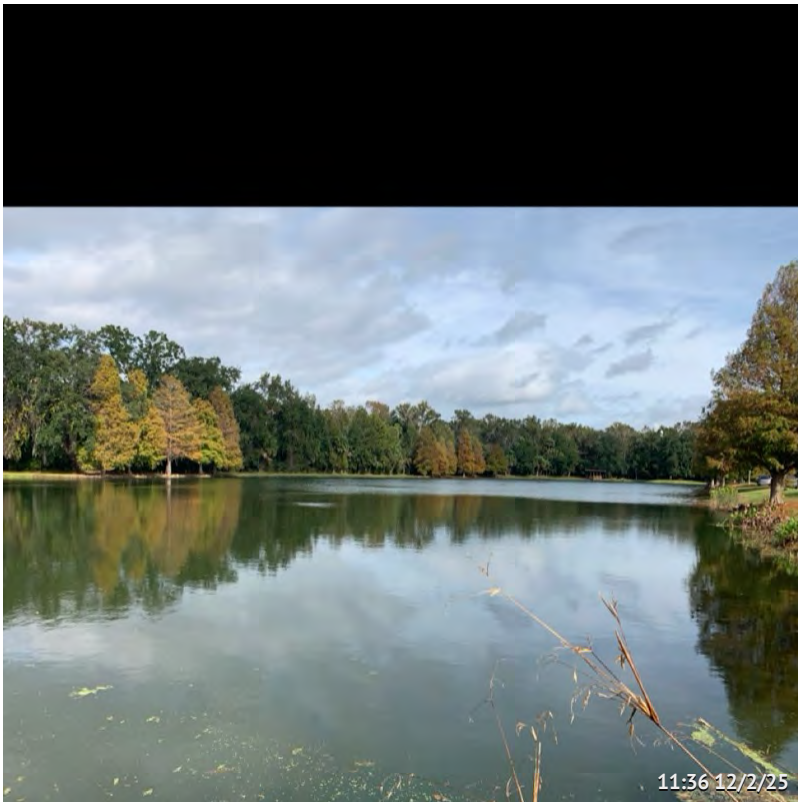
Item 18

Assigned To Premier
Old blush



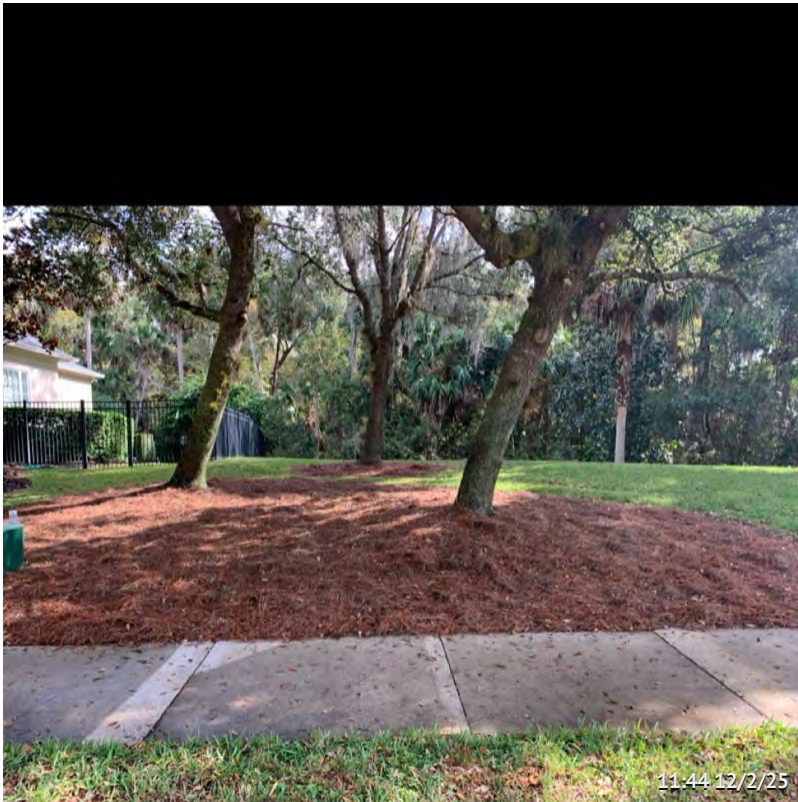
Item 19

Assigned To Premier
Oak pond



Item 20

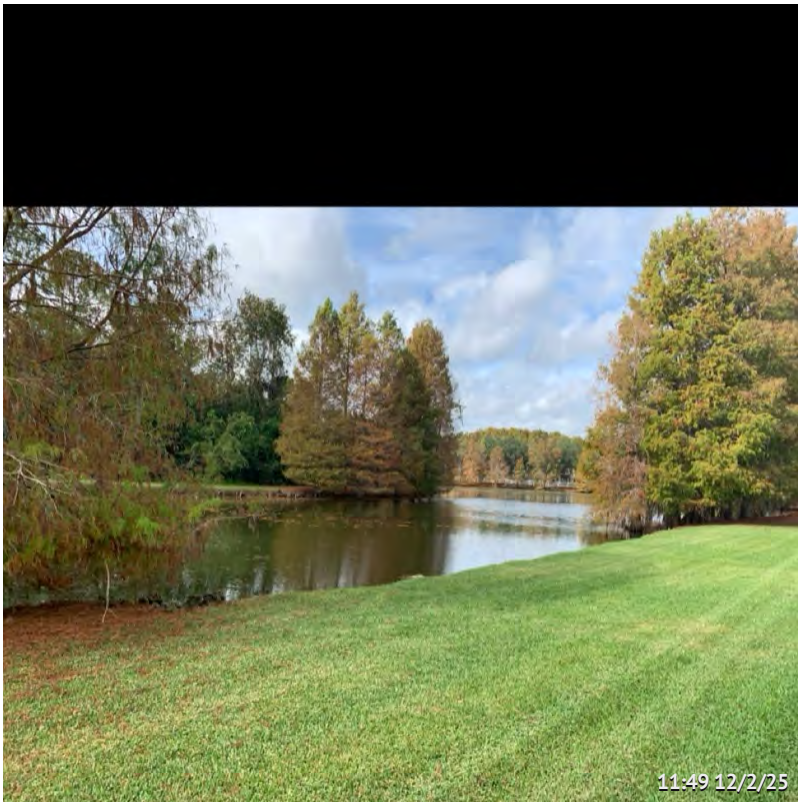
Assigned To Premium
Aquila main pond



Item 21

Assigned To United

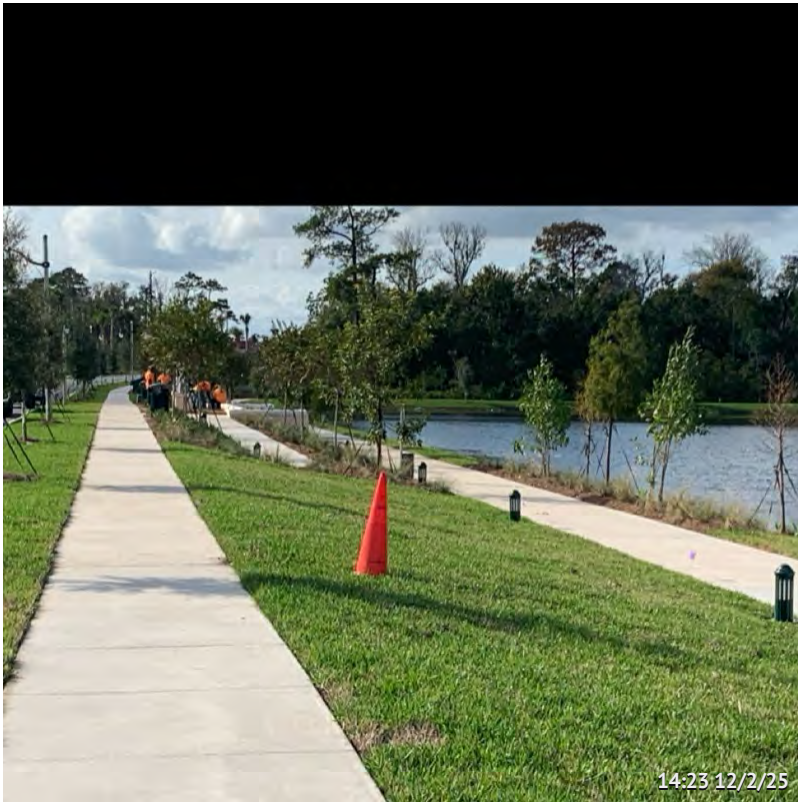
Pine straw should be completed by Friday



Item 22

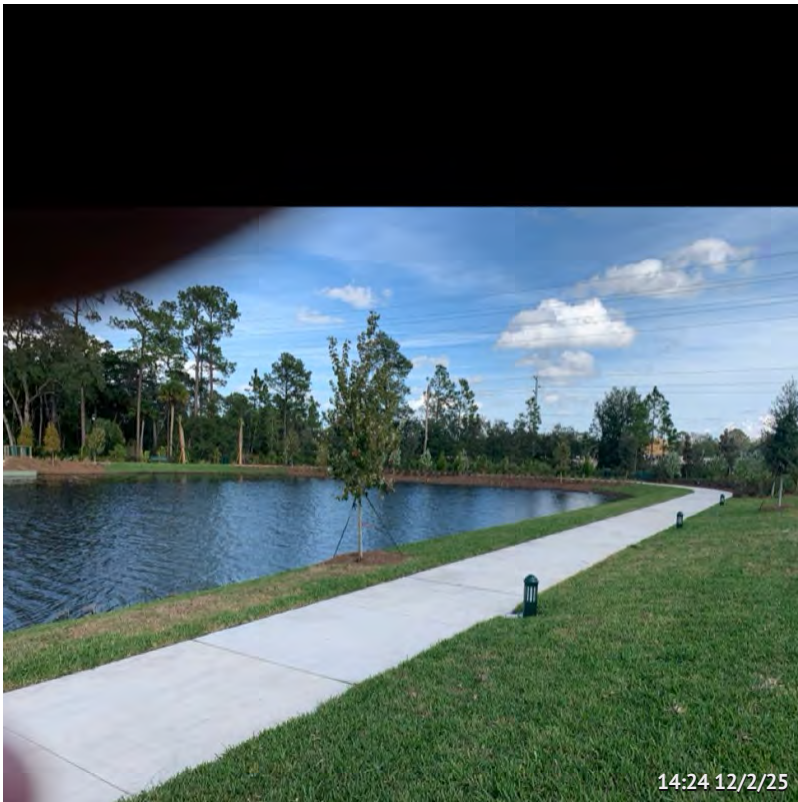
Assigned To Premium

Eastlawn a little bit of green scum in corner



Item 23

Assigned To Mattamy
Look at 2A landscape



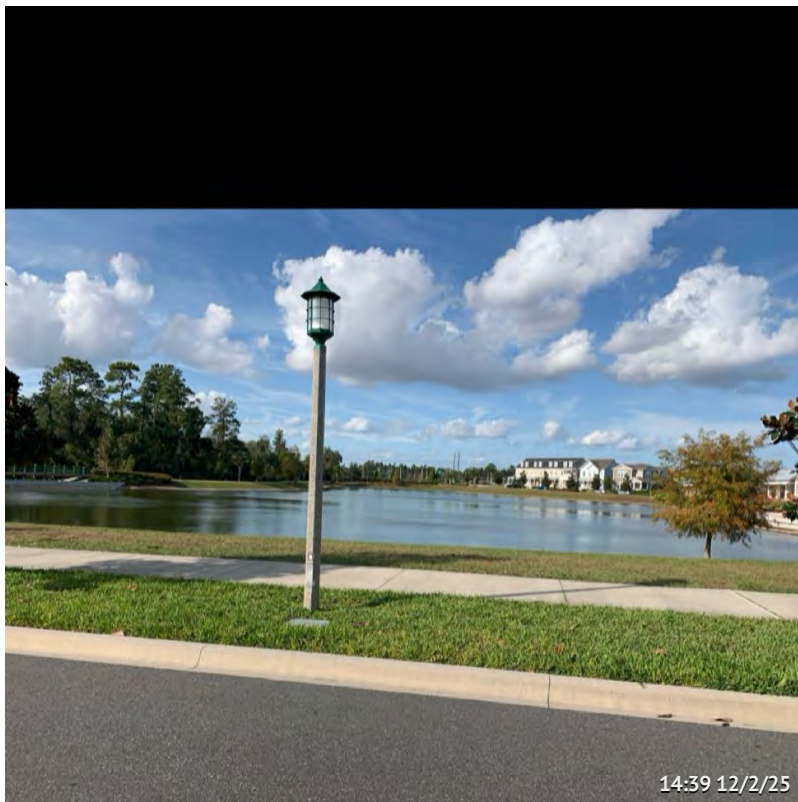
Item 24

Assigned To Mattamy
Another pic landscape



Item 25

Assigned To Mattamy
Sign and pole installed



Item 26

Assigned To Premier
I.V.. pond Estuary



Item 27

Assigned To Premier
Rec Center pond



Item 28

Assigned To United
Annuals



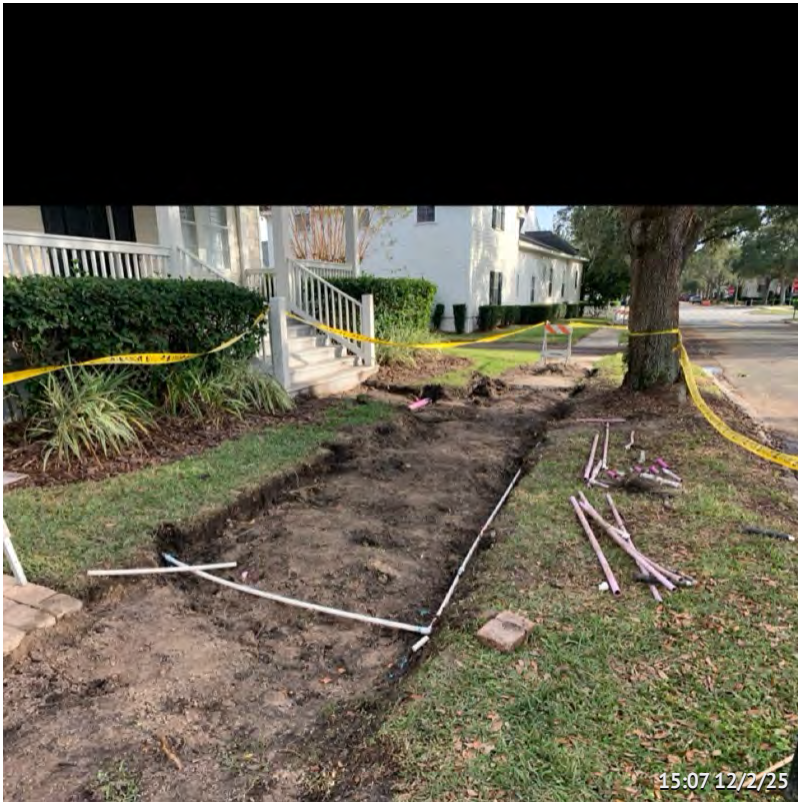
Item 29

Assigned To Premier
Golf park



Item 30

Assigned To Inframark
N V s/w job wrapping up for the day



Item 31

Assigned To Inframark

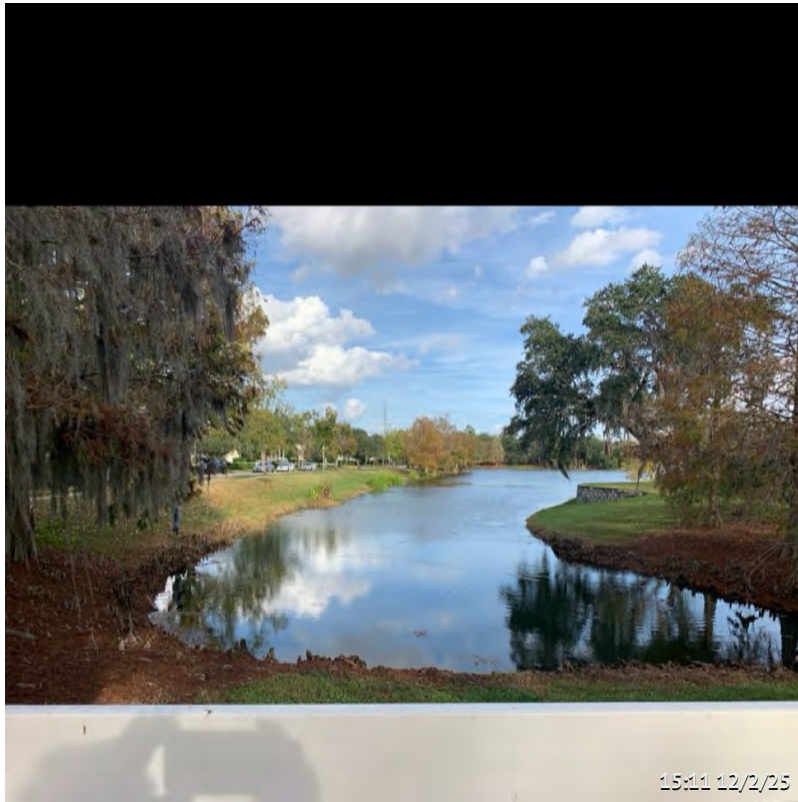
Lots of irrigation to fix some spots



Item 32

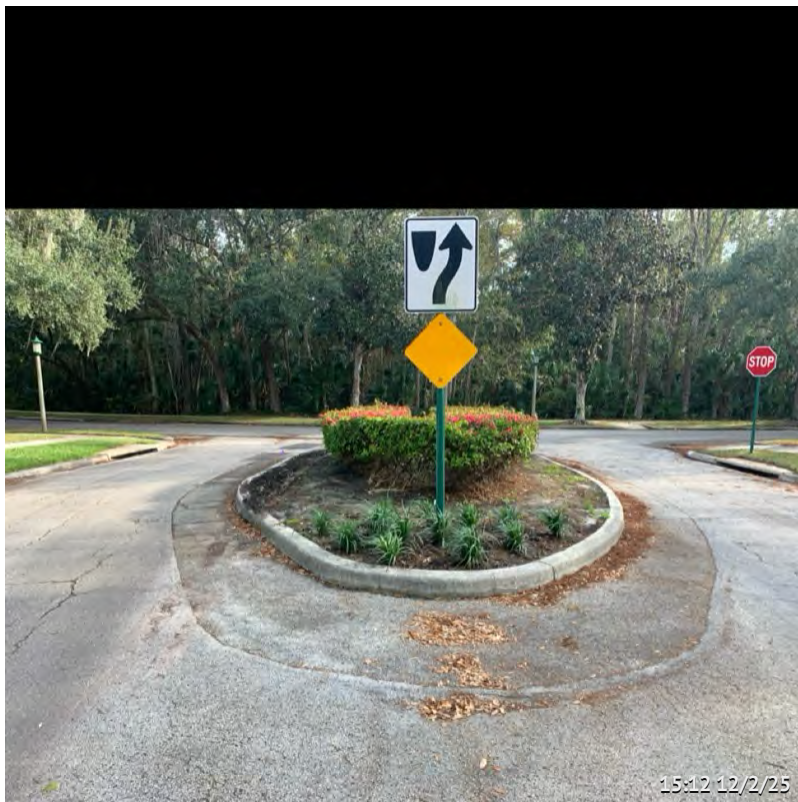
Assigned To Premier

Acadia west



Item 33

Assigned To Premier
Acadia East



Item 34

Assigned To Juniper
Added some plants you can see why
we don't want to plant on side of
median

Item 35

Assigned To Juniper
Filling in the gaps





Celebration CDD

Sheriff Details



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: Celebration CDD

[illegible]

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

Name: Deputy Scanlan ID Date: 11/7/2025



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
11/07/25	1700-1820	MARKET ST	PATROL/PARKING ENFORCEMENT	1 ILLEGAL PARKING (1700HRS)
	1820-1920	FRONT ST	PATROL	
	1920-2000	BLOOM ST	PATROL	
	2000-2030	FRONT ST	PATROL	
	2030-2100	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	1	Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: Sergeant I. Rodriguez ID #: 2344 Date: 11/07/2025

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



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
11/08/25	1700-1800	MARKET ST	PATROL	
	1800-1830	FRONT ST & BLOOM ST	PATROL	
	1830-1840	SYCAMORE ST; CLUBHOUSE AREA	PATROL	
	1840-1900	FRONT ST	PATROL	
	1900-2000	MARKET ST	PATROL	
	2000-2100	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		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: Sergeant I. Rodriguez ID #: 2344 Date: 11/08/2025

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



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION

DATE	TIME	LOCATION		ACTIVITY	INCIDENT #
11/09/2025	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 PLACE @ CELEBRATION BLVD	TRAFFIC STOP	WW-STOP SIGN	
"		CELEBRATION BLVD	TRAFFIC STOP	SUSP DL / SEIZED TAG	
"					
"					
"					
"				**WW = WRITTEN WARNING	
11/09/2025	1200	OFF DUTY		**VW = VERBAL WARNING	

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

Name: J. LENNON ID #: 1425 Date: 11/09/2025



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION CDD 313 CAMPUS ST

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
11/10/2025	1228	SYCAMORE ST / FRONT ST	TRAFFIC STOP	-
11/10/2025	1242	FRONT ST & CAMPUS ST	PATROL	-
11/10/2025	1250	CELEBRATION AVE & SYCAMORE ST	TRAFFIC STOP	-
11/10/2025	1300	CELEBRATION AVE & FRONT ST	TRAFFIC STOP	-
11/10/2025	1312	CELEBRATION FOUNTAIN/ DINER AREA	PATROL	-
11/10/2025	1315	CAMPUS STREET & CELEBRATION AVE	PATROL	-
11/10/2025	1345	WATER STREET & MULBERRY AVE	PATROL	-
11/10/2025	1407	LAKE EVALYN DR AND CELEBRATION AVE	TRAFFIC STOP	-
11/10/2025	1434	CAMPUS STREET & CELEBRATION AVE	TRAFFIC STOP	-
11/10/2025	1445	DOWNTOWN DINER /CELEBRATION TOWN TAVERN	TRAFFIC STOP	-
11/10/2025	1450	CELEBRATION AVE AND CAMPUS	TRAFFIC	-
11/10/2025	1508	SYCAMORE ST/ FRONT STEET	PATROL	-
11/10/2025	1523	FRONT STREET/ MARKET STREET	TRAFFIC STOP	-
11/10/2025	1530	CELEBRATION AVE/ JEATER BEND	TRAFFIC STOP	-
11/10/2025	1530	HARRASMENT CALL	CALL FOR SERVICE	25I121450
11/10/2025	1700	EAST PARK DR / CELEBRATION BLVD	PATROL	-
11/10/2025	1800	MARKET ST / CELBRATION AVE	TRAFFIC STOP	-
11/10/2025	1700	SYCAMORE ST / FRONT ST	PATROL	-

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

Name: Nixon Dorcely

ID #: 3154

Date: 11/10/2025



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: ____ Celebration ____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
11-11-2025	1400	On Duty		
	1400	Celebration Ave/ Jeater Bend	Radar	
	1420	Downtown/Lakeside Park	Patrol	
	1440	East Park Cres	Suspicious Person	
	1515	1420 Celebration Blvd	Radar	
	1540	Celebration Pointe	Patrol	
	1600	Bridge/Celebration Village	Juvenile Complaint	
	1630	East Lawn/Celebration Ave	Stop Sign Enforcement	
	1650	Celebration Ave/Waterside St	Reckless Operation <u>Of</u> Vehicle	251121860
	1710	Celebration Ave/Water St	Stop Sign	
	1800	Off Duty		



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

Name: _____ Bryan McMahon _____ ID #: ____ 1247 ____ Date: _____ 11-11-2025 _____



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
011/12/2025	0822	Celebration Ave and Lake Evalyn Dr	Traffic Stop	
	0846	Celebration Ave and Lake Evalyn Dr	Traffic Stop	
	0916	Celebration Ave and Westpark	Traffic Stop	
	0937	Celebration Ave and Westpark	Traffic Stop	
	1015	Celebration Ave and Westpark	Traffic Stop	
	1100	Waterside Dr	Speed Measurement	
	1130	Golfpark Dr	Speed Measurement	
	1200	Celebration Blvd	Speed Measurement	
	1339	Celebration Ave and Waterside Dr	Traffic Stop	
	1423	Campus and Golfpark	Traffic Stop	
	1504	Celebration Ave and Lake Evalyn	Traffic Stop	
	1521	Celebration Ave and Lake Evalyn	Traffic Stop	
	1539	Celebration Ave and Lake Evalyn	Traffic Stop	

+

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	2	Citations		Parks	4
Back-up		Felony		Written Warning	8	Written Warning		Schools/Library	2
Self-Initiated		Traffic		Verbal Warning	1	Verbal Warning		Businesses	2
Reports		Ordinance						Construction	

Name: J. MURTINGER ID #: 2464 Date: 11/12/2025



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: Celebration CDD #383

[illegible]

