



Celebration Community Development District

January 27, 2026

Agenda Package

ZOOM MEETING INFORMATION

MEETING ID: 3797970647 DIAL IN: 415-762-9988 OR 646-568-7788

<https://zoom.us/j/3797970647>

313 CAMPUS STREET
CELEBRATION, FLORIDA 34747

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

AGENDA

Board of Supervisors:

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



Staff:

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, January 27, 2026 – 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. Representative Spencer
 - B. CROA
 - C. Sheriff
- 6. Staff Reports**
 - A. Field Inspection Report
 - i. January 2026 Report.....Page 6
 - B. Vendor Reports
 - i. United Landscape
 - ii. Premier Lakes.....Page 57
 - iii. Clarke
 - C. District Engineer
 - i. January 2026 Report.....Page 66
 - D. District Counsel
 - E. District Manager
 - i. Task List Discussion (Sent as Separate Attachment)
 - ii. Sidewalk Project
- 7. Business Items**
 - A. Consideration of Pond Bank Restoration RFP
 - i. Exact Stormwater Management.....Page 68
 - ii. Insituform.....Page 123
 - iii. Celebration CDD Pond RFP Analysis.....Page 126
 - iv. Pond Restoration Project Proposal Price Comparison Summary.....Page 131
 - B. Discussion of Lake Rianhard Concession Activities
 - C. Ratification of the CDD Goals.....Page 133
 - D. Ratification of Resolution 2026-06- Treasurer/Assistant Treasurer.....Page 136
 - E. Consideration of Memorial Application Agreement- James Dowd.....Page 138
 - F. Consideration of Memorial Application Agreement- Adam Williams.....Page 141
 - G. Consideration of Memorial Plaque for Gary Moyer
 - H. Consideration of Settlement Agreement
 - I. Discussion of Public Safety-Security Services Budget
- 8. Discussion Items**
 - A. Discussion of Modifying Inframark Contract
- 9. Consent Agenda**
 - A. Consideration of Minutes from the December 9, 2025 Meeting.....Page 147
 - B. Consideration of Minutes from the December 16, 2025 Meeting.....Page 156
 - C. Consideration of December 2025 Financials.....Page 162
 - D. Consideration of December 2025 Check Register.....Page 181
- 10. Supervisor Requests**
- 11. Audience Comments – Three- (3) Minute Time Limit**
- 12. Adjournment**

The next regular meeting is scheduled for February 24, 2026, 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

6Ai

January 2026 Field Report



Celebration Community Development District Field Management Report

PROJECT 12/18/25, 1:35 PM

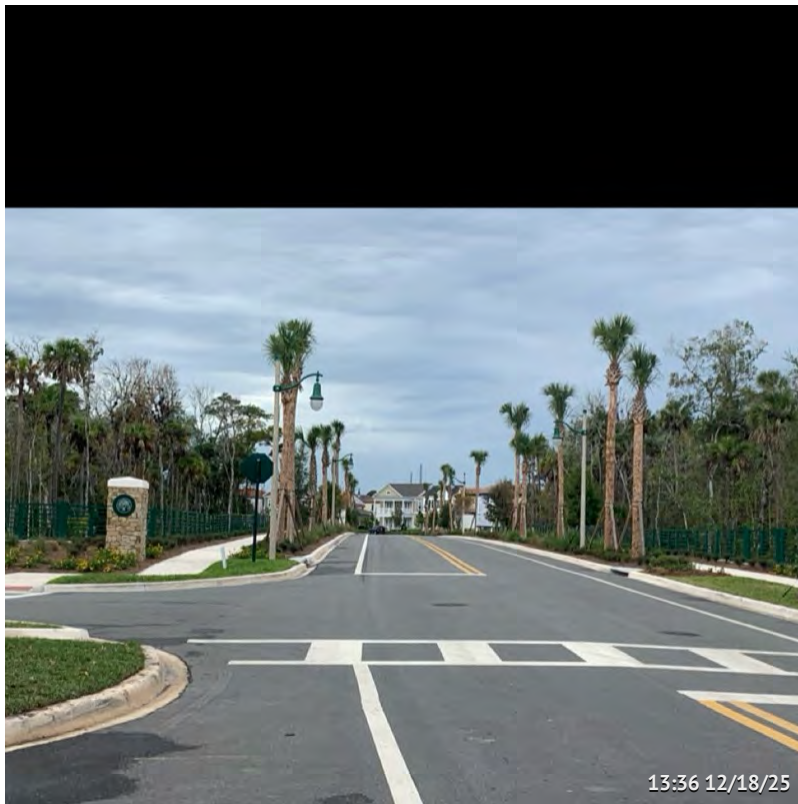
Thursday, December 18, 2025

Prepared For Celebration

34 Items Identified

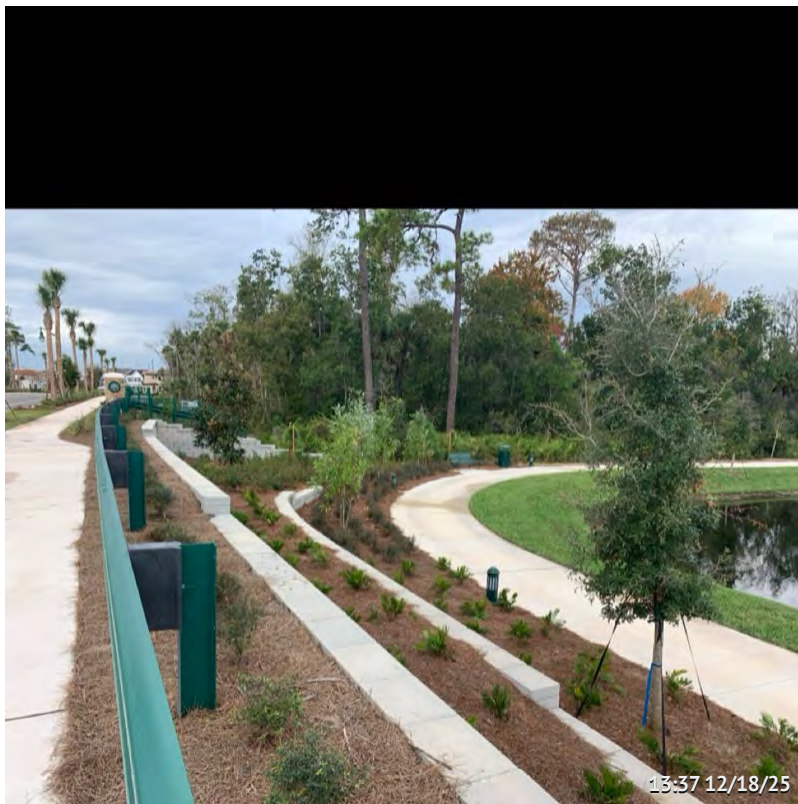
Item 1

Assigned To Mattamy
Phase 2A



Item 2

Assigned To SAA





Item 3

Assigned To ?

Think this should be CROA



Item 4

Assigned To ?

Same across street



Item 5

Assigned To Mattamy



Item 6

Assigned To Mattamy
Phase 2A



Item 7

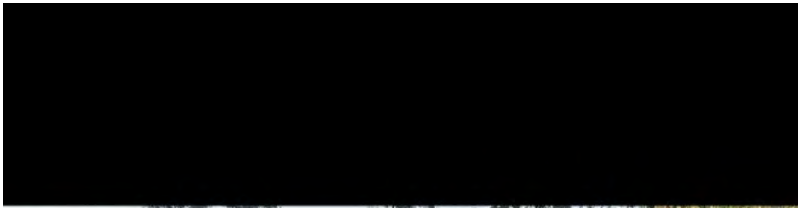
Assigned To Mattamy



Item 8

Assigned To Mattamy

SAA



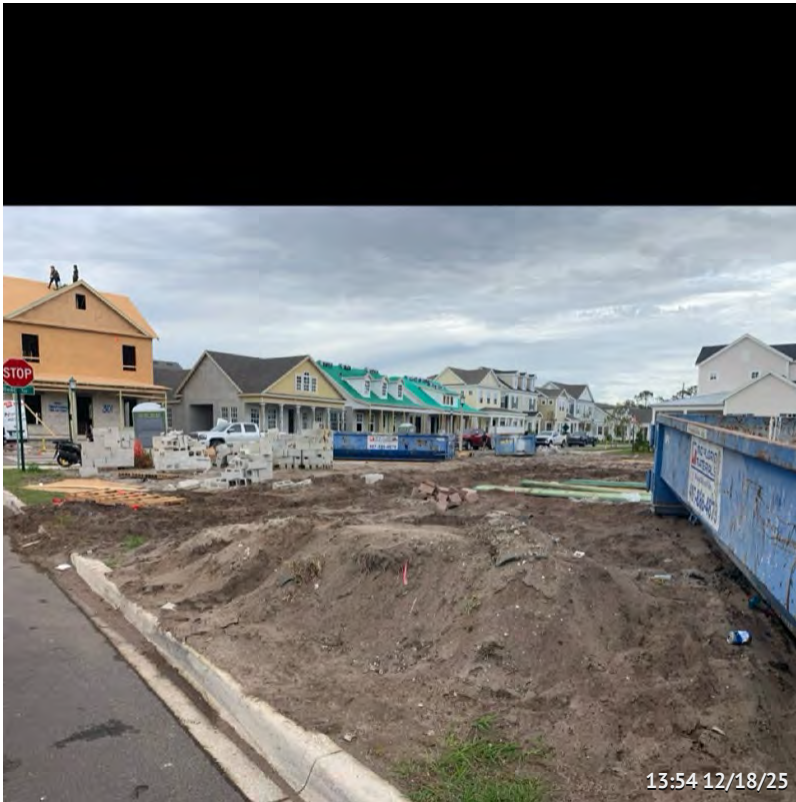
Item 9

Assigned To Mattamy
SAA



Item 10

Assigned To Mattamy
Lots of plants 2A



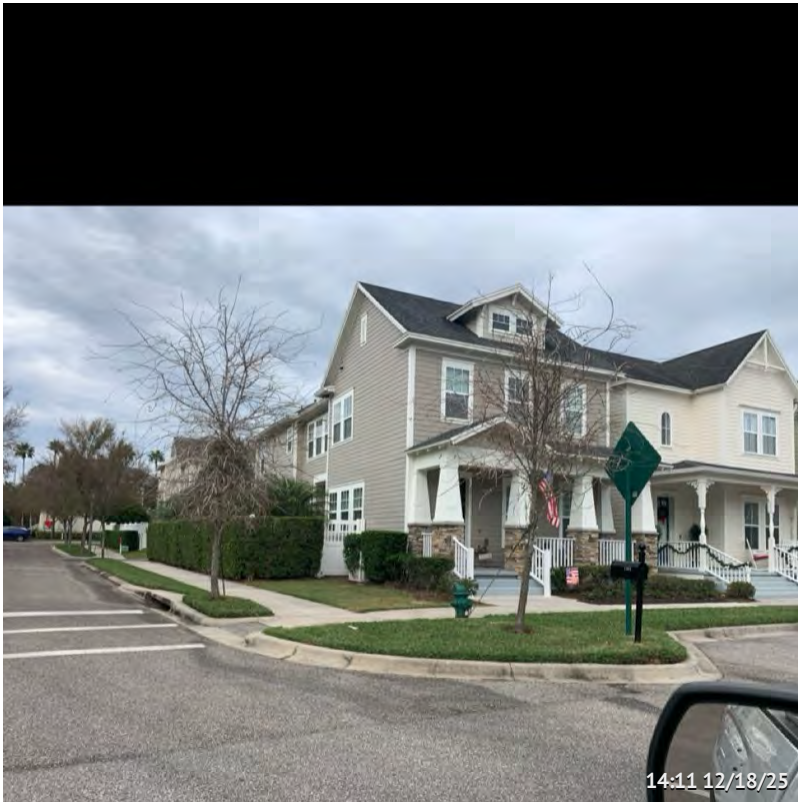
Item 11

Assigned To Mattamy
Last lot to build 2A



Item 12

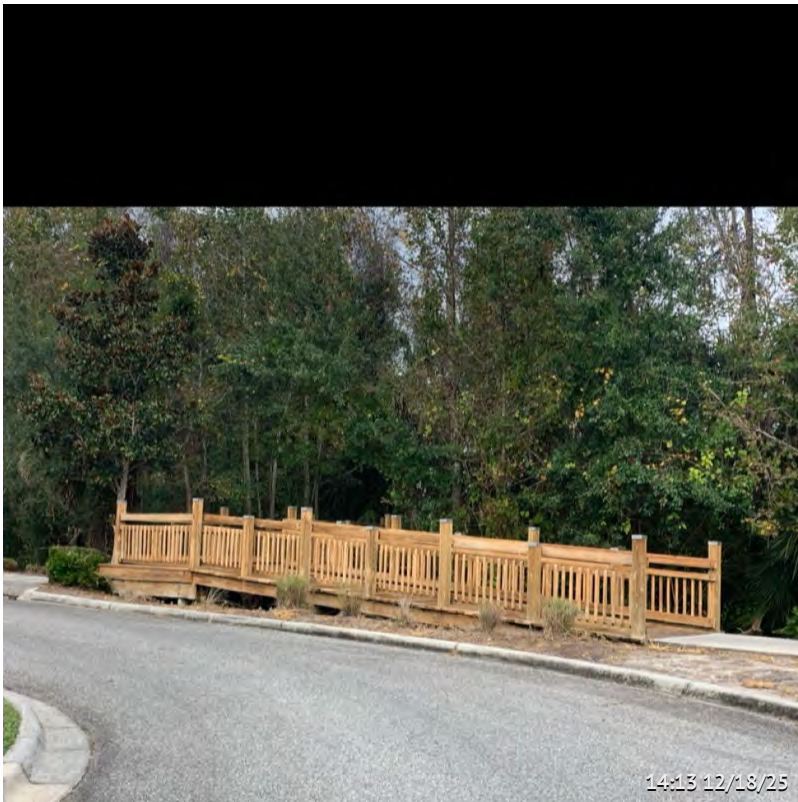
Assigned To Premier
Spring lake some surface scum
premier is treating



Item 13

Assigned To CDD / United

Homeowner swears trees are dead 4
people checked trees scratching
green green



Item 14

Assigned To CDD

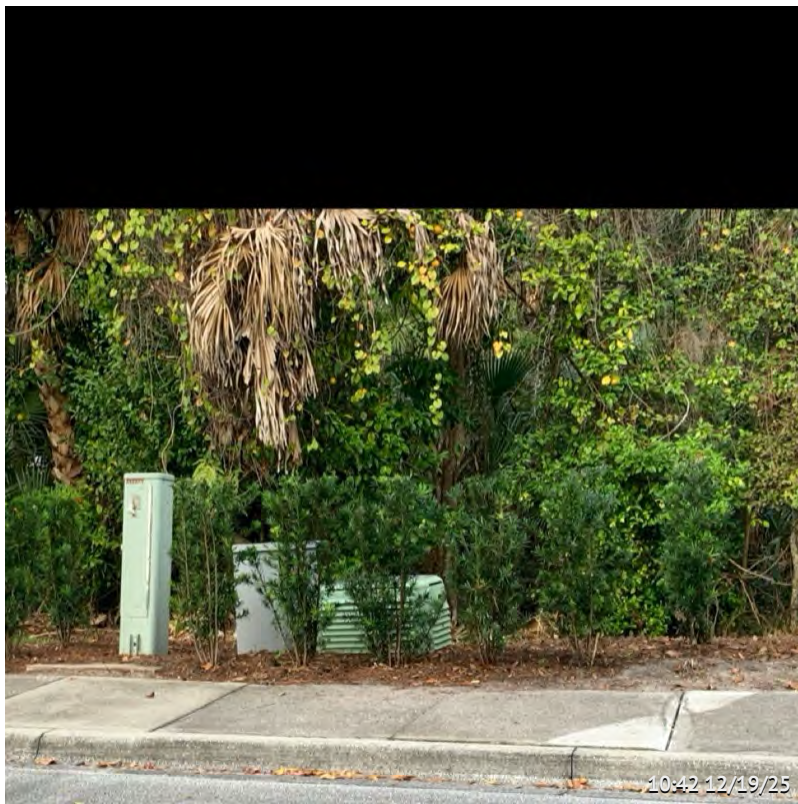
Spring lake great job pressure
washing



Item 15

Assigned To Smart City

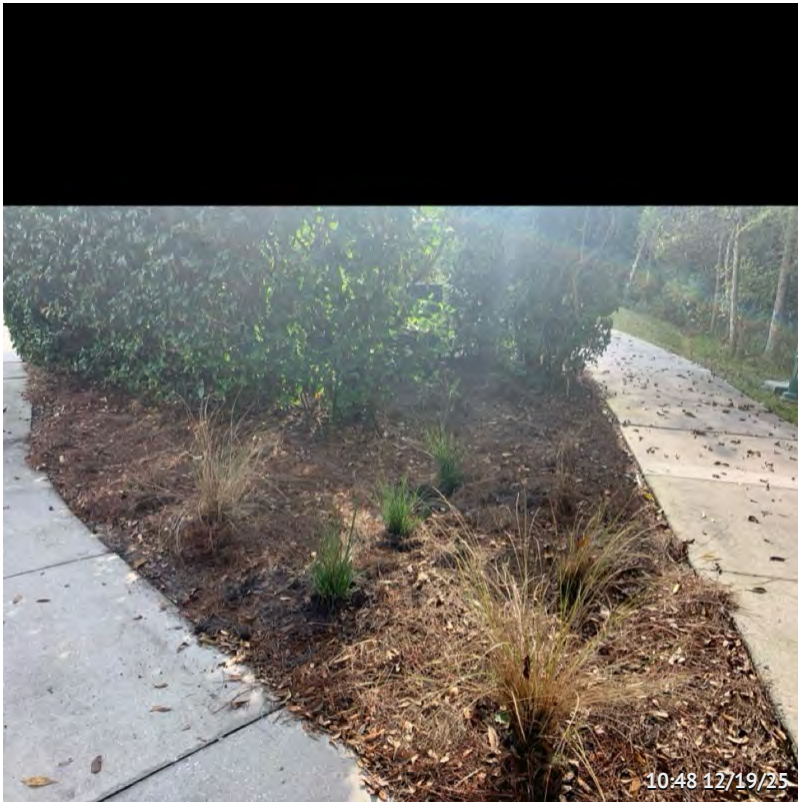
Have requested the broken box get replaced and set level with asphalt for parking