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

Name: Raymond West ID #: 898 Date: 11/12/2025

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



Detail Activity Sheet

Job Site: Celebration CDD
0900-1300

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
11/13/2025	0840	Community	Patrolled Celebration Ave	
11/13/2025	0850	Community	Patrolled Waterside Dr	
11/13/2025	0855	Community	Patrolled Mulberry Ave & Campus St	
11/13/2025	0900	Community	Patrolled Campus St & Greenbrier	
11/13/2025	0901	Campus St & Greenbrier	Traffic Stop (School Zone)	ALTQYAE
11/13/2025	0905	Campus St & Greenbrier	Traffic Stop (School Zone)	ALTQYBE
11/13/2025	0927	Campus St & Greenbrier	Traffic Stop (School Zone)	ALTQYCE
11/13/2025	1000	Community	Patrolled Celebration Ave	
11/13/2025	1010	Community	Patrolled Waterside Dr	
11/13/2025	1015	Community	Patrolled Mulberry Ave & Campus St	
11/13/2025	1020	Community	Patrolled Campus St & Greenbrier	
11/13/2025	1111	Waterside Dr & Celebration Ave	Traffic Stop	140675W
11/13/2025	1126	Waterside Dr & Celebration Ave	Traffic Stop	140676W
11/13/2025	1140	Celebration Ave & Lake Evelyn Dr	Traffic Stop	140677W
11/13/2025	1200	Community	Patrolled Celebration Ave	
11/13/2025	1210	Community	Patrolled Waterside Dr	
11/13/2025	1215	Community	Patrolled Mulberry Ave & Campus St	
11/13/2025	1220	Community	Patrolled Campus St & Greenbrier	

11/13/2025

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

Public Unrestricted

Name: M. Grimaldi ID #: 2878 Date: 11/13/2025



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site:Celebration CDD

[illegible]

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

Name: **Deputy James Scanlan**

ID #: 1961

Date: November 14th, 2025



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: 313 CAMPUS STREET, CELEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
11/14/2025	1200	313 CAMPUS STREET	START MILES: 21537	
11/14/2025	1216	CELEBRATION HOSPITAL ENTRANCE	TRAFFIC STOP	
11/14/2025	1245	CELEBRATION LIBRARY	LIBRARY CHECK/STOP SIGNS	
11/14/2025	1300	CORPUS CHRISTI CHURCH	CHURCH CHECK/STOP SIGNS	
11/14/2025	1313	AMPITHEATER PARK	PARK CHECK/STOP SIGNS	
11/14/2025	1330	CELEBRATION K-8	SCHOOL CHECK	
11/14/2025	1400	CELEBRATION AND WESTSIDE BLVD	SPEED CHECKS	
11/14/2025	1414	CELEBRATION HIGH SCHOOL	ASSISTING WITH TRAFFIC LIGHTS	
11/14/2025	1420	CELEBRATION HIGH SCHOOL	TRAFFIC STOP	
11/14/2025	1450	CELEBRATION AND PONCE DRIVE	SPEED CHECKS	
11/14/2025	1500	313 CAMPUS STREET	END MILES: 21560	

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

Name: Deputy Evelith Garcia-Olmeda

Date: November 14, 2025



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration 313 Campus Street Kissimmee, FL 34747

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
11/14/2025	1645	Entire Community	Patrol to show Leo presence	No incident
	1733	Celebration Blvd & Park Drive	Traffic Stop	140739W
	1749	Celebration Ave & Waterside Dr	Traffic Stop	140741W
	1757	Entire Community	Patrol to show Leo presence	No incident
	1835	Celebration Ave	Suspicious vehicles/E-bikes	No incident
	1848	Celebration Ave & Waterside Dr	Traffic Stop	ALTR18E
	1904	Westpark Way & Waterside Dr	Disable vehicle	WP111087
	1917	Celebration Ave & Waterside Dr	Traffic Stop	ALTPKEE
	1939	Entire Community	Patrol to show Leo presence	No incident
	1955	Waterside Dr	Suspicious vehicles/bikes	No incident
	2009	Celebration Ave & Waterside Dr	Traffic Stop	140742W
	2020	Celebration Ave & Waterside Dr	Traffic Stop	ALTR19E
	2045	Entire Community	Patrol to show Leo presence	No incident
	2053	Westpark Dr & Starling Dr	Traffic Stop/bicycle	Verbal Warning

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

Name: H. Nicholson

ID #: 3009

Date: 11/14/2025

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



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration CCD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
11/15/2025	0800	DOWNTOWN CELEBRATION	ROUTINE CHECK	
	0830	CELEBRATION BLVD	SPEED ENFORCEMENT	
	0900	CELEBRATION PLACE	SPEED ENFORCEMENT	
	0930	CELEBRATION POINTE	ROUTINE CHECK	
	1000	CELEBRATION AVE	SPEED ENFORCEMENT	
	1030	BLAKE BLVD	ROUTINE CHECK	
	1100	WATERSIDE BLVD	STOP SIGN ENFORCEMENT	

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

Name: Irizarry ID #: 2620 Date: 11/21/2025



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: Celebration CCD

[illegible]

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

Name: Irizarry ID #: 2620 Date: 11/16/2025

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



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site_CELEBRATION___10/02/2025 // 0700-1100___

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
11-17-2025	0700-0740	W192 & LAKE CECILA	FLAT TIRE DELAY/CHANGE ON SIDE OF ROAD	
	0800-0840	CELEBRATION COMMUNITY	PATROL/OBSERVED FOR VIOLATIONS	
	0840-0929	CELEBRATION BLVD	MOVING RADAR	
	0929-0932	CELEBRATION BLVD & WATERSIDE	TRAFFIC STOP WRITTEN WARNING EXPIRED TAG	
	0932-0950	CELEBRATION BLVD & CELEBRATION PL	MOVING RADAR	
	0950-1020	CELEBRATION & KIAWAH ST	STATIONARY RADAR	
	1030-1035	CHICK-FA-L	ROBBERY ALARM	
	1035-1100	CELEBRATION COMMUNITY	PATROL/MOVING RADAR	

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

Name: _____ L. MORALES _____ ID #: _____ 2784 _____ Date: _____ 11/017/2025 _____

Osceola County Sheriff's Office

Job Site: Celebration CDD
1200-1600

Detail Activity Sheet

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
11/17/2025	1130	Community	Patrolled Celebration Ave	
11/17/2025	1140	Community	Patrolled Waterside Dr	
11/17/2025	1145	Community	Patrolled Mulberry Ave & Campus St	
11/17/2025	1150	Community	Patrolled Campus St & Greenbrier	
11/17/2025	1200	Waterside Dr & Celebration Ave	Traffic Stop	140830W
11/17/2025	1220	Celebration Ave & Westpark Dr	Traffic Stop	140832W
11/17/2025	1250	Community	Patrolled Celebration Ave	
11/17/2025	1300	Community	Patrolled Waterside Dr	
11/17/2025	1305	Community	Patrolled Waterside Dr	
11/17/2025	1310	Community	Patrolled Campus St & Greenbrier	
11/17/2025	1315	Waterside Dr & Celebration Ave	Traffic Stop	140833W
11/17/2025	1322	Celebration Ave & Westpark Dr	Traffic Stop	140834W
11/17/2025	1342	Waterside Dr & Celebration Ave	Traffic Stop	140836W
11/17/2025	1400	Waterside Dr & Celebration Ave	Traffic Stop	140839W
11/17/2025	1410	Community	Patrolled Celebration Ave	
11/17/2025	1420	Community	Patrolled Waterside Dr	
11/17/2025	1425	Community	Patrolled Mulberry Ave & Campus St	
11/17/2025	1430	Community	Patrolled Campus St & Greenbrier	
11/17/2025	1500	Community	Patrolled Celebration Ave	
11/17/2025	1510	Community	Patrolled Waterside Dr	



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

Name: M. Grimaldi ID #: 2878 Date: 11/17/2025

BS

Brandon Soto <Brandon.Soto2@osceolasheriff.org>

To: O Nunez, Jasmin; SO Human Resources <sohr@osceolasheriff.org>

  Reply  Reply all  Forward    ...

Mon 11/17/2025 8:43 PM

You don't often get email from brandon.soto2@osceolasheriff.org. [Learn why this is important](#)

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1. Suspicious Incident/ Bank of America/Incident Number 251124126. Complainant contacted and incident resolved
2. Traffic Complaint/762 Mulberry Ave/ Incident Number 251124136. Complainant contacted and incident resolved
3. Disabled Vehicle/1650 Celebration Blvd/ Incident Number 251124144.
4. Citizen Contact at Celebration Hotel. Issue resolved
5. Traffic Stop for traffic Violation- Warning Issued



www.osceolasheriff.org



BRANDON SOTO
DEPUTY SHERIFF

689-322-4125

Brandon.Soto2@osceolasheriff.org



Osceola County Sheriff's Office
2601 East Irla Bronson Memorial Hwy. Kissimmee, FL 34744

Date: 11/17/2025

Detail: 1600-2000

Job Site: Celebration CDD
0800-1200

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
11/18/2025	0730	Community	Patrolled Celebration Ave	
11/18/2025	0740	Community	Patrolled Waterside Dr	
11/18/2025	0745	Community	Patrolled Mulberry Ave & Campus St	
11/18/2025	0750	Community	Patrolled Campus St & Greenbrier	
11/18/2025	0802	Waterside Dr & Celebration Ave	Traffic Stop	140885W
11/18/2025	0837	Campus St & Greenbrier	Traffic Stop (School Zone)	ALTR64E
11/18/2025	0845	Campus St & Greenbrier	Traffic Stop (School Zone)	ALTR65E
11/18/2025	0855	Campus St & Greenbrier	Traffic Stop (School Zone)	ALTR66E
11/18/2025	0909	Campus St & Greenbrier	Traffic Stop (School Zone)	ALTR67E
11/18/2025	0930	Community	Patrolled Celebration Ave	
11/18/2025	0940	Community	Patrolled Waterside Dr	
11/18/2025	0945	Community	Patrolled Mulberry Ave & Campus St	
11/18/2025	0950	Community	Patrolled Campus St & Greenbrier	
11/18/2025	1037	Waterside Dr & Celebration Ave	Traffic Stop	140898W,140899W
11/18/2025	1050	Community	Patrolled Celebration Ave	
11/18/2025	1100	Community	Patrolled Waterside Dr	
11/18/2025	1105	Community	Patrolled Mulberry Ave & Campus St	
11/18/2025	1110	Community	Patrolled Campus St & Greenbrier	
11/18/2025				
11/18/2025				

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

Public-Unrestricted

Reports		Ordinance		Criminal Citation				Construction	
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Name: M. Grimaldi ID #: 2878 Date: 11/18/2025



Job Site: Celebration CDD
0800-1200

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
11/18/2025	1130	Community	Patrolled Celebration Ave	
11/18/2025	1140	Community	Patrolled Waterside Dr	
11/18/2025	1145	Community	Patrolled Mulberry Ave & Campus St	
11/18/2025	1150	Community	Patrolled Campus St & Greenbrier	
11/18/2025	1205	Waterside Dr & Celebration Ave	Traffic Stop	140904W
11/18/2025	1340	Celebration & World Dr	Traffic Stop	ALTR60E
11/18/2025	1356	Celebration & World Dr	Traffic Stop	ALTR6PE
11/18/2025	1407	Celebration & World Dr	Traffic Stop	ALTR6QE
11/18/2025	1415	Celebration & World Dr	Traffic Stop	ALTR6SE
11/18/2025	1430	Community	Patrolled Celebration Ave	
11/18/2025	1440	Community	Patrolled Waterside Dr	
11/18/2025	1445	Community	Patrolled Mulberry Ave & Campus St	
11/18/2025	1450	Community	Patrolled Campus St & Greenbrier	
11/18/2025	1500	Waterside Dr & Celebration Ave	Traffic Stop	140922W,140923W
11/18/2025	1515	Community		
11/18/2025				
11/18/2025				
11/18/2025				
11/18/2025				
11/18/2025				

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

Public-Unrestricted

Reports		Ordinance		Criminal Citation				Construction	
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Name: M. Grimaldi ID #: 2878 Date: 11/18/2025



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration



DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
11/19/2025	0654	Celebration	Begin detail	25C197988
11/19/2025	0706	Celebration Place / Hospital	Traffic stop 45/30, one citation	And one written warning.
11/19/2025	0752	Community Center on Spring Park	Parking violation / parked in the	Handicapped spot without a
Handicapped	Placard. Citation	Issued.		
11/19/2025	0827	Celebration Avenue / Lake Evalyn Drive	Traffic stop 39/25, one citation	And one written warning.
11/19/2025	0839	709 Bloom Street	Parking violation / left wheels to	Curb. Citation issued.
11/19/2025	0931	Celebration Avenue / Lake Evalyn Drive	Traffic stop 31/15 school zone.	One citation and one
Written	Warning issued.			
11/19/2025	1005	Library / Celebration Boulevard	Traffic stop / did not stop at the	Stop sign. Written warning
Issued.				
11/19/2025	1100	Celebration	End detail	25C197988

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	3	Citations	2	Parks	
Back-up		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: 11/19/2025

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



Osceola County Sheriff's Office

Detail Activity Sheet



Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
11/19/2025	1100	Celebration	Begin detail	25C197988
11/19/2025	1140	Celebration Place / Hospital	Traffic stop 44/30, written	Warning issued.
11/19/2025	1156	Celebration Place / Fire Station	Traffic stop 46/30, one citation	And one written warning.
11/19/2025	1210	Celebration Place / Hospital	Traffic stop 45/30, written	Warning issued.
11/19/2025	1315	Celebration Avenue / Arbor Circle	Traffic stop 37/25, one citation	And two written warnings.
11/19/2025	1412	Library	Area checked. All appears to be	In order.
11/19/2025	1448	Celebration Place / Hospital	Traffic stop 46/25, citation	Issued.
11/19/2025	1501	Celebration	End detail	25C197988

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

Name: Brad Butler

ID #: 1209

Date: 11/19/2025

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

Public-Unrestricted



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION CDD 313 CAMPUS ST



DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
11/19/2025	1500	FRONT ST / SYCAMORE	PATROL	
11/19/2025	1530	MARKET ST / CELEBATION AVE	PATROL	
11/19/2025	1600	MULBERRY AVE / WATERS ST	TRAFFIC STOP	
11/19/2025	1630	ABOR CIR / CELEBRATION BLVD	PATROL	
11/19/2025	1715	EAST PARK / CELEBRATION BLVD	PATROL	
11/19/2025	1740	CELEBRATION BLVD / GRAND MAGNOLIA	TRAFFIC STOP	
11/19/2025	1800	SILVERBELL TRL/ ARBORETUM ST	PATROL	
11/19/2025	1830	SPRINGER ST // SILVERBELL TRL	PATROL	
11/19/2025	1900	CAMPUS ST / MULBERRY AVE	TRAFFIC STOP	
	1908	WATER ST / CELEBRATION AVE	TRAFFIC STOP	



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

Name: Nixon Dorcely

ID #: 3154

Date: 11/19/2025

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Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration



DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
11/20/2025	1053	Celebration	Begin detail	25C198659
11/20/2025	1108	Celebration Place / Campus Street	Traffic stop 45/30. One citation	And one written warning.
11/20/2025	1136	Celebration Place / Celebration Place	Traffic stop / violation of traffic	Control device. One citation
And one	Written	Warning issued.		
11/20/2025	1259	Celebration Place / Fire Station	Traffic stop 45/30. One citation	And one written warning.
11/20/2025	1410	Library	Area checked. All appears to be	In order.
11/20/2025	1338	Celebration Place / Celebration Boulevard	Traffic stop 47/30. One citation	And one written warning.
11/20/2025	1414	Celebration Avenue / 417	Traffic stop. Suspended driver	License. Two citations issued
And one	Written warning	Issued.		
11/20/2025	1501	Celebration	End detail	25C198659



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

Name: Brad Butler

ID #: 1209

Date: 11/20/2025

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



Detail Activity Sheet

Job Site: Celebration

[illegible]

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	17	Citations		Parks	3
Back-up		Felony		Written Warning	5	Written Warning		Schools/Library	2
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: S. Medina ID #: 56 Date: 11/21/2025



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration CDD



DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
11/21/25	1700-1900	Downtown Celebration	Patrolled DT & lake	
	1900-1930	Downtown Celebration	Patrolled the downtown area	
	1930-2100	Downtown Celebration	Patrolled lake/park/shops	



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

Name: B. Ortiz ID #: 2925 Date: 11/21/25



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: Celebration CDD

[illegible]

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

Name: B. Ortiz ID #: 2925 Date: 11/22/25



Job Site: Celebration CCD

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

SQ-00-228 Rev. 4/6/10



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: Celebration CDD #383

[illegible]

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	2	Citations	1	Parks	8
Back-up		Felony		Written Warning	5	Written Warning	4	Schools/Library	5
Self Initiated	1	Traffic		Verbal Warning	2	Verbal Warning	1	Businesses	6
Reports		Ordinance						Construction	

Name: Raymond West ID #: 898 Date: 11/24/25



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: Celebration CDD Traffic Detail_____

[illegible]

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

Name: D/S C. McCarley ID #: 3277 Date: 11/24/25



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
11/25/2025	1349	Celebration	Begin detail	25C201948
11/25/2025	1401	Celebration Boulevard / Waterside Drive	Back up on a traffic stop.	
11/25/2025	1404	Celebration Place / Fire Station	Traffic stop 50/30. One citation	And one written warning.
11/25/2025	1507	Library	Area checked. All appears to be	In order.
11/25/2025	1526	Celebration Avenue / Sycamore Street	Traffic stop / ran the stop sign.	Citation issued.
11/25/2025	1546	Waterside Drive / Celebration Boulevard	Traffic stops 40/25. Written	Warning issued.
11/25/2025	1610	Library	Area checked. All appears to be	In order.
11/25/2025	1640	Celebration Place / Fire Station	Traffic stop 46/30. One citation	And two written warnings.
11/25/2025	1711	Celebration Boulevard / World Drive	Traffic stop / expired vehicle	Registration. Citation issued.
11/25/2025	1801	Celebration	End detail	25C201948

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	2
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: Brad Butler

ID #: 1209

Date: 11/25/2025

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



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: _____ Celebration _____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
011/26/2025	0915	Celebration Ave and Golfpark	Traffic Stop	
	1003	Celebration Ave and Campus St	Traffic Stop	
	1039	Celebration Ave and Golfpark	Traffic Stop	
	1112	Spring Park St and Croton St	Parking Violation	
	1156	Golfpark Dr and Arbor Cir	Traffic Stop	
	1236	Celebration Blvd and Park Rd	Traffic Stop	
	1301	Waterside and Spring Park Loop	Traffic Stop	
	1352	Golfpark Dr and Arbor Cir	Traffic Stop	
	1454	Celebration Ave and Waterside Dr	Traffic Stop	
		Campus and Golfpark	Traffic Stop	
	1504	Celebration Ave and Lake Evalyn	Traffic Stop	
	1521	Celebration Ave and Lake Evalyn	Traffic Stop	
	1539	Celebration Ave and Lake Evalyn	Traffic Stop	



Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	5	Citations	1	Parks	4
Back-up		Felony		Written Warning	8	Written Warning		Schools/Library	2
Self-Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	2
Reports		Ordinance						Construction	

Name: J. MURTINGER ID #: 2464 Date: 11/26/2025



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
11/27/2025	1020	CELEBRATION BLVD/WATERPARK DR	TRAFFIC STOP	
11/27/2025	1040	CELEBRATION BLVD/WATERPARK DR	TRAFFIC STOP	
11/27/2025	1100	CELEBRATION BLVD/WATERPARK DR	TRAFFIC STOP	
11/27/2025	1130	CELEBRATION AVE/WATERPARK DR	TRAFFIC STOP	
11/27/2025	1137	313 CAMPUS ST; CELEBRATION COMMUNITY	25I128017	
11/27/2025	1220	CELEBRATION BLVD/WATERPARK DR	TRAFFIC STOP	
11/27/2025	1245	SIENA PARK BLVD E/CELEBRATION BLVD	TRAFFIC STOP	
11/27/2025	1310	SIENA PARK BLVD E/CELEBRATION BLVD	TRAFFIC STOP	
11/27/2025	1338	SIENA PARK BLVD E/CELEBRATION BLVD	TRAFFIC STOP	

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

Name: Matthew Olka ID #: 2700 Date: 11/27/2025



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration Traffic



DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
11/28/2025	0900-1300	Celebration		
		595 Celebration Pl	Speed Warning	
		595 Celebration Pl	Speed Citation	
		200 Celebration Pl	Speed Citation	
		200 Celebration Pl	Speed Citation	
		200 Celebration Pl	Speed Warning	
		200 Celebration Pl	Speed Warning	
		200 Celebration Pl	Speed Warning	
		200 Celebration Pl	Speed Warning	



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

Name: Charles McConnell ID #: 2161 Date: 11/28/2025

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Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
11/28/25	1300-1400	WATERSIDE DR	SPEED/TRAFFIC ENFORCEMENT	1 ILLEGAL PARKING (1700HRS)
	1400-1500	CELEBRATION AVE	SPEED/TRAFFIC ENFORCEMENT	
	1500-1600	CAMPUS ST	SPEED/TRAFFIC ENFORCEMENT	
	1600-1620	MULBERRY AVE	PATROL	
	1620-1640	WATER ST	PATROL	
	1640-1700	TEAL 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	1	Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: Sergeant I. Rodriguez ID #: 2344 Date: 11/28/2025

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



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
11/28/25	1700-1800	SYCAMORE ST/LAKESIDE PARK	PATROL	
	1800-1900	FRONT ST	PATROL	
	1900-2000	MARKET ST & CAMPUS ST	PATROL	
	2000-2100	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		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: Sergeant I. Rodriguez ID #: 2344 Date: 11/28/2025

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



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: CELEBRATION

DATE	TIME	LOCATION		ACTIVITY	INCIDENT #
11/30/2025	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 PLACE @ CELEBRATION BLVD	TRAFFIC STOP	WW-STOP SIGN	
"		CELEBRATION PLACE @ CELEBRATION BLVD	TRAFFIC STOP	WW-STOP SIGN	
"		CELEBRATION BLVD	TRAFFIC STOP	VW-SPEED	
"					
"					
"				**WW = WRITTEN WARNING	
11/30/2025	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	2	Written Warning		Schools/Library	2
Self Initiated	0	Traffic	0	Verbal Warning	1	Verbal Warning		Businesses	2
Reports	0	Ordinance	0					Construction	

Name: J. LENNON ID #: 1425 Date: 11/30/2025

Public-Unrestricted



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
12-01-25	1600	CELEBRATION	ON DUTY	
	1600	GOLFPARK DR & ARBOR CIR	RADAR	
	1645	CELEBRATION AV & TEAL ST	RADAR	
	1720	CELEBRATION AV & TOWNHALL/BALL FIELDS	RADAR	
	1825	WATERSIDE DR	RADAR	
	1850	ROVING	RADAR/STOPS	
	2000	CELEBRATION	OFF DUTY	
		MARKED UNIT & RADAR		

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

 Name: E. Cabot ID #: 369 Date: 12-01-25



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
12/02/2025	1201	800 CELEBRATION AVENUE	PARKING VIOLATION	
	1215	CELEBRATION AVENUE / WATER STREET	PARKING VIOLATION	
	1244	CELEBRATION AVENUE / GOLFPARK	TRAFFIC STOP	
	1256	700 CELEBRATION AVENUE	PARKING VIOLATION	
	1335	700 CELEBRATION AVENUE	PARKING VIOLATION	
	1342	WATER STREET / CELEBRATION AVENUE	PARKING VIOLATION	
	1410	CAMPUST STREET / MULBERRY AVENUE	TRAFFIC STOP	
	1414	CELEBRATION PLACE / CELEBRATION PLACE	SUSPICIOUS INCIDENT	25I129786
	1504	WATERSIDE DRIVE / CELEBRATION PLACE	TRAFFIC STOP	
	1510	715 BLOOM STREET	PARKING VIOLATION	
	1525	510 CAMPUS STREET	PARKING VIOLATION	
	1534	CELEBRATION AVENUE / GOLFPARK ROAD	TRAFFIC STOP	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	1	Misdemeanor		Citations		Citations		Parks	3
Back-up		Felony		Written Warning	5	Written Warning	4	Schools/Library	3
Self Initiated		Traffic		Verbal Warning		Verbal Warning	3	Businesses	10
Reports		Ordinance						Construction	

Name: D. Fermin ID #: 2867 Date: 12/02/2025

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



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
12/02/2025	1609	WATER STREET / CELEBRATION AVENUE	PARKING VIOLATION	
	1616	CELEBRATION AVENUE / FRONT STREET	PARKING VIOLATION	
	1624	MULBERRY STREET / CAMPUS STREET	TRAFFIC STOP	
	1624	MULBERRY STREET / CAMPUS STREET	TRAFFIC STOP	
	1624	MULBERRY STREET / CAMPUS STREET	TRAFFIC STOP	
	1624	MULBERRY STREET / CAMPUS STREET	TRAFFIC STOP	
	1624	MULBERRY STREET / CAMPUS STREET	TRAFFIC STOP	
	1712	700 CELEBRATION AVENUE	PARKING VIOLATION	
	1733	SYCAMORE STREET / CELEBRATION AVENUE	TRAFFIC STOP	
	1814	CEL / CAMPUS	TRAFFIC STOP	
	1838	7/11 6070 W IRLO BRONSON MEM HWY	UNK MED PROBLEM	25I129895
	1910	700 CELEBRATION AVENUE	PARKING VIOLATION	
	1950	700 CELEBRATION AVENUE	TRAFFIC STOP	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations	2	Parks	3
Back-up	1	Felony		Written Warning	2	Written Warning		Schools/Library	2
Self Initiated		Traffic		Verbal Warning	6	Verbal Warning	2	Businesses	10
Reports		Ordinance						Construction	

Name: D. Fermin ID #: 2867 Date: 12/02/2025

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



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: CELEBRATION TRAFFIC

[illegible]

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

Name: DS HELLER ID #: 2948 Date: 12/3/25



Detail Activity Sheet

Job Site: Celebration

[illegible]

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

Name: S. Medina ID #: 56 Date: 12/3/2025

6B PREMIER LAKES



Celebration CDD

Aquatics Report

12/5/2025

www.premierlakesfl.com

CustomerSupport@PremierLakesFL.com

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



LV7

**Comments:**

We have had numerous reports of planktonic algae in this pond, and a decent-sized band was observed during inspection. We are treating every two weeks, but will bring a boat out to perform whole lake treatment.