Item 16

Assigned To United

Not enough room in front of tall box to plant



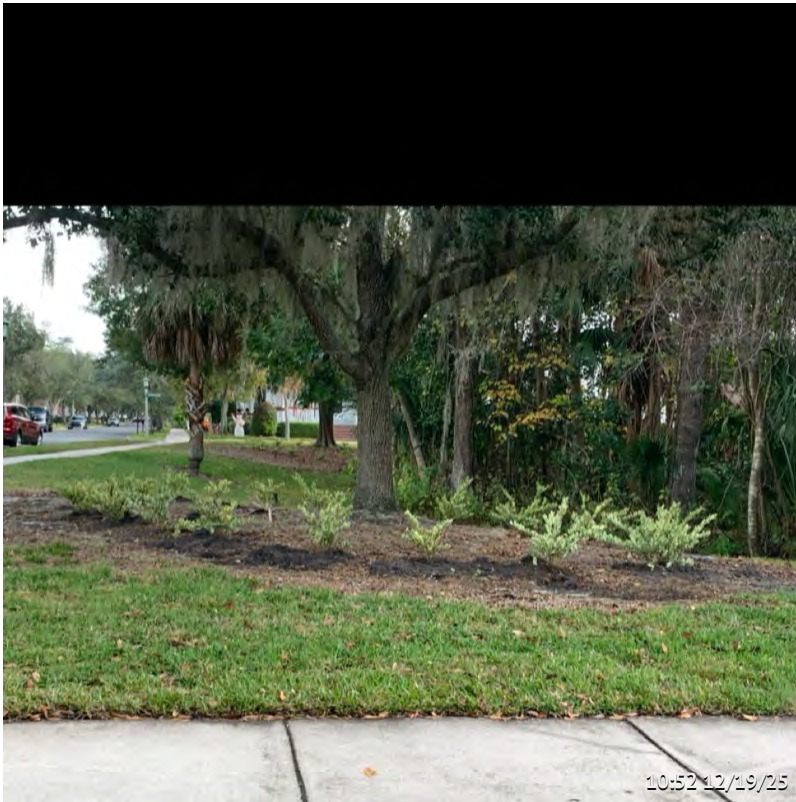
Item 17

Assigned To United
Onez twoz



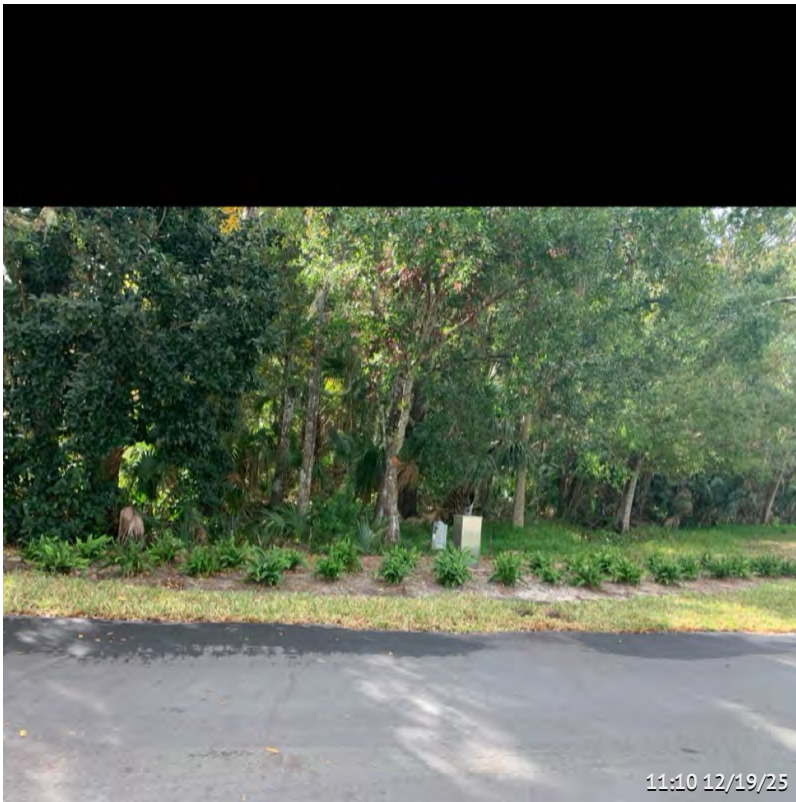
Item 18

Assigned To CDD
Sidewalk repair



Item 19

Assigned To United
New plants



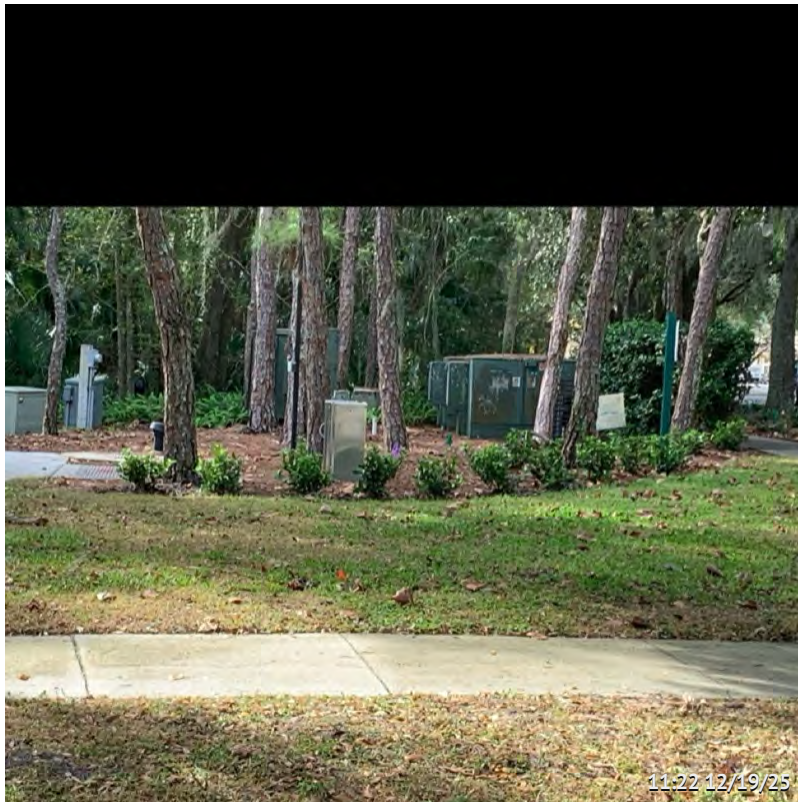
Item 20

Assigned To United



Item 21

Assigned To United



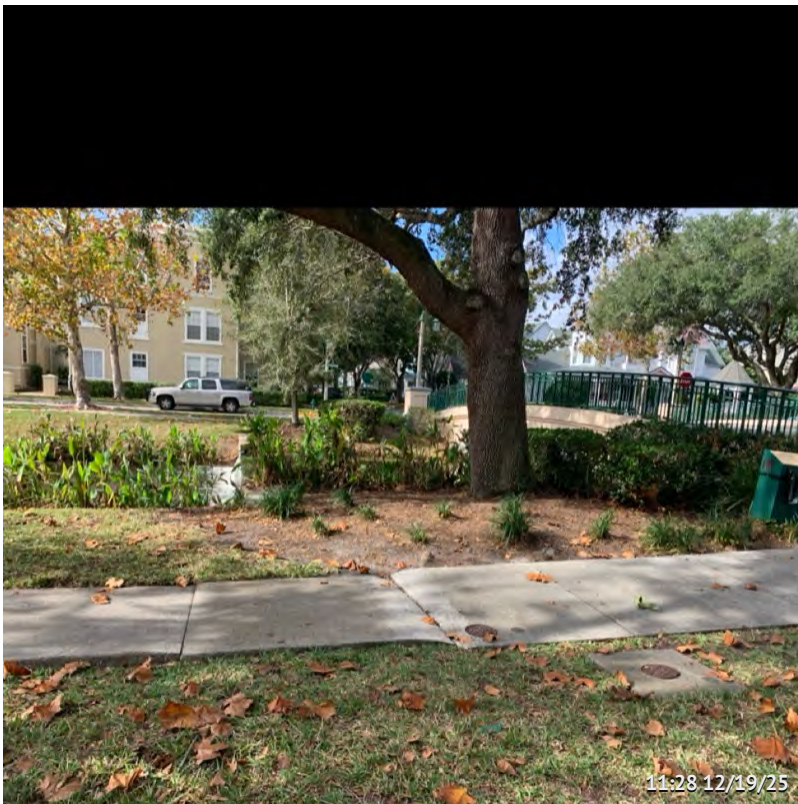
Item 22

Assigned To United

Item 23

Assigned To United

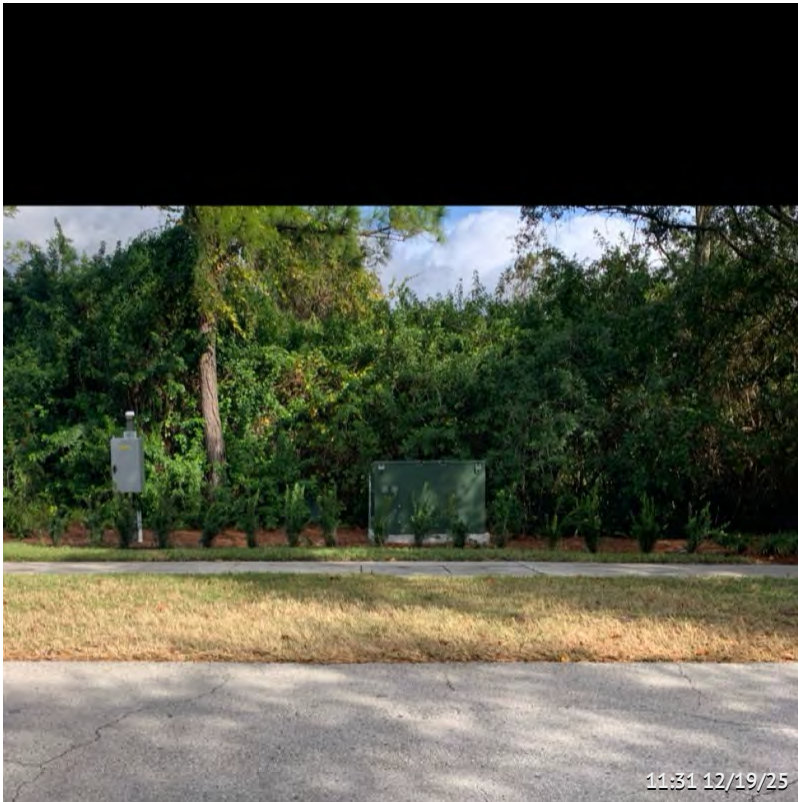
Filling in gaps water street



Item 24

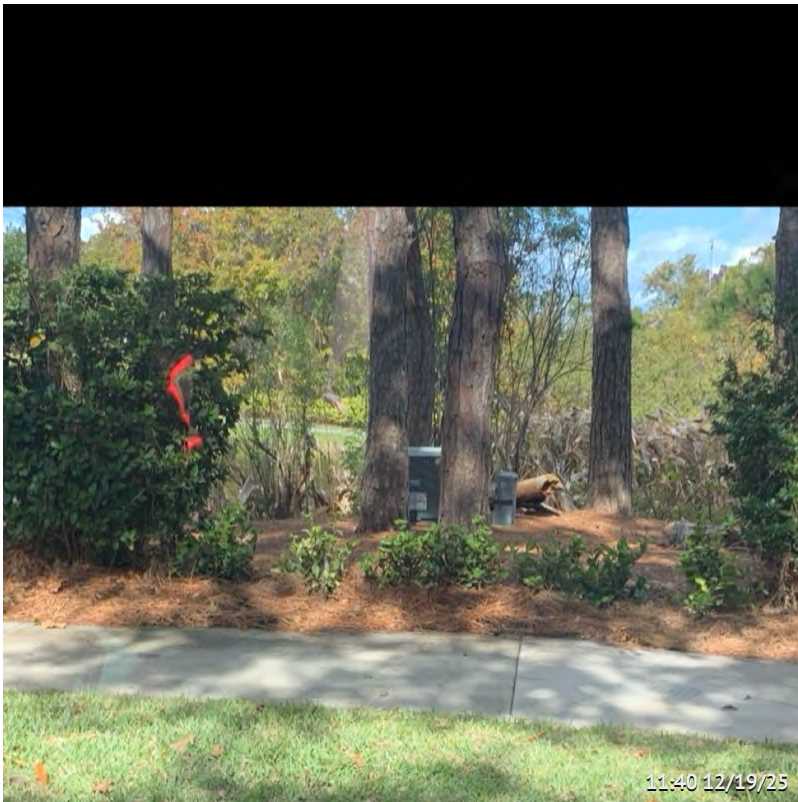
Assigned To United





Item 25

Assigned To United
Screening



Item 26

Assigned To United



Item 27

Assigned To Replacing



Item 28

Assigned To Replacing



Item 29
Warranty



Item 30
Assigned To Replacing



Item 31

Assigned To Replacing



Item 32

Assigned To Replacing



Item 33

Assigned To Replacing

Item 34



Celebration CDD

Sheriff Details



Detail Activity Sheet

Job Site: Celebration CDD #383

[illegible]

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

Name: Raymond West ID #: 898 Date: 12/4/25



Detail Activity Sheet

Job Site: Celebration CDD #383

[illegible]

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

Name: Raymond West ID #: 898 Date: 12/4/25



**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

Street

Restricted: This material contains sensitive content.

ID #: 3412

Date: 12/05/2025





Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
12/06/25	1700-1740	SYCAMORE ST/LAKESIDE PARK	PATROL	
	1740-1810	FRONT ST & MARKET ST	PATROL	
	1810-1830	BLOOM ST	PATROL	
	1830-1920	SYCAMORE ST/LAKESIDE PARK	PATROL/PARKING VIOLATION (1900HRS)	
	1920-2000	FRONT ST	PATROL	
	2000-2040	MARKET ST	PATROL	
	2040-2100	CELEBRATION AVE	PATROL	

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

Name: Sergeant I. Rodriguez ID #: 2344 Date: 12/06/2025

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



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration CDD Traffic Detail _____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
12/7/2025	0900	Celebration	Detail Start	
12/7/2025	0900	Celebration	Patrol	
12/7/2025	1000	Celebration	Patrol	
12/7/2025	1045	475 Celebration Blvd.	Disabled Vehicle	251131602
12/7/2025	1100	Celebration	Patrol	
12/7/2025	1105	Celebration Blvd / Campus St	Traffic Stop	AMQ2GDE
12/7/2025	1108	Celebration Blvd / Campus St	Traffic Stop	141837W
12/7/2025	1120	Celebration Blvd / Campus St	Traffic Stop	141838W
12/7/2025	1200	Celebration	Patrol	
12/7/2025	1210	Celebration Blvd / Campus St	Traffic Stop	141841W
12/7/2025	1300	Celebration	Detail End	



Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	1	Citations		Parks	4
Back-up		Felony		Written Warning	3	Written Warning		Schools/Library	8
Self-Initiated	1	Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: D/S C. McCarley _____ ID #: 3277 _____ Date: 12/7/2025 _____



Detail Activity Sheet

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
12-08-25	1600	CELEBRATION	ON DUTY	
	1600	CELEBRATION BLVD	RADAR	
	1710	CELEBRATION AV & WATERSIDE	JUVCOMP	
	1715	CELEBRATION AVE & BALL FIELDS	RADAR	
	1723	ROVING – RAINING	STOPS/RADAR	
	1815	WATERSIDE DR	RADAR	
	1840	ISLAND VILLAGE	STOPS/RADAR	
	1920	ROVING	RADAR/STOPS	
	2000	CELEBRATION	OFF DUTY	
		MARKED UNIT & RADAR		

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

Name: E. Cabot ID #: 369 Date: 12-08-25



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: CELEBRATION CDD 1700 - 2100

[illegible]

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

Name: A.MCDONALD ID #: 3139 Date: 12/9/25



Detail Activity Sheet

Job Site: Celebration

[illegible]

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

Name: S. Medina

ID #: 56

Date: 12/10/2025

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
12/11/2025	1230	Community	Patrolled Celebration Ave	
12/11/2025	1240	Community	Patrolled Waterside Dr	
12/11/2025	1245	Community	Patrolled Mulberry Ave & Campus St	
12/11/2025	1250	Community	Patrolled Campus St & Greenbrier	
12/11/2025	1300	Waterside Dr & Celebration Ave	Traffic Stop	142131W,142132W
12/11/2025	1310	Waterside Dr & Celebration Ave	Traffic Stop	AMQ2T9E
12/11/2025	1325	Celebration Ave & Westpark Dr	Traffic Stop	142137W,142138W
12/11/2025	1330	Community	Patrolled Celebration Ave	
12/11/2025	1340	Community	Patrolled Waterside Dr	
12/11/2025	1345	Community	Patrolled Mulberry Ave & Campus St	
12/11/2025	1350	Community	Patrolled Campus St & Greenbrier	
12/11/2025	1420	Celebration Ave & Waterside Dr	Traffic Stop	AMQ2TLE
12/11/2025	1430	Community	Patrolled Celebration Ave	
12/11/2025	1440	Community	Patrolled Waterside Dr	
12/11/2025	1445	Community	Patrolled Mulberry Ave & Campus St	
12/11/2025	1450	Community	Patrolled Campus St & Greenbrier	
12/11/2025	1500	Celebration Ave & Waterside Dr	Traffic Stop	AMQ2TPE,142145W,142146
12/11/2025	1535	Celebration Ave & Waterside Dr	Traffic Stop	142149W
12/11/2025	1600	1108 Lutyens Lane	Burglary Alarm	25I133239
12/11/2025				

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	1	Misdemeanor		Citations	2	Citations		Parks	4
Back-up		Felony		Written Warning	7	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



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: ____ CELEBRATION CDD ____



DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
12-13	1300-1330	CEBRATION PL / CELEBRATION AVE	LOOKED FOR VIOLATIONS	NO INTERSECTION VIOLATIONS
	1330 - 1400	CELEBRATION BLVD COMMUNITY		NO VIOLATIONS
	1422	CELEBRATION AVE / CELEBRATION PLACE	TRAFFIC STOP	CITATION
	1500	CELEBRATION BLVD / WORLD DR	TRAFFIC STOP	WRITTEN WARNING
	1530	CHICK FIL A / BLAKE BLVD	BLDG ALARM	ALL IN ORDER
	1558	BLAKE BLVD	TRAFFIC CRASH	
	1600	CELEBRATION AVE / SYCAMORE ST	INTERSECTION WATCHING	
	1645	SYCAMORE ST / CELEBRATION	TRAFFIC STOP	VERBAL WARNING



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

Name: ____ A. MCDONALD ____ ID #: ____ 3139 ____ Date: ____ 12/13/25 ____



**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	2	Misdemeanor		Citations	2	Citations		Parks	1
Back-up		Felony		Written Warning	1	Written Warning		Schools/Library	1
Self-Initiated		Traffic		Verbal36		Verbal Warning		Businesses	
Reports		Ordinance		Criminal Citation	1			Construction	

Name: Francis Santaniello ID #: 2974 Date: 12/13/25

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
12/15/2025	1140	Community	Patrolled Celebration Ave	
12/15/2025	1150	Community	Patrolled Waterside Dr	
12/15/2025	1155	Community	Patrolled Mulberry Ave & Campus St	
12/15/2025	1200	Community	Patrolled Campus St & Greenbrier	
12/15/2025	1205	611 Campus Street	Traffic Complaint	25I134676
12/15/2025	1230	Celebration Ave & Spring Park St	Traffic Stop	142323W,142324W
12/15/2025	1245	Celebration Ave & Waterside Dr	Traffic Stop	142325W
12/15/2025	1250	Community	Patrolled Celebration Ave	
12/15/2025	1300	Community	Patrolled Waterside Dr	
12/15/2025	1305	Community	Patrolled Mulberry Ave & Campus St	
12/15/2025	1310	Community	Patrolled Campus St & Greenbrier	
12/15/2025	1330	Celebration Ave & Waterside Dr	Traffic Stop	142326W
12/15/2025	1345	Celebration Ave & Waterside Dr	Traffic Stop	142327W
12/15/2025	1430	Celebration Ave & Waterside Dr	Traffic Stop	142338W
12/15/2025	1445	851 Celebration Ave	Suspicious Person	25I134750
12/15/2025	1500	Community	Patrolled Celebration Ave	
12/15/2025	1510	Community	Patrolled Waterside Dr	
12/15/2025	1515	Community	Patrolled Mulberry Ave & Campus St	
12/15/2025	1520	Community	Patrolled Campus St & Greenbrier	
12/15/2025	1610	Front St & Sycamore St	Baker Act	25I134770

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	1	Misdemeanor		Citations		Citations		Parks	4
Back-up		Felony		Written Warning	6	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: 12/15/2025

Public-Unrestricted



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
12-15-25	1600	CELEBRATION	ON DUTY	
	1600	CELEBRATION AV & ARBOR CIR	RADAR	
	1630	GOLFPARK DR	RADAR	
	1735	ISLANDVILLAGE	STOP & RADAR	
	1830	ROVING	RADAR & STOPS	
	1855	1015 MAIDEN TERR	VIN VERIFY	
	2000	CELEBRATION	OFF DUTY	
		MARKED UNIT & RADAR		

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

 Name: E. Cabot ID #: 369 Date: 12-15-25

Public-Unrestricted



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
12-16-25	1615	CELEBRATION	ON DUTY	
	1615	GOLFPARK DR	RADAR	
	1720	ISLAND VILLAGE	STOPS & RADAR	
	1840	CELEBRATION AV & ARBOR CIR	RADAR	
	1905	ROVING	RADAR & STOPS	
	2015	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	12	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning	2	Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: E. Cabot ID #: 369 Date: 12-16-25



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: _____ Celebration CDD #383 _____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
12/17/25	1500	Onsite	10-8	
	1535	Celibration blvd / Celebration ave	Traffic stop	
	1553	Celebration Ave/ Golfpark	Traffic stop	
	1625	Celebration Pl	Traffic stop	
	1700	Celebration Ave/ Waterside	Traffic stop	
	1725	All Areas	Patrol	
	1750	Celebration ave / banks rose	Traffic stop	
	1800	Celebration ave / eastlawn	Traffic stop	
	1820	All Areas	patrol	
	1847	Celebration/ Golfpark	Traffic stop	
	1855	Downtown	check	
12/17/25	1900	End of Detail	10-7	

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	3
Self Initiated		Traffic		Verbal Warning	1	Verbal Warning		Businesses	6
Reports		Ordinance						Construction	

Name: _____ Raymond West _____ ID #: _____ 898 _____ Date: _____ 12/17/25 _____



**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	2	Misdemeanor		Citations		Citations		Parks	1
Back-up		Felony		Written Warning	2	Written Warning		Schools/Library	1
Self-Initiated		Traffic		Verbal36		Verbal Warning		Businesses	
Reports		Ordinance		Criminal Citation				Construction	

Name: Francis Santaniello ID #: 2974 Date: 12/18/25

Job Site: Celebration CDD
1700-2100

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
12/19/2025	1630	Community	Celebration Ave & Waterside Dr	
12/19/2025	1640	Community	Patrolled Waterside Dr	
12/19/2025	1645	Community	Patrolled Mulberry Ave & Campus St	
12/19/2025	1650	Community	Patrolled Campus St & Greenbrier	142656W
12/19/2025	1701	Celebration Ave & Waterside Dr	Traffic Stop	
12/19/2025	1715	Celebration Ave & Waterside Dr	Traffic Stop	AMQ3FSE
12/19/2025	1722	Celebration Ave & Waterside Dr	Traffic Stop	AMQ3FUE
12/19/2025	1730	Community	Celebration Ave & Waterside Dr	
12/19/2025	1740	Community	Patrolled Waterside Dr	
12/19/2025	1745	Community	Patrolled Mulberry Ave & Campus St	
12/19/2025	1750	Community	Patrolled Campus St & Greenbrier	
12/19/2025	1800	Celebration Ave & Beak St	Traffic Stop	25I136433
12/19/2025	1830	Community	Celebration Ave & Waterside Dr	
12/19/2025	1840	Community	Patrolled Waterside Dr	
12/19/2025	1845	Community	Patrolled Mulberry Ave & Campus St	
12/19/2025	1850	Community	Patrolled Campus St & Greenbrier	
12/19/2025	1912	Campus St & Greenbrier	Citizen Contact	25I136465
12/19/2025	1930	Celebration Ave & Waterside Dr	Traffic Stop	142664W
12/19/2025	2000	Celebration Ave & Maiden Ter	Traffic Stop	
12/19/2025				

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	4	Citations		Parks	4
Back-up		Felony		Written Warning	4	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: 12/19/2025



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
12/20/25	1700-1800	SYCAMORE ST/LAKESIDE PARK	PATROL	
	1800-1900	FRONT ST & MARKET ST	PATROL	
	1900-1930	BLOOM ST	PATROL	
	1930-2030	FRONT ST & MARKET ST	PATROL	
	2030-2100	SYCAMORE ST/LAKESIDE PARK	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: 12/20/2025

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



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: ___ Celebration Cdd _____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
12/22/25	0700-1100			
	0735	Celebration PL/ Fire Station	Traffic Stop/Speeding	
	0755	Celebration PL/ Fire Station	Traffic Stop/Speeding	
	0830	Celebration Ave/ Golfpark Dr	Traffic Stop/Speeding	
	0855	Celebration Ave/Waterside	Traffic Stop/ Ran stop sign	
	0915-1030	Celebration Ave/Celebration PL	Traffic control due to traffic lights completely out	25I137389
	1045	Celebration Ave/Celebration PL	Traffic Sop/Failure to yield	

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

Name: LT Corey Griffin _____ ID #: 1527 _____ Date: 12/22/25 _____



Osceola County

Detail Activity

Job Site: Celebration



DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
12/22/25	1600	Celebration	On Duty	
	1600-1640	Celebration blvd	Patrol/traffic enforcement	
	1640-1715	Waterside drive	Traffic enforcement	
	1642	Waterside/Celebration ave	Traffic stop/verbal warning	
	1648	Waterside drive/Celebration ave	Traffic stop/Ebike warning	
	1720-1750	Celebration place	Traffic enforcement	
	1728	Celebration pl/Station 72	Traffic stop/written warning	
	1746	Celebration pl/Station 72	Traffic stop/written warning	
	1755-1820	Celebration blvd/Island village	Patrol/traffic enforcement	
	1825-1845	East lawn	Patrol/traffic enforcement	
	1845-1900	Waterside drive	Traffic enforcement	
	1900-1920	North Village	Patrol/traffic enforcement	
	1933	Celebration pl/Celebration blvd	Traffic stop/verbal warning	
	1940-2000	Celebration blvd	Traffic enforcement	
	2000	Celebration	Off duty	
Calls Taken		Misdemeanor		
Back-up		Felony		
Self Initiated		Traffic		
Reports		Ordinance		
		Traffic Citations		
		Written Warning	2	
		Verbal Warning	3	
		Parking Citations		
		Written Warning		
		Verbal Warning		
		Parks		5
		Schools/Library		5
		Businesses		
		Construction		2

Name: E. Fournier

ID #: 2165

Date: 12/21/2025

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



Osceola County Sheriff's Office

Detail Activity Sheet


 Job Site: Celebration CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
12/23/25	1725	Celebration Blvd & Celebration Pl	Traffic Stop	
	1810	Celebration Ave	Area Patrol	
	1840	Celebration Blvd & Celebration Pl	Traffic Stop	
	1915	Greenbrier Ave & Sarling Dr	Traffic Stop	
	1955	Market St	Area Patrol	
	2026	Celebration Pl & Celebration Blvd	Traffic Stop	

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

 Name: Francis Santaniello ID #: 2974 Date: 12/23/25



Osceola County Sheriff's Office

Detail Activity Sheet

+ Job Site: CELEBRATION

DATE	TIME	LOCATION		ACTIVITY	INCIDENT #
12/24/2025	1500	CAMPUS ST		ON DUTY/ROUTINE CHECKS	
"	1530	FRONT ST/ LAKESIDE PARK	AREA CHECKS	PATROL	
"	1600	EASTLAWN AREA	AREA CHECKS	PATROL	
"	1630	ARTISAN PARK	AREA CHECKS	PATROL	
"	1700	NORTH VILLAGE/ACADIA	AREA CHECKS	PATROL	
"	1730	SHOPPES AT CELEBRATION PLACE	AREA/BUSINESS CHECKS	PATROL	
"	1800	ISLAND VILLAGE	AREA CHECKS	PATROL	
"	1830	CELEBRATION POINTE	AREA CHECKS	PATROL	
"					
"					
"					
"					
"					
"					
"				**WW = WRITTEN WARNING	
12/24/2025	1900	OFF DUTY		**VW = VERBAL WARNING	

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

Name: J. LENNON ID #: 1425 Date: 12/24/2025



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: ___ Celebration Cdd _____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
12/26/25	0900-1300			
	0925	Celebration PL/ Fire Station	Traffic Stop/Speeding	
	0940	Celebration PL/ Fire Station	Traffic Stop/Speeding	
	1010	Celebration Ave/ Golfpark Dr	Traffic Stop/Speeding	
	1050	Celebration Ave/Golfpark Dr	Traffic Stop/ Speeding	
	1120	Celebration Ave/Campus St	Traffic Stop/Speeding	
	1215	Celebration Ave/Waterside Dr	Traffic Stop/ Ran stop sign	

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

Name: LT Corey Griffin _____ ID #: 1527 _____ Date: 12/26/25 _____



**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	2	Parks	
Back-up		Felony		Written Warning		Written Warning	6	Schools/Library	
Self-Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: Matthew Olka ID #: 2700 Date: 12/26/2025



Osceola County Sheriff's Office

Detail Activity Sheet


 Job Site: Celebration CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
12/27/25	1735	Celebration Blvd & Celebration Pl	Traffic Stop	
	1810	Celebration Ave	Area Patrol	
	1830	Celebration Blvd & Celebration Pl	Traffic Stop	
	1905	Greenbrier Ave & Sarling Dr	Traffic Stop	
	1955	Market St	Area Patrol	
	2033	Celebration Pl & Celebration Blvd	Traffic Stop	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	2	Misdemeanor		Citations	1	Citations		Parks	1
Back-up		Felony		Written Warning	3	Written Warning		Schools/Library	1
Self-Initiated		Traffic		Verbal36		Verbal Warning		Businesses	
Reports		Ordinance		Criminal Citation				Construction	

 Name: Francis Santaniello ID #: 2974 Date: 12/27/25



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: 313 CAMPUS ST; CELEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
12/28/2025	0900	FRONT STREET/ SYCAMORE ST	PATROL	
12/28/2025	0915	CELEBRATION AVE / MARKET ST	PATROL	
12/28/2025	0930	CAMPUS STREET / CELEBRATION AVE	PATROL	
12/28/2025	0945	GOLF PARK DR / IRIS ST	PATROL	
12/28/2025	1000	GOLF PARK DR / CAMRLIA ST	PATROL	
12/28/2025	1015	TEAL AVE CELEBRATION AVE	PATROL	
12/28/2025	1030	CELABRATION AVE FRONT STREET	TARFFIC STOP	
12/28/2025	1100	CAMOUS STREET	PATROL	
12/28/2025	1138	HONEYSUCKLE AVE / LONGMEADOW ST	PARKING VIOLATION	
12/28/2025	1149	CELEBRATION AVE / PERSIMMON ST	PATROL	
12/28/2025	1200	CELEBRATION AVE / BANK ROSE ST	PATROL	
12/28/2025	1215	FRONT STREET	PATROL	
12/28/2025	1230	WATER STREET	PATROL	
12/28/2025	1300	MULBERRY AVE / CAMPUS STREET	PATROL	



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

Name: Nixon Dorcelly

ID #: 3154

Date: 12/28/2025

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



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION

DATE	TIME	LOCATION		ACTIVITY	INCIDENT #
12/29/2025	1500	CAMPUS ST		ON DUTY/ROUTINE CHECKS	
"	1530	FRONT ST/ LAKESIDE PARK	AREA CHECKS	PATROL	
"	1600	EASTLAWN AREA	AREA CHECKS	PATROL	
"	1630	ARTISAN PARK	AREA CHECKS	PATROL	
"	1700	NORTH VILLAGE/ACADIA	AREA CHECKS	PATROL	
"	1730	SHOPPES AT CELEBRATION PLACE	AREA/BUSINESS CHECKS	PATROL	
"	1800	ISLAND VILLAGE	AREA CHECKS	PATROL	
"	1830	CELEBRATION POINTE	AREA CHECKS	PATROL	
"					
"					
"					
"					
"					
"				**WW = WRITTEN WARNING	
12/29/2025	1900	OFF DUTY		**VW = VERBAL WARNING	

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

Name: J. LENNON ID #: 1425 Date: 12/29/2025



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
	1605	Celebration	On Duty	All Areas
	1623	600 Mulberry Street	Parking Violation	Verbal Warning
	1634	610 Mulberry Street	Parking Violation	Verbal Warning
	1640	Celebration Ave @ Golfpark Drive	Radar Enforcement	No Violations
	1706	Sycamore Street @ Celebration Ave	Parking Violation	Citation #PTA001315
	1715	Golfpark Drive @ Water Street	Radar Enforcement	No Violations
	1800	North Village	Patrol	No Violations
	1635	Celebration Ave @ Arbor Circle	Radar Enforcement	No Violations
	1855	Market Street @ Front Street	Parking Violation	Verbal Warning
	1905	Waterside Drive @ Centerville Drive	Radar Enforcement	No Violations
	1915	Island Village	Patrol	See Below
	1921	Island Village Way @ Warfside Lane	Parking Violation	Citation #WP123428
	1948	1725 Future Way	Parking Violation	Citation #WP123429

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

Name: Daryl Cunningham

ID #: 790

Date: 12/30/2025

6Bii

January 2026 Aquatics Report



Celebration CDD

Aquatics Report

1/15/2026

www.premierlakesfl.com

CustomerSupport@PremierLakesFL.com

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



GC10

**Comments:**

This pond is in great condition. Minor grasses to be sprayed when they have some more leaf.