Action Required

Algae Treatment

Target:

Planktonic Algae

LV6

**Comments:**

Minimal algae observed during this inspection, mostly floating leaves.

Action Required

Algae Treatment

Target:

Filamentous Algae



LV8A

**Comments:**

This pond is in good condition. Floating leaves from cypress trees were observed.

Action Required

Continue to monitor & treat as necessary.

Target:

SV22

**Comments:**

This pond is in good condition. Floating leaves from cypress trees were observed.

Action Required

Continue to monitor & treat as necessary.

Target:



SV25A

**Comments:**

This pond is in good condition. Floating leaves from cypress trees were observed.

Action Required

Continue to monitor & treat as necessary.

Target:

SV21A

**Comments:**

This pond is in good condition. Floating leaves from cypress trees were observed.

Action Required

Continue to monitor & treat as necessary.

Target:



SV19



Comments:

This pond is in good condition.

Action Required

Continue to monitor & treat as necessary.

Target:

SV9



Comments:

This pond is in good condition. Floating leaves from cypress trees were observed.

Action Required

Continue to monitor & treat as necessary.

Target:



SV11



Comments:

This pond is in good condition.

Action Required

Continue to monitor & treat as necessary.

Target:

SV12



Comments:

This pond is in good condition. Floating leaves from cypress trees were observed.

Action Required

Continue to monitor & treat as necessary.

Target:



SV13

**Comments:**

Minor algae observed along the shoreline mixed with a lot of leaves.

Action Required

Algae treatment

Target:

Filamentous algae

SV14

**Comments:**

Decaying filamentous algae observed from treatment the prior day.

Action Required

Follow-up to ensure treatment was successful.

Target:

Filamentous algae



Management Summary

Overall, the ponds are in excellent condition this month. There is a lot of floating debris on the ponds right now, mostly falling leaves from trees. They should sink after floating for a few days. There is no significant submersed or shoreline weeds to report.

We have frequently treated Lake LV7 this past month for planktonic algae. The bloom has been reduced, but we have struggled to get complete control. I am going to bring a boat out to treat it. Treating the entire surface may help better control.

We have sent the motor unit for the Lake Rianhard fountain back to Kasco for assessment. Unfortunately, there is a 6-8 week lead time for assessments right now, so it may be a while still before I have anything to report. A fishing hook damaged the wire on the fountain. I do not expect that it will be covered under warranty, and will likely need to be replaced.

6C DISTRICT ENGINEER REPORT



Dec. 3, 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. Island Village Ph 1A & 1B turnover document review and edits, Engineer's Certs, tract listings and improvements.
listings, research Ph 1B retaining wall locations.
3. Corresp. with Western Green and Ferguson for pricing out pond slope repairs.
4. Island Village Phase 3 Final Plat review and provide comments to Mattamy.
5. Casey vs. Island Village trip and fall lawsuit corresp., tract confirmation, and email history and punchlist research.
6. Review and Corresp. on proposed interlocal agreement with County for traffic signage in verges.
7. Corresp. with attorney on pond ownership and maintenance, research SFWMD permits for possible transfers from TCC to CCDD and search and review other permit microfiche history for info on operation and maintenance and OR book easements granted to CCDD and update pond summary sheet.
8. Review and rank all ponds for pond slope repair order of priority recommendations.

Sincerely,

Mark Vincutonis

Mark Vincutonis, P.E.

6D DISTRICT COUNSEL

i. EMINENT DOMAIN

Sara Myers

From: Jan Carpenter
Sent: Tuesday, December 9, 2025 8:40 AM
To: Sara Myers
Cc: Jay Lazarovich
Subject: FW: Celebration CDD Parcel Update
Attachments: Re: Celebration CDD Parcels; Celebration CDD (Fee Simple Ownership Parcels).pdf

Please save in celebration – eminent domain.

also – would you print the email and attachments and scan in one document for me, so i can add to the agenda?

thanks

Jan Albanese Carpenter, Esq.



201 S. Orange Avenue, Suite 1400

Orlando, Florida 32801

407-481-5800 Main

407-481-5872 Direct

jcarpenter@lathamluna.com

Martindale-Hubbell®



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IRS CIRCULAR 230 NOTICE: in order to comply with certain IRS regulations regarding tax advice, we inform you that, unless expressly stated otherwise, any tax advice contained in this communication (including any attachments) is not intended or written to be used, and cannot be used, for purposes of (i) avoiding penalties under the internal revenue code or (ii) promoting, marketing or recommending to another party any transaction or matter addressed herein.

From: Billy Dove <Billy.Dove@gray-robinson.com>

Sent: Monday, December 8, 2025 4:41 PM

To: Jan Carpenter <JCarpenter@lathamluna.com>

Cc: Kent L. Hipp <Kent.Hipp@gray-robinson.com>; Mariah Richardson <Mariah.Richardson@gray-robinson.com>; Jamal Wilson <Jamal.Wilson@gray-robinson.com>

Subject: Celebration CDD Parcel Update

Jan,

Per your request and Kent's text to you. Below is an update on the Celebration CDD parcels.

The currently active parcels for property owned by Celebration CDD are listed below with updates for each. I have also attached a PDF showing those parcels. Parcels 166 and 167 were inspected by the FDOT appraiser in late September, those appraisals are in progress and we are awaiting an update on same. As you can see from the attached email from the FDOT right of way agent, the remaining parcels are under review pending a potential redesign.

P. 158 – Fee Simple – On Hold For Redesign

P. 160 – Fee Simple – On Hold For Redesign

P. 166 – Fee Simple – FDOT Appraisal in Progress (Inspected by FDOT Appraiser in late September)

P. 167 – Fee Simple – FDOT Appraisal in Progress (Inspected by FDOT Appraiser in late September)

P. 703 – Temporary Construction Easement – On Hold For Redesign

P. 839 – Permanent Easement – On Hold For Redesign

Additionally, the CDD is listed as having a subordinate interest in Parcels 116, 117, 118, and 119. Those parcels are all owned by other parties, but the CDD may have an interest based on some of the historic agreements and covenants of record, mostly with respect to drainage. As you know from recent email traffic, we are working with FDOT to assess the scope of the subordinate interests impacted on those parcels and any engineering considerations from those takings. Once our engineers have confirmed whether there will be any physical issues, we will be able to proceed with our negotiations for those areas.

Please let us know if you need any other information.

Best,

Billy

Billy Dove
Senior Associate

T 407.843.8880

F 407.244.5690

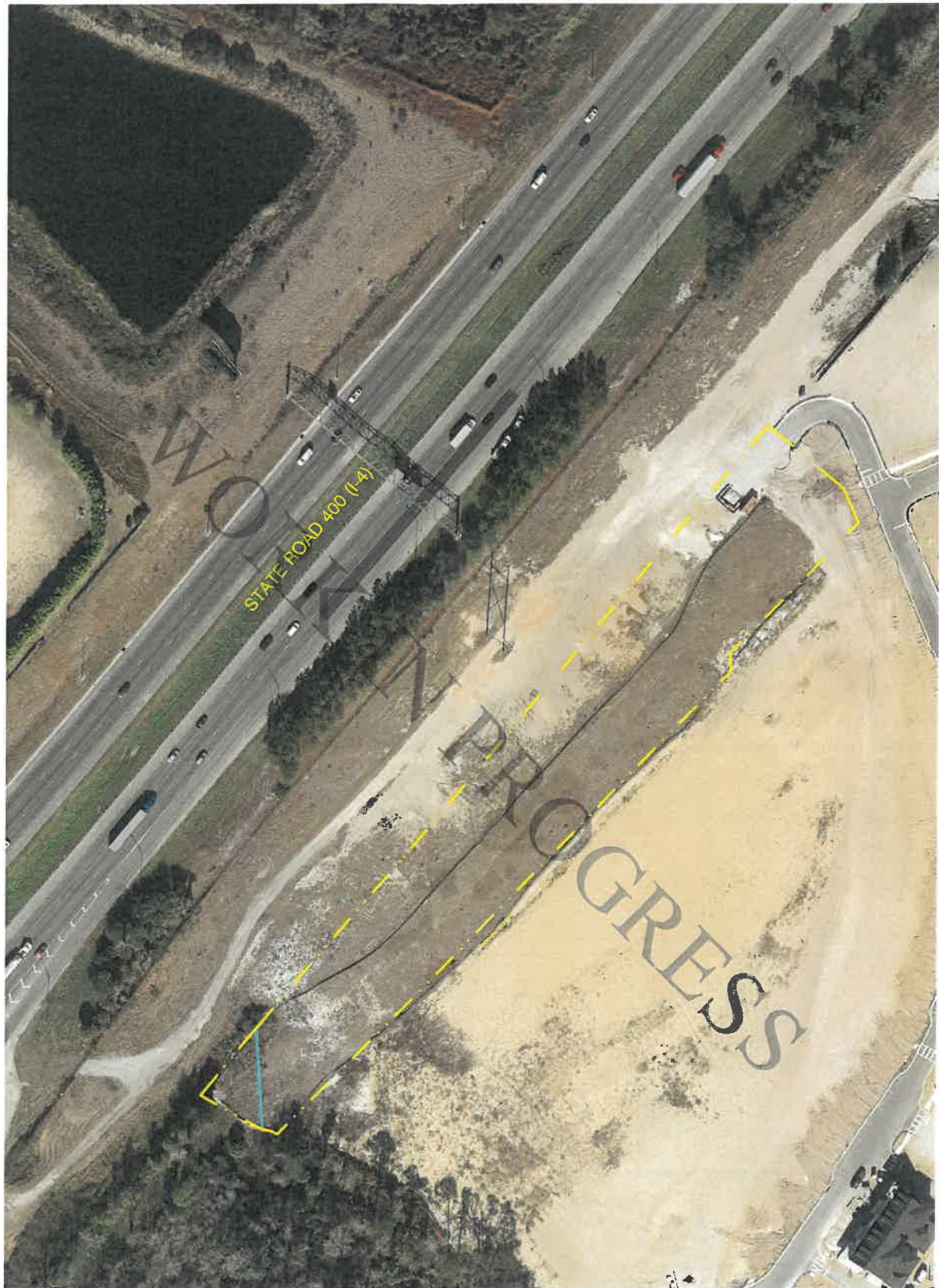


GrayRobinson, P.A. • 301 East Pine Street, Suite 1400, Orlando, Florida 32801

GRAYROBINSON
ATTORNEYS | ADVISORS | CONSULTANTS

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431456-1	127	ACTIVE	U	HIPP		34-25-27-4012-0002-0020	Reunion East Community Development District c/o Governmental Mgmt Services Attn: Tricia Adams, District Manager 219 E Livingston Street	7591 Gathering Drive Kissimmee, FL 34747	10/19/2018	8/13/2025	DLVD 10/14/25	
431456-1	157 ABCD	ACTIVE	U	HIPP		26-25-27-0000-0025-0000	Mattamy Orlando, LLC Attn: Keith E. Bass, President 4901 Vineland Road STE 450 Orlando, FL 32811	0 S Old Lake Wilson Road Kissimmee, FL 34747 COM AT SE COR OF SEC, N 120 FT, W 1207.59 FT, N 1321.75	11/20/2024	8/13/2025	9/26/2025 DLVD	
431456-1	158	ACTIVE	RG	HIPP Need AA		23-25-27-3425-TRAC-6090	Mattamy Orlando, LLC c/o Celebration Community Development District Attn: Tom Touzin, Chairman 210 N University Drive STE 702 Coral Springs, FL 33071	0 Celebration Blvd Celebration, FL 34747 CELEBRATION ISLAND VILLAGE PH 1A REPLAT 1 PB 31 PGS 47-51 T	11/20/2024	8/13/2025	Tax Roll M: 9/19/2025 RTS: 10/23/2025 Fee Subbiz M: 10/08/25 SENT TO ATTORNEY	HOLD FOR REDESIGN
431456-1	160 AB	ACTIVE	RG	HIPP Need AA		23-25-27-3398-0001-0023	Celebration Community Development District C/O Inframark LLC Attn: Tom Touzin, Chairman 313 Campus Street Celebration, FL 34747	0 Celebration Blvd Celebration, FL 34747	11/20/2024	8/13/2025	9/22/2025 DLVD	HOLD FOR REDESIGN
431456-1	703	ACTIVE	RG	HIPP Need AA		23-25-27-3398-0001-0016	Celebration Community Development District C/O Inframark LLC Attn: Tom Touzin, Chairman 313 Campus Street Celebration, FL 34747	0 Celebration Blvd Celebration, FL 34747	11/20/2024	8/13/2025	9/22/2025 DLVD	HOLD FOR REDESIGN
431456-1	839	ACTIVE	RG	HIPP Need AA		23-25-27-3398-0001-0022	Celebration Community Development District C/O Inframark LLC Attn: Tom Touzin, Chairman 313 Campus Street Celebration, FL 34747	0 Celebration Blvd Celebration, FL 34747	11/20/2024	8/13/2025	9/22/2025 DLVD	HOLD FOR REDESIGN
431456-1	186 AB	ACTIVE	RG	HIPP Need AA		26-25-27-3424-TRAC-6050	Mattamy Orlando, LLC c/o Celebration Community Development District Attn: Tom Touzin, Chairman 210 N University Drive STE 702 Coral Springs, FL 33071	0 Estuary Lake Loop Celebration, FL 34747 CELEBRATION ISLAND VILLAGE PH 1B PB 30 PGS 61-89, TRACT 605	6/16/2025	8/13/2025	M: 9/19/2025 RTS: 10/14/2025 SENT TO ATTORNEY	HOLD FOR REDESIGN
431456-1	167	ACTIVE	RG	HIPP Need AA		26-25-27-3424-TRAC-6020	Mattamy Orlando, LLC c/o Celebration Community Development District Attn: Tom Touzin, Chairman 210 N University Drive STE 702 Coral Springs, FL 33072	0 Estuary Lake Loop Celebration, FL 34747	7/27/2025	8/13/2025	Tax Roll RTS: 10/27/25 Fee Subbiz D: 10/11/25 SENT TO ATTORNEY	HOLD FOR REDESIGN

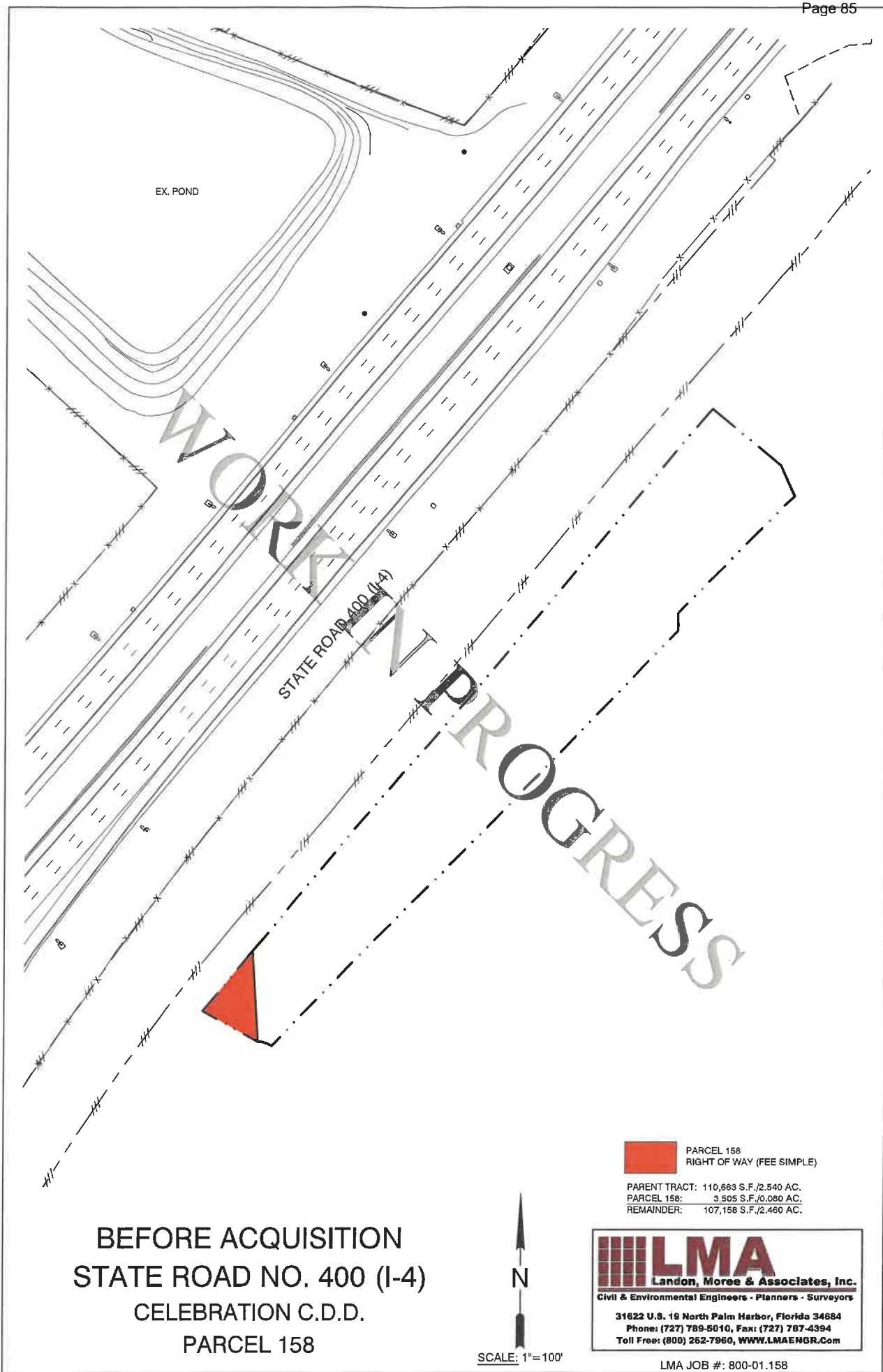


BEFORE ACQUISITION
STATE ROAD NO. 400 (I-4)
CELEBRATION C.D.D.
PARCEL 158



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

LMA JOB #: 800-01.158



EX. POND

STATE ROAD 400 (I-4)

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



SCALE: 1"=100'

 PARCEL 158
RIGHT OF WAY (FEE SIMPLE)

PARENT TRACT: 110,663 S.F./2.540 AC.
PARCEL 158: 3,505 S.F./0.080 AC.
REMAINDER: 107,158 S.F./2.460 AC.



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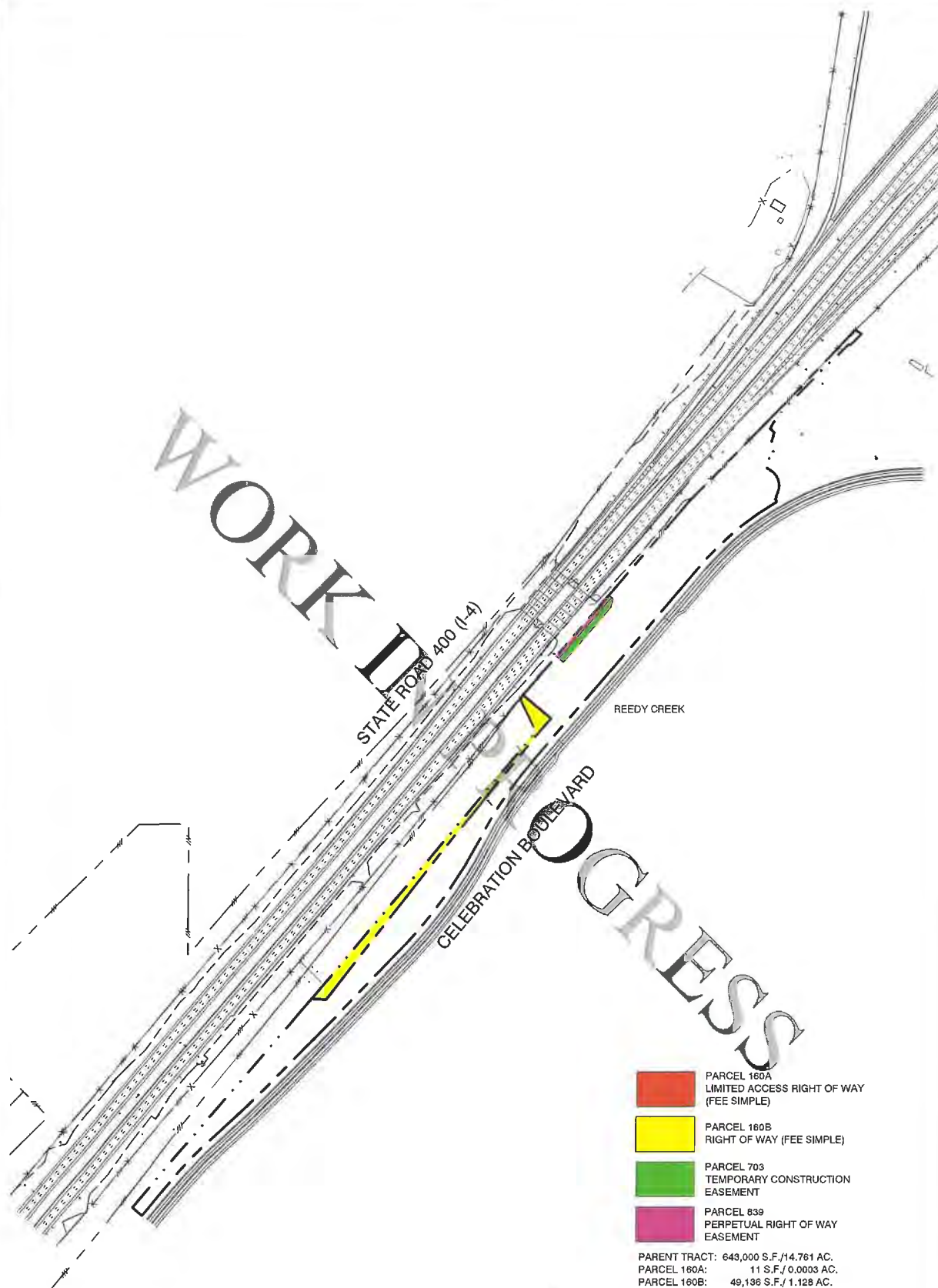
BEFORE ACQUISITION
STATE ROAD NO. 400 (I-4)
CELEBRATION C.D.D.
PARCELS 160 / 703 / 839



SCALE: 1"=400'

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Phone: (727) 789-5010, Fax: (727) 787-4394
Toll Free: (800) 262-7980, WWW.LMAENGR.COM