Action Required

Routine Maintenance

Target:

Torpedo Grass

GC9B

**Comments:**

This pond is in great condition. Minor slender spikerush beginning to grow around the perimeter to be monitored. Thalia is going dormant from the cold weather.

Action Required

Routine Maintenance

Target:

Slender Spikerush



GC9A

**Comments:**

This pond is in great condition. Thalia is going dormant from the cold weather.

Action Required

Routine Maintenance

Target:

NV1A

**Comments:**

This pond is in great condition.

Action Required

Routine Maintenance

Target:



4A



Comments:

This pond is in great condition

Action Required

Routine Maintenance

Target:

NV2



Comments:

This pond is in great condition

Action Required

Routine Maintenance

Target:



NV1B



Comments:

This pond is in great condition

Action Required

Routine Maintenance

Target:

NV3



Comments:

This pond is in good condition. Previously treated algae observed decaying in one cove. Will continue to monitor and retreat as necessary

Action Required

Routine Maintenance - Algae retreat if necessary

Target:

Filamentous Algae



CV5



Comments:

This pond is in great condition.

Action Required

Routine Maintenance

Target:

CV4



Comments:

This pond is in great condition.

Action Required

Routine Maintenance

Target:



CV3



Comments:

This pond is in great condition.

Action Required

Routine Maintenance

Target:

CV2E



Comments:

This pond is in great condition.

Action Required

Target:



Management Summary

During this inspection, I surveyed the Golf Course and the northern portion of the community. Overall, everything was in great shape with minor observations to be handled during routine maintenance. These observations included minor slender spikerush and torpedo grass that were not quite ready for treatment at their growth stage and will be monitored for treatment when appropriate. The only algae noted was on Lake NV3, which had previously been treated and was decaying. We will monitor and retreat if necessary. The golf course ponds previously had a large influx of duckweed and other floating weeds. Based on my observation, the treatments were extremely successful.

The cooler water temperatures continue to help minimize the rapid growth that we've come to expect. We are in a good maintenance cycle right now, with the majority of the property in great shape.

6C

January 2026 Engineering Report



Jan 19, 2026

Mr. Kerry Satterwhite, District Manager
Celebration Community Development District
313 Campus Street
Celebration, FL 34747
Mwilliams4@inframark.com

Re: Engineer's Monthly Meeting Update – Celebration CDD
HWA #4204

Dear Mr. Satterwhite;

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. Casy vs Island Village lawsuit corresp. and records research.
3. CROA pond SCE-2 permit research and corresp. with CFTOD
4. Prepare Pond Restoration project RFP and Bid Form documents and corresp. with attorney and manager for edits and form of agreement.
5. Corresp. with Western Green and review materials only prices for pond project.
6. Teams meeting with Ferguson with their site contractor on pond restoration project.
7. Island Village Ph 2A landscape & irrigation walk, prepare punchlist letter
8. Review corresp. from 545 Campus St. for adding driveway on alley.
9. Review & corresp. on possible manhole leak at Terraces condors
10. Records request for past 3 months of emails.
11. Pond restoration project bid opening and review proposal documents and prepare comparison spreadsheets.

Sincerely,

Mark Vincutonis

Mark Vincutonis, P.E.

7Ai

Exact Stormwater Management

Pond Bank Restoration Project

Celebration, FL



To:

City of Celebration
Kerry Satterwhite
313 Campus Street
Celebration, FL 34747

Re: *Pond Bank Restoration Project* – RFP Response

Dear Selection Committee,

Exact Stormwater Management is pleased to submit this proposal in response to the City of Celebration's *Pond Bank Restoration Project* RFP. Exact is an environmental contracting firm specializing in the **rehabilitation, stabilization, and long-term performance of stormwater ponds and conveyance systems**, with extensive experience addressing **pond bank erosion, sediment accumulation, embankment repairs, and restoration of degraded shorelines**.

Our team regularly performs pond rehabilitation work throughout the southeastern United States, including projects involving eroded pond banks, failing slopes, inlet and outlet stabilization, sediment removal, and restoration measures designed to improve structural integrity while protecting downstream water quality. We understand the operational challenges of working within active communities and emphasize safety, responsiveness, and efficient construction sequencing to minimize impacts to residents and adjacent infrastructure.

Exact's approach to pond bank restoration focuses on **durable, constructible solutions** that account for fluctuating water levels, seasonal conditions, and long-term maintenance needs. We are particularly attentive to erosion control during construction and to restoring stabilized slopes that perform well under Florida's rainfall patterns.

Our proposal includes all of the requested elements organized as follows:

Table of Contents

- A) Completed RFP
- B) Prices and Schedule of Values
- C) Construction Schedule
- D) Project References
- E) Insurance Certificate

We appreciate the City's consideration and welcome the opportunity to partner with Celebration on this important infrastructure improvement effort. Should you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,

Austin Via
Sales Representative
Exact Stormwater Management
904-831-6479
austin@exactstorm.com

EXHIBIT “A”

COMPLETED RFP

[*ATTACHED*]

Project Manual

Celebration Community Development District

Pond Bank Restoration Project

Location:
Celebration, Florida 34747



Inframark Community Management
313 Campus Street
Celebration, Florida 34747
407-566-1935

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT
Informal Request for Proposals for
Pond Bank Restoration Project

Table of Contents

- I. Proposal Package
 - A. Informal Request for Proposals
 - B. Instructions for Proposers
- II. RFP Proposal Forms & Contractor Qualification Statement
- III. Plans & Specifications
- IV. Form of Pond Restoration Project Agreement

I. PROPOSAL PACKAGE

A. Informal Request for Proposals

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR POND BANK RESTORATION AND NOTICE OF PUBLIC MEETING TO OPEN PROPOSALS

The Celebration Community Development District ("District") hereby informally requests proposals from firms to provide services necessary for the District's Pond Bank Restoration Project ("Project"), as more particularly described in the project manual ("Project Manual") and in accordance with the plans and specifications prepared by the District Engineer, Mark Vincutonis, Hanson Walter & Associates Inc. The District is a special purpose unit of local government established under Chapter 190, Florida Statutes, for the purpose of financing, acquiring, constructing, operating, and maintaining community infrastructure improvements for the District.

To be eligible to submit a proposal, and in addition to any other requirements set forth in the Project Manual, an interested firm must hold all required local, state and federal licenses in good standing and be authorized to do business in Osceola County and the State of Florida.

The Project Manual, including instructions to proposers, proposal and contract specifications, and other materials, will be available beginning on Monday, December 29, 2025 by emailing Mr. Kerry Satterwhite, Kerry.satterwhite@inframark.com. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the RFP opening, and to provide notice of such changes only to those proposers who have requested a Project Manual.

Firms desiring to provide services for this Project must submit one (1) original and one (1) electronic copy (PDF format on a USB flash drive) of the required proposal no later than Friday, January 16, 2026 at 12:00 p.m., to the District Manager's Office at 313 Campus Celebration FL 34747. Proposals shall be in the form provided in the Project Manual and submitted in a sealed envelope, marked with a notation "*RESPONSE TO PROPOSAL FOR CELEBRATION CDD POND BANK RESTORATION PROJECT.*" The District reserves the right to return, unopened to the proposer, any proposals received after the time and date stipulated above. Each proposal shall remain binding for a minimum of one hundred twenty (120) days after the proposal's opening. The District intends to award the Project or portions of the Project a proposal at their regular board meeting on Tuesday, January 27, 2026.

Proposals will be evaluated in accordance with the criteria included in the Project Manual. The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, and waive minor or technical irregularities in any proposal, as it deems appropriate, and if the District determines in its discretion that it is in the District's best interests to do so. Price is only a portion of consideration.

NOTICE OF PUBLIC MEETING TO OPEN PROPOSALS

Pursuant to Section 255.0518, Florida Statutes, the proposals will be publicly opened on Friday, January 16, 2026 at 12:00 p.m. at the District Manager's Office, 313 Campus Street, Celebration FL 34747. The purpose of the RFP opening will be to announce the names of the proposers and pricing. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the RFP opening is asked to advise the District Manager's Office at 407 566-1935, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800- 955-8770 (Voice), for aid in contacting the District Manager's Office.

Any and all questions relative to this Request for Proposals, the Project or the RFP opening shall be directed in writing by e-mail only to Mr. Kerry Satterwhite, District Manager, at Kerry.satterwhite@inframark.com no later than Monday, January 12, 2026 at 12:00 p.m. Answers and Questions will be emailed to all proposers who have requested a project manual. No phone inquiries please.

Celebration Community Development District

Kerry Satterwhite, District Manager

B. Instructions To Proposers

1. **OVERVIEW.** The Celebration Community Development District ("**District**") is seeking proposals ("**Proposal(s)**") from firms ("**Proposer(s)**") capable of providing labor, materials, equipment, and construction services for lake bank restoration ("**Project**"). The District is a special purpose unit of local government established under Chapter 190, Florida Statutes for the purpose of financing, acquiring, constructing, installing, operating, and maintaining community infrastructure improvements for the district. The Project includes the restoration of certain pond side slopes within the District. The pond banks need to be restored to a 4:1 slope to 2-feet below control water level based on the information within the provided plans and restored to a 2:1 slope from 2-feet below control water level to the pond bottom if required based on field findings during the restoration of the 4:1 slope. Natural and or synthetic materials to aid in the side slope stabilization for longevity is anticipated for the majority of the pond slopes. Additionally, the ponds may have vegetation and/or trees that will need to be worked around and/or may need to be removed. The completion of the project is achieved with verification by the District Engineer that the required slopes are met and all disturbed areas down to 2' below control water level is sodded. The Project is expected to be started during the dry season and finished in a reasonable amount of time for the district.
2. **DUE DATE.** Sealed Proposals, including one (1) original and one (1) electronic copy (PDF format on a USB flash drive), must be received no later than **Friday, January 16, 2026 at 12:00 p.m.** at the Celebration CDD office at 313 Campus Street, Celebration FL 34747 ("District Manager's Office"), attention: Mr. Kerry Satterwhite. Proposals will be publicly opened at that time, provided however that, subject to such public openings and announcements, all proposals may be kept confidential for a period of time to the extent permitted by Florida law.
3. **SUMMARY OF SCHEDULE.** The District anticipates the following RFP schedule, though certain dates may be subject to change:

DATE/TIME	EVENT
12/29/2025	RFP Notice Issued
12/29/2025	RFP Project Manual available
Anytime	Self-Site Inspections (i.e. on your own)
By Appointment	Site Inspections with District Staff
1/12/2026 at 12:00 p.m.	Deadline for questions
1/16/2026 at 12:00 p.m.	Proposal Submittal Deadline / Proposal Opening
1/27/2026 at 5:00 p.m.	Public Board Meeting to Award Contract

4. **FAMILIARITY WITH THE LAW.** By submitting a Proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules, and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the Proposal in compliance with all such laws, ordinances, and regulations.

5. INTERPRETATIONS AND ADDENDA; ZONE OF SILENCE. Any and all questions relative to this RFP or the Project about the meaning or intent of the Proposal documents shall be directed in writing by e-mail only to Mr. Kerry Satterwhite, District Manager at Kerry.satterwhite@inframark.com. No phone inquiries please. All questions must be received **no later than Monday, January 12, 2026 at 12:00 p.m.** Interpretations or clarifications considered necessary by the District in response to such questions will be issued by addenda e-mailed to all parties recorded as having received the Project Manual. Only questions answered by formal written addenda will be binding. No interpretations will be given verbally. All questions and answers will be distributed to all Proposers who have requested the Project Manual. Except as set forth in this Section, Proposers should not communicate with any District Supervisor, staff member, or other representative during the submission and evaluation process. **COMMUNICATION WITH ANY DISTRICT REPRESENTATIVE FOR ANY PURPOSE OTHER THAN THOSE EXPRESSLY DESCRIBED HEREIN MAY CAUSE AN INDIVIDUAL, A FIRM OR COMPANY, OR TEAM (INCLUDING SUBCONTRACTORS), TO BE DISQUALIFIED FROM PARTICIPATING.**

6. QUALIFICATIONS OF THE PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein. The Proposer shall submit with its Proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District.

7. SUBMISSION OF ONLY ONE PROPOSAL. Each Proposer may submit only one Proposal; however, proposals may be modified by an appropriate document duly executed and delivered any time prior to the time Proposals are due as set forth in Section 2 of these instructions. Proposers may be disqualified and their Proposals rejected if the District has reason to believe that collusion may exist among Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

8. PROPOSAL FORM. The Proposal shall contain an acknowledgement of receipt of all Addenda (the number of which must be filled in on an Acknowledgement Form). In making its Proposal, each Proposer represents that it has read, understands, and completed the Proposal Documents, acknowledged receipt of all Addenda, and that the Proposal is made in accordance therewith.

9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, provide for the delivery of the project in phases and waive minor or technical irregularities in any Proposal, as it deems appropriate, if it determines in its discretion that it is in the District's best interests to do so.

10. INSURANCE. All Proposers should include as part of their Proposal a current Certificate of Insurance detailing the company's insurance coverage. In the event the Proposer is notified of award, it shall provide a current Certificate detailing the company's insurance coverage and identify the District as additional insureds, as stated in the Contract form provided herein, within fourteen (14) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

11. SPECIAL PROJECT/SITE CONDITIONS. By submitting their Proposal the Proposer acknowledges that they have visited the project site and have made careful examination as to the nature, location and character of the areas in which the work is to be performed including, without limitation, the conditions of the land, banks, and ponds including all structures and obstructions thereon, both natural and manmade, and all other conditions or matters which could affect the performance of the work hereunder. Proposer agrees to take responsibility for any and all issues arising from unsuitable soils, unstable banks

and slopes or other conditions, including but not limited to varying soil conditions, subsurface conditions, vegetation conditions, etc. No additional costs will be charged by Proposer for matters associated with such conditions.

12. INDEMNIFICATION. Proposer shall indemnify, hold harmless, and defend the District, the District Engineer, and their respective members, parents, partners, subsidiaries, affiliates, officers, directors, supervisors, staff, consultants, attorneys, agents, subcontractors and employees of each and any of all of the foregoing entities and individuals (together, "Indemnitees") from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, relating to the Proposer's Proposal and/or this Project Manual and the work contemplated hereunder. In the event that any indemnification, defense or hold harmless provision of this Project Manual is determined to be unenforceable, the provision shall be reformed to give the provision the maximum effect allowed by Florida law and for the benefit of the Indemnitees. Additional indemnification, defense, and hold harmless obligations shall be included in the final contract.

13. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute or law.

14. USE OF SUBCONTRACTORS (DISCLOSURE AND QUALIFICATIONS). If the proposer intends to use any subcontractor(s) to perform labor or to complete more than twenty percent (20%) of the total scope of work (measured by cost, labor hours, or functional scope), the Proposer must identify each such subcontractor in its proposal and provide the following information, at a minimum. If such information is unavailable, the District reserves the right to request this information at any time after the proposal opening date:

- A. Subcontractor legal name, address, and primary contact information
- B. Description of the subcontracted scope and estimated percentage of total work.
- C. Relevant experience on comparable projects (including references)
- D. Licenses/certifications required for the work and proof of good standing.
- E. Insurance coverage meeting the RFP requirements.
- F. Any material claims, litigation, or regulatory actions within the last five (5) years (if applicable)

Failure to disclose subcontractors meeting this threshold may render the proposal non-responsive.

15. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the Proposal Documents:

- A. Completed price proposal for all phases of work.
- B. Schedule of Values - Pricing for each of the individual phases provided herein, and each with detailed unit pricing.
- C. Construction Schedule. TIME IS OF THE ESSENCE WITH RESPECT TO THE PROJECT. Each Proposer should provide detailed construction schedules for each phase of the project, as set forth herein. The ideal start date for the Project is February or March (dry season).
- D. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address, and phone number of a contact person. Highlight previous or currently contracted work with other community development districts.
- E. Current insurance certificate indicating the types of coverage and limits for general, property, automobile liability, and worker's compensation insurance. In the event the

Proposer is notified of award, it shall provide a certificate detailing the company's insurance coverage and identifies the District and its consultants, staff, employees, officers, agents and supervisors as additional insureds, as stated in the Contract form provided herein, within fourteen (14) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

- F. Completed copies of all other forms included within the Proposal Documents.

16. EVALUATION OF PROPOSALS. The proposals shall be ranked based on the Proposer's ability and qualifications to provide the materials and perform the services for the project as demonstrated by the documentation provided by the Proposer. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly and clearly reserves the right to make such award to other than the lowest priced proposal.

17. WARRANTY. The proposal shall provide documentation for the warranties on the materials as provided by the manufacturer and or supplier "good, better, and best" material alternatives. By submitting a proposal, the Proposer agrees that a minimum one (1) year warranty on workmanship, installation and materials on all work is provided from the date of acceptance of the project or portion thereof. Additional warranty periods may be proposed and will be considered during the proposal evaluation.

18. ACKNOWLEDGMENTS. In addition to any other requirements set forth in the Project Manual, and with the signature on the Proposal Form, the Proposer acknowledges the following:

- A. All Proposals shall include completed copies of all other forms, including the standard form of agreement, within the Project Manual. If the Proposer finds a conflict, error, or discrepancy in the Project Manual, he/she shall call it to the District's and/or the District's designees' attention in writing before proceeding with the work affected thereby.
- B. The Proposer is responsible for visually inspecting the entire job site prior to submitting a Proposal and notifying the District and/or its designee of discrepancies or conditions that may affect the construction and its costs.
- C. The Proposer shall be responsible for coordinating the work necessary with all utility companies and other onsite Proposers or subcontractors performing work for the District, coordinate the safety and protection of all aerial and underground facilities related to the work, and complete and obtain all final approvals and acceptances.
- D. The Proposer shall complete the work herein defined and detailed in a professional and workmanlike manner typical of its industry. All existing trees, sod, irrigation, and other landscaping to remain must be protected and replaced in the event of damage. The work must be performed continuously, without interruption unless otherwise directed by the District and accepted by applicable regulatory authorities.
- E. Each Proposer shall submit an itemized schedule of values outlining all work items which will be used for monthly pay requests. The schedule of values and proposal must balance. The Proposer will be required to submit a revised progress schedule with each pay request; the schedule shall show original timeline and progress to date.
- F. The Proposer shall specify subcontractors to be used for major work items prior to commencing the work.

- G. All work provided for in the Project Manual, as may be amended, shall be warranted from commencement of work until twelve (12) months after acceptance by all applicable regulatory authorities. Furthermore, the form of contract includes various warranties that shall be provided by the successful Proposer to the District, and any warranties provided by material suppliers must be assignable to the District. If an assignment of warranty requires the material supplier to consent to same, then the selected Proposer agrees that it will secure the material supplier's consent to assign said warranties to the District. Each Proposer should provide copies of any major material warranties to the District as part of its Proposal.

19. PUBLIC RECORDS. The District is a governmental entity, and, accordingly, the Proposals will be publicly opened as stated above and may become public record at some point in the procurement process. In the event that the Proposer believes that any particular portion of the Proposer's Proposal is exempt from disclosure pursuant to Florida law, the Proposer shall mark the exempt pages as "CONFIDENTIAL – EXEMPT FROM DISCLOSURE and specify the statutory reason for the confidentiality. In the event that the District reasonably and in good faith believes that the Proposer's information is not confidential or exempt under Florida law, the District may provide the information in response to a public records request and will not be responsible for any liability, claims, damages or losses arising from such disclosure. In the event that a claim of any kind is filed challenging the confidentiality of the Proposer's information, the District may require the Proposer to indemnify, defend and hold harmless the Indemnitees from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, relating to the claim.

II. RFP PROPOSAL FORMS, SUMMARY OF COSTS, CONTRACTOR QUALIFICATION STATEMENT & FORM OF STANDARD AGREEMENT

**PROPOSAL FORM FOR
POND BANK RESTORATION PROJECT
TO BE SUBMITTED WITH
ONE(1) ELECTRONIC COPY ON USB THUMB DRIVE TO:**

**MR. KERRY SATTERWHITE, DISTRICT MANAGER
CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

TO: CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

FROM: Exact Stormwater Management

(Proposer's Company Name)

Austin Via

(Proposer's Contact Person's Name)

4106 Abston Drive Jacksonville, FL 32226

(Proposer's Contact Address)

(904)831-6479

(Proposer's Contact Phone No.)

austin@exactstorm.com

(Proposer's Contact Email Address)

*PROPOSALS MUST BE SUBMITTED ON OR BEFORE FRIDAY, JANUARY 16, 2026 AT 12:00
P.M.*

**CELEBRATION COMMUNITY DEVELOPMENT DISTRICT
ADDENDA ACKNOWLEDGEMENT FORM FOR
POND BANK RESTORATION PROJECT**

Proposer has examined copies of all of the Proposal Documents and of the following addenda:

No. _____ Dated _____

No. _____ Dated _____

No. _____ Dated _____

No. _____ Dated _____

No. _____ Dated _____

No. _____ Dated _____

No. _____ Dated _____

**CELEBRATION COMMUNITY DEVELOPMENT DISTRICT
RFP PROPOSAL FORM
FOR POND BANK RESTORATION PROJECT**

**Proposal Form utilizes the following spreadsheet.
An electronic copy in PDF format is provided for Proposer's use**

**CELEBRATION COMMUNITY DEVELOPMENT DISTRICT
CONTRACTOR QUALIFICATION STATEMENT
FOR POND BANK RESTORATION PROJECT**

DATE SUBMITTED: 1/16/2025

1. Proposer: Exact Stormwater Management / ☐ / A Partnership
[Company Name] / ☐ / A Corporation
/ ☐ / A Subsidiary Corporation
/ ☒ / A Limited Liability Company
2. Parent Company Name Exact Stormwater Management
3. Parent Company Address:
Street Address 13817 Village Mill Drive, Suite D
P.O. Box (if any) _____
City Midlothian State VA Zip Code 23114
Telephone (804)302-5151 Fax no. _____
1st Contact Name Corey Simonpietri Title VP of Business Development
2nd Contact Name Ramiro Tapia Title Project Manager
4. Proposer Company Address (if different):
Street Address 4106 Abston Drive
P. O. Box (if any) _____
City Jacksonville State FL Zip Code 32226
Telephone (904)831-6479 Fax no. _____
1st Contact Name Sean Simonpietri Title Founder
2nd Contact Name Austin Via Title Sales Representative

5. List the location of the office from which the proposer would perform work for the Celebration Community Development District.
4106 Abston Drive

Street Address _____
 Jacksonville FL 32226
 City _____ State _____ Zip Code _____
 Telephone 904-831-6479 Fax No. _____
 1st Contract Name Austin Via Title Sales Representative

6. Is the Proposer organized in the State of Florida? yes () no (x)

6.1 If yes, provide the following:

- ☐ Is the Company in good standing with the Florida Department of State,
Division of Corporations? yes () no ()

If no, please complete 6.2 below _____

- ☐ Date incorporated _____ Charter No. _____

6.2 If no, provide the following:

- ☐ The State with whom the Proposer company is organized VA
☐ Is the company in good standing with the State? yes (x) no ()

If no, please explain: _____

- ☐ Date organized 6/20/12 Charter No. S412313-1

Is the Proposer company authorized to do business in the State of
 yes (x) no ()
 Florida?