LMA JOB #: 800-01.160

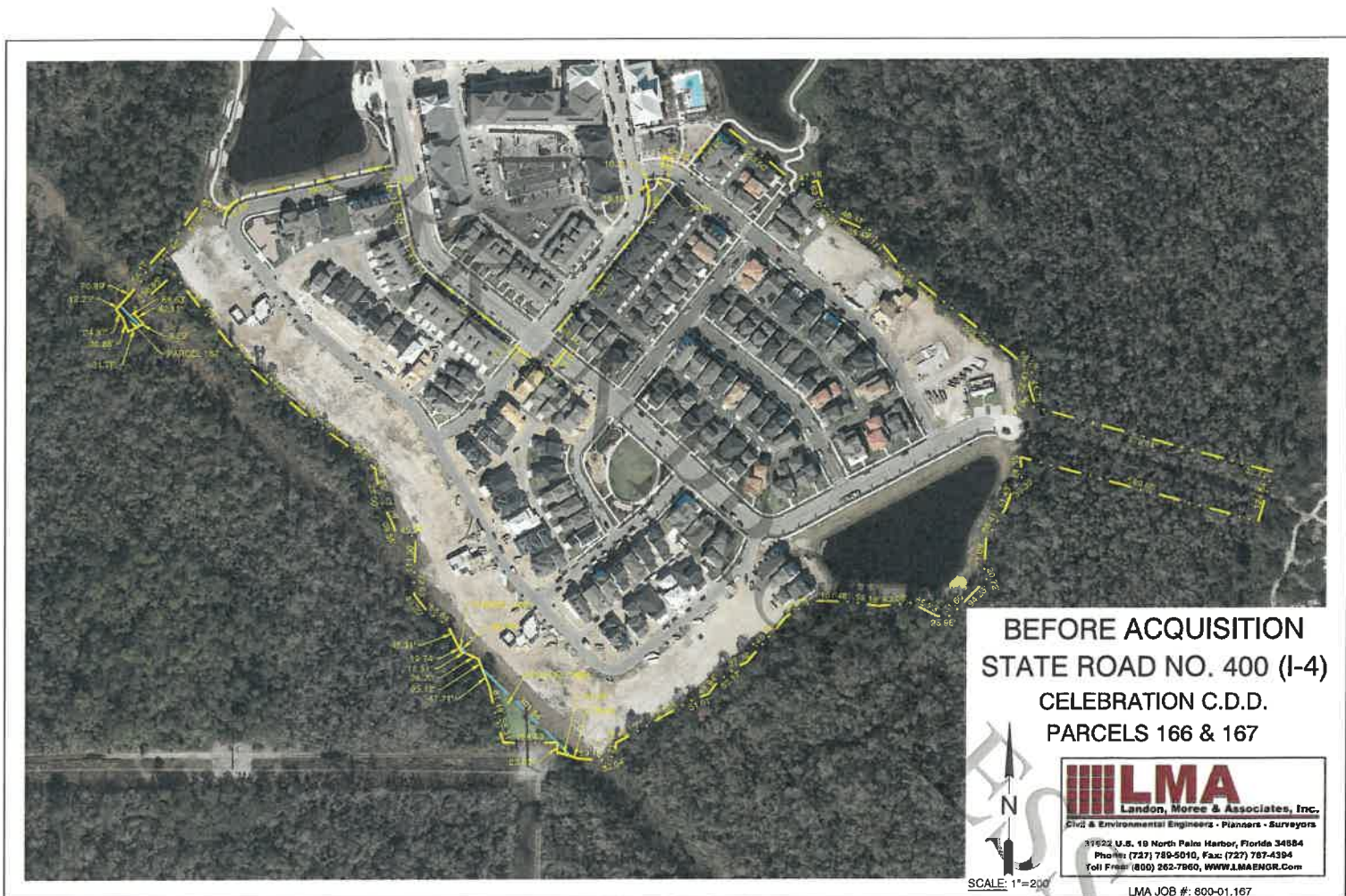


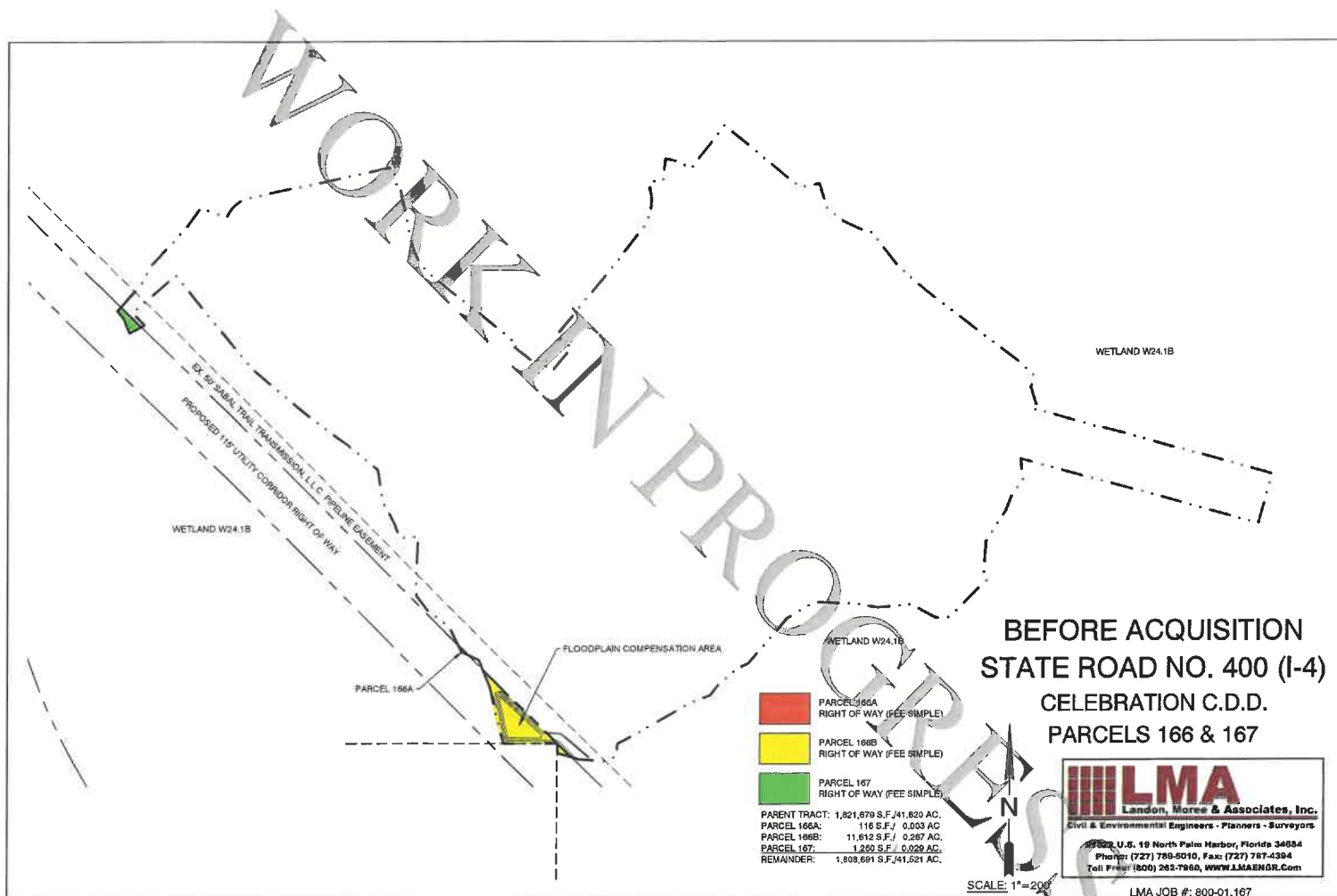
**BEFORE ACQUISITION
STATE ROAD NO. 400 (I-4)
CELEBRATION C.D.D.
PARCELS 160 / 703 / 839**



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 Toll Free: (800) 262-7960, WWW.LMAENGR.COM





6D DISTRICT COUNSEL
ii. SAMPLE DRAFT AGREEMENT
FOR POND MAINTENANCE

MAINTENANCE AGREEMENT

(District Stormwater Ponds)

THIS MAINTENANCE AGREEMENT (the “**Agreement**”) is made and entered into as of this ____ day of _____, 2025, by the **CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government organized and existing under the laws of the State of Florida (the “**District**”) and [_____] (the “**Owner**”).

WITNESSETH:

WHEREAS, Owner is the owner of certain real property on which a golf course is located and on which [____] ([____]) ponds (known as [____]) are located, which are part of the District’s stormwater system, situated in Osceola County, Florida, as more particularly depicted on **Exhibit “A”** attached hereto (the “**District Ponds**”); and

WHEREAS, pursuant to the Declaration of Easements recorded in Official Records Book [____], Page [____], and the [____] Plat, recorded in Official Records Plat Book [____], Page [____], all of the Public Records of Osceola County, Florida, the District is the holder of non-exclusive, perpetual easements on, over and across the District’s Ponds, for the purpose of storm water drainage and for certain operation and maintenance of the District Ponds and the appurtenant drainage system in accordance with the applicable regulatory permits, including but not limited to South Florida Water Management Permit numbers [____] and [____], (the “**Permits**”), as assigned to the District on [____]; and

WHEREAS, Owner has maintained, and desires to continue maintaining for the term of this Agreement, the District Ponds on the golf course; and

WHEREAS, The District and Owner are desirous of setting forth terms, conditions and obligations with respect to the District Ponds on the golf course, pursuant to the terms and conditions set forth in this Agreement.

NOW THEREFORE, for and in consideration of these premises, the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the District and Owner do hereby covenant, stipulate and agree as follows:

1. RECITALS. The District and Owner do hereby agree that the recitals set forth hereinabove are true and correct, and are incorporated herein by reference.

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

(a) At all times, Owner shall use commercially reasonable efforts to cause their agents, guests, invitees, contractors, employees and assigns, to operate in accordance with all applicable laws, statutes, regulations, rules, ordinances, policies, permits and orders related to the District Ponds on the golf course. District is responsible for obtaining and maintaining the Permits required

for the District Ponds on the golf course and the District and Owner must abide by all conditions contained therein.

(b) 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*. Owner 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 to the extent applicable to Owner or contractor(s) or the District Ponds on the golf course.

3. MAINTENANCE OBLIGATIONS OF OWNER

(a) Owner agrees and acknowledges that the District Ponds are located on the golf course and constitute a stormwater management operating system for the purposes of stormwater drainage for the District’s interconnected environmental resource/stormwater discharge system and is required to operate and be maintained in accordance with the Permits, as well as applicable state and federal laws and regulations. The failure to do so may result in significant damages, as well as fines and penalties to the District and other parties.

(b) The District Ponds on the golf course shall be maintained in accordance with the requirements of the Permits. Owner shall operate and maintain the District Ponds on the golf course in a sound, commercially reasonable manner; and any decorative elements, berms, aquatic planting, pond bank turf and landscaping shall be maintained in compliance with the Permits and the plans and specifications permitting the installation of such components. Owner shall use commercially reasonable efforts to prevent guests, agents and other invitees from entering the water, swimming and disposing of waste in the District Ponds on the golf course and shall install and maintain signage prohibiting such actions. In the event alligators or other nuisance or dangerous animals are present in the District Ponds on the golf course, signage shall be installed to warn invitees

Qualified, licensed and certified pond management professionals shall be retained by Owner, at Owner’s sole expense, to regularly maintain the District Ponds on the golf course, including the performance of water quality testing and maintenance, removal of algae and nuisance aquatic plants and maintenance of pond banks. To the extent possible, Owner shall prevent fertilizer and related chemicals from entering the District Ponds on the golf course, and shall ensure that all landscaping in the area is kept, at a minimum, six (6) feet from pond banks, to prevent grass clippings from entering the ponds.

Owner shall notify the District immediately of any operational problems that are noticed concerning any control structures, pond bank deterioration or dangerous conditions in the District Ponds on the golf course

(c) Copies of any inspections, citations and/or notices of non-compliance received from regulatory agencies by Owner or District shall be provided to the other party within 48 hours of receipt. Owner shall implement any and all reasonable measures necessary to bring the District Ponds on the golf course into compliance promptly and within a reasonable time upon receipt of

any such inspection and/or citation and/or notice. Owner agrees to work with the District to ensure any remedial actions are acceptable to the District.

4. INSURANCE.

(a) Owner shall maintain or cause to be maintained at all times through the term of this Agreement, at least the following minimum types and amounts of insurance coverage:

(i) Occurrence based comprehensive general liability insurance (including broad form contractual coverage), with a minimum limit of \$2,000,000 single limit per occurrence, protecting it and District from claims by third parties for bodily injury (including death), property damage, which may arise from or in connection with the of District Ponds; and

(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 \$2,000,000.00 combined single limit covering the District; and

(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 One Hundred Thousand Dollars (\$100,000) per occurrence; and

(iv) Employers' liability insurance, with a minimum coverage level of \$1,000,000; and

(v) Pollution liability insurance, with a minimum coverage level of \$1,000,000 per occurrence.

(b) All such insurance required in Paragraph 4(a) shall be with companies and on forms acceptable to District; the insurance required under paragraph 4(a)(i) shall name the District as an additional insured. Certificates of insurance (and copies of the Certificates of Insurance and endorsements shall be provided at the time of execution of this Agreement and/or upon request of the District. In the event of any cancellation or reduction of coverage, Owner shall obtain substitute coverage as required under this Agreement, without any lapse of coverage to District whatsoever. All contractors retained by Owner for construction or maintenance services shall be required by Owner to maintain the same insurance coverage as listed above, with the exception that pollution liability insurance shall have a minimum coverage level of \$3,000,000 per occurrence.

5. INDEMNITY. Owner 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) Owner's breach of any term or provision of this Agreement, or (ii) any negligent act or omission, or intentional act or omission of Owner,

their agents, employees, guests, invitees or contractors, related to this Agreement and/or the District Ponds on the golf course. This provision survives the termination of this Agreement.

6. CONTRACTORS. If the Owner desires to employ contractors in connection with this Agreement or the operation and management of the District Ponds on the golf course, Owner shall cause such contractors to be fully insured as provided in Section 4(b) and bonded, and Owner shall remain fully responsible under the terms of this Agreement; Owner shall be and remain responsible for all work furnished by contractors related to the District Ponds on the golf course.

7. ACCESS EASEMENT FOR DISTRICT PERSONNEL. The District's Engineer specified below and other District Staff, accompanied by the District Engineer (or its agents), shall have the right of access to and to enter the area of the District Ponds on the golf course to inspect, at all reasonable times and during normal business hours, in order to monitor and/or ensure compliance with the terms herein. Any party may change this information by written notice to all other persons or entities listed below:

District Engineer:

Hanson, Walter & Associates, Inc.
8 Broadway, Suite 104
Kissimmee, Florida 34741
Attention: Mark Vincutonis
Telephone: (407) 847-9433

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) 481-5872

Owner:

[_____]

c/o/ [_____]

[_____]

[_____]

Attention: [_____]

Telephone: [_____]

Copy to: [_____]

[_____]

[_____]

Attention: [_____]

Telephone: [_____]

8. **TERM.**

(a) The term of this Agreement begins on the Effective Date, notwithstanding the date of execution by the parties, and shall run for a period of twenty (20) years (the "Term"). Thereafter, the term shall automatically extend for additional twenty (20) year periods, to renew this Agreement for successive twenty (20) year periods, unless one party provides the other written notice of intent to terminate this Agreement at least one hundred eighty (180) days prior to the expiration of the initial term and any renewal thereafter.

(b) In the case of an event of default by either party, as applicable, which default has not been cured within ten (10) days after receipt of written notice thereof from the non-defaulting party, the non-defaulting party may terminate this Agreement upon five (5) days prior written notice to the defaulting party; provided, however, that if such default is of such a nature that it cannot be cured within such ten (10) day period, then such period shall be extended for such additional period as may be reasonable necessary to remedy the default but in no event shall such remedy extend beyond any remedial period set by a governmental entity with jurisdiction over the District Ponds on the golf course. Upon termination, Owner shall submit a plan of turnover to the District, and upon the District's approval, Owner shall perform any required removal efforts in accordance with the Permits and this Agreement. Owner shall provide copies of all operational and maintenance contracts related to the District Ponds on the golf course. Notwithstanding anything to the contrary contained herein, if District or any other governmental entity determines that continued operation and maintenance by Owner of the District Ponds on the golf course presents a risk to the safe and necessary use of the District Ponds or the health, safety or welfare of users of the District Ponds or the public, or if continued operation of the District Ponds on the golf course would violate Florida or federal law, District shall be permitted to terminate this Agreement immediately. Upon termination of this Agreement, all rights and obligations of the parties under this Agreement will immediately cease and terminate (except for indemnification obligations of Owner pursuant to Section 5, which will survive such termination).

9. **PUBLIC RECORDS AND OWNERSHIP OF BOOKS AND RECORDS.**

(a) The District has advised the Owner that all documents of any kind relating to this Agreement may be public records and, accordingly, Owner agrees to comply with, and to cause any contractor(s) to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*. The public records custodian of the District is the District Manager, which is currently Inframark Management Services (the "Public Records Custodian"). Owner shall, to the extent applicable by law:

(b) Keep and maintain public records required by District to perform services.

(c) 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*;

(d) 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 Owner do not transfer the records to the Public Records Custodian of the District; and

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

IF THE OWNER HAVE QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE OWNER' 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, ATTN.: DISTRICT PUBLIC RECORDS CUSTODIAN.

10. SOVEREIGN IMMUNITY. Nothing contained in this Agreement 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.

11. GOVERNING LAW AND JURISDICTION. This Agreement shall be interpreted and enforced under the laws of the State of Florida. The parties will follow 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.**

12. 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.

13. 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 Agreement.

[Signatures on the following pages].

DRAFT - SAMPLE ONLY

COUNTERPART SIGNATURE PAGE
TO GOLF COURSE POND AGREEMENT

ATTEST:

**CELEBRATION COMMUNITY
DEVELOPMENT DISTRICT**

 Name: _____
 Address: 313 Campus Street
 Celebration, Florida 34747

By: _____
 Name: _____
 Title: _____
 Address: 313 Campus Street
 Celebration, Florida 34747

STATE OF FLORIDA)
 COUNTY OF OSCEOLA)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____ 2025, by _____, as Chairperson 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 Angel Montagna, as the 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 _____
 Print Name: _____
 Commission No.: _____
 My Commission Expires: _____

COUNTERPART SIGNATURE PAGE
TO GOLF COURSE POND AGREEMENT

IN WITNESS WHEREOF, the parties here to have caused these presents to be executed in manner and form sufficient to bind them.

Signed, sealed and delivered
in the presence of:

[_____] , a [_____] ,

By: _____

Name: _____

Title: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

STATE OF _____)

COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this ____ day of _____ 2025, by _____ as _____ of [_____] , a [_____] , on behalf of the [_____] . Said person is () personally known to me or () has produced _____ as identification.

Notary Public, State of _____

Print Name: _____

Commission No.: _____

My Commission Expires: _____

EXHIBIT “A”

(District Engineer- Please provide Pond legends)

DRAFT - SAMPLE ONLY

6D DISTRICT COUNSEL
iii. SAMPLE DRAFT AGREEMENT
FOR POND RESTORATION RFP

FORM OF¹
POND RESTORATION AGREEMENT
(Celebration Community Development District)

THIS POND RESTORATION AGREEMENT (the “Agreement”), effective as of the ___ day of _____, 2026 (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 [_____] a [Florida corporation] (hereinafter referred to as “Contractor”), whose mailing address is [_____].

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 Pond Restoration Agreement; (ii) the Project Manual for Request for Proposals for Pond Restoration Services dated [_____] 2025 attached hereto as Exhibit “A” (the “RFP”); and (iii) the Contractor’s Restoration Fee Summary attached hereto as Exhibit “B” (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 RFP, the terms herein shall prevail. Notwithstanding the foregoing, the order of precedence shall be: (i) this Pond Restoration Agreement; (ii) the RFP; (iii) the Proposal.

(b) **Services.** 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 SERVICES.** 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 and shall perform same in accordance with any schedules as set forth in the Agreement. The term of this Agreement shall continue for [_____]

¹ Form may be changed based on final RFP, proposal and/or board direction.

(__) months from the Effective Date, unless sooner terminated, extended or modified as set forth in this Agreement.

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. The District Manager, as the District's authorized representative shall have the authority to direct and enforce the provisions set forth herein, in accordance with the Scope of Services.

(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. [THIS SECTION MAY BE REVISED BASED ON THE RFP LANGUAGE]

(a) The District agrees to pay Contractor for the Work in the total amount of [\$_____], payable as follows:

[\$_____] payment as a deposit prior to the beginning of the Work.

[\$_____] payment when all Work is completed, pursuant to paragraphs 3 and 5 hereof.

(b) Work Authorizations shall mean orders or directives issued by the District in addition to, or changing, the Proposal terms. 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) After all 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 any payment sare 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) 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, compliance with laws 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 shall adhere to all applicable traffic laws governing the use of vehicles, equipment and personnel in roadways and public spaces. 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. Contractor shall ensure that no employees, agents or other personnel working at Contractor's direction stands within public roadways while performing any work as defined in the Scope of Services.

(b) Contractor shall ensure that no employees, agents or other personnel working at Contractor's direction blows or discards debris into the roadways or storm drains within the District.

(c) 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.

(d) 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.

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

(f) Within two (2) business days of discovery of any unsatisfactory safety procedures or of any violation of applicable law or statute guiding safe performance, Contractor shall notify the District Manager in writing, detailing the nature of the violation, the corrective actions taken to remedy future occurrences of similar violations and other such reasonable information as the District Manager may require to ensure safe operations. In the event the District discovers any unsatisfactory safety procedures or any violation of applicable law or statute guiding safe performance, the District shall notify Contractor of the violation and within two (2) business days, Contractor shall provide the District Manager in writing, with the corrective actions taken to remedy future occurrences of similar violations and other such reasonable information as the District Manager may require to ensure safe operations.

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 (954-603-0033 EXT 40532), OR BY EMAIL AT PUBLICRECORDS@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, including but not limited to Contractor's use of the District's property for the storage of equipment, 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.

(c) Notwithstanding anything to the contrary in this Article 14, any and all modifications to this Agreement or to the Scope of Services must be in writing, reviewed by the District's counsel and duly executed by the Chairperson of the District and the Contractor.

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, upon the District's prior written consent:

(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 Statutes*. 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: 407-566-1935

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

If to Contractor: Name:
Address:
Attention:
Telephone:

(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.

[SIGNATURES ON FOLLOWING 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: _____
Print: _____
Chairman/Vice-Chairman,
Board of Supervisors

CONTRACTOR:

[], a Florida corporation

By: _____
Print: _____
Title: _____

**NONGOVERNMENTAL ENTITY
ANTI-HUMAN TRAFFICKING AFFIDAVIT**
(Section 787.06(13), *Florida Statutes*)

STATE OF FLORIDA
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ ("Affiant") who, being first duly sworn, on oath, says:

1. Affiant is an officer or representative of [], a Florida corporation, and Affiant attests that [], does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

DATED as of _____, 2026.

Name: _____
Title: _____
of [] (Affiant)

SUBSCRIBED AND SWORN TO before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026, by _____, as _____ of []. Said person is (*check one*) ☐ personally known to me or ☐ has produced a valid driver's license as identification.

[Notary Seal]

Signature of person taking acknowledgment
Name (typed, printed or stamped):

Title or Rank: _____
Serial number (if any): _____

EXHIBIT “A”

RFP

[*ATTACHED*]

EXHIBIT “B”

PROPOSAL

[*ATTACHED*]

6D DISTRICT COUNSEL
iv. RATIFICATION OF FINAL POST
CLOSING AGREEMENT FOR
MATTAMY 1 AND 1B CONVEYANCE

POST-CLOSING CONVEYANCE AGREEMENT

THIS POST-CLOSING CONVEYANCE AGREEMENT (this "**Agreement**"), dated as of December, 2025 (the "Effective Date ~~(hereinafter defined)~~"), is entered into by and between **MATTAMY ORLANDO LLC**, a Delaware limited liability company (the "**Grantor**"), whose address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811, and the **CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the "**District**"), whose address is c/o Inframark, LLC, 313 Campus Street, Celebration, Florida 34747.

WHEREAS, concurrently herewith, Grantor has conveyed to the District those certain infrastructure improvements (collectively, the "**Improvements**") more particularly described in Exhibit "A" to that certain Bill of Sale Absolute and Agreement between the Grantor and District dated of even date herewith (the "**Bill of Sale**"); and

WHEREAS, as part of the Improvements, Grantor is required to install a decorative street name sign located at the intersection of Estuary Lake Loop and Levee Lane in Osceola County, Florida ("**Outstanding Street Sign Improvements**"); and

WHEREAS, Grantor has ordered the sign for the Outstanding Street Sign Improvements and due to delays in production time, has not yet received the sign to complete the Outstanding Street Sign Improvements; and

WHEREAS, the District is agreeable to accepting ownership and maintenance of the Improvements, subject to the Grantor's completion of the Outstanding Street Sign Improvements in accordance with the terms and conditions hereof; and

WHEREAS, Grantor has installed photometric streetlights (the "**Streetlights**") in several alleys within the District, as such alleys are further described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, following ongoing operational issues with the Streetlights, multiple discussions between District and Grantor, and visits by the manufacturer of the Streetlights, it appears the Streetlights may not continue to operate due to the limited sunlight available in the alleys; and

WHEREAS, to ensure the proper installation and continued operation of the Streetlights, the Grantor agrees to be responsible for the repair of any Streetlights that fail within one (1) year from the Effective Date. In the event of such a failure, the Grantor shall hardwire the affected Streetlights, converting them from solar powered to electrically powered, to ensure continued functionality, bypassing any non-performing or malfunctioning photometric sensors (collectively, the "**Streetlight Repairs**"); and

WHEREAS, the parties desire to enter into this Agreement to set forth certain post-closing completion terms for the completion of the Outstanding Street Sign Improvements and the Streetlight Repairs.

NOW, THEREFORE, in consideration of the District's willingness to accept the Bill of Sale, the parties hereby agree as follows:

1. **Recitals.** The recitals set forth above are true and correct and incorporated herein by reference.

2. **Outstanding Street Sign Improvements.** Within thirty (30) days of executing this Agreement, Grantor agrees to complete the installation of the Outstanding Improvements in accordance with the Island Village at Celebration Phase 1B plans identified as SDP19-0166 and approved by Osceola County (the "**Plans**"), specifically, the installation of the decorative street name sign located at the intersection of Estuary Lake Loop and Levee Lane in Osceola County, Florida. Upon the certification of the engineer retained by the District ("**District Engineer**") that the Outstanding Improvements have been completed in accordance with the Plans and any other applicable permits and regulations, the Outstanding Street Sign Improvements shall be deemed a part of the Improvements conveyed to the District.

3. **Inspection.** Within ten (10) business days of Grantor providing written notice to the District that the Outstanding Street Sign Improvements have been completed ("**Inspection Period**"), the District Engineer shall inspect and certify to the District that the Outstanding Improvements have been completed in accordance with this Agreement, the Plans and any other applicable permits and regulations. In the event the District Engineer determines that the Outstanding Street Sign Improvements have not been completed within the District Engineer's reasonable discretion, the District Engineer shall provide written notice to the Grantor outlining with specificity the reason the Outstanding Street Sign Improvements are not deemed complete ("**Denial Notice**"). This process shall be repeated until the District Engineer has certified in writing that the Outstanding Street Sign Improvements have been completed in accordance with the terms of this Agreement, the Plans and any other applicable permits and regulations. In the event the District Engineer fails to provide a Denial Notice within the Inspection Period, the Outstanding Street Sign Improvements shall be deemed completed.

4. **Streetlight Repairs.** For a period of one (1) year from the Effective Date, Grantor agrees to repair and/or maintain the Streetlights so that they perform and operate in accordance with the Plans. Upon notification to Grantor from the District or the District Engineer, Grantor shall perform/commence the Streetlight Repairs within three (3) days of the notice, as set forth herein. ~~Following the expiration, and shall diligently pursue completion of the one (1) year warranty period, the Streetlights shall be deemed a part of Streetlight Repairs. The District grants Grantor access to perform the Streetlight Repairs on~~ the Improvements ~~conveyed to the District.~~

5. **Miscellaneous.**

A. **Termination.** This Agreement shall terminate upon the District Engineer's certification that the installation of the Outstanding Street Sign Improvements and the Streetlight Repairs have each been completed in accordance with the terms of this Agreement, the Plans and any other applicable permits and regulations.

B. **Modification.** No modification, waiver, amendment, discharge or change of

this Agreement shall be valid unless agreed to in writing by both parties.