7. Is Proposer company a registered or licensed contractor with the State of Florida?
 yes () no (x)

7.1 If yes, provide the following:

- Type of registration (i.e. certified general contractor, certified electrical contractor, etc.)

- License No. _____ Expiration Date _____

- Qualifying individual _____ Title _____

- List company(s) currently qualified under this license _____

7.2 Is the Proposer company a registered or licensed Contractor with Osceola County?

yes () no (x)

7.3 Has the Proposer company performed work for a community development district

or local government

previously? yes (x) no ()

8. Name of Proposer's Bonding Company Cincinnati Insurance Company

Address 6120 South Gilmore Rd., Fairfield, OH 45014

Approved Bonding Capacities: Aggregate Limit	\$ <u>1,200,000</u>
Single Project Limit	\$ <u>600,000</u>
Total Current Contracts Bonded	\$ <u>730,881</u>

Name of Proposer's Bonding Agency Towne Insurance

Address 4501 Cox Rd. Glen Allen, VA 23060

Contact Name Patrick Beale Phone (804)823-2540

9. List the Proposer's total annual dollar value of work completed for each of the last three (3) years starting with the latest year and ending with the most current year
 (2022) \$9,500,000, (2023) \$11,400,000, (2024) \$13,100,000

10. What are the Proposer's current insurance limits?

General Liability	\$ 2,000,000
Automobile Liability	\$ 1,000,000
Workers Compensation	\$ 1,000,000
Expiration Date	5/15/26

11. Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past two years? yes () no (x)

If yes, please describe each violation, fine, and resolution _____

12. Please state whether or not your company or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts in any state(s)?

yes () no (x)

If so, state the name(s) of the company(ies) _____

the state(s) where barred or suspended _____

state the period(s) of debarment or suspension _____

13. What is the construction experience of the proposed superintendent and project manager?

INDIVIDUAL'S NAME	PRESENT POSITION OR OFFICE	MAGNITUDE AND TYPE OF WORK*	YEARS OF CONSTRUCTION EXPERIENCE	YEARS WITH FIRM	IN WHAT CAPACITY?
Ramiro Tapia	Project Manager	Civil	15 years	2.5 years	Foreman/PM
Roberto Tapia	Superintendent	Civil	15 years	2.5 years	Foreman/PM

14. Have you ever failed to complete any work awarded to you? yes () no (x)

If so, where and why? _____

15. Has any officer or partner of your organization ever been an officer, partner, or owner of some other organization that has failed to complete a construction contract? yes () no (x)

If so, state name of individual, other organization and reason therefore. _____

16. List any and all litigation to which the organization has been a party in the last five (5) years.

N/A

17. Has the organization or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity?

N/A

If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof.

18. Within the past five (5) years, has the organization failed to complete a project within the scheduled contract time? N/A

If so, discuss the circumstances surrounding such failure to complete a project on time as well as the date thereof.

[illegible]

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Celebration Community Development District or their authorized agents deemed necessary to verify the statements made in this document or documents attached hereto, or necessary to determine whether the Celebration Community Development District should qualify the Proposer for submitting a proposal on its construction project, including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation

Name of Proposer

By: _____

[Type Name and Title of Person Signing]

This _____ day of _____, 20____.

(Corporate Seal)

Sworn to before me this _____ day of _____, 20 ____.

(Seal)

Notary Public/Expiration Date

III. PLANS AND SPECIFICATIONS

A. SPECIFICATIONS

1. Pond bank side slopes to be filled in with dredged material from pond bottom and or fill material imported to the site. Placed fill material shall be compacted to 90% density of the Modified Proctor (ASTM D1557). The District reserves the right to request density tests performed by a geotechnical testing company for areas suspected of not meeting compaction requirements.
2. If dredging material from pond bottom, resulting slopes shall not be steeper than a 2:1 (h:v)
3. Finished side slopes shall be no steeper than a 4:1 (h:v) slope to a min. of 2-ft below control water level. Below 2-ft below control water level, side slopes shall be no steeper than a 2:1 (h:v) slope.
4. Natural and synthetic materials such as geo-tubes, coconut fiber mats, woven and non-woven geotextiles, etc. shall be used in areas designated as having moderate, heavy, and severe as shown on the individual pond plans. Said materials shall be installed per Manufacturer's installation requirements including but not limited to staking, anchoring, overlapping, and toe-ins at the top and bottom of the installation. Adequate soil depth as recommended by material Manufacturer shall be placed and compacted on top of any stabilizing materials to promote the healthy growth of the sod place on top.
5. Proposal pricing shall include a "good", "better" and "best" option with respect to the materials used and may include natural and synthetic materials such as geo-tubes, coconut fiber mats, woven and non-woven geotextiles and grids, staked and or anchored. Life expectancy of proposed materials shall be provided per the material manufacturer's literature or cut-sheets.
6. Contractor shall restore all disturbed areas, including access pathways to the work areas along the pond slopes. Sod replacement in disturbed areas as well as on the pond bank slopes that have been restored shall match the species of existing sod (i.e., Bahia or St. Augustine). Newly placed sod shall be watered if needed to prevent it from drying out.
7. Contractor shall utilize best management practices to prevent erosion, sediment transport, and turbidity in and around the work areas and within the pond to include silt fencing, haybales, turbidity barriers, etc. The District reserves the right to require additional erosion control measures should deficiencies be observed.

8. The Central Florida Tourism Oversight District (CFTOD), formerly known as Reedy Creek Improvement District (RCID) oversees environmental impacts and stormwater discharge into adjacent wetland areas and may inspect the work activities on an unannounced basis. Contractor shall comply with all CFTOD directives to rectify impacts to these wetland areas.
9. Contractor shall work around existing vegetation and trees in accordance with material manufacturer's recommendations in an effort to minimize the removal of existing vegetation where possible.
10. Contractor shall coordinate with District staff in locating any existing irrigation. Any damaged irrigation components shall be replaced with equivalent components to be approved by District staff.
11. Contractor shall coordinate utility locates with Sunshine 811 No-Cuts.
12. Contractor shall obtain any necessary dewatering permits.
13. Contractor shall utilize Maintenance of Traffic for equipment staging and re-locating per FDOT indexes and specifications.
14. Damages to District property and private property shall be the Contractor's responsibility to repair. Contractor shall not park or stage equipment or vehicles on private property.
15. A minimum one-year warranty period on workmanship and materials (other than bank stabilization materials), including the sod shall be required and commence upon final acceptance of the project or portion thereof by the District.
16. Contractor shall provide a warranty on the materials used for pond bank stabilization; the term and conditions of such warranty shall be considered by the District.

B. Plans

The Following plans are provided as separate PDF Files due to their size:

1. Overall Pond Location Plan
2. Individual Pond Plans

IV. Form of Pond Restoration Project Agreement

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 [_____].

WITNESSETH:

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 Celebration Community Development District Pond Bank Restoration Project dated [_____] 2025 attached hereto as Exhibit “A” (the “RFP”); (ii) the Contractor’s RFP Proposal Forms, Summary of costs, contractor Qualification Statement attached hereto as Exhibit “B” (the “Proposal”), and (iii) the awarded work (the “Award”) [if applicable]. 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, the RFP or the Award, the terms herein shall prevail. Notwithstanding the foregoing, the order of precedence shall be: (i) this Pond Restoration Agreement; (ii) the Award; (iii) the RFP; and (iv) 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 RFP, the Proposal and the Award, 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

¹ Form will be changed based on RFP, proposal response and/or scope of work awarded.

Proposal and Award. 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 [_____] (__) months from the Effective Date, unless sooner terminated, extended or modified as set forth in this Agreement. The Work shall be performed in a continuous manner, without interruption or delay.

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 SHALL 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 or Award 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 or segregated portions 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 payments are 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 in a workman like manner; (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, pond banks and pond, 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.

(c) Contractor warrants that all construction and related services provided under this Agreement, including that of all subcontractors, shall be performed in a good and workmanlike manner, by workers who are appropriately trained and experienced in the work being performed, and in accordance with all requirements of the Agreement, industry standards for projects of similar type and quality, and all applicable laws, codes, regulations and other requirements, including safety requirements.

(d) If, within [one year] after the date of completion of the Work or a designated portion thereof, any of the Work is found to be not in accordance with the requirements of this Agreement, the Contractor shall correct it promptly after receipt of written notice from the District. Nothing contained in this section shall be construed to establish a period of limitation with respect to other obligations which the Contractor has under this Agreement, or as otherwise provided by law.

(e) [All materials provided under this Agreement shall be warranted as follow:

[to be completed after Proposals are issued]

(f) Contractor shall restore all disturbed areas, including access pathways to the work areas along the pond slopes. Sod replacement in disturbed areas, as well as on the pond bank slopes that have been restored, shall match the species of existing sod (i.e. Bahia or St. Augustine). Newly placed sod shall be watered if needed to prevent it from drying out. Prior to completion of the work, any damaged sod or landscaping, and damage to any other District lands or improvements (including sidewalks, alleys and pathways), shall be restored to the condition in which they existed prior to the work.

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 or subcontractors retained by Contractor are the sole responsibility of Contractor. Contractors 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. Contractor shall ensure that all subcontractors comply with these requirements.

(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 or any of its subcontractors. Contractor has no authority to enter into any contracts or subcontracts, 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 laws, rules, ordinances and regulations of governmental authorities wherein the District's facilities are located, as said law, rules, etc. may 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, subcontractors 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, subcontractors agents or other personnel working at Contractor’s direction blows or discards debris into the roadways, ponds, lands 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 and subcontractors 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 and subcontractors.

(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 PUBLCRECORDS@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: Kerry Satterwhite, District Manager Telephone: 407-566-1935
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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 “B”

PRICE & SCHEDULE OF VALUES

[*ATTACHED*]

CELEBRATION CDD POND RESTORATION PROJECT																							Page 106			
RFP PROPOSAL FORM - "GOOD" OPTION (PAGE 1 OF 2)																										
		SLOPE EROSION SEVERITY												HEAVY WOODS/VEGETATION (1)									NOTES (4)		CONTRACTOR'S NOTES	
POND		SEVERE (RED)			HEAVY (ORANGE)			MEDIUM (YELLOW)			LIGHT (GREEN)			THAT IS SEVERE, HEAVY, MEDIUM												
No.	RANKING	LF (FT)	COSTS		LF (FT)	COSTS		LF (FT)	COSTS		LF (FT)	COSTS		LF (FT)	COSTS		PERIM. (5) LF (FT)	TOTAL COST								
	(3)		UNIT \$	SUB-TOTAL		UNIT \$	SUB-TOTAL		UNIT \$	SUB-TOTAL		UNIT \$	SUB-TOTAL		UNIT \$	SUB-TOTAL		UNIT \$	SUB-TOTAL							
1C	NA	0	\$150.00	\$0.00	0	\$120.00	\$0.00	0	\$91.00	\$0.00	0	\$56.00	\$0.00	0	\$55.00	\$0.00			0	\$0.00	\$0.00	NOT INSPECTED, GC OWNED, LINED				
2A	NA	0	\$150.00	\$0.00	0	\$120.00	\$0.00	0	\$91.00	\$0.00	0	\$56.00	\$0.00	0	\$55.00	\$0.00			0	\$0.00	\$0.00	NOT INSPECTED, GC OWNED				
2B	NA	0	\$150.00	\$0.00	0	\$120.00	\$0.00	0	\$91.00	\$0.00	0	\$56.00	\$0.00	0	\$55.00	\$0.00			0	\$0.00	\$0.00	NOT INSPECTED, GC OWNED				
3A	NA	0	\$150.00	\$0.00	0	\$120.00	\$0.00	0	\$91.00	\$0.00	0	\$56.00	\$0.00	0	\$55.00	\$0.00			0	\$0.00	\$0.00	NOT INSPECTED, CCDD OWNED				
3B	35	0	\$150.00	\$0.00	251	\$120.00	\$30,120.00	75	\$91.00	\$6,825.00	110	\$56.00	\$6,160.00	30	\$55.00	\$1,650.00			436	\$102.65	\$44,755.00	CCDD OWNED, NO MAINT.				
4A	34	0	\$150.00	\$0.00	481	\$120.00	\$57,720.00	148	\$91.00	\$13,468.00	15	\$56.00	\$840.00	0	\$55.00	\$0.00			644	\$111.84	\$72,028.00	CCDD OWNED, MAINT. SPLIT				
6	33	76	\$150.00	\$11,400.00	81	\$120.00	\$9,720.00	65	\$91.00	\$5,915.00	430	\$56.00	\$24,080.00	0	\$55.00	\$0.00			652	\$78.40	\$51,115.00	CCDD OWNED, NO MAINT.				
7	31	71	\$150.00	\$10,650.00	534	\$120.00	\$64,080.00	108	\$91.00	\$9,828.00	134	\$56.00	\$7,504.00	35	\$55.00	\$1,925.00			847	\$110.96	\$93,987.00	CCDD OWNED, NO MAINT.				
8	32	95	\$150.00	\$14,250.00	238	\$120.00	\$28,560.00	97	\$91.00	\$8,827.00	46	\$56.00	\$2,576.00	130	\$55.00	\$7,150.00			476	\$128.91	\$61,363.00	CCDD OWNED, NO MAINT.				
9A	51	0	\$150.00	\$0.00	0	\$120.00	\$0.00	213	\$91.00	\$19,383.00	344	\$56.00	\$19,264.00	0	\$55.00	\$0.00			557	\$69.38	\$38,647.00	CCDD OWNED, MAINT. SPLIT				
9B	50	0	\$150.00	\$0.00	23	\$120.00	\$2,760.00	514	\$91.00	\$46,774.00	39	\$56.00	\$2,184.00	0	\$55.00	\$0.00			576	\$89.79	\$51,718.00	CCDD OWNED, MAINT. SPLIT				
10	16	0	\$150.00	\$0.00	337	\$120.00	\$40,440.00	271	\$91.00	\$24,661.00	131	\$56.00	\$7,336.00	80	\$55.00	\$4,400.00			739	\$103.97	\$76,837.00	CCDD OWNED, MAINT. SPLIT				
12A	NA	0	\$150.00	\$0.00	0	\$120.00	\$0.00	0	\$91.00	\$0.00	0	\$56.00	\$0.00	0	\$55.00	\$0.00			0	\$0.00	\$0.00	NOT INSPECTED, GC OWNED				
12B	4	165	\$150.00	\$24,750.00	75	\$120.00	\$9,000.00	0	\$91.00	\$0.00	267	\$56.00	\$14,952.00	0	\$55.00	\$0.00			507	\$96.06	\$48,702.00	CCDD OWNED, MAINT. SPLIT				
13A	3	498	\$150.00	\$74,700.00	242	\$120.00	\$29,040.00	173	\$91.00	\$15,743.00	233	\$56.00	\$13,048.00	40	\$55.00	\$2,200.00			1146	\$117.57	\$134,731.00	CCDD OWNED, MAINT. SPLIT				
13B	NA	0	\$150.00	\$0.00	0	\$120.00	\$0.00	0	\$91.00	\$0.00	0	\$56.00	\$0.00	0	\$55.00	\$0.00			0	\$0.00	\$0.00	NOT INSPECTED, GC OWNED				
14	9	0	\$150.00	\$0.00	194	\$120.00	\$23,280.00	72	\$91.00	\$6,552.00	20	\$56.00	\$1,120.00	10	\$55.00	\$550.00			286	\$110.15	\$31,502.00	GC OWNED, MAINT SPLIT				
15A	NA	0	\$150.00	\$0.00	0	\$120.00	\$0.00	0	\$91.00	\$0.00	0	\$56.00	\$0.00	0	\$55.00	\$0.00			0	\$0.00	\$0.00	NOT INSPECTED, GC OWNED				
15B	2	541	\$150.00	\$81,150.00	370	\$120.00	\$44,400.00	196	\$91.00	\$17,836.00	841	\$56.00	\$47,096.00	25	\$55.00	\$1,375.00			1948	\$98.49	\$191,857.00	CCDD OWNED, MAINT. SPLIT				
16	NA	0	\$150.00	\$0.00	0	\$120.00	\$0.00	0	\$91.00	\$0.00	0	\$56.00	\$0.00	0	\$55.00	\$0.00			0	\$0.00	\$0.00	NOT INSPECTED, GC OWNED				
17A	38	0	\$150.00	\$0.00	48	\$120.00	\$5,760.00	128	\$91.00	\$11,648.00	257	\$56.00	\$14,392.00	40	\$55.00	\$2,200.00			433	\$78.52	\$34,000.00	CCDD OWNED, MAINT. SPLIT				
17B	37	0	\$150.00	\$0.00	75	\$120.00	\$9,000.00	157	\$91.00	\$14,287.00	254	\$56.00	\$14,224.00	0	\$55.00	\$0.00			486	\$77.18	\$37,511.00	CCDD OWNED, MAINT. SPLIT, LINED N. END				
18A	NA	0	\$150.00	\$0.00	0	\$120.00	\$0.00	0	\$91.00	\$0.00	0	\$56.00	\$0.00	0	\$55.00	\$0.00			0	\$0.00	\$0.00	NOT INSPECTED, GC OWNED				
18B	NA	0	\$150.00	\$0.00	0	\$120.00	\$0.00	0	\$91.00	\$0.00	0	\$56.00	\$0.00	0	\$55.00	\$0.00			0	\$0.00	\$0.00	NOT INSPECTED, GC OWNED				
AQUA R	NA	0	\$150.00	\$0.00	0	\$120.00	\$0.00	0	\$91.00	\$0.00	0	\$56.00	\$0.00	0	\$55.00	\$0.00			0	\$0.00	\$0.00	NOT INSPECTED, GC OWNED				
CV1	27	0	\$150.00	\$0.00	93	\$120.00	\$11,160.00	518	\$91.00	\$47,138.00	320	\$56.00	\$17,920.00	0	\$55.00	\$0.00			931	\$81.87	\$76,218.00	CCDD OWNED & MAINT.				
CV2A	57	0	\$150.00	\$0.00	0	\$120.00	\$0.00	10	\$91.00	\$910.00	500	\$56.00	\$28,000.00	0	\$55.00	\$0.00			510	\$56.69	\$28,910.00	CCDD OWNED & MAINT.				
CV2B	55	0	\$150.00	\$0.00	0	\$120.00	\$0.00	80	\$91.00	\$7,280.00	1060	\$56.00	\$59,360.00	0	\$55.00	\$0.00			1140	\$58.46	\$66,640.00	CCDD OWNED & MAINT.				
CV2C	56	0	\$150.00	\$0.00	0	\$120.00	\$0.00	30	\$91.00	\$2,730.00	628	\$56.00	\$35,168.00	0	\$55.00	\$0.00			658	\$57.60	\$37,898.00	CCDD OWNED & MAINT.				
CV2E	7	137	\$150.00	\$20,550.00	161	\$120.00	\$19,320.00	1409	\$91.00	\$128,219.00	878	\$56.00	\$49,168.00	114	\$55.00	\$6,270.00			2585	\$86.47	\$223,527.00	CCDD OWNED & MAINT.				
CV3	11	96	\$150.00	\$14,400.00	836	\$120.00	\$100,320.00	1984	\$91.00	\$180,544.00	466	\$56.00	\$26,096.00	119	\$55.00	\$6,545.00			3382	\$96.96	\$327,905.00	CCDD OWNED & MAINT.				
CV4	22	0	\$150.00	\$0.00	64	\$120.00	\$7,680.00	285	\$91.00	\$25,935.00	113	\$56.00	\$6,328.00	0	\$55.00	\$0.00			462	\$86.46	\$39,943.00	CCDD OWNED & MAINT.				
CV5	15	0	\$150.00	\$0.00	373	\$120.00	\$44,760.00	196	\$91.00	\$17,836.00	116	\$56.00	\$6,496.00	0	\$55.00	\$0.00			685	\$100.86	\$69,092.00	CCDD OWNED & MAINT.				
HS1	47	395	\$150.00	\$59,250.00	596	\$120.00	\$71,520.00	906	\$91.00	\$82,446.00	563	\$56.00	\$31,528.00	1897	\$55.00	\$104,335.00			2460	\$141.90	\$349,079.00	CCDD OWNED & MAINT.				
HS2	49	21	\$150.00	\$3,150.00	33	\$120.00	\$3,960.00	308	\$91.00	\$28,028.00	191	\$56.00	\$10,696.00	47	\$55.00	\$2,585.00			553	\$87.56	\$48,419.00	CCDD OWNED & NO MAINT., LINED (OLD SV6B-1)				
HS3	NA	0	\$150.00	\$0.00	0	\$120.00	\$0.00	0	\$91.00	\$0.00	0	\$56.00	\$0.00	0	\$55.00	\$0.00			0	\$0.00	\$0.00	NOT INSPECTED, HS OWNED				
IV0	45	0	\$150.00	\$0.00	58	\$120.00	\$6,960.00	66	\$91.00	\$6,006.00	1318	\$56.00	\$73,808.00	0	\$55.00	\$0.00			1442	\$60.18	\$86,774.00	CCDD OWNED & MAINT.				
IV2 (2)	48	907	\$150.00	\$136,050.00	0	\$120.00	\$0.00	0	\$91.00	\$0.00	0	\$56.00	\$0.00	1732	\$55.00	\$95,260.00			2639	\$87.65	\$231,310.00	CCDD OWNED / BORROW PIT				
IV3	54	0	\$150.00	\$0.00	0	\$120.00	\$0.00	231	\$91.00	\$21,021.00	1769	\$56.00	\$99,064.00	0	\$55.00	\$0.00			2000	\$60.04	\$120,085.00	CCDD OWNED & MAINT.				
IV4	58	0	\$150.00	\$0.00	0	\$120.00	\$0.00	89	\$91.00	\$8,099.00	1608	\$56.00	\$90,048.00	0	\$55.00	\$0.00			1697	\$57.84	\$98,147.00	CCDD OWNED & MAINT.				
IV5	59	0	\$150.00	\$0.00	0	\$120.00	\$0.00	0	\$91.00	\$0.00	1109	\$56.00	\$62,104.00	0	\$55.00	\$0.00			1109	\$56.00	\$62,104.00	CCDD OWNED & MAINT.				
LV2	18	0	\$150.00	\$0.00	486	\$120.00	\$58,320.00	1152	\$91.00	\$104,832.00	0	\$56.00	\$0.00	0	\$55.00	\$0.00			1638	\$99.60	\$163,152.00	CCDD OWNED & MAINT.				