C. Notices. All notices required or permitted to be given hereunder shall be in writing and shall be deemed given: (a) when hand delivered, receipt required; (b) the next business day after deposit with Federal Express, UPS or other nationally recognized overnight courier service, with overnight delivery charge prepaid, receipt required; or (c) when transmitted via email. All notices shall be addressed as follows:

To District:	Celebration Community Development District c/o Inframark, LLC 313 Campus Street Celebration, Florida 34747 Attn: Angel Montagna, District Manager Email: Angel.Montagna@inframark.com
With a copy to:	Latham, Luna, Eden & Beaudine, LLP 201 S. Orange Avenue, Suite 1400 Orlando, Florida 32801 Attn: Jan Carpenter, District Counsel Email: jcarpenter@lathamluna.com
To Buyer:	Mattamy Orlando, LLC 2450 Maitland Center Parkway, Suite 300 Maitland, Florida 32751 Attn: Elizabeth Manchester, Vice President Email: Elizabeth.Manchester@mattamycorp.com
With a copy to:	Mattamy Orlando, LLC 4901 Vineland Road, Suite 450 Orlando, Florida 32811 Attn: Nicole M. Swartz, Esq., General Counsel Email: Nicole.Swartz@mattamycorp.com
With a copy to:	Shutts & Bowen LLP Attn: Juli S. James, Esq. 300 S. Orange Avenue, Suite 1600 Orlando, Florida 32801 Attn : Juli S. James, Esq. And Laura L. Kelly, Esq. Email: jjames@shutts.com and laurakelly@shutts.com

Any party may amend the addresses set forth above by giving written notice of such change to the other party in accordance with the terms hereof. Legal counsel for any party shall be entitled to give and receive notice on behalf of a party without prejudice.

~~D. Effective Date. The effective date of this Agreement shall be the date upon which the last of the parties hereto executes this Agreement (“Effective Date”).~~

~~E.D.~~ Counterparts. This Agreement may be executed by the parties in one or more separate counterparts, including by electronic or digital signatures in accordance with Section 668.004, Florida Statutes, all of which when taken together, shall be deemed an original, complete document.

[SIGNATURE PAGES TO FOLLOW]

**COUNTERPART SIGNATURE PAGE FOR THE
POST-CLOSING CONVEYANCE AGREEMENT**

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in their respective names by their duly authorized representatives as of the Effective Date.

WITNESSES:

Signed, sealed and delivered in the presence of:

Print: _____

Print: _____

DEVELOPER:

MATTAMY ORLANDO LLC,
a Delaware limited liability company

By: _____

Print: Elizabeth Manchester

Title: Vice President

Date: _____

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 Elizabeth Manchester, as the 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 FOR THE
POST-CLOSING CONVEYANCE AGREEMENT**

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in their respective names by their duly authorized representatives as of the Effective Date.

ATTEST:

DISTRICT:

**CELEBRATION COMMUNITY
DEVELOPMENT DISTRICT**

Print: _____

By: _____
Name: Tom Touzin
Title: Chairman
Date: _____

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 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”



6E DISTRICT MANAGER

i. BOND OPTIONS

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT
Non-Ad Valorem Assessment Summary for Bond Options (Amount Per Unit)

5 Million Dollar Bond

10 Million Dollar Bond

15 Million Dollar Bond

20 Million Dollar Bond

Product	\$ 428,651.08		\$ 857,302.17		\$ 1,285,953.25		\$ 1,714,604.33	
	\$ 5,000,000.00		\$ 10,000,000.00		\$ 15,000,000.00		\$ 20,000,000.00	
	Total Debt DS Per Unit		Total Debt DS Per Unit		Total Debt DS Per Unit		Total Debt DS Per Unit	
	Per Product	Per Unit	Per Product	Per Unit	Per Product	Per Unit	Per Product	Per Unit
Celebration Village Churches	\$ 2,720.83	\$ 0.03	\$ 5,441.67	\$ 0.07	\$ 8,162.50	\$ 0.10	\$ 10,883.34	\$ 0.14
Commercial & Churches	\$ 58,021.54	\$ 0.05	\$ 116,043.08	\$ 0.09	\$ 174,064.62	\$ 0.14	\$ 232,086.16	\$ 0.18
CROA	\$ 680.58	\$ 0.05	\$ 1,361.15	\$ 0.09	\$ 2,041.73	\$ 0.14	\$ 2,722.30	\$ 0.18
Celebration Village Inn Site	\$ 3,626.19	\$ 31.53	\$ 7,252.38	\$ 63.06	\$ 10,878.57	\$ 94.60	\$ 14,504.76	\$ 126.13
Multifamily & Hotel	\$ 140,043.77	\$ 35.50	\$ 280,087.53	\$ 71.00	\$ 420,131.30	\$ 106.50	\$ 560,175.06	\$ 142.00
Multifamily & Hotel	\$ 10,720.71	\$ 35.50	\$ 21,441.43	\$ 71.00	\$ 32,162.14	\$ 106.50	\$ 42,882.86	\$ 142.00
Lot 380	\$ 4,665.14	\$ 38.88	\$ 9,330.28	\$ 77.75	\$ 13,995.42	\$ 116.63	\$ 18,660.57	\$ 155.50
Bungalow	\$ 19,033.00	\$ 42.77	\$ 38,066.00	\$ 85.54	\$ 57,099.00	\$ 128.31	\$ 76,132.00	\$ 171.08
Garden Home	\$ 17,429.17	\$ 46.48	\$ 34,858.33	\$ 92.96	\$ 52,287.50	\$ 139.43	\$ 69,716.66	\$ 185.91
Townhome	\$ 16,327.84	\$ 49.33	\$ 32,655.69	\$ 98.66	\$ 48,983.53	\$ 147.99	\$ 65,311.38	\$ 197.32
Cottage	\$ 33,046.03	\$ 62.59	\$ 66,092.06	\$ 125.17	\$ 99,138.09	\$ 187.76	\$ 132,184.12	\$ 250.35
Village	\$ 58,081.51	\$ 97.95	\$ 116,163.02	\$ 195.89	\$ 174,244.53	\$ 293.84	\$ 232,326.04	\$ 391.78
Estate	\$ 28,322.73	\$ 131.73	\$ 56,645.46	\$ 263.47	\$ 84,968.19	\$ 395.20	\$ 113,290.92	\$ 526.93
TOTAL	\$ 428,651.08		\$ 857,302.17		\$ 1,285,953.25		\$ 1,714,604.33	

TABLE 2

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS		
Coupon Rate ⁽¹⁾		7.00%
Term (Years)		30
Principal Amortization Installments		30
<u>ISSUE SIZE</u>		\$1,000,000
Construction Fund		\$499,414
Capitalized Interest (Months) ⁽²⁾	12	\$70,000
Debt Service Reserve Fund	100%	\$80,586
Underwriter's Discount	2.00%	\$50,000
Cost of Issuance		\$300,000
Rounding		\$0
<u>ANNUAL ASSESSMENT</u>		
Annual Debt Service (Principal plus Interest)		\$80,586
Collection Costs and Discounts @	6.00%	\$5,144
TOTAL ANNUAL ASSESSMENT		\$85,730
Notations:		
⁽¹⁾ Based on conservative interest rate, subject to change based on market conditions.		
⁽²⁾ Based on maximum capitalized interest, 36 months.		

TABLE 2

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS		
Coupon Rate ⁽¹⁾		7.00%
Term (Years)		30
Principal Amortization Installments		30
<u>ISSUE SIZE</u>		\$4,000,000
Construction Fund		\$3,017,654
Capitalized Interest (Months) ⁽²⁾	12	\$280,000
Debt Service Reserve Fund	100%	\$322,346
Underwriter's Discount	2.00%	\$80,000
Cost of Issuance		\$300,000
Rounding		\$0
<u>ANNUAL ASSESSMENT</u>		
Annual Debt Service (Principal plus Interest)		\$322,346
Collection Costs and Discounts @	6.00%	\$20,575
TOTAL ANNUAL ASSESSMENT		\$342,921
Notations:		
⁽¹⁾ Based on conservative interest rate, subject to change based on market conditions.		
⁽²⁾ Based on maximum capitalized interest, 36 months.		

TABLE 2

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS		
Coupon Rate ⁽¹⁾		7.00%
Term (Years)		30
Principal Amortization Installments		30
<u>ISSUE SIZE</u>		\$5,000,000
Construction Fund		\$3,847,068
Capitalized Interest (Months) ⁽²⁾	12	\$350,000
Debt Service Reserve Fund	100%	\$402,932
Underwriter's Discount	2.00%	\$100,000
Cost of Issuance		\$300,000
Rounding		\$0
<u>ANNUAL ASSESSMENT</u>		
Annual Debt Service (Principal plus Interest)		\$402,932
Collection Costs and Discounts @	6.00%	\$25,719
TOTAL ANNUAL ASSESSMENT		\$428,651
Notations:		
⁽¹⁾ Based on conservative interest rate, subject to change based on market conditions.		
⁽²⁾ Based on maximum capitalized interest, 36 months.		

TABLE 2

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS		
Coupon Rate ⁽¹⁾		7.00%
Term (Years)		30
Principal Amortization Installments		30
<u>ISSUE SIZE</u>		\$10,000,000
Construction Fund		\$7,994,136
Capitalized Interest (Months) ⁽²⁾	12	\$700,000
Debt Service Reserve Fund	100%	\$805,864
Underwriter's Discount	2.00%	\$200,000
Cost of Issuance		\$300,000
Rounding		\$0
<u>ANNUAL ASSESSMENT</u>		
Annual Debt Service (Principal plus Interest)		\$805,864
Collection Costs and Discounts @	6.00%	\$51,438
TOTAL ANNUAL ASSESSMENT		\$857,302
Notations:		
⁽¹⁾ Based on conservative interest rate, subject to change based on market conditions.		
⁽²⁾ Based on maximum capitalized interest, 36 months.		

TABLE 2

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS		
Coupon Rate ⁽¹⁾		7.00%
Term (Years)		30
Principal Amortization Installments		30
<u>ISSUE SIZE</u>		\$15,000,000
Construction Fund		\$12,142,000
Capitalized Interest (Months) ⁽²⁾	12	\$1,050,000
Debt Service Reserve Fund	100%	\$1,208,796
Underwriter's Discount	2.00%	\$300,000
Cost of Issuance		\$300,000
Rounding		\$796
<u>ANNUAL ASSESSMENT</u>		
Annual Debt Service (Principal plus Interest)		\$1,208,796
Collection Costs and Discounts @	6.00%	\$77,157
TOTAL ANNUAL ASSESSMENT		\$1,285,953
Notations:		
⁽¹⁾ Based on conservative interest rate, subject to change based on market conditions.		
⁽²⁾ Based on maximum capitalized interest, 36 months.		

TABLE 2

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS		
Coupon Rate ⁽¹⁾		7.00%
Term (Years)		30
Principal Amortization Installments		30
<u>ISSUE SIZE</u>		\$20,000,000
Construction Fund		\$16,288,272
Capitalized Interest (Months) ⁽²⁾	12	\$1,400,000
Debt Service Reserve Fund	100%	\$1,611,728
Underwriter's Discount	2.00%	\$400,000
Cost of Issuance		\$300,000
Rounding		\$0
<u>ANNUAL ASSESSMENT</u>		
Annual Debt Service (Principal plus Interest)		\$1,611,728
Collection Costs and Discounts @	6.00%	\$102,876
TOTAL ANNUAL ASSESSMENT		\$1,714,604
Notations:		
⁽¹⁾ Based on conservative interest rate, subject to change based on market conditions.		
⁽²⁾ Based on maximum capitalized interest, 36 months.		

TABLE 2

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS		
Coupon Rate ⁽¹⁾		7.00%
Term (Years)		30
Principal Amortization Installments		30
<u>ISSUE SIZE</u>		\$25,000,000
Construction Fund		\$20,435,340
Capitalized Interest (Months) ⁽²⁾	12	\$1,750,000
Debt Service Reserve Fund	100%	\$2,014,660
Underwriter's Discount	2.00%	\$500,000
Cost of Issuance		\$300,000
Rounding		\$0
<u>ANNUAL ASSESSMENT</u>		
Annual Debt Service (Principal plus Interest)		\$2,014,660
Collection Costs and Discounts @	6.00%	\$128,595
TOTAL ANNUAL ASSESSMENT		\$2,143,255
Notations:		
⁽¹⁾ Based on conservative interest rate, subject to change based on market conditions.		
⁽²⁾ Based on maximum capitalized interest, 36 months.		

TABLE 2

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS		
Coupon Rate ⁽¹⁾		7.00%
Term (Years)		30
Principal Amortization Installments		30
<u>ISSUE SIZE</u>		\$30,000,000
Construction Fund		\$24,582,408
Capitalized Interest (Months) ⁽²⁾	12	\$2,100,000
Debt Service Reserve Fund	100%	\$2,417,592
Underwriter's Discount	2.00%	\$600,000
Cost of Issuance		\$300,000
Rounding		\$0
<u>ANNUAL ASSESSMENT</u>		
Annual Debt Service (Principal plus Interest)		\$2,417,592
Collection Costs and Discounts @	6.00%	\$154,314
TOTAL ANNUAL ASSESSMENT		\$2,571,906
Notations:		
⁽¹⁾ Based on conservative interest rate, subject to change based on market conditions.		
⁽²⁾ Based on maximum capitalized interest, 36 months.		

TABLE 2

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS		
Coupon Rate ⁽¹⁾		7.00%
Term (Years)		30
Principal Amortization Installments		30
<u>ISSUE SIZE</u>		\$40,000,000
Construction Fund		\$32,876,544
Capitalized Interest (Months) ⁽²⁾	12	\$2,800,000
Debt Service Reserve Fund	100%	\$3,223,456
Underwriter's Discount	2.00%	\$800,000
Cost of Issuance		\$300,000
Rounding		\$0
<u>ANNUAL ASSESSMENT</u>		
Annual Debt Service (Principal plus Interest)		\$3,223,456
Collection Costs and Discounts @	6.00%	\$205,753
TOTAL ANNUAL ASSESSMENT		\$3,429,209
Notations:		
⁽¹⁾ Based on conservative interest rate, subject to change based on market conditions.		
⁽²⁾ Based on maximum capitalized interest, 36 months.		

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT
Non-Ad Valorem Assessment Summary for Bond Options (Amount Per Unit)

5 Million Dollar Bond 10 Million Dollar Bond 15 Million Dollar Bond 20 Million Dollar Bond 30 Million Dollar Bond 40 Million Dollar Bond

	\$	428,651.08	\$	857,302.17	\$	1,285,953.25	\$	1,714,604.33	\$	2,571,906.50	\$	3,429,208.66
	\$	5,000,000.00	\$	10,000,000.00	\$	15,000,000.00	\$	20,000,000.00	\$	30,000,000.00	\$	40,000,000.00
	Total Debt	DS Per Unit	Total Debt	DS Per Unit	Total Debt	DS Per Unit	Total Debt	DS Per Unit	Total Debt	DS Per Unit	Total Debt	DS Per Unit
Product	Per Product	Per Unit	Per Product	Per Unit	Per Product	Per Unit	Per Product	Per Unit	Per Product	Per Unit	Per Product	Per Unit
Celebration Village Churches	\$2,720.83	\$0.03	\$ 5,441.67	\$ 0.07	\$ 8,162.50	\$ 0.10	\$ 10,883.34	\$ 0.14	\$ 16,325.01	\$ 0.21	\$ 21,766.68	\$ 0.27
Commercial & Churches	\$58,021.54	\$0.05	\$ 116,043.08	\$ 0.09	\$ 174,064.62	\$ 0.14	\$ 232,086.16	\$ 0.18	\$ 348,129.24	\$ 0.27	\$ 464,172.33	\$ 0.36
CROA	\$680.58	\$0.05	\$ 1,361.15	\$ 0.09	\$ 2,041.73	\$ 0.14	\$ 2,722.30	\$ 0.18	\$ 4,083.45	\$ 0.27	\$ 5,444.60	\$ 0.36
Celebration Village Inn Site	\$3,626.19	\$31.53	\$ 7,252.38	\$ 63.06	\$ 10,878.57	\$ 94.60	\$ 14,504.76	\$ 126.13	\$ 21,757.15	\$ 189.19	\$ 29,009.53	\$ 252.26
Multifamily & Hotel	\$140,043.77	\$35.50	\$ 280,087.53	\$ 71.00	\$ 420,131.30	\$ 106.50	\$ 560,175.06	\$ 142.00	\$ 840,262.59	\$ 212.99	\$ 1,120,350.13	\$ 283.99
Multifamily & Hotel	\$10,720.71	\$35.50	\$ 21,441.43	\$ 71.00	\$ 32,162.14	\$ 106.50	\$ 42,882.86	\$ 142.00	\$ 64,324.28	\$ 212.99	\$ 85,765.71	\$ 283.99
Lot 380	\$4,665.14	\$38.88	\$ 9,330.28	\$ 77.75	\$ 13,995.42	\$ 116.63	\$ 18,660.57	\$ 155.50	\$ 27,990.85	\$ 233.26	\$ 37,321.13	\$ 311.01
Bungalow	\$19,033.00	\$42.77	\$ 38,066.00	\$ 85.54	\$ 57,099.00	\$ 128.31	\$ 76,132.00	\$ 171.08	\$ 114,198.00	\$ 256.62	\$ 152,264.00	\$ 342.17
Garden Home	\$17,429.17	\$46.48	\$ 34,858.33	\$ 92.96	\$ 52,287.50	\$ 139.43	\$ 69,716.66	\$ 185.91	\$ 104,574.99	\$ 278.87	\$ 139,433.33	\$ 371.82
Townhome	\$16,327.84	\$49.33	\$ 32,655.69	\$ 98.66	\$ 48,983.53	\$ 147.99	\$ 65,311.38	\$ 197.32	\$ 97,967.06	\$ 295.97	\$ 130,622.75	\$ 394.63
Cottage	\$33,046.03	\$62.59	\$ 66,092.06	\$ 125.17	\$ 99,138.09	\$ 187.76	\$ 132,184.12	\$ 250.35	\$ 198,276.18	\$ 375.52	\$ 264,368.24	\$ 500.70
Village	\$58,081.51	\$97.95	\$ 116,163.02	\$ 195.89	\$ 174,244.53	\$ 293.84	\$ 232,326.04	\$ 391.78	\$ 348,489.06	\$ 587.67	\$ 464,652.08	\$ 783.56
Estate	\$28,322.73	\$131.73	\$ 56,645.46	\$ 263.47	\$ 84,968.19	\$ 395.20	\$ 113,290.92	\$ 526.93	\$ 169,936.38	\$ 790.40	\$ 226,581.84	\$ 1,053.87
TOTAL	\$428,651.08		\$ 857,302.17		\$ 1,285,953.25		\$ 1,714,604.33		\$ 2,571,906.50		\$ 3,429,208.66	

6E DISTRICT MANAGER

ii. LOC/LOAN INFORMATION

The CDD Board requested some information on obtaining a loan/LOC A loan would have a fixed term based on the board request and a LOC would be 3 years as a revolving line. I need to know what type of loan you would request.

These funds would be utilized for various projects and or maintenance items. I am not sure what this means. Typically a term loan would be used for projects and LOC would be used for maintenance operating etc.

Can you provide a table of what that would look like? Starting at 500K up to 2M or what they would qualify for. I have attached an am schedule based on \$2,000,000. You can change the loan amount space to accommodate your planning. Remember, payments for term loan are Principal plus interest May 1 and interest only November 1.

Based o the financials I see, \$2MM would be an amount that can be approved provided the CDD passes all other credit criteria.

Celebration example am schedule

Enter values	
Loan amount	\$ 2,000,000.00
Annual interest rate	5.60%
Loan period in years	5
Start date of loan	2/15/2026
Monthly payment	\$ 38,294.71
Number of payments	60
Total interest	\$ 297,682.39
Total cost of loan	\$ 2,297,682.39

No.	Payment Date	Beginning Balance	Payment	Principal	Interest	Ending Balance
1	3/15/2026	\$ 2,000,000.00	\$ 38,294.71	\$ 28,961.37	\$ 9,333.33	\$ 1,971,038.63
2	4/15/2026	\$ 1,971,038.63	\$ 38,294.71	\$ 29,096.53	\$ 9,198.18	\$ 1,941,942.10
3	5/15/2026	\$ 1,941,942.10	\$ 38,294.71	\$ 29,232.31	\$ 9,062.40	\$ 1,912,709.79
4	6/15/2026	\$ 1,912,709.79	\$ 38,294.71	\$ 29,368.73	\$ 8,925.98	\$ 1,883,341.06
5	7/15/2026	\$ 1,883,341.06	\$ 38,294.71	\$ 29,505.78	\$ 8,788.92	\$ 1,853,835.28
6	8/15/2026	\$ 1,853,835.28	\$ 38,294.71	\$ 29,643.48	\$ 8,651.23	\$ 1,824,191.81
7	9/15/2026	\$ 1,824,191.81	\$ 38,294.71	\$ 29,781.81	\$ 8,512.90	\$ 1,794,409.99
8	10/15/2026	\$ 1,794,409.99	\$ 38,294.71	\$ 29,920.79	\$ 8,373.91	\$ 1,764,489.20
9	11/15/2026	\$ 1,764,489.20	\$ 38,294.71	\$ 30,060.42	\$ 8,234.28	\$ 1,734,428.78
10	12/15/2026	\$ 1,734,428.78	\$ 38,294.71	\$ 30,200.71	\$ 8,094.00	\$ 1,704,228.07
11	1/15/2027	\$ 1,704,228.07	\$ 38,294.71	\$ 30,341.64	\$ 7,953.06	\$ 1,673,886.43
12	2/15/2027	\$ 1,673,886.43	\$ 38,294.71	\$ 30,483.24	\$ 7,811.47	\$ 1,643,403.19
13	3/15/2027	\$ 1,643,403.19	\$ 38,294.71	\$ 30,625.49	\$ 7,669.21	\$ 1,612,777.70
14	4/15/2027	\$ 1,612,777.70	\$ 38,294.71	\$ 30,768.41	\$ 7,526.30	\$ 1,582,009.29
15	5/15/2027	\$ 1,582,009.29	\$ 38,294.71	\$ 30,912.00	\$ 7,382.71	\$ 1,551,097.29
16	6/15/2027	\$ 1,551,097.29	\$ 38,294.71	\$ 31,056.25	\$ 7,238.45	\$ 1,520,041.04
17	7/15/2027	\$ 1,520,041.04	\$ 38,294.71	\$ 31,201.18	\$ 7,093.52	\$ 1,488,839.86
18	8/15/2027	\$ 1,488,839.86	\$ 38,294.71	\$ 31,346.79	\$ 6,947.92	\$ 1,457,493.07
19	9/15/2027	\$ 1,457,493.07	\$ 38,294.71	\$ 31,493.07	\$ 6,801.63	\$ 1,426,000.00
20	10/15/2027	\$ 1,426,000.00	\$ 38,294.71	\$ 31,640.04	\$ 6,654.67	\$ 1,394,359.96
21	11/15/2027	\$ 1,394,359.96	\$ 38,294.71	\$ 31,787.69	\$ 6,507.01	\$ 1,362,572.27
22	12/15/2027	\$ 1,362,572.27	\$ 38,294.71	\$ 31,936.04	\$ 6,358.67	\$ 1,330,636.23
23	1/15/2028	\$ 1,330,636.23	\$ 38,294.71	\$ 32,085.07	\$ 6,209.64	\$ 1,298,551.16
24	2/15/2028	\$ 1,298,551.16	\$ 38,294.71	\$ 32,234.80	\$ 6,059.91	\$ 1,266,316.36
25	3/15/2028	\$ 1,266,316.36	\$ 38,294.71	\$ 32,385.23	\$ 5,909.48	\$ 1,233,931.13
26	4/15/2028	\$ 1,233,931.13	\$ 38,294.71	\$ 32,536.36	\$ 5,758.35	\$ 1,201,394.77
27	5/15/2028	\$ 1,201,394.77	\$ 38,294.71	\$ 32,688.20	\$ 5,606.51	\$ 1,168,706.57
28	6/15/2028	\$ 1,168,706.57	\$ 38,294.71	\$ 32,840.74	\$ 5,453.96	\$ 1,135,865.83
29	7/15/2028	\$ 1,135,865.83	\$ 38,294.71	\$ 32,994.00	\$ 5,300.71	\$ 1,102,871.83

No.	Payment Date	Beginning Balance	Payment	Principal	Interest	Ending Balance
30	8/15/2028	\$ 1,102,871.83	\$ 38,294.71	\$ 33,147.97	\$ 5,146.74	\$ 1,069,723.86
31	9/15/2028	\$ 1,069,723.86	\$ 38,294.71	\$ 33,302.66	\$ 4,992.04	\$ 1,036,421.19
32	10/15/2028	\$ 1,036,421.19	\$ 38,294.71	\$ 33,458.07	\$ 4,836.63	\$ 1,002,963.12
33	11/15/2028	\$ 1,002,963.12	\$ 38,294.71	\$ 33,614.21	\$ 4,680.49	\$ 969,348.91
34	12/15/2028	\$ 969,348.91	\$ 38,294.71	\$ 33,771.08	\$ 4,523.63	\$ 935,577.83
35	1/15/2029	\$ 935,577.83	\$ 38,294.71	\$ 33,928.68	\$ 4,366.03	\$ 901,649.15
36	2/15/2029	\$ 901,649.15	\$ 38,294.71	\$ 34,087.01	\$ 4,207.70	\$ 867,562.14
37	3/15/2029	\$ 867,562.14	\$ 38,294.71	\$ 34,246.08	\$ 4,048.62	\$ 833,316.06
38	4/15/2029	\$ 833,316.06	\$ 38,294.71	\$ 34,405.90	\$ 3,888.81	\$ 798,910.16
39	5/15/2029	\$ 798,910.16	\$ 38,294.71	\$ 34,566.46	\$ 3,728.25	\$ 764,343.70
40	6/15/2029	\$ 764,343.70	\$ 38,294.71	\$ 34,727.77	\$ 3,566.94	\$ 729,615.93
41	7/15/2029	\$ 729,615.93	\$ 38,294.71	\$ 34,889.83	\$ 3,404.87	\$ 694,726.10
42	8/15/2029	\$ 694,726.10	\$ 38,294.71	\$ 35,052.65	\$ 3,242.06	\$ 659,673.45
43	9/15/2029	\$ 659,673.45	\$ 38,294.71	\$ 35,216.23	\$ 3,078.48	\$ 624,457.22
44	10/15/2029	\$ 624,457.22	\$ 38,294.71	\$ 35,380.57	\$ 2,914.13	\$ 589,076.65
45	11/15/2029	\$ 589,076.65	\$ 38,294.71	\$ 35,545.68	\$ 2,749.02	\$ 553,530.96
46	12/15/2029	\$ 553,530.96	\$ 38,294.71	\$ 35,711.56	\$ 2,583.14	\$ 517,819.40
47	1/15/2030	\$ 517,819.40	\$ 38,294.71	\$ 35,878.22	\$ 2,416.49	\$ 481,941.19
48	2/15/2030	\$ 481,941.19	\$ 38,294.71	\$ 36,045.65	\$ 2,249.06	\$ 445,895.54
49	3/15/2030	\$ 445,895.54	\$ 38,294.71	\$ 36,213.86	\$ 2,080.85	\$ 409,681.68
50	4/15/2030	\$ 409,681.68	\$ 38,294.71	\$ 36,382.86	\$ 1,911.85	\$ 373,298.82
51	5/15/2030	\$ 373,298.82	\$ 38,294.71	\$ 36,552.65	\$ 1,742.06	\$ 336,746.17
52	6/15/2030	\$ 336,746.17	\$ 38,294.71	\$ 36,723.22	\$ 1,571.48	\$ 300,022.95
53	7/15/2030	\$ 300,022.95	\$ 38,294.71	\$ 36,894.60	\$ 1,400.11	\$ 263,128.35
54	8/15/2030	\$ 263,128.35	\$ 38,294.71	\$ 37,066.77	\$ 1,227.93	\$ 226,061.57
55	9/15/2030	\$ 226,061.57	\$ 38,294.71	\$ 37,239.75	\$ 1,054.95	\$ 188,821.82
56	10/15/2030	\$ 188,821.82	\$ 38,294.71	\$ 37,413.54	\$ 881.17	\$ 151,408.28
57	11/15/2030	\$ 151,408.28	\$ 38,294.71	\$ 37,588.13	\$ 706.57	\$ 113,820.15
58	12/15/2030	\$ 113,820.15	\$ 38,294.71	\$ 37,763.55	\$ 531.16	\$ 76,056.60
59	1/15/2031	\$ 76,056.60	\$ 38,294.71	\$ 37,939.78	\$ 354.93	\$ 38,116.83
60	2/15/2031	\$ 38,116.83	\$ 38,294.71	\$ 38,116.83	\$ 177.88	\$ 0.00

6E DISTRICTMANAGER

iv. REVIEW OF VENDOR EVALUATIONS

EVALUATED BY BOARD:

Company/Vendor Evaluated: Hanson Walters

Date of Evaluation: 11/24/25

Evaluation Period: FISCAL YEAR 2025

Quality of Service (Performance): Satisfactory

Timeliness of Service (Schedule): Marginal

Cost Controls / Financial Management (Cost): Very Good

Business Relationship (Management): Very Good

Additional Comments for Continuous Improvement:

Marginal and Satisfactory ratings are based on recent performance. Staff has to remind engineer of timelines and following board directives.