CELEBRATION CDD POND RESTORATION PROJECT																							Page 107					
RFP PROPOSAL FORM - "GOOD" OPTION (PAGE 2 OF 2)																												
		SLOPE EROSION SEVERITY												HEAVY WOODS/VEGETATION (1)									NOTES (4)			CONTRACTOR'S NOTES		
POND		SEVERE (RED)			HEAVY (ORANGE)			MEDIUM (YELLOW)			LIGHT (GREEN)			THAT IS SEVERE, HEAVY, MEDIUM														
No.	RANKING	LF (FT)	COSTS		LF (FT)	COSTS		LF (FT)	COSTS		LF (FT)	COSTS		LF (FT)	COSTS				LF (FT)	AVG UNIT \$	TOTAL \$							
	(3)		UNIT \$	SUB-TOTAL		UNIT \$	SUB-TOTAL		UNIT \$	SUB-TOTAL		UNIT \$	SUB-TOTAL		UNIT \$	SUB-TOTAL												
LV3	24	0	\$150.00	\$0.00	372	\$120.00	\$44,640.00	1622	\$91.00	\$147,602.00	202	\$56.00	\$11,312.00	0	\$55.00	\$0.00			2196	\$92.69	\$203,554.00	CCDD OWNED & MAINT.						
LV5	21	0	\$150.00	\$0.00	921	\$120.00	\$110,520.00	1036	\$91.00	\$94,276.00	1612	\$56.00	\$90,272.00	0	\$55.00	\$0.00			3569	\$82.68	\$295,068.00	CCDD OWNED & MAINT.						
LV6	8	79	\$150.00	\$11,850.00	956	\$120.00	\$114,720.00	268	\$91.00	\$24,388.00	62	\$56.00	\$3,472.00	0	\$55.00	\$0.00			1365	\$113.14	\$154,430.00	CCDD OWNED & MAINT.						
LV7	1	1271	\$150.00	\$190,650.00	311	\$120.00	\$37,320.00	0	\$91.00	\$0.00	0	\$56.00	\$0.00	0	\$55.00	\$0.00			1582	\$144.10	\$227,970.00	CCDD OWNED & MAINT.						
LV8 N	5	233	\$150.00	\$34,950.00	1289	\$120.00	\$154,680.00	414	\$91.00	\$37,674.00	321	\$56.00	\$17,976.00	0	\$55.00	\$0.00			2257	\$108.68	\$245,280.00	CCDD OWNED & MAINT.						
LV8 S	6	118	\$150.00	\$17,700.00	1181	\$120.00	\$141,720.00	559	\$91.00	\$50,869.00	456	\$56.00	\$25,536.00	0	\$55.00	\$0.00			2314	\$101.91	\$235,825.00	CCDD OWNED & MAINT.						
LV8A	17	37	\$150.00	\$5,550.00	99	\$120.00	\$11,880.00	520	\$91.00	\$47,320.00	109	\$56.00	\$6,104.00	0	\$55.00	\$0.00			765	\$92.62	\$70,854.00	CCDD OWNED & MAINT.						
LV9	10	89	\$150.00	\$13,350.00	252	\$120.00	\$30,240.00	1121	\$91.00	\$102,011.00	58	\$56.00	\$3,248.00	0	\$55.00	\$0.00			1520	\$97.93	\$148,849.00	CCDD OWNED & MAINT.						
NV1A	13	28	\$150.00	\$4,200.00	1004	\$120.00	\$120,480.00	1251	\$91.00	\$113,841.00	573	\$56.00	\$32,088.00	0	\$55.00	\$0.00			2856	\$94.75	\$270,609.00	CCDD OWNED & MAINT.						
NV1B	12	98	\$150.00	\$14,700.00	686	\$120.00	\$82,320.00	930	\$91.00	\$84,630.00	376	\$56.00	\$21,056.00	0	\$55.00	\$0.00			2090	\$96.99	\$202,706.00	CCDD OWNED & MAINT.						
NV2	39	0	\$150.00	\$0.00	85	\$120.00	\$10,200.00	1173	\$91.00	\$106,743.00	824	\$56.00	\$46,144.00	0	\$55.00	\$0.00			2082	\$78.33	\$163,087.00	CCDD OWNED & MAINT.						
NV3	40	0	\$150.00	\$0.00	29	\$120.00	\$3,480.00	64	\$91.00	\$5,824.00	887	\$56.00	\$49,672.00	0	\$55.00	\$0.00			980	\$60.18	\$58,976.00	CCDD OWNED & MAINT., LINED						
NV4	NA	0	\$150.00	\$0.00	0	\$120.00	\$0.00	0	\$91.00	\$0.00	0	\$56.00	\$0.00	0	\$55.00	\$0.00			0	\$0.00	\$0.00	NOT INSPECTED, DAYCARE, LINED						
SCE1	59	0	\$150.00	\$0.00	0	\$120.00	\$0.00	116	\$91.00	\$10,556.00	2119	\$56.00	\$118,664.00	30	\$55.00	\$1,650.00			2235	\$58.55	\$130,870.00	CCDD OWNED & MAINT.						
SCE2-2	41	0	\$150.00	\$0.00	60	\$120.00	\$7,200.00	153	\$91.00	\$13,923.00	1496	\$56.00	\$83,776.00	0	\$55.00	\$0.00			1709	\$61.38	\$104,899.00	CROA OWNED, CCDD MAINT.						
SV1	44	0	\$150.00	\$0.00	0	\$120.00	\$0.00	1452	\$91.00	\$132,132.00	404	\$56.00	\$22,624.00	0	\$55.00	\$0.00			1856	\$83.38	\$154,756.00	CCDD OWNED & MAINT.						
SV3	43	0	\$150.00	\$0.00	0	\$120.00	\$0.00	1656	\$91.00	\$150,696.00	1271	\$56.00	\$71,176.00	0	\$55.00	\$0.00			2927	\$75.80	\$221,872.00	CCDD OWNED & MAINT.						
SV6B-2	20	43	\$150.00	\$6,450.00	430	\$120.00	\$51,600.00	717	\$91.00	\$65,247.00	78	\$56.00	\$4,368.00	0	\$55.00	\$0.00			1268	\$100.68	\$127,665.00	CCDD OWNED & MAINT.						
SV9	30	20	\$150.00	\$3,000.00	115	\$120.00	\$13,800.00	1133	\$91.00	\$103,103.00	496	\$56.00	\$27,776.00	55	\$55.00	\$3,025.00			1764	\$85.43	\$150,704.00	CCDD OWNED & MAINT.						
SV11	29	55	\$150.00	\$8,250.00	174	\$120.00	\$20,880.00	1304	\$91.00	\$118,664.00	1569	\$56.00	\$87,864.00	40	\$55.00	\$2,200.00			3102	\$76.68	\$237,858.00	CCDD OWNED & MAINT.						
SV12	23	0	\$150.00	\$0.00	304	\$120.00	\$36,480.00	1174	\$91.00	\$106,834.00	414	\$56.00	\$23,184.00	0	\$55.00	\$0.00			1892	\$88.00	\$166,498.00	CCDD OWNED & MAINT.						
SV13	19	47	\$150.00	\$7,050.00	832	\$120.00	\$99,840.00	987	\$91.00	\$89,817.00	234	\$56.00	\$13,104.00	0	\$55.00	\$0.00			2100	\$99.91	\$209,811.00	CCDD OWNED & MAINT.						
SV14	42	0	\$150.00	\$0.00	35	\$120.00	\$4,200.00	346	\$91.00	\$31,486.00	499	\$56.00	\$27,944.00	0	\$55.00	\$0.00			880	\$72.31	\$63,630.00	CCDD OWNED & MAINT.						
SV17	26	0	\$150.00	\$0.00	244	\$120.00	\$29,280.00	676	\$91.00	\$61,516.00	143	\$56.00	\$8,008.00	0	\$55.00	\$0.00			1063	\$92.95	\$98,804.00	CCDD OWNED & MAINT.						
SV18	52	0	\$150.00	\$0.00	0	\$120.00	\$0.00	433	\$91.00	\$39,403.00	353	\$56.00	\$19,768.00	0	\$55.00	\$0.00			786	\$75.28	\$59,171.00	CCDD OWNED & MAINT.						
SV19	53	0	\$150.00	\$0.00	0	\$120.00	\$0.00	374	\$91.00	\$34,034.00	663	\$56.00	\$37,128.00	0	\$55.00	\$0.00			1037	\$68.62	\$71,162.00	CCDD OWNED & MAINT.						
SV21A	36	0	\$150.00	\$0.00	37	\$120.00	\$4,440.00	444	\$91.00	\$40,404.00	523	\$56.00	\$29,288.00	0	\$55.00	\$0.00			1004	\$73.84	\$74,132.00	CCDD OWNED & MAINT.						
SV22	28	25	\$150.00	\$3,750.00	76	\$120.00	\$9,120.00	450	\$91.00	\$40,950.00	230	\$56.00	\$12,880.00	0	\$55.00	\$0.00			781	\$85.40	\$66,700.00	CCDD OWNED & MAINT.						
SV25A	25	0	\$150.00	\$0.00	248	\$120.00	\$29,760.00	529	\$91.00	\$48,139.00	310	\$56.00	\$17,360.00	0	\$55.00	\$0.00			1087	\$87.63	\$95,259.00	CCDD OWNED & MAINT.						
SV26	49	0	\$150.00	\$0.00	0	\$120.00	\$0.00	1049	\$91.00	\$95,459.00	944	\$56.00	\$52,864.00	0	\$55.00	\$0.00			1993	\$74.42	\$148,323.00	CCDD OWNED & MAINT.						
SV27	14	0	\$150.00	\$0.00	503	\$120.00	\$60,360.00	1402	\$91.00	\$127,582.00	663	\$56.00	\$37,128.00	0	\$55.00	\$0.00			2568	\$87.64	\$225,070.00	CCDD OWNED & MAINT.						
SV28	27	0	\$150.00	\$0.00	272	\$120.00	\$32,640.00	1448	\$91.00	\$131,768.00	385	\$56.00	\$21,560.00	0	\$55.00	\$0.00			2105	\$88.35	\$185,968.00	CCDD OWNED & MAINT.						
TP-2	46	506	\$150.00	\$75,900.00	621	\$120.00	\$74,520.00	138	\$91.00	\$12,558.00	0	\$56.00	\$0.00	1265	\$55.00	\$69,575.00			1265	\$183.84	\$232,553.00	CCDD OWNED & MAINT.						
TOTALS		SLOPE EROSION SEVERITY												HEAVY WOODS/VEGETATION														
		SEVERE (RED)			HEAVY (ORANGE)			MEDIUM (YELLOW)			LIGHT (GREEN)			THAT IS SEVERE, HEAVY, MEDIUM														
		LF (FT)	COSTS		LF (FT)	COSTS		LF (FT)	COSTS		LF (FT)	COSTS		LF (FT)	COSTS		LF (FT)	COSTS										
			AVG UNIT \$	SUB-TOTAL		AVG UNIT \$	SUB-TOTAL		AVG UNIT \$	SUB-TOTAL		AVG UNIT \$	SUB-TOTAL		AVG UNIT \$	SUB-TOTAL												
		5651	\$150.00	\$847,650.00	16785	\$120.00	\$2,014,200.00	34420	\$91.00	\$3,132,220.00	32034	\$56.00	\$1,793,904.00	5689	\$55.00	\$312,895.00			90622	\$89.39	\$8,100,869.00	15-Jan-26						

NOTES:

- (1) WOODED AREAS THAT HAVE SEVERE, HEAVY OR MODERATE SLOPE EROSION ARE BASED ON AREAS THAT WERE NOT INITIALLY INSPECTED DUE TO THE HEAVY/THICK VEGETATION. THESE AREAS HAVE SUBSEQUENTLY BEEN SURVEYED AND AN EROSION CATEGORY ASSIGNED. THERE IS A RELATIVELY MINIMAL AMOUNT OF OTHER AREAS THAT ARE WOODED/VEGETATED THAT WERE ACCESSIBLE AND ORIGINALLY INSPECTED THAT ARE NOT INCLUDED IN THE LINEAR FOOTAGE OF THIS CATEGORY.
- (2) POND IV2 (OLD BORROW PIT) WAS NOT SURVEYED PER BOARD REQUEST. HEAVILY WOODED AREA LENGTH IS INCLUDED IN TOTAL PERIMETER. TOPO SURVEY & ADDITIONAL STUDY & EVALUATION OF POND IV2 IS NEEDED TO MORE ACCURATELY DETERMINE REPAIR SCOPE & COSTS SHOULD BOARD DECIDE TO MAKE ANY REPAIRS.
- (3) POND RANKINGS BASED ON FOLLOWING WEIGHTED PARAMETERS: EASILY ACCESSIBLE, VISIBLE FROM PUBLIC, SLOPE SEVERITY, BEHIND HOMES, PROXIMITY TO OTHER PONDS OF SIMILAR RANKING, AND COMPLETELY WITHIN GOLF COURSE. PONDS THAT WERE NOT INSPECTED RECEIVED NO RANKING AS SHOWN WITH N/A. NO PRICING IS REQUIRED FOR UNRANKED PONDS.
- (4) NORTH VILLAGE & NORTH VILLAGE GOLF COURSE PONDS HAVE HIGHER CHANCE OF BEING LINED. LINERS SHOULD HAVE 24" OF EXISTING COVER.
- (5) TOTAL PERIMETER DOES NOT INCLUDE HEAVY WOODS/VEGETATION LENGTHS AS THESE LENGTHS ARE ALREADY INCLUDED IN THE SLOPE EROSION SEVERITY LENGTHS, EXCEPT FOR POND IV2.

CELEBRATION CDD POND RESTORATION PROJECT																							Page 108				
RFP PROPOSAL FORM - "BETTER" OPTION (PAGE 1 OF 2)																											
		SLOPE EROSION SEVERITY												HEAVY WOODS/VEGETATION (1)										NOTES (4)		CONTRACTOR'S NOTES	
POND		SEVERE (RED)			HEAVY (ORANGE)			MEDIUM (YELLOW)			LIGHT (GREEN)			THAT IS SEVERE, HEAVY, MEDIUM													
No.	RANKING	LF (FT)	COSTS		LF (FT)	COSTS		LF (FT)	COSTS		LF (FT)	COSTS		LF (FT)	COSTS		PERIM. (5) LF (FT)	TOTAL COST									
	(3)		UNIT \$	SUB-TOTAL		UNIT \$	SUB-TOTAL		UNIT \$	SUB-TOTAL		UNIT \$	SUB-TOTAL		UNIT \$	SUB-TOTAL		UNIT \$	SUB-TOTAL								
1C	NA	0	\$155.00	\$0.00	0	\$125.00	\$0.00	0	\$95.00	\$0.00	0	\$60.00	\$0.00	0	\$55.00	\$0.00			0	\$0.00	\$0.00	NOT INSPECTED, GC OWNED, LINED					
2A	NA	0	\$155.00	\$0.00	0	\$125.00	\$0.00	0	\$95.00	\$0.00	0	\$60.00	\$0.00	0	\$55.00	\$0.00			0	\$0.00	\$0.00	NOT INSPECTED, GC OWNED					
2B	NA	0	\$155.00	\$0.00	0	\$125.00	\$0.00	0	\$95.00	\$0.00	0	\$60.00	\$0.00	0	\$55.00	\$0.00			0	\$0.00	\$0.00	NOT INSPECTED, GC OWNED					
3A	NA	0	\$155.00	\$0.00	0	\$125.00	\$0.00	0	\$95.00	\$0.00	0	\$60.00	\$0.00	0	\$55.00	\$0.00			0	\$0.00	\$0.00	NOT INSPECTED, CCDD OWNED					
3B	35	0	\$155.00	\$0.00	251	\$125.00	\$31,375.00	75	\$95.00	\$7,125.00	110	\$60.00	\$6,600.00	30	\$55.00	\$1,650.00			436	\$107.22	\$46,750.00	CCDD OWNED, NO MAINT.					
4A	34	0	\$155.00	\$0.00	481	\$125.00	\$60,125.00	148	\$95.00	\$14,060.00	15	\$60.00	\$900.00	0	\$55.00	\$0.00			644	\$116.59	\$75,085.00	CCDD OWNED, MAINT. SPLIT					
6	33	76	\$155.00	\$11,780.00	81	\$125.00	\$10,125.00	65	\$95.00	\$6,175.00	430	\$60.00	\$25,800.00	0	\$55.00	\$0.00			652	\$82.64	\$53,880.00	CCDD OWNED, NO MAINT.					
7	31	71	\$155.00	\$11,005.00	534	\$125.00	\$66,750.00	108	\$95.00	\$10,260.00	134	\$60.00	\$8,040.00	35	\$55.00	\$1,925.00			847	\$115.68	\$97,980.00	CCDD OWNED, NO MAINT.					
8	32	95	\$155.00	\$14,725.00	238	\$125.00	\$29,750.00	97	\$95.00	\$9,215.00	46	\$60.00	\$2,760.00	130	\$55.00	\$7,150.00			476	\$133.61	\$63,600.00	CCDD OWNED, NO MAINT.					
9A	51	0	\$155.00	\$0.00	0	\$125.00	\$0.00	213	\$95.00	\$20,235.00	344	\$60.00	\$20,640.00	0	\$55.00	\$0.00			557	\$73.38	\$40,875.00	CCDD OWNED, MAINT. SPLIT					
9B	50	0	\$155.00	\$0.00	23	\$125.00	\$2,875.00	514	\$95.00	\$48,830.00	39	\$60.00	\$2,340.00	0	\$55.00	\$0.00			576	\$93.83	\$54,045.00	CCDD OWNED, MAINT. SPLIT					
10	16	0	\$155.00	\$0.00	337	\$125.00	\$42,125.00	271	\$95.00	\$25,745.00	131	\$60.00	\$7,860.00	80	\$55.00	\$4,400.00			739	\$108.43	\$80,130.00	CCDD OWNED, MAINT. SPLIT					
12A	NA	0	\$155.00	\$0.00	0	\$125.00	\$0.00	0	\$95.00	\$0.00	0	\$60.00	\$0.00	0	\$55.00	\$0.00			0	\$0.00	\$0.00	NOT INSPECTED, GC OWNED					
12B	4	165	\$155.00	\$25,575.00	75	\$125.00	\$9,375.00	0	\$95.00	\$0.00	267	\$60.00	\$16,020.00	0	\$55.00	\$0.00			507	\$100.53	\$50,970.00	CCDD OWNED, MAINT. SPLIT					
13A	3	498	\$155.00	\$77,190.00	242	\$125.00	\$30,250.00	173	\$95.00	\$16,435.00	233	\$60.00	\$13,980.00	40	\$55.00	\$2,200.00			1146	\$122.21	\$140,055.00	CCDD OWNED, MAINT. SPLIT					
13B	NA	0	\$155.00	\$0.00	0	\$125.00	\$0.00	0	\$95.00	\$0.00	0	\$60.00	\$0.00	0	\$55.00	\$0.00			0	\$0.00	\$0.00	NOT INSPECTED, GC OWNED					
14	9	0	\$155.00	\$0.00	194	\$125.00	\$24,250.00	72	\$95.00	\$6,840.00	20	\$60.00	\$1,200.00	10	\$55.00	\$550.00			286	\$114.83	\$32,840.00	GC OWNED, MAINT SPLIT					
15A	NA	0	\$155.00	\$0.00	0	\$125.00	\$0.00	0	\$95.00	\$0.00	0	\$60.00	\$0.00	0	\$55.00	\$0.00			0	\$0.00	\$0.00	NOT INSPECTED, GC OWNED					
15B	2	541	\$155.00	\$83,855.00	370	\$125.00	\$46,250.00	196	\$95.00	\$18,620.00	841	\$60.00	\$50,460.00	25	\$55.00	\$1,375.00			1948	\$102.96	\$200,560.00	CCDD OWNED, MAINT. SPLIT					
16	NA	0	\$155.00	\$0.00	0	\$125.00	\$0.00	0	\$95.00	\$0.00	0	\$60.00	\$0.00	0	\$55.00	\$0.00			0	\$0.00	\$0.00	NOT INSPECTED, GC OWNED					
17A	38	0	\$155.00	\$0.00	48	\$125.00	\$6,000.00	128	\$95.00	\$12,160.00	257	\$60.00	\$15,420.00	40	\$55.00	\$2,200.00			433	\$82.63	\$35,780.00	CCDD OWNED, MAINT. SPLIT					
17B	37	0	\$155.00	\$0.00	75	\$125.00	\$9,375.00	157	\$95.00	\$14,915.00	254	\$60.00	\$15,240.00	0	\$55.00	\$0.00			486	\$81.34	\$39,530.00	CCDD OWNED, MAINT. SPLIT, LINED N. END					
18A	NA	0	\$155.00	\$0.00	0	\$125.00	\$0.00	0	\$95.00	\$0.00	0	\$60.00	\$0.00	0	\$55.00	\$0.00			0	\$0.00	\$0.00	NOT INSPECTED, GC OWNED					
18B	NA	0	\$155.00	\$0.00	0	\$125.00	\$0.00	0	\$95.00	\$0.00	0	\$60.00	\$0.00	0	\$55.00	\$0.00			0	\$0.00	\$0.00	NOT INSPECTED, GC OWNED					
AQUA R	NA	0	\$155.00	\$0.00	0	\$125.00	\$0.00	0	\$95.00	\$0.00	0	\$60.00	\$0.00	0	\$55.00	\$0.00			0	\$0.00	\$0.00	NOT INSPECTED, GC OWNED					
CV1	27	0	\$155.00	\$0.00	93	\$125.00	\$11,625.00	518	\$95.00	\$49,210.00	320	\$60.00	\$19,200.00	0	\$55.00	\$0.00			931	\$85.97	\$80,035.00	CCDD OWNED & MAINT.					
CV2A	57	0	\$155.00	\$0.00	0	\$125.00	\$0.00	10	\$95.00	\$950.00	500	\$60.00	\$30,000.00	0	\$55.00	\$0.00			510	\$60.69	\$30,950.00	CCDD OWNED & MAINT.					
CV2B	55	0	\$155.00	\$0.00	0	\$125.00	\$0.00	80	\$95.00	\$7,600.00	1060	\$60.00	\$63,600.00	0	\$55.00	\$0.00			1140	\$62.46	\$71,200.00	CCDD OWNED & MAINT.					
CV2C	56	0	\$155.00	\$0.00	0	\$125.00	\$0.00	30	\$95.00	\$2,850.00	628	\$60.00	\$37,680.00	0	\$55.00	\$0.00			658	\$61.60	\$40,530.00	CCDD OWNED & MAINT.					
CV2E	7	137	\$155.00	\$21,235.00	161	\$125.00	\$20,125.00	1409	\$95.00	\$133,855.00	878	\$60.00	\$52,680.00	114	\$55.00	\$6,270.00			2585	\$90.59	\$234,165.00	CCDD OWNED & MAINT.					
CV3	11	96	\$155.00	\$14,880.00	836	\$125.00	\$104,500.00	1984	\$95.00	\$188,480.00	466	\$60.00	\$27,960.00	119	\$55.00	\$6,545.00			3382	\$101.23	\$342,365.00	CCDD OWNED & MAINT.					
CV4	22	0	\$155.00	\$0.00	64	\$125.00	\$8,000.00	285	\$95.00	\$27,075.00	113	\$60.00	\$6,780.00	0	\$55.00	\$0.00			462	\$90.60	\$41,855.00	CCDD OWNED & MAINT.					
CV5	15	0	\$155.00	\$0.00	373	\$125.00	\$46,625.00	196	\$95.00	\$18,620.00	116	\$60.00	\$6,960.00	0	\$55.00	\$0.00			685	\$105.41	\$72,205.00	CCDD OWNED & MAINT.					
HS1	47	395	\$155.00	\$61,225.00	596	\$125.00	\$74,500.00	906	\$95.00	\$86,070.00	563	\$60.00	\$33,780.00	1897	\$55.00	\$104,335.00			2460	\$146.30	\$359,910.00	CCDD OWNED & MAINT.					
HS2	49	21	\$155.00	\$3,255.00	33	\$125.00	\$4,125.00	308	\$95.00	\$29,260.00	191	\$60.00	\$11,460.00	47	\$55.00	\$2,585.00			553	\$91.65	\$50,685.00	CCDD OWNED & NO MAINT., LINED (OLD SV6B-1)					
HS3	NA	0	\$155.00	\$0.00	0	\$125.00	\$0.00	0	\$95.00	\$0.00	0	\$60.00	\$0.00	0	\$55.00	\$0.00			0	\$0.00	\$0.00	NOT INSPECTED, HS OWNED					
IV0	45	0	\$155.00	\$0.00	58	\$125.00	\$7,250.00	66	\$95.00	\$6,270.00	1318	\$60.00	\$79,080.00	0	\$55.00	\$0.00			1442	\$64.22	\$92,600.00	CCDD OWNED & MAINT.					
IV2 (2)	48	907	\$155.00	\$140,585.00	0	\$125.00	\$0.00	0	\$95.00	\$0.00	0	\$60.00	\$0.00	1732	\$55.00	\$95,260.00			2639	\$89.37	\$235,845.00	CCDD OWNED / BORROW PIT					
IV3	54	0	\$155.00	\$0.00	0	\$125.00	\$0.00	231	\$95.00	\$21,945.00	1769	\$60.00	\$106,140.00	0	\$55.00	\$0.00			2000	\$64.04	\$128,085.00	CCDD OWNED & MAINT.					
IV4	58	0	\$155.00	\$0.00	0	\$125.00	\$0.00	89	\$95.00	\$8,455.00	1608	\$60.00	\$96,480.00	0	\$55.00	\$0.00			1697	\$61.84	\$104,935.00	CCDD OWNED & MAINT.					
IV5	59	0	\$155.00	\$0.00	0	\$125.00	\$0.00	0	\$95.00	\$0.00	1109	\$60.00	\$66,540.00	0	\$55.00	\$0.00			1109	\$60.00	\$66,540.00	CCDD OWNED & MAINT.					
LV2	18	0	\$155.00	\$0.00	486	\$125.00	\$60,750.00	1152	\$95.00	\$109,440.00	0	\$60.00	\$0.00	0	\$55.00	\$0.00			1638	\$103.90	\$170,190.00	CCDD OWNED & MAINT.					

CELEBRATION CDD POND RESTORATION PROJECT																							Page 109					
RFP PROPOSAL FORM - "BETTER" OPTION (PAGE 2 OF 2)																												
		SLOPE EROSION SEVERITY											HEAVY WOODS/VEGETATION (1)						TOTAL PERIM. LF (FT)			TOTAL COST			NOTES (4)		CONTRACTOR'S NOTES	
POND		SEVERE (RED)			HEAVY (ORANGE)			MEDIUM (YELLOW)			LIGHT (GREEN)			THAT IS SEVERE, HEAVY, MEDIUM														
No.	RANKING	LF (FT)	COSTS		LF (FT)	COSTS		LF (FT)	COSTS		LF (FT)	COSTS		LF (FT)	COSTS													
	(3)		UNIT \$	SUB-TOTAL		UNIT \$	SUB-TOTAL		UNIT \$	SUB-TOTAL		UNIT \$	SUB-TOTAL		UNIT \$	SUB-TOTAL												
LV3	24	0	\$155.00	\$0.00	372	\$125.00	\$46,500.00	1622	\$95.00	\$154,090.00	202	\$60.00	\$12,120.00	0	\$55.00	\$0.00				2196	\$96.86	\$212,710.00			CCDD OWNED & MAINT.			
LV5	21	0	\$155.00	\$0.00	921	\$125.00	\$115,125.00	1036	\$95.00	\$98,420.00	1612	\$60.00	\$96,720.00	0	\$55.00	\$0.00				3569	\$86.93	\$310,265.00			CCDD OWNED & MAINT.			
LV6	8	79	\$155.00	\$12,245.00	956	\$125.00	\$119,500.00	268	\$95.00	\$25,460.00	62	\$60.00	\$3,720.00	0	\$55.00	\$0.00				1365	\$117.89	\$160,925.00			CCDD OWNED & MAINT.			
LV7	1	1271	\$155.00	\$197,005.00	311	\$125.00	\$38,875.00	0	\$95.00	\$0.00	0	\$60.00	\$0.00	0	\$55.00	\$0.00				1582	\$149.10	\$235,880.00			CCDD OWNED & MAINT.			
LV8 N	5	233	\$155.00	\$36,115.00	1289	\$125.00	\$161,125.00	414	\$95.00	\$39,330.00	321	\$60.00	\$19,260.00	0	\$55.00	\$0.00				2257	\$113.35	\$255,830.00			CCDD OWNED & MAINT.			
LV8 S	6	118	\$155.00	\$18,290.00	1181	\$125.00	\$147,625.00	559	\$95.00	\$53,105.00	456	\$60.00	\$27,360.00	0	\$55.00	\$0.00				2314	\$106.47	\$246,380.00			CCDD OWNED & MAINT.			
LV8A	17	37	\$155.00	\$5,735.00	99	\$125.00	\$12,375.00	520	\$95.00	\$49,400.00	109	\$60.00	\$6,540.00	0	\$55.00	\$0.00				765	\$96.80	\$74,050.00			CCDD OWNED & MAINT.			
LV9	10	89	\$155.00	\$13,795.00	252	\$125.00	\$31,500.00	1121	\$95.00	\$106,495.00	58	\$60.00	\$3,480.00	0	\$55.00	\$0.00				1520	\$102.15	\$155,270.00			CCDD OWNED & MAINT.			
NV1A	13	28	\$155.00	\$4,340.00	1004	\$125.00	\$125,500.00	1251	\$95.00	\$118,845.00	573	\$60.00	\$34,380.00	0	\$55.00	\$0.00				2856	\$99.11	\$283,065.00			CCDD OWNED & MAINT.			
NV1B	12	98	\$155.00	\$15,190.00	686	\$125.00	\$85,750.00	930	\$95.00	\$88,350.00	376	\$60.00	\$22,560.00	0	\$55.00	\$0.00				2090	\$101.36	\$211,850.00			CCDD OWNED & MAINT.			
NV2	39	0	\$155.00	\$0.00	85	\$125.00	\$10,625.00	1173	\$95.00	\$111,435.00	824	\$60.00	\$49,440.00	0	\$55.00	\$0.00				2082	\$82.37	\$171,500.00			CCDD OWNED & MAINT.			
NV3	40	0	\$155.00	\$0.00	29	\$125.00	\$3,625.00	64	\$95.00	\$6,080.00	887	\$60.00	\$53,220.00	0	\$55.00	\$0.00				980	\$64.21	\$62,925.00			CCDD OWNED & MAINT., LINED			
NV4	NA	0	\$155.00	\$0.00	0	\$125.00	\$0.00	0	\$95.00	\$0.00	0	\$60.00	\$0.00	0	\$55.00	\$0.00				0	\$0.00	\$0.00			NOT INSPECTED, DAYCARE, LINED			
SCE1	59	0	\$155.00	\$0.00	0	\$125.00	\$0.00	116	\$95.00	\$11,020.00	2119	\$60.00	\$127,140.00	30	\$55.00	\$1,650.00				2235	\$62.55	\$139,810.00			CCDD OWNED & MAINT.			
SCE2-2	41	0	\$155.00	\$0.00	60	\$125.00	\$7,500.00	153	\$95.00	\$14,535.00	1496	\$60.00	\$89,760.00	0	\$55.00	\$0.00				1709	\$65.42	\$111,795.00			CROA OWNED, CCDD MAINT.			
SV1	44	0	\$155.00	\$0.00	0	\$125.00	\$0.00	1452	\$95.00	\$137,940.00	404	\$60.00	\$24,240.00	0	\$55.00	\$0.00				1856	\$87.38	\$162,180.00			CCDD OWNED & MAINT.			
SV3	43	0	\$155.00	\$0.00	0	\$125.00	\$0.00	1656	\$95.00	\$157,320.00	1271	\$60.00	\$76,260.00	0	\$55.00	\$0.00				2927	\$79.80	\$233,580.00			CCDD OWNED & MAINT.			
SV6B-2	20	43	\$155.00	\$6,665.00	430	\$125.00	\$53,750.00	717	\$95.00	\$68,115.00	78	\$60.00	\$4,680.00	0	\$55.00	\$0.00				1268	\$105.06	\$133,210.00			CCDD OWNED & MAINT.			
SV9	30	20	\$155.00	\$3,100.00	115	\$125.00	\$14,375.00	1133	\$95.00	\$107,635.00	496	\$60.00	\$29,760.00	55	\$55.00	\$3,025.00				1764	\$89.51	\$157,895.00			CCDD OWNED & MAINT.			
SV11	29	55	\$155.00	\$8,525.00	174	\$125.00	\$21,750.00	1304	\$95.00	\$123,880.00	1569	\$60.00	\$94,140.00	40	\$55.00	\$2,200.00				3102	\$80.75	\$250,495.00			CCDD OWNED & MAINT.			
SV12	23	0	\$155.00	\$0.00	304	\$125.00	\$38,000.00	1174	\$95.00	\$111,530.00	414	\$60.00	\$24,840.00	0	\$55.00	\$0.00				1892	\$92.16	\$174,370.00			CCDD OWNED & MAINT.			
SV13	19	47	\$155.00	\$7,285.00	832	\$125.00	\$104,000.00	987	\$95.00	\$93,765.00	234	\$60.00	\$14,040.00	0	\$55.00	\$0.00				2100	\$104.33	\$219,090.00			CCDD OWNED & MAINT.			
SV14	42	0	\$155.00	\$0.00	35	\$125.00	\$4,375.00	346	\$95.00	\$32,870.00	499	\$60.00	\$29,940.00	0	\$55.00	\$0.00				880	\$76.35	\$67,185.00			CCDD OWNED & MAINT.			
SV17	26	0	\$155.00	\$0.00	244	\$125.00	\$30,500.00	676	\$95.00	\$64,220.00	143	\$60.00	\$8,580.00	0	\$55.00	\$0.00				1063	\$97.18	\$103,300.00			CCDD OWNED & MAINT.			
SV18	52	0	\$155.00	\$0.00	0	\$125.00	\$0.00	433	\$95.00	\$41,135.00	353	\$60.00	\$21,180.00	0	\$55.00	\$0.00				786	\$79.28	\$62,315.00			CCDD OWNED & MAINT.			
SV19	53	0	\$155.00	\$0.00	0	\$125.00	\$0.00	374	\$95.00	\$35,530.00	663	\$60.00	\$39,780.00	0	\$55.00	\$0.00				1037	\$72.62	\$75,310.00			CCDD OWNED & MAINT.			
SV21A	36	0	\$155.00	\$0.00	37	\$125.00	\$4,625.00	444	\$95.00	\$42,180.00	523	\$60.00	\$31,380.00	0	\$55.00	\$0.00				1004	\$77.87	\$78,185.00			CCDD OWNED & MAINT.			
SV22	28	25	\$155.00	\$3,875.00	76	\$125.00	\$9,500.00	450	\$95.00	\$42,750.00	230	\$60.00	\$13,800.00	0	\$55.00	\$0.00				781	\$89.53	\$69,925.00			CCDD OWNED & MAINT.			
SV25A	25	0	\$155.00	\$0.00	248	\$125.00	\$31,000.00	529	\$95.00	\$50,255.00	310	\$60.00	\$18,600.00	0	\$55.00	\$0.00				1087	\$91.86	\$99,855.00			CCDD OWNED & MAINT.			
SV26	49	0	\$155.00	\$0.00	0	\$125.00	\$0.00	1049	\$95.00	\$99,655.00	944	\$60.00	\$56,640.00	0	\$55.00	\$0.00				1993	\$78.42	\$156,295.00			CCDD OWNED & MAINT.			
SV27	14	0	\$155.00	\$0.00	503	\$125.00	\$62,875.00	1402	\$95.00	\$133,190.00	663	\$60.00	\$39,780.00	0	\$55.00	\$0.00				2568	\$91.84	\$235,845.00			CCDD OWNED & MAINT.			
SV28	27	0	\$155.00	\$0.00	272	\$125.00	\$34,000.00	1448	\$95.00	\$137,560.00	385	\$60.00	\$23,100.00	0	\$55.00	\$0.00				2105	\$92.48	\$194,660.00			CCDD OWNED & MAINT.			
TP-2	46	506	\$155.00	\$78,430.00	621	\$125.00	\$77,625.00	138	\$95.00	\$13,110.00	0	\$60.00	\$0.00	1265	\$55.00	\$69,575.00				1265	\$188.73	\$238,740.00			CCDD OWNED & MAINT.			
		SLOPE EROSION SEVERITY											HEAVY WOODS/VEGETATION						TOTAL PERIM. LF (FT)			TOTAL COST						
		SEVERE (RED)			HEAVY (ORANGE)			MEDIUM (YELLOW)			LIGHT (GREEN)			THAT IS SEVERE, HEAVY, MEDIUM														
		LF (FT)	COSTS		LF (FT)	COSTS		LF (FT)	COSTS		LF (FT)	COSTS		LF (FT)	COSTS		LF (FT)	COSTS		LF (FT)	COSTS							
			AVG UNIT \$	SUB-TOTAL		AVG UNIT \$	SUB-TOTAL		AVG UNIT \$	SUB-TOTAL		AVG UNIT \$	SUB-TOTAL		AVG UNIT \$	SUB-TOTAL		AVG UNIT \$	SUB-TOTAL									
TOTALS		5651	\$155.00	\$875,905.00	16785	\$125.00	\$2,098,125.00	34420	\$95.00	\$3,269,900.00	32034	\$60.00	\$1,922,040.00	5689	\$55.00	\$312,895.00				90622	\$93.56	\$8,478,865.00			15-Jan-26			

NOTES:

- (1) WOODED AREAS THAT HAVE SEVERE, HEAVY OR MODERATE SLOPE EROSION ARE BASED ON AREAS THAT WERE NOT INITIALLY INSPECTED DUE TO THE HEAVY/THICK VEGETATION. THESE AREAS HAVE SUBSEQUENTLY BEEN SURVEYED AND AN EROSION CATEGORY ASSIGNED. THERE IS A RELATIVELY MINIMAL AMOUNT OF OTHER AREAS THAT ARE WOODED/VEGETATED THAT WERE ACCESSIBLE AND ORIGINALLY INSPECTED THAT ARE NOT INCLUDED IN THE LINEAR FOOTAGE OF THIS CATEGORY.
- (2) POND IV2 (OLD BORROW PIT) WAS NOT SURVEYED PER BOARD REQUEST. HEAVILY WOODED AREA LENGTH IS INCLUDED IN TOTAL PERIMETER. TOPO SURVEY & ADDITIONAL STUDY & EVALUATION OF POND IV2 IS NEEDED TO MORE ACCURATELY DETERMINE REPAIR SCOPE & COSTS SHOULD BOARD DECIDE TO MAKE ANY REPAIRS.
- (3) POND RANKINGS BASED ON FOLLOWING WEIGHTED PARAMETERS: EASILY ACCESSIBLE, VISIBLE FROM PUBLIC, SLOPE SEVERITY, BEHIND HOMES, PROXIMITY TO OTHER PONDS OF SIMILAR RANKING, AND COMPLETELY WITHIN GOLF COURSE. PONDS THAT WERE NOT INSPECTED RECEIVED NO RANKING AS SHOWN WITH N/A. NO PRICING IS REQUIRED FOR UNRANKED PONDS.
- (4) NORTH VILLAGE & NORTH VILLAGE GOLF COURSE PONDS HAVE HIGHER CHANCE OF BEING LINED. LINERS SHOULD HAVE 24" OF EXISTING COVER.
- (5) TOTAL PERIMETER DOES NOT INCLUDE HEAVY WOODS/VEGETATION LENGTHS AS THESE LENGTHS ARE ALREADY INCLUDED IN THE SLOPE EROSION SEVERITY LENGTHS, EXCEPT FOR POND IV2.

CELEBRATION CDD POND RESTORATION PROJECT																							Page 110					
RFP PROPOSAL FORM - "BEST" OPTION (PAGE 1 OF 2)																												
		SLOPE EROSION SEVERITY												HEAVY WOODS/VEGETATION (1)										NOTES (4)			CONTRACTOR'S NOTES	
POND		SEVERE (RED)				HEAVY (ORANGE)				MEDIUM (YELLOW)				LIGHT (GREEN)														
No.	RANKING	LF (FT)	COSTS		LF (FT)	COSTS		LF (FT)	COSTS		LF (FT)	COSTS		LF (FT)	COSTS		LF (FT)	COSTS		TOTAL PERIM. (5) LF (FT)	TOTAL COST							
			UNIT \$	SUB-TOTAL		UNIT \$	SUB-TOTAL		UNIT \$	SUB-TOTAL		UNIT \$	SUB-TOTAL		UNIT \$	SUB-TOTAL		UNIT \$	SUB-TOTAL		UNIT \$	SUB-TOTAL	AVG UNIT \$	TOTAL \$				
1C	NA	0	\$215.00	\$0.00	0	\$185.00	\$0.00	0	\$148.00	\$0.00	0	\$90.00	\$0.00	0	\$55.00	\$0.00			0	\$0.00	\$0.00	NOT INSPECTED, GC OWNED, LINED						
2A	NA	0	\$215.00	\$0.00	0	\$185.00	\$0.00	0	\$148.00	\$0.00	0	\$90.00	\$0.00	0	\$55.00	\$0.00			0	\$0.00	\$0.00	NOT INSPECTED, GC OWNED						
2B	NA	0	\$215.00	\$0.00	0	\$185.00	\$0.00	0	\$148.00	\$0.00	0	\$90.00	\$0.00	0	\$55.00	\$0.00			0	\$0.00	\$0.00	NOT INSPECTED, GC OWNED						
3A	NA	0	\$215.00	\$0.00	0	\$185.00	\$0.00	0	\$148.00	\$0.00	0	\$90.00	\$0.00	0	\$55.00	\$0.00			0	\$0.00	\$0.00	NOT INSPECTED, CCDD OWNED						
3B	35	0	\$215.00	\$0.00	251	\$185.00	\$46,435.00	75	\$148.00	\$11,100.00	110	\$90.00	\$9,900.00	30	\$55.00	\$1,650.00			436	\$158.45	\$69,085.00	CCDD OWNED, NO MAINT.						
4A	34	0	\$215.00	\$0.00	481	\$185.00	\$88,985.00	148	\$148.00	\$21,904.00	15	\$90.00	\$1,350.00	0	\$55.00	\$0.00			644	\$174.28	\$112,239.00	CCDD OWNED, MAINT. SPLIT						
6	33	76	\$215.00	\$16,340.00	81	\$185.00	\$14,985.00	65	\$148.00	\$9,620.00	430	\$90.00	\$38,700.00	0	\$55.00	\$0.00			652	\$122.15	\$79,645.00	CCDD OWNED, NO MAINT.						
7	31	71	\$215.00	\$15,265.00	534	\$185.00	\$98,790.00	108	\$148.00	\$15,984.00	134	\$90.00	\$12,060.00	35	\$55.00	\$1,925.00			847	\$170.04	\$144,024.00	CCDD OWNED, NO MAINT.						
8	32	95	\$215.00	\$20,425.00	238	\$185.00	\$44,030.00	97	\$148.00	\$14,356.00	46	\$90.00	\$4,140.00	130	\$55.00	\$7,150.00			476	\$189.29	\$90,101.00	CCDD OWNED, NO MAINT.						
9A	51	0	\$215.00	\$0.00	0	\$185.00	\$0.00	213	\$148.00	\$31,524.00	344	\$90.00	\$30,960.00	0	\$55.00	\$0.00			557	\$112.18	\$62,484.00	CCDD OWNED, MAINT. SPLIT						
9B	50	0	\$215.00	\$0.00	23	\$185.00	\$4,255.00	514	\$148.00	\$76,072.00	39	\$90.00	\$3,510.00	0	\$55.00	\$0.00			576	\$145.55	\$83,837.00	CCDD OWNED, MAINT. SPLIT						
10	16	0	\$215.00	\$0.00	337	\$185.00	\$62,345.00	271	\$148.00	\$40,108.00	131	\$90.00	\$11,790.00	80	\$55.00	\$4,400.00			739	\$160.55	\$118,643.00	CCDD OWNED, MAINT. SPLIT						
12A	NA	0	\$215.00	\$0.00	0	\$185.00	\$0.00	0	\$148.00	\$0.00	0	\$90.00	\$0.00	0	\$55.00	\$0.00			0	\$0.00	\$0.00	NOT INSPECTED, GC OWNED						
12B	4	165	\$215.00	\$35,475.00	75	\$185.00	\$13,875.00	0	\$148.00	\$0.00	267	\$90.00	\$24,030.00	0	\$55.00	\$0.00			507	\$144.73	\$73,380.00	CCDD OWNED, MAINT. SPLIT						
13A	3	498	\$215.00	\$107,070.00	242	\$185.00	\$44,770.00	173	\$148.00	\$25,604.00	233	\$90.00	\$20,970.00	40	\$55.00	\$2,200.00			1146	\$175.06	\$200,614.00	CCDD OWNED, MAINT. SPLIT						
13B	NA	0	\$215.00	\$0.00	0	\$185.00	\$0.00	0	\$148.00	\$0.00	0	\$90.00	\$0.00	0	\$55.00	\$0.00			0	\$0.00	\$0.00	NOT INSPECTED, GC OWNED						
14	9	0	\$215.00	\$0.00	194	\$185.00	\$35,890.00	72	\$148.00	\$10,656.00	20	\$90.00	\$1,800.00	10	\$55.00	\$550.00			286	\$170.97	\$48,896.00	GC OWNED, MAINT SPLIT						
15A	NA	0	\$215.00	\$0.00	0	\$185.00	\$0.00	0	\$148.00	\$0.00	0	\$90.00	\$0.00	0	\$55.00	\$0.00			0	\$0.00	\$0.00	NOT INSPECTED, GC OWNED						
15B	2	541	\$215.00	\$116,315.00	370	\$185.00	\$68,450.00	196	\$148.00	\$29,008.00	841	\$90.00	\$75,690.00	25	\$55.00	\$1,375.00			1948	\$149.30	\$290,838.00	CCDD OWNED, MAINT. SPLIT						
16	NA	0	\$215.00	\$0.00	0	\$185.00	\$0.00	0	\$148.00	\$0.00	0	\$90.00	\$0.00	0	\$55.00	\$0.00			0	\$0.00	\$0.00	NOT INSPECTED, GC OWNED						
17A	38	0	\$215.00	\$0.00	48	\$185.00	\$8,880.00	128	\$148.00	\$18,944.00	257	\$90.00	\$23,130.00	40	\$55.00	\$2,200.00			433	\$122.76	\$53,154.00	CCDD OWNED, MAINT. SPLIT						
17B	37	0	\$215.00	\$0.00	75	\$185.00	\$13,875.00	157	\$148.00	\$23,236.00	254	\$90.00	\$22,860.00	0	\$55.00	\$0.00			486	\$123.40	\$59,971.00	CCDD OWNED, MAINT. SPLIT, LINED N. END						
18A	NA	0	\$215.00	\$0.00	0	\$185.00	\$0.00	0	\$148.00	\$0.00	0	\$90.00	\$0.00	0	\$55.00	\$0.00			0	\$0.00	\$0.00	NOT INSPECTED, GC OWNED						
18B	NA	0	\$215.00	\$0.00	0	\$185.00	\$0.00	0	\$148.00	\$0.00	0	\$90.00	\$0.00	0	\$55.00	\$0.00			0	\$0.00	\$0.00	NOT INSPECTED, GC OWNED						
AQUA R	NA	0	\$215.00	\$0.00	0	\$185.00	\$0.00	0	\$148.00	\$0.00	0	\$90.00	\$0.00	0	\$55.00	\$0.00			0	\$0.00	\$0.00	NOT INSPECTED, GC OWNED						
CV1	27	0	\$215.00	\$0.00	93	\$185.00	\$17,205.00	518	\$148.00	\$76,664.00	320	\$90.00	\$28,800.00	0	\$55.00	\$0.00			931	\$131.76	\$122,669.00	CCDD OWNED & MAINT.						
CV2A	57	0	\$215.00	\$0.00	0	\$185.00	\$0.00	10	\$148.00	\$1,480.00	500	\$90.00	\$45,000.00	0	\$55.00	\$0.00			510	\$91.14	\$46,480.00	CCDD OWNED & MAINT.						
CV2B	55	0	\$215.00	\$0.00	0	\$185.00	\$0.00	80	\$148.00	\$11,840.00	1060	\$90.00	\$95,400.00	0	\$55.00	\$0.00			1140	\$94.07	\$107,240.00	CCDD OWNED & MAINT.						
CV2C	56	0	\$215.00	\$0.00	0	\$185.00	\$0.00	30	\$148.00	\$4,440.00	628	\$90.00	\$56,520.00	0	\$55.00	\$0.00			658	\$92.64	\$60,960.00	CCDD OWNED & MAINT.						
CV2E	7	137	\$215.00	\$29,455.00	161	\$185.00	\$29,785.00	1409	\$148.00	\$208,532.00	878	\$90.00	\$79,020.00	114	\$55.00	\$6,270.00			2585	\$136.58	\$353,062.00	CCDD OWNED & MAINT.						
CV3	11	96	\$215.00	\$20,640.00	836	\$185.00	\$154,660.00	1984	\$148.00	\$293,632.00	466	\$90.00	\$41,940.00	119	\$55.00	\$6,545.00			3382	\$152.99	\$517,417.00	CCDD OWNED & MAINT.						
CV4	22	0	\$215.00	\$0.00	64	\$185.00	\$11,840.00	285	\$148.00	\$42,180.00	113	\$90.00	\$10,170.00	0	\$55.00	\$0.00			462	\$138.94	\$64,190.00	CCDD OWNED & MAINT.						
CV5	15	0	\$215.00	\$0.00	373	\$185.00	\$69,005.00	196	\$148.00	\$29,008.00	116	\$90.00	\$10,440.00	0	\$55.00	\$0.00			685	\$158.33	\$108,453.00	CCDD OWNED & MAINT.						
HS1	47	395	\$215.00	\$84,925.00	596	\$185.00	\$110,260.00	906	\$148.00	\$134,088.00	563	\$90.00	\$50,670.00	1897	\$55.00	\$104,335.00			2460	\$196.86	\$484,278.00	CCDD OWNED & MAINT.						
HS2	49	21	\$215.00	\$4,515.00	33	\$185.00	\$6,105.00	308	\$148.00	\$45,584.00	191	\$90.00	\$17,190.00	47	\$55.00	\$2,585.00			553	\$137.39	\$75,979.00	CCDD OWNED & NO MAINT., LINED (OLD SV6B-1)						
HS3	NA	0	\$215.00	\$0.00	0	\$185.00	\$0.00	0	\$148.00	\$0.00	0	\$90.00	\$0.00	0	\$55.00	\$0.00			0	\$0.00	\$0.00	NOT INSPECTED, HS OWNED						
IV0	45	0	\$215.00	\$0.00	58	\$185.00	\$10,730.00	66	\$148.00	\$9,768.00	1318	\$90.00	\$118,620.00	0	\$55.00	\$0.00			1442	\$96.48	\$139,118.00	CCDD OWNED & MAINT.						
IV2 (2)	48	907	\$215.00	\$195,005.00	0	\$185.00	\$0.00	0	\$148.00	\$0.00	0	\$90.00	\$0.00	1732	\$55.00	\$95,260.00			2639	\$109.99	\$290,265.00	CCDD OWNED / BORROW PIT						
IV3	54	0	\$215.00	\$0.00	0	\$185.00	\$0.00	231	\$148.00	\$34,188.00	1769	\$90.00	\$159,210.00	0	\$55.00	\$0.00			2000	\$96.70	\$193,398.00	CCDD OWNED & MAINT.						
IV4	58	0	\$215.00	\$0.00	0	\$185.00	\$0.00	89	\$148.00	\$13,172.00	1608	\$90.00	\$144,720.00	0	\$55.00	\$0.00			1697	\$93.04	\$157,892.00	CCDD OWNED & MAINT.						
IV5	59	0	\$215.00	\$0.00	0	\$185.00	\$0.00	0	\$148.00	\$0.00	1109	\$90.00	\$99,810.00	0	\$55.00	\$0.00			1109	\$90.00	\$99,810.00	CCDD OWNED & MAINT.						
LV2	18	0	\$215.00	\$0.00	486	\$185.00	\$89,910.00	1152	\$148.00	\$170,496.00	0	\$90.00	\$0.00	0	\$55.00	\$0.00			1638	\$158.98	\$260,406.00	CCDD OWNED & MAINT.						