Overall Performance Score for Evaluated Period: Satisfactory

Contractor Response to Any Comments Provided By Supervisor:

CONTRACTOR TO INSERT RESPONSES OR REBUTTALS TO ANY SUPERVISOR EVALUATION COMMENTS

EVALUATED BY BOARD:

Company/Vendor Evaluated: United Land Services

Date of Evaluation: 11/24/25

Evaluation Period: FISCAL YEAR 2025

Quality of Service (Performance): Very Good

Timeliness of Service (Schedule): Marginal

Cost Controls / Financial Management (Cost): Satisfactory

Business Relationship (Management): Excellent

Additional Comments for Continuous Improvement:

Marginal and Satisfactory ratings are based on recent performance. Project timelines don not meet expectations. This may be because there is not a dedicated production team and the work is being done by maintenance employees on site.

Overall Performance Score for Evaluated Period: Very Good

Contractor Response to Any Comments Provided By Supervisor:

CONTRACTOR TO INSERT RESPONSES OR REBUTIALS TO ANY SUPERVISOR EVALUATION COMMENTS

EVALUATED BY BOARD:

Company/Vendor Evaluated: Latham Luna

Date of Evaluation: 11/24/25

Evaluation Period: FISCAL YEAR 2025

Quality of Service (Performance): Very Good

Timeliness of Service (Schedule): Very Good

Cost Controls / Financial Management (Cost): Very Good

Business Relationship (Management): Excellent

Additional Comments for Continuous Improvement:

Jan and Jay are very responsive to the needs of the district. Jan is conscious about fees and impact to budget. She provides guidance on navigating the legal issues that we encounter day to day. They are a pleasure to work with.

Overall Performance Score for Evaluated Period: Very Good

Contractor Response to Any Comments Provided By Supervisor:

CONTRACTOR TO INSERT RESPONSES OR REBUTTALS TO ANY SUPERVISOR EVALUATION COMMENTS.

7A CONSIDERATION OF LAKE RIANHARD ELECTRIC BOAT RENTALS PROPOSAL

Lake Rianhard Electric Boat Rentals Business Plan Proposal



November 24, 2025

Lake Rianhard Electric Boat Rentals

Business Plan & Celebration Community Development District Partnership Proposal

Prepared by: Alexander ThurdeKoos
Celebration Resident

Date: November 24, 2025

Presented to: Celebration CDD Board of Supervisors

Executive Summary

I propose re-introducing quiet, eco-friendly, 2-person electric boat rentals on Lake Rianhard — restoring one of Celebration’s most beloved original features in a modern, zero-emission format.

These small round boats (600W / <1 HP motors, 3–5 mph, no wake) will:

- Revive nostalgia from the town’s opening years
- Add a year-round, family-friendly attraction to downtown for our Residents, Guests, Visitors and Tourists. We propose boats to be Celebration green or any color suggested
- Increase foot traffic and sales for businesses Downtown
- Generate new revenue for the CDD with Lease
- Create minimum of 4-6 local part-time jobs
- Operate with zero liability to the District through comprehensive insurance, liability and waiver forms, and independent operation

This is a low-risk, high-reward enhancement that perfectly matches Celebration’s aesthetic and family-oriented identity.

Section 1 – The Opportunity

Lake Rianhard is the undisputed heart of Celebration. Surrounded by restaurants, shops, rocking chairs, and the interactive fountain, it already hosts concerts, festivals, carriage rides, seasonal ice skating, farmers markets, car shows and many other events that draw thousands. Re-activating the lake with attractive, quiet electric boats will make downtown even more vibrant and “Instagrammable” while remaining completely in character.

Section 2 – Boat & Operational Details

- Boat type: Round 2-person electric “donut” boats with inflatable bumpers and sun canopy
- Motor: 600W electric (<1 HP) – no boating license required in Florida
- Speed: Leisurely 3–5 mph (weight-dependent), no wake
- Rental length: 5-minute increments for fast turnover and easy supervision
- Fleet Phase 1: 10-12 boats
- Operating zone: West side of lake from dock to Fountain but staying 10 ft from shoreline and the fountain.
- Hours: 11 AM – 9 PM (weather permitting); days and times adjustable for events and community needs
- Dock usage: Existing public dock – minimal footprint, no new construction only need all weather podium, two chairs and an umbrella to match existing umbrellas downtown.

Section 3 – Regulatory Compliance (Florida 2025)

All requirements will be met or exceeded:

Requirement	Status / Action Taken
Vessel Registration	All boats will be registered as required with FLHSMV
FWC Livery Permit	Free annual permit – will be obtained and renewed
Boating License	Not required (<10 HP)
Safety Equipment	USCG Type I/II/III PFDs (worn by children ≤6), throwable Type IV, visual device, sound device, navigation lights
Pre-Rental Instruction	Mandatory instructional video and signed FWC-compliant checklist
Local Rules (Osceola County)	No restrictions on Lake Rianhard; idle speed by design

Section 4 – Comprehensive Risk Management & Liability Protection

CDD will have ZERO liability exposure.

Risk Category	Protection Measures
Insurance	General Liability \$500k per occurrence/\$1M aggregate, or similar Livery-specific coverage Celebration CDD named as Additional Insured on all policies
Legal Structure	Independent LLC – CDD is only landlord/licensor
Rental Agreement	Attorney-reviewed waiver & release; explicit assumption of risk; full indemnification of CDD
Safety Protocols	Mandatory Personal Flotation Device (PFD) for children ≤6 10-ft buffers enforced by staff Constant dock supervision with throw rope & radio GPS-tracked and always in employees' sight
Staff Training	Approved boating safety course Documented emergency response training
Inspections & Maintenance	Daily pre/post-rental logged inspections of boats, batteries, and safety equipment
Environmental	100% electric – no risk of fuel or oil spill
Emergency Plan	Written plan covering man-overboard, weather evacuation, mechanical issues, overdue renters – practiced quarterly

Section 5 – Financial Projections (Conservative)

Item	Year 1 Estimate	Notes
Operating Days	300	Dependent on weather
Average Rentals/Day	120	10-12 boats
Average Ticket	\$10	5-minute sessions
Gross Revenue	\$360,000	
Operating Expenses	~\$160,000	Boats, staff, insurance, maintenance
Net Profit	~\$200,000	
CDD Lease Revenue (\$3,000/m)	\$36,000	

Celebration Resident Discount will be offered as well

Section 6 – Benefits to the CDD & Celebration Community

- Direct revenue stream for District amenities
- Restores a nostalgic, signature activity from Celebration's early years
- Increases downtown dwell time → higher sales at surrounding businesses
- New year-round attraction for residents, hotel guests, and Disney-area visitors
- Creates part-time jobs (looking to be filled by Celebration residents)
- Supports Celebration's family-friendly, charming, and active community
- Eco-friendly, zero noise or pollution – fully aligned with our community's values

Section 7 – Proposed Partnership Terms and Timeframe (Flexible)

- Initial term: 5 years with renewal options
- Revenue model: Fixed monthly gross lease
- Pilot option: 6-month trial period available to assure aligns with CDD goals and agreement
- Hours & events: 11AM-9PM; special event or as needed extensions with CDD approval
- Minimal footprint with only an umbrella, podium and two chairs
- Boats will be custom built and have an onsite lead-time of two months for operation

Final Request

I respectfully ask the Board to consider a partnership agreement allowing electric boat rentals on Lake Rianhard. I am prepared to provide any information or documents requested. I have included some information for reference purposes.

This is a proven, low-risk way to bring new life, joy, and revenue to the heart of Celebration.

Thank you for your consideration.

Alexander ThurdeKoos
Celebration Resident
1306 Celebration Ave.
Celebration, FL 34747
(404) 275-1687 mobile
Thurdekoos.a@gmail.com

Attachments Included:

1. Attachment A – Florida Boating Regulations Summary (3 pages)
2. Attachment B – Risk Management & Liability Protection Plan (11 pages)
3. Attachment C – Visual Portfolio (photos of Lake Rianhard, proposed boats, dock)

Attachment A
FLORIDA BOATING REGULATIONS SUMMARY

For Low-Power (<10 HP) Electric Boat Livery on Lake Rianhard
Celebration, Osceola County, Florida
Prepared by Alexander ThurdeKoos – November 24, 2025

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1. Overview of Applicable Florida Statutes (Chapter 327 & 328)
2. Livery Vessel Requirements – §327.54 Florida Statutes
3. No Boating Education or License Required (<10 HP)
4. Vessel Registration Requirements
5. FWC Livery Permit (Free & Annual)
6. Required Safety Equipment (USCG & Florida)
7. Mandatory Pre-Rental Instruction & Checklist
8. Age & Supervision Rules – Children ≤6 Must Wear PFD
9. Local Osceola County & Lake Rianhard Rules
10. Accident Reporting & Enforcement

Overview

Lake Rianhard electric boats use 600W motors (≈0.8 HP) — well below Florida's 10 HP threshold that triggers additional licensing and registration rules. Operation is classified as a “livery” under §327.54, F.S. All requirements below will be met or exceeded.

§327.54 Florida Statutes – Livery Requirements

Liveries; safety regulations; penalty

- (1) A livery may not knowingly lease, hire, or rent a vessel to any person:
 - (a) When the number of persons exceeds capacity
 - (b) When the vessel is not seaworthy
 - (c) Without the required USCG-approved PFDs and safety equipment

(2) A livery shall provide pre-rental or pre-ride instruction that includes, but is not limited to: operational instructions, precautions, local rules, and emergency procedures.

(3) Liveries must keep a record of name, address, time rented/returned for each rental (available for FWC inspection).

No Boating License or Education Required

§327.395, Florida Statutes – Boater safety ID card required only for persons born on or after Jan 1, 1988 operating 10 HP or greater.

- Our 600W motors = <1 HP → NO boater safety card or license required for customers or operator.

Vessel Registration – §328.48 Florida Statutes

All motorized vessels used on Florida waters must be registered with the county tax collector.

- Registration decals and numbers will be displayed as required on each boat.
- Registration renewed annually — documentation provided to CDD.

FWC Livery Pre-Approval Permit

Florida Fish & Wildlife Conservation Commission requires a “Livery Vessel Inspection Pre-Approval” letter/permit.

- Renewed annually on operator’s birthday
- Application and current permit will be on file and provided to District.

Required Safety Equipment (Florida & USCG)

Every boat will carry and display:

- ☐ USCG-approved wearable or throwable PFD for each person (Type I, II, III, IV)
- ☐ Children age 6 and younger MUST always wear PFD (§327.50, F.S.)
- ☐ Sound-producing device (whistle)
- ☐ Navigation lights if operated after sunset
- ☐ Visual distress signals not required on inland lakes during daylight

Mandatory Pre-Rental Instruction & Checklist

FWC Form FWCDLE-313B (or equivalent) will be used for every rental.

Customer must watch 2-minute safety video and sign acknowledgment that they:

- Understand operating area and rules
- Know location of all safety equipment
- Understand emergency procedures

Copy of signed form kept for 1 year.

Child Supervision & Age Restrictions

- Children 6 and younger: Must always wear USCG PFD (§327.50)
- No minimum operator age for <10 HP vessels when rented from livery
- All children under 14 will be accompanied by adult in same boat

Osceola County & Lake Rianhard Local Rules

- Osceola County has no specific idle-speed zones on Lake Rianhard (confirmed with county marine unit 2025).
- Boats produce no wake and will operate at idle speed by design.
- No known CDD prohibitions on low-power electric rentals

Accident Reporting & Enforcement

- Any accident-causing injury or >\$2,000 damage reported to FWC within 48 hours (§327.301).
- Operator maintains log and cooperates fully with FWC/Osceola Sheriff Marine Unit.
- Annual compliance review with District annually.

Attachment B

COMPREHENSIVE RISK MANAGEMENT & LIABILITY PROTECTION PLAN

Lake Rianhard Electric Boat Rentals – Celebration, Florida

Prepared by: Alexander ThurdeKoos

Date: November 24, 2025

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2. Business Structure & Legal Protections
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5. Safety Equipment & Vessel Specifications
6. Restricted Operating Area & Supervision Plan
7. Staff Qualifications & Training Program
8. Daily Inspection Checklists
9. Emergency Action Plan & Flowcharts
10. Incident Reporting, Environmental Measures & Compliance Checklist

1. EXECUTIVE SUMMARY – ZERO LIABILITY TO CELEBRATION CDD

The Celebration Community Development District will have no financial, legal, or operational exposure.

- Operation is 100% independent Florida LLC
- CDD is named as Additional Insured on \$500k/\$1M policies
- Full indemnification and hold-harmless agreement
- Every customer sign attorney-reviewed waiver releasing CDD
- Identical structure to activities offered downtown

2. BUSINESS STRUCTURE & LEGAL PROTECTIONS

Legal Entity: LLC

Role of CDD: Licensor/landlord only – lease of dock space

Indemnification Language (included in lease):

“Operator shall defend, indemnify and hold harmless the Celebration Community Development District, its Supervisors, officers, agents and employees from any claim, loss, damage, cost, charge or expense arising out of any act, error, omission or negligence of Operator or its employees in connection with the boat rental operation.”

3. INSURANCE COVERAGE

Minimum coverage (quotes already obtained, sample certificate available upon request):

- Commercial General Liability: \$500,000 per occurrence / \$1,000,000 aggregate
- Watercraft / Livery Liability: Included
- Umbrella: \$1,000,000

Carrier will issue certificate naming:

Celebration Community Development District and its Supervisors, officers, agents, and employees as ADDITIONAL INSURED using ISO form CG 20 10 or broader.

4. SAMPLE RENTAL AGREEMENT, WAIVER & RELEASE OF LIABILITY

RENTAL AGREEMENT & EXPRESS ASSUMPTION OF RISK

I understand that operating or riding in a small electric boat involves inherent risks including but not limited to collision, capsizing, drowning, and injury. I voluntarily assume all such risks.

I hereby RELEASE, WAIVE, DISCHARGE AND COVENANT NOT TO SUE _____ LLC, its owners, employees, Celebration Community Development District, its Supervisors, officers, agents and employees from any and all liability for injury, death, or property damage arising from this activity, even if caused by negligence.

I have received safety instruction and agree to stay within designated area, keep hands and feet inside boat, and have all children under 6 years old wear PFD at all times.

Participant Name (printed): _____

Signature: _____ Date: _____

Parent/Guardian (if under 18): _____

Participant Name (printed): _____

Signature: _____ Date: _____

Parent/Guardian (if under 18): _____

5. SAFETY EQUIPMENT & VESSEL SPECIFICATIONS

Every vessel is equipped with:

- ☐ USCG Type I/II/III PFDs or Type IV throwable cushion (one per person) – children ≤ 6 must wear PFD
- ☐ Whistle / sound device
- ☐ Visual device
- ☐ Navigation lights (for evening)

Vessel: 2-person round electric boat, 600W motor (<1 HP), max 5 mph, inflatable bumper ring

6. RESTRICTED OPERATING AREA & SUPERVISION

Operating Zone: West side of lake from dock to Fountain but staying 10 ft from shoreline and the fountain. Enforced by dock attendant.

Supervision: Minimum one trained attendant on dock at all times with:

- Marine VHF radio
- Throw rope & ring buoy
- Boat hook
- First-aid kit

7. STAFF QUALIFICATIONS & TRAINING

All dock staff must:

- Be 18+ years old
- Complete approved boating safety course (certificate on file)
- Participate in quarterly emergency drills (documented)

8. DAILY INSPECTION CHECKLISTS (In Excel on iPad)

PRE-RENTAL INSPECTION

Date: _____ Boat #: _____ Inspector: _____

- ☐ Hull & bumper intact
- ☐ Battery charge >80%
- ☐ Motor test run
- ☐ All PFDs present & undamaged
- ☐ Lights functional

Signature: _____

POST-RENTAL INSPECTION

- ☐ Boat rinsed
- ☐ Battery on charger
- ☐ All PFDs and emergency equipment
- ☐ Trash removed
- ☐ Damage noted: _____

9. EMERGENCY ACTION PLAN FLOWCHARTS

MAN OVERBOARD

1. Shout "Man Overboard!"
2. Throw ring buoy / rope
3. Keep visual contact
4. Retrieve with chase vessel
5. Assess injury → 911 if needed

WEATHER EVACUATION

1. Three horn blasts
2. Radio all boats to return immediately
3. Assist docking
4. Secure fleet

10. INCIDENT REPORTING & COMPLIANCE

Any incident documented on FWC Boating Accident Report form within 48 hours.

Overdue renter (>5 min):

1. Radio check
2. Visual scan
3. Launch chase vessel

Environmental: 100% electric – zero petroleum products on board.

Annual Review: insurance, permits, and training records presented to District.

Attachment C



Proposed Boat Rental Area





Proposed Boats (Image modified to suggested Celebration Green)



Proposed rental area with proposed boats

**8A CONSENT AGENDA
CONSIDERATION OF MINUTES FROM
THE NOVEMBER 18 2025 MEETING**

MINUTES OF MEETING CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Celebration Community Development District was held Tuesday, November 18, 2025, at 5:00 p.m. at the District Office, 313 Campus Street, Celebration, Florida 34747.

Present and constituting a quorum were:

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

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

Angel Montagna	Manager: Inframark, Management Division
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
Wesley Elias	Inframark, District Manager
Residents 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

The meeting was called to order at 5:00 p.m.

Roll was called and indicated a quorum was present for the meeting.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The *Pledge of Allegiance* was conducted.

THIRD ORDER OF BUSINESS

Approval of the Meeting Agenda

The Board approved the meeting agenda.

FOURTH ORDER OF BUSINESS

Public Comment Period

There being none, the Board moved to the next order of business.

FIFTH ORDER OF BUSINESS**Designation of Officers**

Resolution 2026-05 Designation of Officers was discussed. The Board agreed to keep as is.

Mr. McLaughlin made a MOTION to approve Resolution 2026-05, seconded by Mr. Filak, with all in favor, unanimous approval, Resolution 2026-05 was adopted.

SIXTH ORDER OF BUSINESS**Third-Party Reports and Presentations**

With no CROA representative present, the Board moved on to the next agenda item.

With no representative for the Sheriff's Department present, the Board moved on to the next agenda item, as the meeting with the Sherriff's Department is scheduled for December 9, 2025.

SEVENTH ORDER OF BUSINESS**Staff Reports**

Mr. Simmons presented his field inspection report.

With no United Landscape representative present, the Board moved to the next agenda item.

Mr. Kurth for Premier Lakes discussed minimal algae. Discussion on obtaining a proposal to get a conduit was brought to the attention to the Board, and Mr. Filak and the Board discussed prices.

With no representative present for Clarke, the Board move to the next agenda item.

Mr. Vincutonis presented his report and discussed the ponds. A discussion regarding Mattamy meeting Phase 2A in December for the inspection turnover process was discussed.

Mrs. Carpenter discussed the re Approval of County Interlocal Agreement for Traffic Signage with the Board. Mr. Filak discussed a need for verbiage change to include info/directional signs regarding the big orange signs. Mr. Touzin stated that unless legally required, the county will install the signs. Mr. Hulme stated he still has issue with traffic control signs regarding who determines if the sign is info/directional. Mrs. Carpenter stated that is listed in the manual for signage per the county. Mr. Filak stated if can ask the county to delineate what sign falls under statue 316, to which Mrs. Carpenter stated it is possible to reach out to the county, but need to be cautious so that the District is not liable.

Mr. Hulme discussed wanting to negotiation with the county, and does not feel the agreement fits that. Mrs. Carpenter asked the Board if they want to delay this discussion for a workshop, to which Mr. Hulme stated he would speak with Ray Stangle to attend a workshop for signage. The Board discussed possible dates for the workshop and reached a decision to hold the workshop on January 20, 2025. Mrs. Carpenter stated that hopefully after this, the Board will have a

better idea to what objecting to.

Mrs. Montagna discussed with the Board that she will compile and send out an agenda draft for the Board to review for the December 9, 2025 meeting with the Sherriff.

EIGHTH ORDER OF BUSINESS

Business Items

Mr. Abosco discussed the options with the Board for the Pond bank restoration. The Board was presented with two options: P300LW and PP5. P300LW is a lightweight product versus the thicker product PP5. The Board asked for the longevity and usage for each product. Mr. Abosco stated that the PP5 would hold up better over time due to the thickness and quality. The P300LW is thinner, lightweight and is liable to be broken apart by mowers. Due to the thickness of the PP5, it will hold up better overtime regarding sunlight exposure. The Board asked if there was a median product in between the P300LW and PP5. Mr. Abosco stated that the median product is C350 and is one step above the P300LW. The C350 uses coconut straw to hold the seed in place.

Mr. Filak stated that he googled the longevity differences, and that the PP5 had a longevity of 50 years, versus the P300LW stating the longevity of greater than 36 months. The Board stated that PP5 is clearly the better product to last overtime.

Mr. Abosco stated that the cost of the PP5 is 6 percent higher than the P300LW but would be the better option for longevity. The work is completed in the water to the bank. The estimates include seeding. The Board asked if there was a non-woven option, due to fluctuations in water levels during the dry season and if the geo-fabric would become exposed. Mr. Abosco stated that it would stay in place.

The discussion ensued regarding the process. Mr. Abosco explained that he recommended mobilizing and doing only the red pond areas using the excavator in the pond, as it is more costly to move this piece of equipment and to budget and go from pond to pond.

Mr. Filak asked if the price would change if the Board only chose to do anything higher than yellow, and focus on only the ponds in orange, red, and yellow. The ponds listed in blue and green are considered to be in compliance.

Mr. Abosco stated that the cost would only go up if the Board was going back and forth to the pond versus working on one pond at a time. The discussion ensued regarding the ponds listed in blue areas. Mr. Abosco explained that the blue areas are heavily wooded, and the price would go up to \$50-\$100 a foot extra in these areas due to the wooded addition of the slope and that the Board might want to

hold off on doing these areas for the time being. Ideally, the process would be to focus on one pond at a time, finish and mobilize out of the pond.

The Board discussed wanting staff to determine which ponds and sequence into groups as to better know the cost per pond. Mrs. Montagna discussed that the Board needed to decide out of the \$700,000 that was budgeted, to allocate funds from that amount and then work on a section at a time. Mrs. Montagna discussed with the Board sending a draft contract.

The Board discussed the Greenbriar fence proposal and approved for \$1,600.