CELEBRATION CDD POND RESTORATION PROJECT																							Page 111					
RFP PROPOSAL FORM - "BEST" OPTION (PAGE 2 OF 2)																												
		SLOPE EROSION SEVERITY												HEAVY WOODS/VEGETATION (1)									NOTES (4)			CONTRACTOR'S NOTES		
POND		SEVERE (RED)			HEAVY (ORANGE)			MEDIUM (YELLOW)			LIGHT (GREEN)			THAT IS SEVERE, HEAVY, MEDIUM														
No.	RANKING	LF (FT)	COSTS		LF (FT)	COSTS		LF (FT)	COSTS		LF (FT)	COSTS		LF (FT)	COSTS				LF (FT)	AVG UNIT \$	TOTAL \$							
	(3)		UNIT \$	SUB-TOTAL		UNIT \$	SUB-TOTAL		UNIT \$	SUB-TOTAL		UNIT \$	SUB-TOTAL		UNIT \$	SUB-TOTAL												
LV3	24	0	\$215.00	\$0.00	372	\$185.00	\$68,820.00	1622	\$148.00	\$240,056.00	202	\$90.00	\$18,180.00	0	\$55.00	\$0.00			2196	\$148.93	\$327,056.00	CCDD OWNED & MAINT.						
LV5	21	0	\$215.00	\$0.00	921	\$185.00	\$170,385.00	1036	\$148.00	\$153,328.00	1612	\$90.00	\$145,080.00	0	\$55.00	\$0.00			3569	\$131.35	\$468,793.00	CCDD OWNED & MAINT.						
LV6	8	79	\$215.00	\$16,985.00	956	\$185.00	\$176,860.00	268	\$148.00	\$39,664.00	62	\$90.00	\$5,580.00	0	\$55.00	\$0.00			1365	\$175.16	\$239,089.00	CCDD OWNED & MAINT.						
LV7	1	1271	\$215.00	\$273,265.00	311	\$185.00	\$57,535.00	0	\$148.00	\$0.00	0	\$90.00	\$0.00	0	\$55.00	\$0.00			1582	\$209.10	\$330,800.00	CCDD OWNED & MAINT.						
LV8 N	5	233	\$215.00	\$50,095.00	1289	\$185.00	\$238,465.00	414	\$148.00	\$61,272.00	321	\$90.00	\$28,890.00	0	\$55.00	\$0.00			2257	\$167.80	\$378,722.00	CCDD OWNED & MAINT.						
LV8 S	6	118	\$215.00	\$25,370.00	1181	\$185.00	\$218,485.00	559	\$148.00	\$82,732.00	456	\$90.00	\$41,040.00	0	\$55.00	\$0.00			2314	\$158.87	\$367,627.00	CCDD OWNED & MAINT.						
LV8A	17	37	\$215.00	\$7,955.00	99	\$185.00	\$18,315.00	520	\$148.00	\$76,960.00	109	\$90.00	\$9,810.00	0	\$55.00	\$0.00			765	\$147.76	\$113,040.00	CCDD OWNED & MAINT.						
LV9	10	89	\$215.00	\$19,135.00	252	\$185.00	\$46,620.00	1121	\$148.00	\$165,908.00	58	\$90.00	\$5,220.00	0	\$55.00	\$0.00			1520	\$155.84	\$236,883.00	CCDD OWNED & MAINT.						
NV1A	13	28	\$215.00	\$6,020.00	1004	\$185.00	\$185,740.00	1251	\$148.00	\$185,148.00	573	\$90.00	\$51,570.00	0	\$55.00	\$0.00			2856	\$150.03	\$428,478.00	CCDD OWNED & MAINT.						
NV1B	12	98	\$215.00	\$21,070.00	686	\$185.00	\$126,910.00	930	\$148.00	\$137,640.00	376	\$90.00	\$33,840.00	0	\$55.00	\$0.00			2090	\$152.85	\$319,460.00	CCDD OWNED & MAINT.						
NV2	39	0	\$215.00	\$0.00	85	\$185.00	\$15,725.00	1173	\$148.00	\$173,604.00	824	\$90.00	\$74,160.00	0	\$55.00	\$0.00			2082	\$126.56	\$263,489.00	CCDD OWNED & MAINT.						
NV3	40	0	\$215.00	\$0.00	29	\$185.00	\$5,365.00	64	\$148.00	\$9,472.00	887	\$90.00	\$79,830.00	0	\$55.00	\$0.00			980	\$96.60	\$94,667.00	CCDD OWNED & MAINT., LINED						
NV4	NA	0	\$215.00	\$0.00	0	\$185.00	\$0.00	0	\$148.00	\$0.00	0	\$90.00	\$0.00	0	\$55.00	\$0.00			0	\$0.00	\$0.00	NOT INSPECTED, DAYCARE, LINED						
SCE1	59	0	\$215.00	\$0.00	0	\$185.00	\$0.00	116	\$148.00	\$17,168.00	2119	\$90.00	\$190,710.00	30	\$55.00	\$1,650.00			2235	\$93.75	\$209,528.00	CCDD OWNED & MAINT.						
SCE2-2	41	0	\$215.00	\$0.00	60	\$185.00	\$11,100.00	153	\$148.00	\$22,644.00	1496	\$90.00	\$134,640.00	0	\$55.00	\$0.00			1709	\$98.53	\$168,384.00	CROA OWNED, CCDD MAINT.						
SV1	44	0	\$215.00	\$0.00	0	\$185.00	\$0.00	1452	\$148.00	\$214,896.00	404	\$90.00	\$36,360.00	0	\$55.00	\$0.00			1856	\$135.38	\$251,256.00	CCDD OWNED & MAINT.						
SV3	43	0	\$215.00	\$0.00	0	\$185.00	\$0.00	1656	\$148.00	\$245,088.00	1271	\$90.00	\$114,390.00	0	\$55.00	\$0.00			2927	\$122.81	\$359,478.00	CCDD OWNED & MAINT.						
SV6B-2	20	43	\$215.00	\$9,245.00	430	\$185.00	\$79,550.00	717	\$148.00	\$106,116.00	78	\$90.00	\$7,020.00	0	\$55.00	\$0.00			1268	\$159.25	\$201,931.00	CCDD OWNED & MAINT.						
SV9	30	20	\$215.00	\$4,300.00	115	\$185.00	\$21,275.00	1133	\$148.00	\$167,684.00	496	\$90.00	\$44,640.00	55	\$55.00	\$3,025.00			1764	\$136.58	\$240,924.00	CCDD OWNED & MAINT.						
SV11	29	55	\$215.00	\$11,825.00	174	\$185.00	\$32,190.00	1304	\$148.00	\$192,992.00	1569	\$90.00	\$141,210.00	40	\$55.00	\$2,200.00			3102	\$122.64	\$380,417.00	CCDD OWNED & MAINT.						
SV12	23	0	\$215.00	\$0.00	304	\$185.00	\$56,240.00	1174	\$148.00	\$173,752.00	414	\$90.00	\$37,260.00	0	\$55.00	\$0.00			1892	\$141.25	\$267,252.00	CCDD OWNED & MAINT.						
SV13	19	47	\$215.00	\$10,105.00	832	\$185.00	\$153,920.00	987	\$148.00	\$146,076.00	234	\$90.00	\$21,060.00	0	\$55.00	\$0.00			2100	\$157.70	\$331,161.00	CCDD OWNED & MAINT.						
SV14	42	0	\$215.00	\$0.00	35	\$185.00	\$6,475.00	346	\$148.00	\$51,208.00	499	\$90.00	\$44,910.00	0	\$55.00	\$0.00			880	\$116.58	\$102,593.00	CCDD OWNED & MAINT.						
SV17	26	0	\$215.00	\$0.00	244	\$185.00	\$45,140.00	676	\$148.00	\$100,048.00	143	\$90.00	\$12,870.00	0	\$55.00	\$0.00			1063	\$148.69	\$158,058.00	CCDD OWNED & MAINT.						
SV18	52	0	\$215.00	\$0.00	0	\$185.00	\$0.00	433	\$148.00	\$64,084.00	353	\$90.00	\$31,770.00	0	\$55.00	\$0.00			786	\$121.95	\$95,854.00	CCDD OWNED & MAINT.						
SV19	53	0	\$215.00	\$0.00	0	\$185.00	\$0.00	374	\$148.00	\$55,352.00	663	\$90.00	\$59,670.00	0	\$55.00	\$0.00			1037	\$110.92	\$115,022.00	CCDD OWNED & MAINT.						
SV21A	36	0	\$215.00	\$0.00	37	\$185.00	\$6,845.00	444	\$148.00	\$65,712.00	523	\$90.00	\$47,070.00	0	\$55.00	\$0.00			1004	\$119.15	\$119,627.00	CCDD OWNED & MAINT.						
SV22	28	25	\$215.00	\$5,375.00	76	\$185.00	\$14,060.00	450	\$148.00	\$66,600.00	230	\$90.00	\$20,700.00	0	\$55.00	\$0.00			781	\$136.66	\$106,735.00	CCDD OWNED & MAINT.						
SV25A	25	0	\$215.00	\$0.00	248	\$185.00	\$45,880.00	529	\$148.00	\$78,292.00	310	\$90.00	\$27,900.00	0	\$55.00	\$0.00			1087	\$139.90	\$152,072.00	CCDD OWNED & MAINT.						
SV26	49	0	\$215.00	\$0.00	0	\$185.00	\$0.00	1049	\$148.00	\$155,252.00	944	\$90.00	\$84,960.00	0	\$55.00	\$0.00			1993	\$120.53	\$240,212.00	CCDD OWNED & MAINT.						
SV27	14	0	\$215.00	\$0.00	503	\$185.00	\$93,055.00	1402	\$148.00	\$207,496.00	663	\$90.00	\$59,670.00	0	\$55.00	\$0.00			2568	\$140.27	\$360,221.00	CCDD OWNED & MAINT.						
SV28	27	0	\$215.00	\$0.00	272	\$185.00	\$50,320.00	1448	\$148.00	\$214,304.00	385	\$90.00	\$34,650.00	0	\$55.00	\$0.00			2105	\$142.17	\$299,274.00	CCDD OWNED & MAINT.						
TP-2	46	506	\$215.00	\$108,790.00	621	\$185.00	\$114,885.00	138	\$148.00	\$20,424.00	0	\$90.00	\$0.00	1265	\$55.00	\$69,575.00			1265	\$247.96	\$313,674.00	CCDD OWNED & MAINT.						
TOTALS		SLOPE EROSION SEVERITY												HEAVY WOODS/VEGETATION														
		SEVERE (RED)			HEAVY (ORANGE)			MEDIUM (YELLOW)			LIGHT (GREEN)			THAT IS SEVERE, HEAVY, MEDIUM														
		LF (FT)	COSTS		LF (FT)	COSTS		LF (FT)	COSTS		LF (FT)	COSTS		LF (FT)	COSTS		LF (FT)	COSTS										
			AVG UNIT \$	SUB-TOTAL		AVG UNIT \$	SUB-TOTAL		AVG UNIT \$	SUB-TOTAL		AVG UNIT \$	SUB-TOTAL		AVG UNIT \$	SUB-TOTAL												
		5651	\$215.00	\$1,214,965.00	16785	\$185.00	\$3,105,225.00	34420	\$148.00	\$5,094,160.00	32034	\$90.00	\$2,883,060.00	5689	\$55.00	\$312,895.00			90622	\$139.15	\$12,610,305.00	15-Jan-26						

NOTES:

- (1) WOODED AREAS THAT HAVE SEVERE, HEAVY OR MODERATE SLOPE EROSION ARE BASED ON AREAS THAT WERE NOT INITIALLY INSPECTED DUE TO THE HEAVY/THICK VEGETATION. THESE AREAS HAVE SUBSEQUENTLY BEEN SURVEYED AND AN EROSION CATEGORY ASSIGNED. THERE IS A RELATIVELY MINIMAL AMOUNT OF OTHER AREAS THAT ARE WOODED/VEGETATED THAT WERE ACCESSIBLE AND ORIGINALLY INSPECTED THAT ARE NOT INCLUDED IN THE LINEAR FOOTAGE OF THIS CATEGORY.
- (2) POND IV2 (OLD BORROW PIT) WAS NOT SURVEYED PER BOARD REQUEST. HEAVILY WOODED AREA LENGTH IS INCLUDED IN TOTAL PERIMETER. TOPO SURVEY & ADDITIONAL STUDY & EVALUATION OF POND IV2 IS NEEDED TO MORE ACCURATELY DETERMINE REPAIR SCOPE & COSTS SHOULD BOARD DECIDE TO MAKE ANY REPAIRS.
- (3) POND RANKINGS BASED ON FOLLOWING WEIGHTED PARAMETERS: EASILY ACCESSIBLE, VISIBLE FROM PUBLIC, SLOPE SEVERITY, BEHIND HOMES, PROXIMITY TO OTHER PONDS OF SIMILAR RANKING, AND COMPLETELY WITHIN GOLF COURSE. PONDS THAT WERE NOT INSPECTED RECEIVED NO RANKING AS SHOWN WITH N/A. NO PRICING IS REQUIRED FOR UNRANKED PONDS.
- (4) NORTH VILLAGE & NORTH VILLAGE GOLF COURSE PONDS HAVE HIGHER CHANCE OF BEING LINED. LINERS SHOULD HAVE 24" OF EXISTING COVER.
- (5) TOTAL PERIMETER DOES NOT INCLUDE HEAVY WOODS/VEGETATION LENGTHS AS THESE LENGTHS ARE ALREADY INCLUDED IN THE SLOPE EROSION SEVERITY LENGTHS, EXCEPT FOR POND IV2.

EXHIBIT “C”

CONSTRUCTION SCHEDULE

[ATTACHED]

Preliminary Construction Schedule – Pond Rehabilitation Program (2026)

The Town of Celebration’s pond rehabilitation program is anticipated to include a **subset of the ponds identified in the RFP**, with the final scope to be determined at the time of award. The Contractor has structured its staffing and equipment availability to accommodate **a variable quantity of work** while prioritizing early mobilization and efficient completion during the dry season.

Anticipated Schedule Framework

Notice of Award (Anticipated): January 27, 2026

Notice to Proceed: Within 1–2 weeks of award

Target Completion of Majority of Work: Prior to onset of peak wet season (late spring/early summer)

Phase	Duration	Description
Pre-Construction & Mobilization	1–2 weeks	Contract execution, pond selection confirmation, permitting coordination, crew scheduling, equipment staging
Initial Pond Rehabilitation Activities	2–8 weeks (variable)	Sediment removal, pond grading, embankment repairs, erosion control, and other rehabilitation tasks
Final Restoration & Stabilization	2–3 weeks	Bank stabilization, planting/restoration, site cleanup, demobilization
Closeout	Ongoing / As Required	Final inspections, acceptance

Actual durations will scale based on the number of ponds awarded and specific rehabilitation elements authorized for 2026.

Emphasis on Early Start and Seasonal Considerations

Starting construction **as soon as practicable after Notice of Award** is critical to the success of the program. A February mobilization allows the Contractor to:

- Perform sediment removal and earthwork during **lower groundwater and pond water levels**
- Minimize weather-related delays associated with Florida’s wet season
- Reduce turbidity, erosion, and downstream impacts
- Accelerate completion of high-disturbance work before seasonal rainfall increases

The Contractor has deliberately planned for **rapid mobilization** to maximize productivity during the dry season and reduce overall project risk.

Variable Scope Contingency

Because the final contract may include **only a portion of the ponds listed in the RFP**, this preliminary schedule is intentionally flexible. Crew sizes, sequencing, and durations will be adjusted to align with the final awarded scope while maintaining continuous workflow and efficient use of resources.

Detailed Schedule Commitment

A **detailed, pond-specific construction schedule** will be submitted **within seven (7) days of Notice to Proceed**, identifying:

- All ponds selected for 2026 rehabilitation
- Sequencing and anticipated start/finish dates per pond
- Task durations and critical path activities
- Coordination milestones with the Town and regulatory agencies

This approach ensures the Town receives a precise, executable schedule once the final scope is confirmed, while still demonstrating readiness to proceed immediately upon award.

EXHIBIT “D”

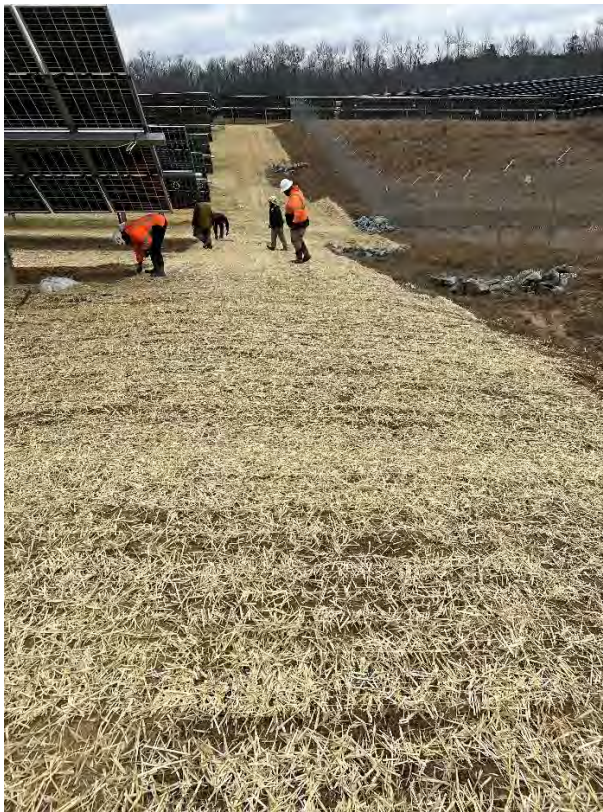
REFERENCES

[*ATTACHED*]

PROJECT REFERENCES

1) Depcom Power – VA 30 Solar Farm

- a. **DESCRIPTION:** This project revolved around erosion repairs of varying size in ponds, around solar panels, and in heavily eroded swales. It included refreshing riprap, installation of Ajax (concrete devices that look like jacks) for energy dissipation, and installation of erosion matting.
- b. **CONTACT:**
 - i. Johnathan Green
 - ii. 678-850-0994
 - iii. 707 Woodbine Rd
 - iv. Warsaw, VA 22572



2) NSF Carderock (Job #4091)

- a. **DESCRIPTION:** This was a major pond overhaul that involved lots of upstream erosion work (seeding & matting), riprap repair, and reconstructing the embankments with an innovative product called Dredge Sox, which allowed us to pump dredged material onto the shoreline where it was captured in the sock to reconstruct the shoreline.

b. **CONTACT:**

- i. Renee Lavinsky
- ii. Bluestone Environmental Group
- iii. 202-294-3971
- iv. 9500 Macarthur Blvd
- v. Bethesda, MD 20817



3) **Buc-ee's #47 in Daytona Beach, FL**

- a. **DESCRIPTION:** This was the installation of an innovative material (HydroTurf) to prevent erosion of a new, very large swale along the road shoulder.
- b. **CONTACT:**
 - i. Tyler Phillips
 - ii. P&S Paving
 - iii. P&S Paving is located at:
 - 1. 3701 Olson Dr
 - 2. Daytona Beach, FL 32124
 - iv. Site is:
 - 1. 2150 LPGA Blvd
 - 2. Dayton Beach, FL 32117



EXHIBIT “E”

CERTIFICATE OF INSURANCE

[ATTACHED]



CERTIFICATE OF LIABILITY INSURANCE

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

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

PRODUCER Towne Insurance Agency, LLC 4501 Cox Road Glen Allen, VA 23060	CONTACT NAME: Mary A. Alazam, AAI	
	PHONE (A/C, No, Ext): (804) 823-2538 FAX (A/C, No): (804) 751-0605	
	E-MAIL ADDRESS: malazam@towneinsurance.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : National Trust Insurance Company	20141
INSURED Exact Stormwater Management Po Box 1301 Midlothian, VA 23113	INSURER B : Monroe Guaranty Insurance Company	32506
	INSURER C : FCCI Insurance Company	10178
	INSURER D : Accident Fund Insurance Company of America	10166
	INSURER E : Cincinnati Insurance Company	10677
	INSURER F :	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC OTHER:			CPP 100101349	5/15/2025	5/15/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			CA 100101350	5/15/2025	5/15/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			UMB 100101348	5/15/2025	5/15/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
D	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input checked="" type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A	100055382	10/1/2025	10/1/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
E	Leased/Rented Equip			ENP 0746860	5/15/2025	5/15/2026	Deductible \$1,000 100,000

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

Contractors Pollution & Professional Consultants Liability Policy Number: CCP2037104

Eff. 05/15/2025 to 05/15/2026

Carrier: Nautilus Insurance Company

Limits:

General Aggregate Limit: \$2,000,000

Contractors Pollution Occurrence: Each Pollution Condition - CPL \$1,000,000

Professional Liability - Each Claim Professional Liability \$1,000,000

SEE ATTACHED ACORD 101

CERTIFICATE HOLDER

CANCELLATION

Exact Stormwater Management, LLC PO Box 1301 Midlothian, VA 23113	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

**ADDITIONAL REMARKS SCHEDULE**

AGENCY Towne Insurance Agency, LLC		NAMED INSURED Exact Stormwater Management Po Box 1301 Midlothian, VA 23113
POLICY NUMBER SEE PAGE 1		
CARRIER SEE PAGE 1	NAIC CODE SEE P 1	EFFECTIVE DATE: SEE PAGE 1

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

Description of Operations/Locations/Vehicles:**Retentions:****Contractors Pollution Occurrence- Each pollution condition per occurrence: \$25,000****Professional Liability - Each claim Professional per claim: \$25,000****Inland Marine Installation Floater:****Building Materials & Installation Property Limit: \$50,000 Deductible: \$1,000****Cyber Liability Policy Number: ESN0040355223****Eff: 5/15/2025 to 5/15/2026****Carrier: Underwriters at Lloyd's London****Limit: \$1,000,000****Retention: \$2,500****No XCU Exclusion*******For informational purposes only*****

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Insituform

CELEBRATION CDD POND RESTORATION PROJECT														PAGE 2 OF 2									
RANKED PONDS 1 THRU 5 PRICE COMPARISON																							
INSITUFORM (AS PROVIDED IN PROPOSAL DOCUMENTS AND CORRECTED BY HWA WITH CORRECT LENGTHS, REVISED CELLS HIGHLIGHTED WITH PURPLE, SEE NOTES)																							
LIGHT (GREEN)							HEAVY WOODS (BLUE)							TOTAL COST	TOTAL COST	TOTAL COST	NOTES						
LF (FT)	Unit Price	P300LW	Unit Price	C350	Unit Price	AM	LF (FT)	Unit Price	P300LW	Unit Price	C350	Unit Price	AM	GOOD - P300LW	BETTER - C350	BEST - AM							
		GOOD		BETTER		BEST			GOOD		BETTER		BEST										
233	\$ 67.00	\$ 15,611.00	\$ 70.00	\$ 16,310.00	\$ 110.00	\$ 25,630.00	40	\$ 200.00	\$ 8,000.00	\$ 200.00	\$ 8,000.00	\$ 200.00	\$ 8,000.00	\$ 134,068.00	\$ 140,494.00	\$ 183,035.00							
841	\$ 67.00	\$ 56,347.00	\$ 70.00	\$ 58,870.00	\$ 110.00	\$ 92,510.00	25	\$ 200.00	\$ 5,000.00	\$ 200.00	\$ 5,000.00	\$ 200.00	\$ 5,000.00	\$ 194,376.00	\$ 203,466.00	\$ 277,596.00							
0	\$ 67.00	\$ -	\$ 70.00	\$ -	\$ 110.00	\$ -	0	\$ 200.00	\$ -	\$ 200.00	\$ -	\$ 200.00	\$ -	\$ 207,350.00	\$ 219,722.00	\$ 274,754.00							
267	\$ 67.00	\$ 17,889.00	\$ 70.00	\$ 18,690.00	\$ 110.00	\$ 29,370.00	0	\$ 200.00	\$ -	\$ 200.00	\$ -	\$ 200.00	\$ -	\$ 48,789.00	\$ 51,300.00	\$ 70,440.00							
321	\$ 67.00	\$ 21,507.00	\$ 70.00	\$ 22,470.00	\$ 110.00	\$ 35,310.00	0	\$ 200.00	\$ -	\$ 200.00	\$ -	\$ 200.00	\$ -	\$ 238,043.00	\$ 246,212.00	\$ 332,930.00							
		\$ 111,354.00		\$ 116,340.00		\$ 182,820.00			\$ 13,000.00		\$ 13,000.00		\$ 13,000.00	\$ 822,626.00	\$ 861,194.00	\$ 1,138,755.00							
													Phase 1	\$ 535,794.00	\$ 563,682.00	\$ 735,385.00	120 working days						
													Phase 2	\$ 286,832.00	\$ 297,512.00	\$ 403,370.00	60 working days						
													Total Phase 1 & 2	\$ 822,626.00	\$ 861,194.00	\$ 1,138,755.00							
													Phase 1 Discount	\$ (53,579.40)	\$ (56,368.20)	\$ (55,153.88)							
													Phase 2 Discount	\$ (28,683.20)	\$ (29,751.20)	\$ (30,252.75)							
													Phase 1 Total w/ Discount	\$ 482,214.60	\$ 507,313.80	\$ 680,231.13							
													Phase 2 Total w/ Discount	\$ 258,148.80	\$ 267,760.80	\$ 373,117.25							
													Phase 1 & 2 Total w/ Discount	\$ 740,363.40	\$ 775,074.60	\$ 1,053,348.38							
EXACT (PREPARED BY HWA, FOR COMPARISON PURPOSES)																							
LIGHT (GREEN)							HEAVY WOODS (BLUE)							TOTAL COST	TOTAL COST	TOTAL COST	NOTES						
LF (FT)	Unit Price		Unit Price		Unit Price		LF (FT)	Unit Price		Unit Price		Unit Price		GOOD	BETTER	BEST							
		GOOD		BETTER		BEST			GOOD		BETTER		BEST										
233	\$ 56.00	\$ 13,048.00	\$ 60.00	\$ 13,980.00	\$ 90.00	\$ 20,970.00	40	\$ 55.00	\$ 2,200.00	\$ 55.00	\$ 2,200.00	\$ 55.00	\$ 2,200.00	\$ 134,731.00	\$ 140,055.00	\$ 200,614.00							
841	\$ 56.00	\$ 47,096.00	\$ 60.00	\$ 50,460.00	\$ 90.00	\$ 75,690.00	25	\$ 55.00	\$ 1,375.00	\$ 55.00	\$ 1,375.00	\$ 55.00	\$ 1,375.00	\$ 191,857.00	\$ 200,560.00	\$ 290,838.00							
0	\$ 56.00	\$ -	\$ 60.00	\$ -	\$ 90.00	\$ -	0	\$ 55.00	\$ -	\$ 55.00	\$ -	\$ 55.00	\$ -	\$ 227,970.00	\$ 235,880.00	\$ 330,800.00							
267	\$ 56.00	\$ 14,952.00	\$ 60.00	\$ 16,020.00	\$ 90.00	\$ 24,030.00	0	\$ 55.00	\$ -	\$ 55.00	\$ -	\$ 55.00	\$ -	\$ 48,702.00	\$ 50,970.00	\$ 73,380.00							
321	\$ 56.00	\$ 17,976.00	\$ 60.00	\$ 19,260.00	\$ 90.00	\$ 28,890.00	0	\$ 55.00	\$ -	\$ 55.00	\$ -	\$ 55.00	\$ -	\$ 245,280.00	\$ 255,830.00	\$ 378,722.00							
		\$ 93,072.00		\$ 99,720.00		\$ 149,580.00			\$ 3,575.00		\$ 3,575.00		\$ 3,575.00	\$ 848,540.00	\$ 883,295.00	\$ 1,274,354.00							
													Totals	\$ 848,540.00	\$ 883,295.00	\$ 1,274,354.00							

7Aiii

Celebration Pond RFP Analysis

Celebration CDD

Pond Restoration RFP Summary

There were two responsive bidders for the RFP for pond bank restoration.