Mr. Filak made a MOTION to approve the Greenbriar fence proposal for \$1,600, seconded by Mr. McLaughlin, with all in favor, unanimous approval, the fence proposal was approved.

The Board adopted both Resolutions for Conveyance of Improvements in Phase 1A and 1B.

Mr. Filak made a MOTION to approve Resolution 2026-03, and Resolution 2026-04 seconded by Mr. McLaughlin, with all in favor, unanimous approval Resolution 2026-03 and 2026-04 Conveyance of Improvements in Phase 1A and Phase 1B was adopted.

NINTH ORDER OF BUSINESS

Consent Agenda

The Board approved the consent agenda consisting of the October meeting minutes, financials, and check register.

On MOTION by Mr. McLaughlin, seconded by Mr. Filak , with all in favor, the Board approved the consent agenda.

TENTH ORDER OF BUSINESS

Supervisor Requests

The Board discussed renaming the lakes to be put on the next agenda for Pat Watson and Gary Moyer. The Board also discussed with Mrs. Montagna a map of CROA area responsibilities, vender evaluations to be included on the next agenda, as well as wanting tab dividers back on the agendas.

ELEVENTH ORDER OF BUSINESS Audience Comments

With no public comments from residents, the Board moved to the next agenda item.

TWELFTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned at 7:35 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

The next regular meeting is scheduled for Tuesday, December 9, 2025, at 5:00 p.m.

8B CONSENT AGENDA CONSIDERATION OF NOVEMBER 2025 FINANCIALS

CELEBRATION
Community Development District

Financial Report

November 30, 2025



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CELEBRATION
Community Development District

Financial Statements

(Unaudited)

November 30, 2025

Balance Sheet
November 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
<u>ASSETS</u>								
Cash - Checking Account	\$ 3,026,987	\$ 2,729,730	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,756,717
Accounts Receivable	174,380	-	-	-	-	-	-	174,380
Accounts Receivable - Interlocal Agreement	20,000	-	-	-	-	-	-	20,000
Due From Other Gov'tl Units	80	-	-	-	-	-	-	80
Due From Other Districts	1,204	-	-	-	-	-	-	1,204
Due From Other Funds	20,272	-	11,695	11,876	3,337	-	-	47,180
Investments:								
Money Market Account	685,105	-	-	-	-	-	-	685,105
Acquisition & Construction Account	-	-	-	-	-	-	5,685,588	5,685,588
Construction Fund	-	-	-	-	-	69,969	-	69,969
Prepayment Account	-	-	133	81	-	-	-	214
Reserve Fund	-	-	196,563	207,000	215,242	-	-	618,805
Reserve Fund A	-	-	-	-	-	-	-	-
Revenue Fund	-	-	398,401	40,987	4,727	-	-	444,115
Deposits	3,719	-	-	-	-	-	-	3,719
TOTAL ASSETS	\$ 3,931,747	\$ 2,729,730	\$ 606,792	\$ 259,944	\$ 223,306	\$ 69,969	\$ 5,685,588	\$ 13,507,076
<u>LIABILITIES</u>								
Accounts Payable	\$ 15,176	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,176
Accrued Expenses	9,275	-	-	-	-	-	-	9,275
Unearned Revenue	530,535	-	-	-	-	-	-	530,535
Due To Other Districts	28,796	-	-	-	-	-	-	28,796
Sales Tax Payable	19	-	-	-	-	-	-	19
Other Current Liabilities	206,677	-	-	-	-	-	-	206,677
Due To Other Funds	-	-	-	-	-	-	-	47,180
TOTAL LIABILITIES	790,478	-	-	-	-	-	-	790,478
<u>FUND BALANCES</u>								
Nonspendable:								
Deposits	3,719	-	-	-	-	-	-	3,719
Restricted for:								
Debt Service	-	-	606,792	259,944	223,306	-	-	1,090,042
Capital Projects	-	-	-	-	-	69,969	5,685,588	5,755,557
Assigned to:								
Operating Reserves	1,427,175	-	-	-	-	-	-	1,427,175
Unassigned:	1,710,375	2,729,730	-	-	-	-	-	4,440,105
TOTAL FUND BALANCES	\$ 3,141,269	\$ 2,729,730	\$ 606,792	\$ 259,944	\$ 223,306	\$ 69,969	\$ 5,685,588	\$ 12,716,598
TOTAL LIABILITIES & FUND BALANCES	\$ 3,931,747	\$ 2,729,730	\$ 606,792	\$ 259,944	\$ 223,306	\$ 69,969	\$ 5,685,588	\$ 13,507,076

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	NOV-25 ACTUAL
REVENUES						
Interest - Investments	\$ 300,000	\$ 50,000	\$ 19,249	\$ (30,751)	6.42%	\$ 9,651
Right-of-Way Fees Electricity	955,000	159,166	211,988	52,822	22.20%	97,767
Right-of-Way Fees Gas	-	-	409	409	0.00%	-
Interlocal Agreement - Enterprise (Security)	20,000	-	-	-	0.00%	-
Interlocal Agreement - Enterprise (Field)	20,000	-	-	-	0.00%	-
Interest - Tax Collector	3,800	-	-	-	0.00%	-
Building Rental Income	19,619	1,082	1,082	-	5.52%	541
Building Operating Cost Income	15,000	2,500	2,408	(92)	16.05%	1,204
Special Assmnts- Tax Collector	5,309,148	1,061,830	1,543,125	481,295	29.07%	1,543,125
Special Assmnts- Discounts	(212,366)	(42,473)	(62,074)	(19,601)	29.23%	(62,074)
Other Miscellaneous Revenues	8,500	8,500	287	(8,213)	3.38%	-
TOTAL REVENUES	6,438,701	1,240,605	1,716,474	475,869	26.66%	1,590,214
EXPENDITURES						
Administration						
P/R-Board of Supervisors	15,000	2,000	1,200	800	8.00%	600
FICA Taxes	1,148	153	46	107	4.01%	31
ProfServ-Arbitrage Rebate	600	-	-	-	0.00%	-
ProfServ-Dissemination Agent	3,000	-	-	-	0.00%	-
ProfServ-Engineering	24,000	4,000	3,407	593	14.20%	3,407
ProfServ-Legal Services	40,000	6,666	5,504	1,162	13.76%	-
ProfServ-Mgmt Consulting	106,614	17,769	17,769	-	16.67%	8,885
ProfServ-Property Appraiser	3,600	3,600	-	3,600	0.00%	-
ProfServ-Special Assessment	24,612	-	-	-	0.00%	-
ProfServ-Trustee Fees	10,000	10,000	7,945	2,055	79.45%	-
ProfServ-Web Site Development	2,000	1,550	-	1,550	0.00%	-
ProfServ- Answering Service	4,500	750	565	185	12.56%	190
Auditing Services	5,200	-	-	-	0.00%	-
Communication - Telephone	10,000	1,666	1,043	623	10.43%	451
Postage and Freight	700	116	1	115	0.14%	-
Insurance - Property	106,654	106,654	97,476	9,178	91.39%	-
Insurance - General Liability	30,879	30,879	29,095	1,784	94.22%	-
Public Officials Insurance	8,690	8,690	8,187	503	94.21%	-
Insurance-Workmans Comp	1,000	1,000	850	150	85.00%	-
Printing and Binding	6,800	1,134	-	1,134	0.00%	-
Legal Advertising	2,000	333	-	333	0.00%	-
Misc-Assessment Collection Cost	106,183	21,237	29,621	(8,384)	27.90%	29,621
Payroll Services	114	19	10	9	8.77%	-
Office Supplies	4,200	700	-	700	0.00%	-
Software	17,000	2,834	15,750	(12,916)	92.65%	-
Annual District Filing Fee	175	175	175	-	100.00%	-
Total Administration	534,669	221,925	218,644	3,281	40.89%	43,185

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	NOV-25 ACTUAL
<u>Public Safety</u>						
Contracts-Security Camera	24,800	4,134	627	3,507	2.53%	209
Security Service - Sheriff	200,000	33,334	37,663	(4,329)	18.83%	9,269
Total Public Safety	224,800	37,468	38,290	(822)	17.03%	9,478
<u>Physical Environment</u>						
Contracts-Aquatic Control	150,000	25,000	23,525	1,475	15.68%	12,225
Contracts-Pest Control	300,000	50,000	41,631	8,369	13.88%	41,505
R&M-Wetland	1,000	166	-	166	0.00%	-
R&M - Aerators	3,800	634	-	634	0.00%	-
Total Physical Environment	454,800	75,800	65,156	10,644	14.33%	53,730
<u>Flood Control/Stormwater Mgmt</u>						
R&M-Storm Drain Cleaning	30,000	5,000	-	5,000	0.00%	-
R&M-Stormwater System	50,000	8,333	7,880	453	15.76%	-
Total Flood Control/Stormwater Mgmt	80,000	13,333	7,880	5,453	9.85%	-
<u>Field</u>						
ProfServ-Field Management	1,212,484	202,081	226,595	(24,514)	18.69%	125,555
Contracts-Fountain	9,000	1,500	125	1,375	1.39%	125
Contracts-Landscape	1,328,782	221,464	182,651	38,813	13.75%	91,325
Contracts-Mulch	121,167	121,167	-	121,167	0.00%	-
Contracts-Trees & Trimming	200,000	33,333	98,108	(64,775)	49.05%	32,290
Contracts-Annals	20,000	3,333	3,200	133	16.00%	-
Fuel, Gasoline and Oil	20,000	3,333	2,150	1,183	10.75%	609
Electricity - General	75,000	12,500	8,287	4,213	11.05%	4,987
Utility - Water	100,000	16,667	7,676	8,991	7.68%	(975)
Utility - Refuse Removal	25,000	4,167	4,849	(682)	19.40%	344
R&M-Aeration	25,000	4,166	-	4,166	0.00%	-
R&M-Boardwalks	100,000	16,667	1,729	14,938	1.73%	1,556
R&M-Common Area	90,000	15,000	19,129	(4,129)	21.25%	13,704
R&M-Equipment	40,000	6,667	1,635	5,032	4.09%	545
R&M-Fountain	10,000	1,666	397	1,269	3.97%	397
R&M-Other Landscape	225,000	37,500	-	37,500	0.00%	-
R&M-Irrigation	100,000	16,667	3,835	12,832	3.84%	1,927
R&M-Roads & Alleyways	25,000	4,167	2,500	1,667	10.00%	-
R&M-Sidewalks	50,000	8,334	8,953	(619)	17.91%	1,181
R&M-Pressure Washing	25,000	4,167	-	4,167	0.00%	-
Splash Pool Maintenance	5,000	833	3,865	(3,032)	77.30%	1,390
R&M- Tree Removal/Replacement	100,000	16,666	14,830	1,836	14.83%	14,000
R&M-Painting	20,000	3,333	7,702	(4,369)	38.51%	1,135
Misc-Contingency	15,000	2,500	5,331	(2,831)	35.54%	-
Building Op Costs	15,000	2,500	2,184	316	14.56%	491
Reserves-Annual Contribution	-	-	-	-	0.00%	4,547
Total Field	3,956,433	760,378	605,731	154,647	15.31%	295,133
<u>Road and Street Facilities</u>						
Electricity - Streetlights	210,000	35,000	32,496	2,504	15.47%	16,796
R&M-Road Cleaning	108,000	18,000	22,660	(4,660)	20.98%	11,330
R&M-Streetlights	120,000	20,000	28,036	(8,036)	23.36%	4,275
R&M-Signage/Radar Sign Maintenance	20,000	3,333	-	3,333	0.00%	-
Total Road and Street Facilities	458,000	76,333	83,192	(6,859)	18.16%	32,401

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	NOV-25 ACTUAL
<u>Reserves</u>						
Reserves-Annual Contribution	730,000	-	9,300	(9,300)	1.27%	-
Total Reserves	730,000	-	9,300	(9,300)	1.27%	-
TOTAL EXPENDITURES & RESERVES	6,438,702	1,185,237	1,028,193	157,044	15.97%	433,927
Excess (deficiency) of revenues Over (under) expenditures	(1)	55,368	688,281	632,913	0.00%	1,156,287
Net change in fund balance	\$ (1)	\$ 55,368	\$ 688,281	\$ 632,913	0.00%	\$ 1,156,287
FUND BALANCE, BEGINNING (OCT 1, 2025)	2,452,779	2,452,779	2,452,779			
FUND BALANCE, ENDING	\$ 2,452,778	\$ 2,508,147	\$ 3,141,060			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	NOV-25 ACTUAL
<u>REVENUES</u>						
Interest - Investments	\$ -	\$ -	\$ 17,753	\$ 17,753	0.00%	\$ 8,425
TOTAL REVENUES	-	-	17,753	17,753	0.00%	8,425
<u>EXPENDITURES</u>						
TOTAL EXPENDITURES	-	-	-	-	0.00%	-
Excess (deficiency) of revenues						
Over (under) expenditures	-	-	17,753	17,753	0.00%	8,425
Net change in fund balance	\$ -	\$ -	\$ 17,753	\$ 17,753	0.00%	\$ 8,425
FUND BALANCE, BEGINNING (OCT 1, 2025)	-	-	2,664,797			
FUND BALANCE, ENDING	\$ -	\$ -	\$ 2,682,550			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	NOV-25 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 4,197	\$ 4,197	0.00%	\$ 2,108
Special Assmnts- Tax Collector	424,664	84,933	123,433	38,500	29.07%	123,433
Special Assmnts- Discounts	(16,987)	(3,397)	(4,965)	(1,568)	29.23%	(4,965)
TOTAL REVENUES	407,677	81,536	122,665	41,129	30.09%	120,576
EXPENDITURES						
Administration						
Misc-Assessment Collection Cost	8,493	1,699	2,369	(670)	27.89%	2,369
Total Administration	8,493	1,699	2,369	(670)	27.89%	2,369
Debt Service						
Debt Retirement Series A	255,000	-	-	-	0.00%	-
Interest Expense Series A	140,476	70,238	70,113	125	49.91%	70,113
Total Debt Service	395,476	70,238	70,113	125	17.73%	70,113
TOTAL EXPENDITURES	403,969	71,937	72,482	(545)	17.94%	72,482
Excess (deficiency) of revenues Over (under) expenditures	3,708	9,599	50,183	40,584	0.00%	48,094
Net change in fund balance	\$ 3,708	\$ 9,599	\$ 50,183	\$ 40,584	0.00%	\$ 48,094
FUND BALANCE, BEGINNING (OCT 1, 2025)	699,974	699,974	699,974			
FUND BALANCE, ENDING	\$ 703,682	\$ 709,573	\$ 750,157			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	NOV-25 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 2,481	\$ 2,481	0.00%	\$ 1,242
Special Assmnts- Tax Collector	440,599	88,120	128,070	39,950	29.07%	128,070
Special Assmnts- Discounts	(17,624)	(3,525)	(5,152)	(1,627)	29.23%	(5,152)
TOTAL REVENUES	422,975	84,595	125,399	40,804	29.65%	124,160
EXPENDITURES						
Administration						
Misc-Assessment Collection Cost	8,812	1,762	2,458	(696)	27.89%	2,458
Total Administration	8,812	1,762	2,458	(696)	27.89%	2,458
Debt Service						
Debt Retirement Series A	175,000	-	-	-	0.00%	-
Interest Expense Series A	239,768	119,884	119,884	-	50.00%	119,884
Total Debt Service	414,768	119,884	119,884	-	28.90%	119,884
TOTAL EXPENDITURES	423,580	121,646	122,342	(696)	28.88%	122,342
Excess (deficiency) of revenues Over (under) expenditures	(605)	(37,051)	3,057	40,108	0.00%	1,818
OTHER FINANCING SOURCES (USES)						
Operating Transfers-Out	-	-	(1,399)	(1,399)	0.00%	(700)
TOTAL FINANCING SOURCES (USES)	-	-	(1,399)	(1,399)	0.00%	(700)
Net change in fund balance	\$ (605)	\$ (37,051)	\$ 1,658	\$ 38,709	0.00%	\$ 1,118
FUND BALANCE, BEGINNING (OCT 1, 2025)	351,255	351,255	351,255			
FUND BALANCE, ENDING	\$ 350,650	\$ 314,204	\$ 352,913			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	NOV-25 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 2,721	\$ 2,721	0.00%	\$ 1,386
Special Assmnts- Tax Collector	437,774	87,555	133,096	45,541	30.40%	133,096
Special Assmnts- Discounts	(17,511)	(3,502)	(5,354)	(1,852)	30.58%	(5,354)
TOTAL REVENUES	420,263	84,053	130,463	46,410	31.04%	129,128
EXPENDITURES						
Administration						
Misc-Assessment Collection Cost	8,755	1,751	2,555	(804)	29.18%	2,555
Total Administration	8,755	1,751	2,555	(804)	29.18%	2,555
Debt Service						
Debt Retirement Series A	95,000	-	-	-	0.00%	-
Interest Expense Series A	342,775	174,197	174,197	-	50.82%	174,197
Total Debt Service	437,775	174,197	174,197	-	39.79%	174,197
TOTAL EXPENDITURES	446,530	175,948	176,752	(804)	39.58%	176,752
Excess (deficiency) of revenues						
Over (under) expenditures	(26,267)	(91,895)	(46,289)	45,606	0.00%	(47,624)
OTHER FINANCING SOURCES (USES)						
Operating Transfers-Out	-	-	(3,870)	(3,870)	0.00%	(3,870)
TOTAL FINANCING SOURCES (USES)	-	-	(3,870)	(3,870)	0.00%	(3,870)
Net change in fund balance	\$ (26,267)	\$ (91,895)	\$ (50,159)	\$ 41,736	0.00%	\$ (51,494)
FUND BALANCE, BEGINNING (OCT 1, 2025)	395,315	395,315	395,315			
FUND BALANCE, ENDING	\$ 369,048	\$ 303,420	\$ 345,156			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	NOV-25 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 464	\$ 464	0.00%	\$ 233
TOTAL REVENUES	-	-	464	464	0.00%	233
EXPENDITURES						
TOTAL EXPENDITURES	-	-	-	-	0.00%	-
Excess (deficiency) of revenues						
Over (under) expenditures	-	-	464	464	0.00%	233
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	-	-	1,399	1,399	0.00%	700
TOTAL FINANCING SOURCES (USES)	-	-	1,399	1,399	0.00%	700
Net change in fund balance	\$ -	\$ -	\$ 1,863	\$ 1,863	0.00%	\$ 933
FUND BALANCE, BEGINNING (OCT 1, 2025)	-	-	68,106			
FUND BALANCE, ENDING	\$ -	\$ -	\$ 69,969			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	NOV-25 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 38,199	\$ 38,199	0.00%	\$ 19,140
TOTAL REVENUES	-	-	38,199	38,199	0.00%	19,140
EXPENDITURES						
TOTAL EXPENDITURES	-	-	-	-	0.00%	-
Excess (deficiency) of revenues						
Over (under) expenditures	-	-	38,199	38,199	0.00%	19,140
OTHER FINANCING SOURCES (USES)						
Operating Transfers-Out	-	-	3,870	3,870	0.00%	3,870
TOTAL FINANCING SOURCES (USES)	-	-	3,870	3,870	0.00%	3,870
Net change in fund balance	\$ -	\$ -	\$ 42,069	\$ 42,069	0.00%	\$ 23,010
FUND BALANCE, BEGINNING (OCT 1, 2025)	-	-	5,643,519			
FUND BALANCE, ENDING	\$ -	\$ -	\$ 5,685,588			

**Notes to the Financial Statements
November 30, 2025**

General Fund

► **Assets**

- **Cash and Investments** - See Cash and Investment Report for further details
- **Accounts Receivable** - Right-of Way (ROW) Electricity Fees; Common Area Maint. Fees
- **Accounts Receivable - Interlocal Agreement** - Security Field due from ECDD
- **Due from Other Gov'tl Units** - Reimbursement from Enterprise CDD for monthly water management services and Unused Fees to be transferred to trustee in December.
- **Due From Other Districts** - Enterprise CAM Reimb.
- **Due From Other Funds** - Debit Service Fund transfer to trustee transferred in December.
- **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
November 30, 2025**

Financial Overview / Highlights

- ▶ The Non-Ad Valorem assessments collections are 29% collected as of November.
- ▶ Total general fund expenditures budget target is 100%. Expenses are approximately 17% 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	\$19,249	6%	Interest earned on checking accounts and Money Market accounts.
Right-of-Way Fees Electricity	\$955,000	\$211,988	22%	Right-of-Way utilization fees collected through November.
Right-of-Way Fees Gas		\$409		Right-of-Way utilization fees collected through November.
Interlocal Agreement	\$40,000	\$0	0%	Both interlocal agreements for Security and Field are collected by December.
Interest - Tax Collector	\$3,800	\$0	0%	Interest earned quarterly on assessments collected and held by the tax collector.
Special Assents- Tax Collector	\$5,309,148	\$1,543,125	29%	Assessments collected through the end of the month.
Other Miscellaneous Revenues	\$8,500	\$287	3%	Reimbursement of duplicated payments for Software.

Expenditures (General Fund)

Administration

Proserv-Arbitrage Rebate	\$600	\$0	0%	Service not yet provided for new fiscal year.
Proserv-Dissemination Agent	\$3,000	\$0	0%	Services can be provided at various points throughtout the year, often in Mar.
ProfServ - Engineering	\$24,000	\$3,407	14%	Services provided through the end of the month.
Proserv-Legal Services	\$40,000	\$5,504	14%	Latham, Luna services through the end of the month.
Proserv-Property Appraiser	\$3,600	\$0	0%	Non advalorem assessments - Invoice not yet received.
Proserv-Special Assessments	\$24,612	\$0	0%	IMS annual billing for assessments not yet received.
Proserv-Trustee Fees	\$10,000	\$7,945	79%	Trustee fees through the end of the month.
Proserv-Website Development	\$2,000	\$0	0%	Innersync Studio fees, ADA compliance fees not yet received.
ProfServ - Answering Service	\$4,500	\$565	13%	Voicenation Communication.
Auditing Services	\$5,200	\$0	0%	FY 2025 audit fees. Audit not yet started.
Postage and Freight	\$700	\$1	0%	IMS/FedEx charges through the end of the month.
Insurance-General Liability	\$30,879	\$29,095	94%	EGIS Insurance paid in full.
Insurance - Public Officials	\$8,690	\$8,187	94%	EGIS Insurance paid in full.
Insurance-Workman's Comp	\$1,000	\$850	85%	FMIT paid in full.

**Notes to the Financial Statements
November 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	\$2,000	\$0	0%	Osceola News Gazetter/Orlando Sentinel legal ads to-date.
Payroll Services	\$114	\$10	0%	ADP payroll services each month.
Office Supplies	\$4,200	\$0	0%	No expenses as of yet.
Software	\$17,000	\$15,750	93%	Software Upgrade.
<u>Public Safety</u>				
Contracts - Security Camera	\$24,800	\$627	3%	Complete IT Security Camera/monthly monitoring, and Motorola LPR Cameras.
Security Service - Sheriff	\$200,000	\$37,663	19%	Osceola Sheriff's Office to-date.
<u>Physical Environment</u>				
Contracts-Aquatic Control	\$150,000	\$23,525	16%	Budget is \$11,300 per month plus add'l services when needed.
Contracts-Pest Control	\$300,000	\$41,631	14%	Pest Control Services through the end of the month.
R&M - Wetland	\$1,000	\$0	0%	No services as of yet.
R&M - Aerators	\$3,800	\$0	0%	Aerator maintenance when needed.
<u>Flood Control/Stormwater Mgmt</u>				
R&M - Storm Cleaning	\$30,000	\$0	0%	No maintenance as of yet.
R&M - Stormwater System	\$50,000	\$7,880	16%	Repairs to-date.
<u>Field</u>				
ProfServ-Field Management	\$1,212,484	\$226,595	19%	Contract was budgeted for \$98,097 per month. December 2024 increased to \$111,076 per month.
Contracts-Fountain	\$9,000	\$125	1%	Fountain maintenance through the end of the month.
Contracts-Mulch	\$121,167	\$0	0%	Contractual account use as needed.
Contracts-Trees & Trimming	\$200,000	\$98,108	49%	Contractual account use as needed.
Contracts-Annals	\$20,000	\$3,200	16%	Contractual account use as needed.
Utility - Refuse Removal	\$25,000	\$4,849	19%	Refuse removal to-date
R&M-Boardwalks	\$100,000	\$1,729	2%	Boardwalk repair.
R&M-Common Area	\$90,000	\$19,129	21%	Supplies to-date.
R&M-Equipment	\$40,000	\$1,635	4%	Rental World of Osceola to-date.
R&M-Fountain	\$10,000	\$397	4%	Fountain repairs to-date.
R&M-Other Landscape	\$225,000	\$0	0%	United Land Services to-date.
R&M-Irrigation	\$100,000	\$3,835	4%	Irrigation repairs to-date.
R&M - Roads & Alleyways	\$25,000	\$2,500	10%	Alley repairs to-date.
R&M - Sidewalks	\$50,000	\$8,953	18%	Repair of sidewalks to-date

**Notes to the Financial Statements
November 30, 2025**

Account Name	Annual Adopted Budget	YTD Actual	% of Budget	Explanation
R&M-Pressure Washing	\$25,000	\$0	0%	Service when needed.
R&M-Tree Removal/Replacement	\$100,000	\$14,830	15%	Removal of trees.
R&M - Painting	\$20,000	\$7,702	39%	Paint Supplies to-date
Misc-Contingency	\$15,000	\$5,331	36%	Customer rocking chairs.
Building Op Costs	\$15,000	\$2,184	15%	CDD operating costs to-date.
<u>Road and Street Facilities</u>				
Electricity - Streetlights	\$210,000	\$32,496	15%	Duke Energy to-date.
R&M-Road Cleaning	\$108,000	\$22,660	21%	USA Seal and Stripe to-date.
R&M-Streetlights	\$120,000	\$28,036	23%	Streetlight materials and repairs.
R&M-Signage	\$20,000	\$0	0%	Street signs and posts.when needed.
<u>Reserves</u>				
Reserves- Annual Contribution	\$730,000	\$9,300	1%	Flowers.

CELEBRATION
Community Development District

Supporting Schedules

November 30, 2025

**Non-Ad Valorem Special Assessments
Osceola County Tax Collector - Monthly Collection Report
For the Fiscal Year Ending September 30, 2026**

					Allocated by Fund		
Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	General Fund	Series 2013A Debt Service Fund	Series 2021 Debt Service Fund
ASSESSMENTS LEVIED FY26				\$ 6,631,911	\$ 5,308,783	\$ 424,644	\$ 440,598
Allocation %				100%	80%	6%	7%
11/14/25	\$ 48,324	\$ 2,515	\$ 986	\$ 51,826	\$ 41,486	\$ 3,318	\$ 3,443
11/20/25	\$ 1,764,672	\$ 75,029	\$ 36,014	\$ 1,875,715	\$ 1,501,492	\$ 120,103	\$ 124,615
R/E INSTALLMENT							
11/20/25	\$ 180		\$ 4	\$ 183	\$ 147	\$ 12	\$ 12
TOTAL	\$ 1,813,176	\$ 77,545	\$ 37,004	\$ 1,927,724	\$ 1,543,125	\$ 123,433	\$ 128,070
% COLLECTED				29%	29%	29%	29%
TOTAL OUTSTANDING				\$ 4,704,187	\$ 3,765,658	\$ 301,211	\$ 312,528

Cash and Investment Report
November 30, 2025

General Funds

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	Valley National Bank	Government Checking	n/a	3.83%	\$ 3,026,987
				Subtotal	3,026,987
Money Market Account	BankUnited	Public Funds MMA Variance Account	n/a	3.60%	685,105
				Subtotal	685,105

Reserve Funds

Reserve Account	Valley National Bank	Government Checking (Reserve)	n/a	3.83%	2,729,730
				Subtotal	2,729,730

Debt Service and Capital Projects Funds

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
2013A Series Prepayment Fund	US Bank, Revenue Fund	First American Government Obligation Fund	n/a	3.66%	133
2013A Series Reserve Fund	US Bank, Reserve Fund	First American Government Obligation Fund	n/a	3.66%	196,563
2013A Series Revenue Fund	US Bank, Revenue Fund	First American Government Obligation Fund	n/a	3.66%	398,401
2021 Series Prepayment Fund	US Bank, Revenue Fund	US Bank Nat'l Association Commercial Paper	n/a	3.75%	81
2021 Series Reserve Fund	US Bank, Reserve Fund	US Bank Nat'l Association Commercial Paper	n/a	3.75%	207,000
2021 Series Revenue Fund	US Bank, Revenue Fund	US Bank Nat'l Association Commercial Paper	n/a	3.75%	40,987
2025 Series Reserve Fund	US Bank, Revenue Fund	US Bank Nat'l Association Commercial Paper	n/a	3.75%	215,242
2025 Series Revenue Fund	US Bank, Revenue Fund	US Bank Nat'l Association Commercial Paper	n/a	3.75%	4,727
				Subtotal	1,063,133
2021 Series Acquisition and Construction Fund	US Bank Nat'l Association Cor US Bank, Construction Fund		n/a	3.75%	69,969
2025 Series Acquisition Fund	US Bank Nat'l Association Cor US Bank, Construction Fund		n/a	3.75%	5,685,588
				Subtotal	5,755,557
				Total	\$ 13,260,513

Right-of-Way Fees Electricity
November 30, 2025

Posting Date	Payment Month	Amount \$
10/15/2025	September Adj.	\$ 14,221.50
11/1/2025	October	97,766.90
12/1/2025	November	100,000.00
Total		\$ 211,988.40

Note: Nov will be received in mid Dec

[illegible]

**8C CONSENT AGENDA
CONSIDERATION OF NOVEMBER 2025 CHECK
REGISTER**

CELEBRATION

Community Development District

Payment Register by Bank Account

For the Period from 11/1/25 to 11/30/25

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
VALLEY NATIONAL BANK - (ACCT# XXXXX3965)									
Manual Che	100542	11/05/25	Vendor	PREMIER LAKES INC	2958	Nov IV Ponds	Nov Mattamy IV Ponds	001-534067-53901	\$925.00
Manual Che	100542	11/05/25	Vendor	PREMIER LAKES INC	2981	November Service	Nov Lake & Aerator maint	001-534067-53901	\$11,300.00
Manual Che	100543	11/05/25	Vendor	VOICE NATION LLC	888539449	Answering Svc Period 11/1-12/1	ProfServ- Answering Service	001-531064-51301	\$189.70
Manual Che	100544	11/05/25	Vendor	OSCEOLA SHERIFF'S OFFICE	57538	10/5-10/18	Security Service - Sheriff	001-534365-52001	\$10,384.64
Manual Che	100545	11/05/25	Vendor	TERMINIX INTERNATIONAL CO.	101425-9271	October Service	OCT PEST CONTORL	001-534125-53001	\$125.99
Manual Che	100546	11/05/25	Vendor	REXEL USA	S143760548.001	Oct Lamps	R&M-Streetlights	001-546095-54101	\$125.22
Manual Che	100546	11/05/25	Vendor	REXEL USA	S143677470.001	Oct Photocells streetlights	R&M-Streetlights	001-546095-54101	\$380.43
Manual Che	100547	11/05/25	Vendor	CELEBRATION HARDWARE	470160	Oct Boardwalk Repair	R&M-Boardwalks	001-546009-53901	\$173.80
Manual Che	100547	11/05/25	Vendor	CELEBRATION HARDWARE	470235	Oct Supplies	R&M-Common Area	001-546016-53901	\$98.97
Manual Che	100547	11/05/25	Vendor	CELEBRATION HARDWARE	470287	Oct Tools & Supplies	R&M-Common Area	001-546016-53901	\$25.97
Manual Che	100547	11/05/25	Vendor	CELEBRATION HARDWARE	470366	Oct Paint Roller	R&M-Painting	001-546313-53901	\$17.99
Manual Che	100548	11/05/25	Vendor	BRIGHTVIEW LANDSCAPING	9561323	OCT CONTRACT TREE TRIMMING	Contracts-Trees & Trimming	001-534085-53901	\$32,218.00
Manual Che	100549	11/05/25	Vendor	CYCLONE TECHNOLOGY, LLC	9353	Oct Cyclone Repair	R&M-Equipment	001-546022-53901	\$374.51
Manual Che	100550	11/05/25	Vendor	COMPLETE IT	18215	Nov Cloud Storage	Nov Security Footage Storage	001-534036-53001	\$209.00
Manual Che	100551	11/05/25	Vendor	INFRAMARK LLC	161780	Sept Misc supplies	Sept Motor Oil	001-546022-53901	\$96.28
Manual Che	100551	11/05/25	Vendor	INFRAMARK LLC	161780	Sept Misc supplies	Sept Rocking Chair Repair	001-546016-53901	\$437.94
Manual Che	100552	11/05/25	Vendor	COUNTRY CASUAL TEAK	228563	Oct Benches	R&M-Common Area	001-546016-53901	\$5,979.44
Manual Che	100553	11/07/25	Vendor	SPIES POOL	322754	Nov Fountain Repair	R&M-Fountain	001-546032-53901	\$397.00
Manual Che	100554	11/07/25	Vendor	CELEBRATION HARDWARE	470899	Nov Can Liners	R&M-Common Area	001-546016-53901	\$99.96
Manual Che	100554	11/07/25	Vendor	CELEBRATION HARDWARE	471053	Nov Supplies	R&M-Common Area	001-546016-53901	\$13.76
Manual Che	100554	11/07/25	Vendor	CELEBRATION HARDWARE	471052	Nov Supplies	Nov FASTENERS	001-546016-53901	\$18.76
Manual Che	100555	11/07/25	Vendor	LYNCH FUEL COMPANY, LLC	16870417	10/29 Fuel delivery	Fuel, Gasoline and Oil	001-540004-53901	\$635.89
Manual Che	100556	11/07/25	Vendor	CONCRETE MIX USA LLC	3779	Nov Boardwalk Repair	R&M-Boardwalks	001-546009-53901	\$1,519.60
Manual Che	100557	11/07/25	Vendor	SUNBELT METALS & MANUFACTURING, INC.	18987	OCT STORM WATER SYSTEM	R&M-Stormwater System	001-546090-53801	\$7,880.00
Manual Che	100558	11/07/25	Vendor	PREMIER LAKES INC	2937	Oct Shore Circulators	Reserves-Annual Contribution	001-568024-53901	\$9,300.00
Manual Che	100559	11/10/25	Vendor	SESCO LIGHTING, INC.	INV272472	Sept Repair parts	R&M-Streetlights	001-546095-53901	\$11,178.00
Manual Che	100560	11/10/25	Vendor	OSCEOLA SHERIFF'S OFFICE	57608	10/19-11/1	OCT SEC SVCS	001-534365-52001	\$18,009.08
Manual Che	100561	11/10/25	Vendor	RENTAL WORLD OF OSCEOLA	458923	Oct Blower Rental	R&M-Equipment	001-546022-53901	\$557.91
Manual Che	100562	11/12/25	Vendor	RENTAL WORLD OF OSCEOLA	445989	June Rental	R&M-Equipment	001-546022-53901	\$105.70
Manual Che	100562	11/12/25	Vendor	RENTAL WORLD OF OSCEOLA	449234	July Repair parts	R&M-Equipment	001-546022-53901	\$861.47
Manual Che	100563	11/12/25	Vendor	CELEBRATION HARDWARE	471742	Nov Repair parts	R&M-Common Area	001-546016-53901	\$1.25
Manual Che	100563	11/12/25	Vendor	CELEBRATION HARDWARE	471735	Nov Painting Supplies	R&M-Painting	001-546313-53901	\$19.76
Manual Che	100563	11/12/25	Vendor	CELEBRATION HARDWARE	471690	Nov Painting Supplies	R&M-Painting	001-546313-53901	\$123.93
Manual Che	100563	11/12/25	Vendor	CELEBRATION HARDWARE	471709	Nov ready mix	R&M-Common Area	001-546016-53901	\$82.35
Manual Che	100563	11/12/25	Vendor	CELEBRATION HARDWARE	471362	Nov Supplies electrical	R&M-Boardwalks	001-546009-53901	\$36.09
Manual Che	100563	11/12/25	Vendor	CELEBRATION HARDWARE	471396	Nov Supplies	Nov Nuts & Bolts	001-546016-53901	\$46.36

CELEBRATION

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For the Period from 11/1/25 to 11/30/25

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
Manual Che	100564	11/12/25	Vendor	UNITED LAND SERVICES	178913	Oct tree replacment	Oct TREE replacement	001-546213-53901	\$830.00
Manual Che	100564	11/12/25	Vendor	UNITED LAND SERVICES	178789	Oct annual flowers	Oct Fall Flower Rotation	001-534117-53901	\$3,200.00
Manual Che	100565	11/12/25	Vendor	REXEL USA	5143844422.001	Nov Flood Lamps	R&M-Streetlights	001-546095-54101	\$310.55
Manual Che	100566	11/14/25	Vendor	CELEBRATION HARDWARE	472152	Nov Repair parts	R&M-Common Area	001-546016-53901	\$6.32
Manual Che	100566	11/14/25	Vendor	CELEBRATION HARDWARE	472154	Nov Concrete Mix	R&M-Sidewalks	001-546084-53901	\$137.25
Manual Che	100566	11/14/25	Vendor	CELEBRATION HARDWARE	471842	Nov Concrete Mix	R&M-Sidewalks	001-546084-53901	\$43.92
Manual Che	100567	11/14/25	Vendor	CONCRETE MIX USA LLC	3742	Oct Sidewalk Project	Oct North Village Sidewalks	001-568024-53901	\$2,279.86
Manual Che	100568	11/19/25	Vendor	INFRAMARK LLC	163466	November Mgmt Service	November Fees	001-531027-51201	\$8,884.50
Manual Che	100568	11/19/25	Vendor	INFRAMARK LLC	163466	November Mgmt Service	Nov/Oct Fees	001-531016-53901	\$125,555.03
Manual Che	100569	11/19/25	Vendor	CLARKE ENVIRONMENTAL MOSQUITO	001038523	November Service	NOV 2025 MOSQUITO MGMT	001-534125-53001	\$20,752.42
Manual Che	100570	11/19/25	Vendor	PPG ARCHITECTURAL FINISHES	919920026231	NOV PAINT	R&M-Painting	001-546313-53901	\$901.08
Manual Che	100571	11/19/25	Vendor	PROPET DISTRIBUTORS	2001801	NOV LITTER P/U BAGS / TRASH BAGS/DOG POT	R&M-Common Area	001-546016-53901	\$1,881.46
Manual Che	100572	11/19/25	Vendor	CELEBRATION HARDWARE	472189	Nov Supplies	R&M-Common Area	001-546016-53901	\$107.96
Manual Che	100572	11/19/25	Vendor	CELEBRATION HARDWARE	472329	Nov Supplies	Nov Tools/Supplies	001-546016-53901	\$59.53
Manual Che	100573	11/19/25	Vendor	LATHAM, LUNA, EDEN & BEAUDINE, LLP	146863	OCTOBER 2025 LEGAL SVCS	ProfServ-Legal Services	001-531023-51401	\$366.00
Manual Che	100573	11/19/25	Vendor	LATHAM, LUNA, EDEN & BEAUDINE, LLP	146862	OCTOBER 2025 LEGAL SVCS	ProfServ-Legal Services	001-531023-51401	\$5,138.45
Manual Che	100574	11/25/25	Vendor	OSCEOLA SHERIFF'S OFFICE	57661	SERVICE PERIOD 11/3-11/15 2025	SEC SVCS SERVICE PERIOD 11/3-11/15 2025	001-534365-52001	\$9,269.44
Manual Che	100575	11/25/25	Vendor	REXEL USA	5143965868.001	Nov Street Lamps	NOV STREET LIGHTS	001-546095-54101	\$3,914.35
Manual Che	100576	11/25/25	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	159604208-001	Oct Irrigation fittings	R&M-Irrigation	001-546041-53901	\$213.04
Manual Che	100576	11/25/25	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	159831513-001	Oct Irrigation fittings	R&M-Irrigation	001-546041-53901	\$290.35
Manual Che	100576	11/25/25	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	160237864-001	Nov Irrigation fittings	R&M-Irrigation	001-546041-53901	\$349.64
Manual Che	100576	11/25/25	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	160740068-001	Nov Irrigation fittings	NOV IRR REPAIRS	001-546041-53901	\$557.05
Manual Che	100576	11/25/25	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	160046341-001	Nov Irrigation fittings	NOV IRR REPAIRS	001-546041-53901	\$761.03
Manual Che	100577	11/25/25	Vendor	CLARKE ENVIRONMENTAL MOSQUITO	001038564	November Pest Service	NOV 25 MOSQUITO MGMT	001-534125-53001	\$20,752.42
Manual Che	100578	11/25/25	Vendor	PREMIER LAKES INC	3068	Quarterly Fountain Maint - Oct - Dec	Contracts-Fountain	001-534023-53901	\$125.00
Manual Che	100579	11/25/25	Vendor	CERTIFIED POOL LEAK INSPECTION LLC	798	SEPT/OCT SERVICE	Splash Pad SEPT/OCT SERVICE	001-546197-53901	\$1,390.00
Manual Che	100580	11/25/25	Vendor	HANSON, WALTER & ASSOCIATES, I	5295110	November Engineering Service	ENG SVCS THRU NOV 25	001-531013-51501	\$3,406.89
Manual Che	100581	11/25/25	Vendor	LEXIN CELEBRATION COMMERCIAL, LLC	2025-01	HOLIDAY DECOR	2025 DECORATING	001-546016-53901	\$5,000.00
Manual Che	100582	11/25/25	Vendor	DURAPRO COATINGS LLC	741	Oct Painting	Oct Repaint Dormers	001-546313-53901	\$4,900.00
Manual Che	100583	11/25/25	Vendor	CELEBRATION HARDWARE	472580	Nov electrical parts	Nov Light pole repair	001-546095-54101	\$49.95
Manual Che	100583	11/25/25	Vendor	CELEBRATION HARDWARE	472927	Nov electrical parts	Nov receptacles	001-546016-53901	\$22.99
Manual Che	100583	11/25/25	Vendor	CELEBRATION HARDWARE	472936	Nov electrical parts	Nov receptacles	001-546016-53901	\$11.38
Manual Che	100583	11/25/25	Vendor	CELEBRATION HARDWARE	473125	Nov Supplies	R&M-Common Area	001-546016-53901	\$39.58
Manual Che	100583	11/25/25	Vendor	CELEBRATION HARDWARE	473118	Nov Supplies	R&M-Common Area	001-546016-53901	\$205.89
Manual Che	100584	11/25/25	Vendor	BRIGHTVIEW LANDSCAPING	9569229	Oct tree removal-safety	Oct Removals Arborist Report	001-546213-53901	\$14,000.00
Manual Che	100585	11/25/25	Vendor	CYCLONE TECHNOLOGY, LLC	9328	Oct Cyclone Repair	OCT EQUIP REPAIRS	001-546022-53901	\$545.17
Manual Che	100586	11/25/25	Vendor	UNITED LAND SERVICES	179142	November Service	NOV GRNDS MAINT	001-534050-53901	\$91,325.42
Manual Che	100587	11/28/25	Vendor	CONCRETE MIX USA LLC	3847	Nov Sidewalk Project NV	Nov Sidewalk project	001-568024-53901	\$2,351.46

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Manual Che	100587	11/28/25	Vendor	CONCRETE MIX USA LLC	3829	Nov Sidewalk Project NV	Nov concrete for sidewalk project	001-568024-53901	\$2,195.73
Manual Che	100587	11/28/25	Vendor	CONCRETE MIX USA LLC	3854	Nov Sidewalk Repair	Nov concrete for sidewalk repairs	001-546084-53901	\$1,000.00
Manual Che	100588	11/28/25	Vendor	INFRAMARK LLC	164524	Oct Mgmt Fees	Oct North Village Sidewalks	001-546084-53901	\$829.15
Manual Che	100588	11/28/25	Vendor	INFRAMARK LLC	164524	Oct Mgmt Fees	OCT EQUIP REPAIRS	001-546022-53901	\$157.34
Manual Che	100588	11/28/25	Vendor	INFRAMARK LLC	164524	Oct Mgmt Fees	Oct Tools & Supplies	001-546016-53901	\$654.54
Manual Che	100588	11/28/25	Vendor	INFRAMARK LLC	164524	Oct Mgmt Fees	Oct Postage and Freight	001-541006-51301	\$1.48
Manual Che	100589	11/28/25	Vendor	ENTERPRISE CDD - UTILITY	112425-1022 CHK	SVC PERIOD 10/10/25 - 11/12/25	BILL PRD 10/13-11/12 25	001-543018-53901	\$1,209.49
Manual Che	100590	11/28/25	Vendor	CELEBRATION HARDWARE	473640	Nov Supplies	Nov Repair Parts	001-546016-53901	\$4.99
Manual Che	100590	11/28/25	Vendor	CELEBRATION HARDWARE	473792	Nov Supplies	Nov Glue	001-546016-53901	\$13.99
Manual Che	100590	11/28/25	Vendor	CELEBRATION HARDWARE	473798	Nov Supplies	Nov Garbage Liners	001-546016-53901	\$107.55
Manual Che	100591	11/28/25	Vendor	BRIGHTVIEW LANDSCAPING	9581035	Nov tree trimming	Nov Fall tree trimming	001-534085-53901	\$32,290.00
Manual Che	300102	11/04/25	Vendor	DUKE ENERGY - ACH	101525-1701-ACH	BILL PRD 8/25-10/6/25	BILL PRD 8/28-10/06/25	001-543006-53901	\$4,731.68
Manual Che	300102	11/04/25	Vendor	DUKE ENERGY - ACH	101525-1701-ACH	BILL PRD 8/25-10/6/25	BILL PRD 8/28-10/06/25	001-563034-53901	\$519.21
Manual Che	300102	11/04/25	Vendor	DUKE ENERGY - ACH	101525-1701-ACH	BILL PRD 8/25-10/6/25	BILL PRD 8/28-10/6/25	001-546041-53901	\$250.77
Manual Che	300102	11/04/25	Vendor	DUKE ENERGY - ACH	101525-1701-ACH	BILL PRD 8/25-10/6/25	BILL PRD 8/28-10/06/25	001-543013-54101	\$1,944.37
Manual Che	300103	11/05/25	Vendor	SMART CITY TELECOM - AUTOPAY	110125-0231-ACH	NOV 2025 BILLING	Communication - Telephone	001-541003-51301	\$128.85
Manual Che	300104	11/12/25	Vendor	ENTERPRISE CDD - UTILITY	102225-0013-ACH	9/12-10/10/25	BILL PRD 9/12-10/10/25	001-543014-53901	\$241.85
Manual Che	300104	11/12/25	Vendor	ENTERPRISE CDD - UTILITY	102225-0013-ACH	9/12-10/10/25	9/10-10/10/25	001-543018-53901	\$180.16
Manual Che	300105	11/12/25	Vendor	ENTERPRISE CDD - UTILITY	102225-2722-ACH	9/10-10/13/25	9/12-10/13/25	001-543018-53901	\$375.43
Manual Che	300106	11/12/25	Vendor	ENTERPRISE CDD - UTILITY	102225-4022-ACH	9/12-10/13/25	9/10-10/13/25	001-543014-53901	\$310.15
Manual Che	300107	11/12/25	Vendor	ENTERPRISE CDD - UTILITY	102225-6022-ACH	9/10-10/10/25	9/12-10/10/25	001-543014-53901	\$387.67
Manual Che	300108	11/14/25	Vendor	SMART CITY TELECOM - AUTOPAY	110125-0025-ACH	NOV 2025 BILLING	Communication - Telephone	001-541003-51301	\$182.20
Manual Che	300109	11/14/25	Vendor	SMART CITY TELECOM - AUTOPAY	110125-1187-ACH	NOV 2025 BILLING	Communication - Telephone	001-541003-51301	\$140.05
Manual Che	300110	11/20/25	Vendor	REPUBLIC SERVICES - ACH	0690-000793634-ACH	Nov REFUSE REMOVAL	Utility - Refuse Removal	001-543020-53901	\$1,145.95
Check	886	11/04/25	Vendor	ENTERPRISE CDD	103025-3965	DUE TO ECDD THRU 10/31/25	REIMB OF DUKE ENERGY	206500	\$44,385.71
Check	887	11/04/25	Vendor	US BANK	7945862	FY26 TRUSTEE FEES	ProfServ-Trustee Fees	001-531045-51301	\$4,240.63
Check	888	11/04/25	Vendor	ENTERPRISE CDD - UTILITY	102225-1022-CHK	9/12-10/13/25	Utility - Water	001-543018-53901	\$1,053.07
Check	888	11/04/25	Vendor	ENTERPRISE CDD - UTILITY	102225-2021-CHK	9/12-10/13/25	9/1210/13/25	001-543018-53901	\$812.93
Check	889	11/04/25	Vendor	USA SEAL & STRIPE, LLC	395	10/31/25 Sweeping service	R&M-Road Cleaning	001-546080-54101	\$2,832.50
Check	898	11/06/25	Vendor	ENTERPRISE CDD - UTILITY	102225-3021-CHK	9/12-10/13/25	Utility - Irrigation	001-543014-53901	\$746.71
Check	899	11/06/25	Vendor	ENTERPRISE CDD - UTILITY	102225-5021-CHK	9/12-10/13/25	Utility - Irrigation	001-543014-53901	\$646.75
Check	900	11/14/25	Vendor	USA SEAL & STRIPE, LLC	396	11/7/25 Street Sweeping Service	R&M-Road Cleaning	001-546080-54101	\$2,832.50
Check	901	11/20/25	Vendor	USA SEAL & STRIPE, LLC	397	Nov 14 Service	NOV STREET SWEEPING	001-546080-54101	\$2,832.50
Check	902	11/24/25	Vendor	CELEBRATION CDD C/O US BANK	112025-2013A	TRFR TAX COLLECTION SER 2013A	Due From Other Funds	131000	\$115,874.26
Check	903	11/24/25	Vendor	CELEBRATION CDD C/O US BANK	112025-2021	TRFR TAX COLLECTION SER 2021	Due From Other Funds	131000	\$120,460.32
Check	904	11/24/25	Vendor	CELEBRATION CDD C/O US BANK	112025-2025	TRFR TAX COLLECTIONS SER 2025	TRANSFER OF ASSESSMENTS SERIES 2025	131000	\$121,850.30
Check	905	11/24/25	Vendor	USA SEAL & STRIPE, LLC	398	STREET SWEEPING 11/21/25 service11/21/25 service	STREET SWEEPING 11/21/25 service	001-546080-54101	\$2,832.50
ACH	DD895	11/12/25	Vendor	ENTERPRISE CDD - UTILITY	102225-5611-ACH	9/10-10/13/25	9/12-10/10/25	001-543018-53901	\$3.20

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ACH	DD896	11/11/25	Vendor	DAVID HULME - EFT	DH-102825-EFT	BOARD 10/28/25	P/R-Board of Supervisors	001-511001-51101	\$200.00
ACH	DD897	11/04/25	Vendor	REPUBLIC SERVICES - ACH	0690-000791727-A	REFUSE REMOVAL	Utility - Refuse Removal	001-543020-53901	\$1,674.07
Account Total									<u>\$916,165.68</u>

Total Amount Paid	\$916,165.68
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