Exact Stormwater Management

Insituform Technologies

They both provided cost estimates for three options, **Good/Better/Best**. This document is a narrative analysis of the spreadsheet prepared by Mark Vincutonis.

Insituform provided a renovation cost per color and an alternate cost, all-inclusive per pond price. Their discounted project cost, highlighted in red, is the lowest cost for each option.

It is worth noting that the total project cost includes the ponds that are in heavily wooded areas, identified in blue on the pond map and on the spreadsheet.

Insituform's price for blue is higher, which escalates their total project cost.

Best

Exact \$12,619,305

Insituform \$11,898,989-project discount

Difference \$720,316

Exact & Insituform Best Option

Both companies provided pricing on the installation of Armormax, a high performance, anchored erosion control mat beneath the sod. The anticipated life expectancy of this solution is 75 years.

Better

Exact	\$8,478,865
Insituform	\$7,940,015 -project discount
Difference	\$538,850

Exact Better Option

Exact is recommending a coconut coir matting for erosion protection and sod. The fiber mat will biodegrade in 2-3 years.

Insituform Better Option

Insituform is recommending a composite reinforcement mat for erosion control with a warranted functional life of 10 years.

Good

Exact	\$8,100,869
Insituform	\$7,999,026 -project discount
Difference	\$101,843

Exact Good Option

Exact is recommending restoring the slope on the bank and adding sod to finish grade, with no erosion control product on slope beneath sod.

Insituform Good Option

Insituform is recommending a PPS erosion control blanket with a functional life expectancy of 2-3 years.

Performance Summary

Mark Vincutonis and I evaluated the proposals provided by Exact Stormwater Management and Insituform Technologies. Mark used the provided pricing for each option and entered it into the priority pond color coded spreadsheet.

I am providing my input in this narrative analysis.

The only option that provides equivalent erosion materials is the Best Option. Both companies are recommending Armormax 75.

Best Option

This is the most expensive option, but it offers a 75-year solution. The difference between the cost for this option and the Better option is **\$3,958,974**

Better Option

Both companies are providing an estimate that includes an erosion control blanket that is placed on the finish grade beneath the sod. There is however a difference in the effective useful life of the erosion control materials. Exact is recommending a coir erosion control matt with a functional longevity of 2-5 years. The composite material that Insituform is recommending appears to be the better investment. The total cost is lower at **\$7,940,015** and the life span is longer with a warranted functional life of 10 years.

Good Option

Exact is providing a cost to regrade the pond banks to a compliant slope and replace the sod. There is no erosion control material in this option.

Insituform included an erosion control blanket beneath the sod in this option. The manufacturer states that the functional life of the blanket is 2-3 years. The stability would then be maintained by the existing sod and erode in a similar manner to the way it has over the last 20 years.

Insituform has the lower project cost, **\$7,999,026**, which includes the erosion control material. Theoretically this would help maintain the slope longer than the sod only option.

Staff Comments

The cost difference between the Best option and Better option is **\$3,958,974**. The lowest cost for the Better option is actually lower than the lowest cost for the Good option.

I have a significant amount of experience constructing ponds, roadside embankments, and steep grades on golf courses but I have no experience with the Armormax 75 product.

I have utilized several different types of erosion control blankets. The most recent projects were at Reedy Creek. These were road improvement projects on Osceola Parkway and World Drive. Most highway embankments are designed at a 4:1 slope but there were embankments where the slope was greater and we utilized erosion control blankets to minimize erosion problems. They performed well in this application.

There are a number of environmental factors that would impact the longevity of the solution, and the micro-environment of each pond varies. I would not be an advocate for regrading and simply replacing the sod and not including an option to reduce erosion. Based on my experience, I would consider the better option as a solution.

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**Pond Restoration Project Proposal Price
Comparison Summary**

CELEBRATION CDD POND RESTORATION PROJECT PROPOSAL PRICE COMPARISON													
GOOD OPTION					BETTER OPTION					BEST OPTION			
EXACT		INSITUFORM			EXACT		INSITUFORM			EXACT		INSITUFORM	
RED (SEVERE)					RED (SEVERE)					RED (SEVERE)			
Unit \$	Total \$	Unit \$	Total \$		Unit \$	Total \$	Unit \$	Total \$		Unit \$	Total \$	Unit \$	Total \$
\$150.00	\$847,650.00	\$135.00	\$762,885.00		\$155.00	\$875,905.00	\$144.00	\$813,744.00		\$215.00	\$1,214,965.00	\$178.00	\$1,005,878.00
ORANGE (HEAVY)					ORANGE (HEAVY)					ORANGE (HEAVY)			
Unit \$	Total \$	Unit \$	Total \$		Unit \$	Total \$	Unit \$	Total \$		Unit \$	Total \$	Unit \$	Total \$
\$120.00	\$2,014,200.00	\$115.00	\$1,930,275.00		\$125.00	\$2,098,125.00	\$118.00	\$1,980,630.00		\$185.00	\$3,105,225.00	\$156.00	\$2,618,460.00
YELLOW (MEDIUM)					YELLOW (MEDIUM)					YELLOW (MEDIUM)			
Unit \$	Total \$	Unit \$	Total \$		Unit \$	Total \$	Unit \$	Total \$		Unit \$	Total \$	Unit \$	Total \$
\$91.00	\$3,132,220.00	\$89.00	\$3,063,380.00		\$95.00	\$3,269,900.00	\$92.00	\$3,166,640.00		\$148.00	\$5,094,160.00	\$133.00	\$4,577,860.00
GREEN (LIGHT)					GREEN (LIGHT)					GREEN (LIGHT)			
Unit \$	Total \$	Unit \$	Total \$		Unit \$	Total \$	Unit \$	Total \$		Unit \$	Total \$	Unit \$	Total \$
\$56.00	\$1,793,904.00	\$67.00	\$2,146,278.00		\$60.00	\$1,922,040.00	\$70.00	\$2,242,380.00		\$90.00	\$2,883,060.00	\$110.00	\$3,523,740.00
BLUE (HEAVY WOODS/VEGETATION)					BLUE (HEAVY WOODS/VEGETATION)					BLUE (HEAVY WOODS/VEGETATION)			
Unit \$	Total \$	Unit \$	Total \$		Unit \$	Total \$	Unit \$	Total \$		Unit \$	Total \$	Unit \$	Total \$
\$55.00	\$312,895.00	\$200.00	\$1,137,800.00	\$55.00	\$312,895.00	\$200.00	\$1,137,800.00	\$55.00	\$312,895.00	\$200.00	\$1,137,800.00		
TOTALS				TOTALS				TOTALS					
Avg Unit \$	Total \$	Avg Unit \$	Total \$	Avg Unit \$	Total \$	Avg Unit \$	Total \$	Avg Unit \$	Total \$	Avg Unit \$	Total \$		
\$89.39	\$8,100,869.00	\$99.78	\$9,040,618.00	\$93.56	\$8,478,865.00	\$103.08	\$9,341,194.00	\$139.15	\$12,610,305.00	\$108.95	\$12,863,738.00		

- Notes:
1. Based on data from proposals opened Jan. 16, 2026 and subsequent unit prices from Insituform for 'Best' option received Jan. 21, 2026.
 2. Unit prices for the Blue (woods) conditon is substantially different between proposers and equates to a \$824,905 difference.

Jan. 21, 2026

7C

Ratification of CDD Goals

Celebration Community Development District

Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least twelve regular Board of Supervisor meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of twelve Board meetings were held during the fiscal year.

Achieved: Yes XX ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to District's website, publishing in local newspaper, and via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (i.e., newspaper, District's website, electronic communications).

Achieved: Yes XX ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management/third party vendor.

Achieved: Yes XX ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective:

Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes, or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes XX ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.

Achieved: Yes XX ☐ No ☐

3. Financial Transparency and Accountability**Goal 3.1: Annual Budget Preparation**

Objective: Prepare and approve the annual proposed budget by June 15 and final budget adoption by August 15 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by August 15 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes XX ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District website contains 100% of the following information: most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes XX ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, publish the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit completed by an independent auditing firm per statutory requirements, and results posted to the District's website and transmitted to the State of Florida.

Achieved: Yes XX ☐ No ☐

Chairman/Vice Chairman 

Printed Name: Tom Touzin

Celebration Community Development District

Date: 12/01/2025

District Manager 

Printed Name: Angel Montagna

Inframark, LLC

Date: 12/01/2025

7D

**Resolution 2026-06 Treasurer/Assistant
Treasurer**

RESOLUTION 2026-06

**A RESOLUTION REMOVING LEAH POPELKA AS
ASSISTANT TREASURER AND APPOINTING STEPHEN
BLOOM AS ASSISTANT TREASURER OF CELEBRATION
COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Celebration Community Development District desires to remove Leah Popelka as Assistant Treasurer and appoint Stephen Bloom as Assistant Treasurer;

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

1. Leah Popelka is removed as Assistant Treasurer.
2. Stephen Bloom is appointed Assistant Treasurer.

Adopted this 27th day of January, 2026

Tom Touzin
Chairman

Jack McLaughlin
Secretary

7E

**Memorial Donation and Application
Agreement- James Dowd**

**CELEBRATION COMMUNITY DEVELOPMENT DISTRICT
Memorial Donation Application and Agreement**

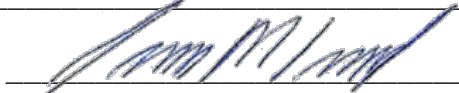
James Dowd (the "Applicant") has read the Celebration Community Development District (the "CCDD") Memorial Program and acknowledges and agrees:

- Applicant will be responsible for the cost of the memorial, plus a fee for administration and installation. Commemorative benches, doggy stations, or other monuments/equipment must be purchased new or fully renovated by the CCDD.
- The CCDD has no duty to guarantee or maintain the donated item beyond the guarantee given by the manufacturer from whom the benches, doggy stations, or other monuments/equipment were purchased.
- The CCDD will make best efforts, but shall bear no duty, to replace a commemorative item that is stolen or is damaged by vandalism, weather, normal wear and tear, age, disease, etc.
- The CCDD has no duty to replace, relocate or reinstall any memorial item that has been removed due to construction, paving, change in landscape design, site safety or maintenance concerns, etc.
- The CCDD staff shall confer with Applicant concerning the location and type of bench, tree, doggy station, or other monument/equipment; however, the final determination of location and type of bench, tree, doggy station, or other monument/equipment, rests with the CCDD.
- All benches, trees, doggy stations, or other monuments/equipment donated through this program are the property of the CCDD.
- Not all open spaces or parks are suitable for a bench, tree, doggy station, or other monument/equipment donation. The CCDD staff will make the final decision regarding bench, tree, doggy station, or other monument/equipment location, style, type and availability.
- The CCDD has not made any representation that a payment for a memorial is a charitable deduction by the Applicant for tax purposes. Applicant must contact its own tax advisor.

[SIGNATURES FOLLOW ON NEXT PAGE]

**CELEBRATION COMMUNITY DEVELOPMENT DISTRICT
Memorial Donation Application and Agreement (continued)**

Applicant Name: James Dowd

Signature of Applicant: 

Address: 918 Westpark Dr. Celebration, FL 34747

Email Address: james.dowd@mac.com

Phone: (407) 592-2352

Metal and Wood. Across from 918 Westpark Dr.

Memorial Bench type and location requested: Replace the existing bench on sidewalk.

Tree type and location requested: _____

Doggy Station type and location requested: _____

Monument/Equipment type and location requested: _____

Proposed wording for plaque, if requested: _____

James Dowd, 918 Westpark Dr. 11/28/2000

Cost: _____ (supplied by CCDD) Accepted by Applicant: _____

CCDD Staff Name: _____ Approval Date: _____

Payment received: _____ Date: _____

Payment Method: _____

7F

**Memorial Donation and Application
Agreement- Adam Williams**

**CELEBRATION COMMUNITY DEVELOPMENT DISTRICT
Memorial Donation Application and Agreement**

KIM HAWK (the "Applicant") has read the Celebration Community Development District (the "CCDD") Memorial Program and acknowledges and agrees:

- Applicant will be responsible for the cost of the memorial, plus a fee for administration and installation. Commemorative benches, doggy stations, or other monuments/equipment must be purchased new or fully renovated by the CCDD.
- The CCDD has no duty to guarantee or maintain the donated item beyond the guarantee given by the manufacturer from whom the benches, doggy stations, or other monuments/equipment were purchased.
- The CCDD will make best efforts, but shall bear no duty, to replace a commemorative item that is stolen or is damaged by vandalism, weather, normal wear and tear, age, disease, etc.
- The CCDD has no duty to replace, relocate or reinstall any memorial item that has been removed due to construction, paving, change in landscape design, site safety or maintenance concerns, etc.
- The CCDD staff shall confer with Applicant concerning the location and type of bench, tree, doggy station, or other monument/equipment; however, the final determination of location and type of bench, tree, doggy station, or other monument/equipment, rests with the CCDD.
- All benches, trees, doggy stations, or other monuments/equipment donated through this program are the property of the CCDD.
- Not all open spaces or parks are suitable for a bench, tree, doggy station, or other monument/equipment donation. The CCDD staff will make the final decision regarding bench, tree, doggy station, or other monument/equipment location, style, type and availability.
- The CCDD has not made any representation that a payment for a memorial is a charitable deduction by the Applicant for tax purposes. Applicant must contact its own tax advisor.

[SIGNATURES FOLLOW ON NEXT PAGE]

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT
Memorial Donation Application and Agreement (continued)

Applicant Name: Kim Hawk

Signature of Applicant: Kim Hawk

Address: 8110 RUNNER OAK STREET CELEBRATION FL 34747

Email Address: KIMHAWK07@gmail.com

Phone: 407-808-9845

Memorial Bench type and location requested: PLAQUE ON BENCH NEAR STARBUCKS

Tree type and location requested: _____

Doggy Station type and location requested: _____

Monument/Equipment type and location requested: _____

Proposed wording for plaque, if requested: ATAM THE WOOD WILLIAMS

(THE FAMILY WOULD LIKE TO SUGGEST THIS SECTION NEXT WEEK)
PRIOR TO JAN 27TH 5PM MEETING

Cost: _____ (supplied by CCDD) Accepted by Applicant: Kim Hawk

CCDD Staff Name: _____ Approval Date: _____

Payment received: _____ Date: _____

Payment Method: _____

Celebration Community Development District

Memorial Program

POLICY STATEMENT: The Celebration Community Development District (CCDD) recognizes the need for CCDD landowners to have an opportunity to memorialize an outstanding achievement or the memory of a loved one through the planting of trees, the placement of [memorial benches, doggy stations, or other monuments and/or equipment] for the entire community to use and enjoy.

POLICY/PROCEDURE: This policy was developed to provide a coordinated and consistent approach for accepting and processing memorial requests. Anyone submitting an application (an "Applicant") for a memorial item acknowledges and recognizes that the CCDD Board of Supervisors may approve or disapprove any request at its sole discretion. This policy is limited to CCDD landowners and to memorials placed only within those certain open spaces and parks owned by CCDD.

Guidelines established by this policy will apply to all donations made after the effective date of this policy.

General Guidelines

- The purchase and dedication of any and all memorials shall be fully funded by CCDD landowners or groups of landowners. The CCDD shall bear no costs other than installation of the memorial, which cost shall be reimbursed by Applicant.
- Memorials representing or depicting a commercial advertisement or purpose shall not be permitted.
- Engraving on all memorial items are limited to a 2" x 8" plaque with a maximum of [3 lines and 15 characters per line - TBD by District].
- The CCDD will have final approval of the wording for the engraving on all memorials. Suggested wording must be provided in the application.
- Full payment for the purchase and installation of a memorial must be made to the CCDD prior to ordering and installation of the memorial.
- All memorials will be installed by the CCDD or a qualified contractor selected by the CCDD.
- The CCDD will not be responsible for the maintenance, repair or replacement of any memorial. The purchaser of the memorial shall release the CCDD from all responsibility for repairs and/or replacement of memorials, due to vandalism, weather, age, disease, or any other reason whatsoever. The CCDD may remove any memorial that is in disrepair, in its sole discretion, without prior notice to the Applicant or other dedicating landowner.
- The CCDD has final approval of a requested memorial and the location of the memorial. When determining the approval of a memorial, CCDD may consider proximity to homes, lines of sight, distance to other memorials, safety, maintenance and existing landscaping.

- The CCDD, in its sole discretion, may limit the number of types of memorials, the suitable locations within the CCDD property, and remove existing memorials with no reimbursement due to the Applicant or other dedicating landowner.
- The CCDD does not make any representation that the payment for a memorial is a charitable deduction by the Applicant for tax purposes. Applicants must contact their own tax advisors for any applicable deductions.

Types and Costs for Memorials

Memorial Bench

Wooden Benches – 5ft and 6 ft in size (depending on location)

Metal and Wooden Benches

- The CCDD has selected designs and styles for benches within certain areas of the CCDD. A bench may be purchased with no bronze memorial plaque (2"x8"). The style of bench and plaque are at the sole discretion of CCDD.
- The cost for the bench and plaque will be the District's actual cost for the bench and plaque plus an administration and installation fee. If a pre-installed bench is selected, the original purchase price of the bench shall be charged plus the cost for a new plaque and the above-mentioned administration and installation fee.
- A memorial bench will only be considered in locations where benches are scheduled to be replaced or where new benches are planned by CCDD.

Costs

The cost for a memorial bench or a tree will be the District's actual cost for the bench or tree selected, materials needed for installation, and a plaque (If desired) plus a \$100.00 administration and installation fee.

Doggy Station

[Doggy Station – ___ ft in size (depending on location)]

- The CCDD has selected designs and styles for doggy stations within certain areas of the CCDD. A doggy station may be purchased with no bronze memorial plaque (2"x8"). The style of doggy station and plaque are at the sole discretion of CCDD.
- The cost for the doggy station and plaque will be the District's actual cost for the doggy station and plaque plus an administration and installation fee. If a pre-installed doggy station is selected, the original purchase price of the doggy station shall be charged plus the cost for a new plaque and the above-mentioned administration and installation fee.
- A memorial doggy station will only be considered in locations where doggy stations are scheduled to be replaced or where new doggy stations are planned by CCDD.]

Costs

The cost for a doggy station will be the District's actual cost for the doggy station selected, materials needed for installation, and a plaque (If desired) plus a \$100.00 administration and installation fee.

[Other Monuments/Equipment]

Costs

The cost for all other monuments/equipment will be the District's actual cost for the monuments/equipment selected, materials needed for installation, and a plaque (If desired) plus a \$100.00 administration and installation fee.

9A

12-9-25 Meeting Minutes

MINUTES OF MEETING CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Celebration Community Development District was held Tuesday, December 9, 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	Vice President of District Services: Inframark
Kerry Satterwhite	Area Manager: Inframark
Jan Carpenter	Attorney: Latham, Luna, Eden & Beaudine
Mark Vincutonis	Engineer: Hanson, Walter & Associates
Russ Simmons	Inframark, Field Services
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.

Mr. Satterwhite conducted roll call 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, after deciding to move 5E to 5A.

FOURTH ORDER OF BUSINESS

Public Comment Period

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

FIFTH ORDER OF BUSINESS

Discussion with the Sherrif Department

A. One Dedicated Officer

The Sherrif discussed with the Board that in his opinion, Celebration does not need one dedicated officer. Mr. Filak discussed with the Sherrif that the perception of the community, is supportive of having one dedicated officer, as a show of force and for traffic detail. The Sherrif stated that the department is trying to back fill some of the positions. The Sherrif stated that based on numbers, he does not feel that Celebration has the crime needed for a dedicated officer and does not feel that the district needs to pay for a dedicated officer.

The Sherrif stated that he recommended that the patrols put their flood lights on when they are patrolling in the area, as this is a way to help show of force, to deter possible crime. The Board requested the coverage and which zones the patrols are taken place. The Sherrif stated that while officers are in those zones, that if they receive other calls, they do not stay in that zone.

B. E-Bikes

Mr. Filak stated that he felt e-bikes was a big issue and requested what is being discussed within the department to solve this issue within Celebration. Mrs. Carpenter stated that the County is gathering information, and that there has been no specific information shared on e-bikes, as there is no current County ordinance set in place. Mr. Filak discussed with the Sherrif that kids are riding the e-bikes, blowing through stop signs, not wearing helmets, and causing a lot of issues within the community.

The Sherrif stated the issue is he cannot enforce a law that is not on the books. Due to there not being a county ordinance in place regarding e-bikes, it makes it difficult to enforce. Mr. Filak stated that he felt the Sherrif department could speak to the principals of the schools, in order to make a rule or enforce the overwhelming issue of e-bikes.

Mr. Touzin brought up the issue of five kids on the street and blocking lanes, and felt that the issue is growing where it is unsafe, as he has seen motorists become angered and almost hit some of the kids on e-bikes. The Board stated they would be happy to get the message out to state that if the kids were receiving tickets, he felt it would make a difference. The Sherrif stated he did not agree to give tickets to minors regarding the e-bikes.

Mr. Filak stated that if the officers interacted with the minors, just to state that unsafe behaviors are not permitted or just a conversation regarding unsafe behaviors on the e-bikes that he and the Board felt it would make a difference. The Sherrif discussed that due to a lack of legislation regarding e-bikes, this was not possible.

Mr. Hart requested that as a consultant, based on growth of community, the maturity of the community, the expectations of the residents, the tax base of the community what would the Sherrif recommend regarding guidance of details, restricting the \$250,000 that the community spends to get more out of the services. The Sherrif stated that the community needs to identify the problem areas, and provide the expectations to the department so that a strategic plan can be developed.

C. Details

The Sherrif stated that Celebration has the lowest crime in the county, and that presence does deter crime. Mr. Humle asked what the base line presence, if Celebration got rid of details then what is the expectation of the officers. The Sherrif stated that the expectation is that the officers maintain their patrols, until other calls are received. There are two zones, and one deputy assigned to each zone. The county zones are about to be re-drawn, and this could impact Celebration.

The Sherrif stated in his opinion, is that it is too much money for a dedicated officer in Celebration, and does not feel that it meets the needs of the district. He does agree that the traffic details are needed and should be kept.

D. Trespassing

Mr. Touzin asked what the Sherrif's department policy was on trespassing. The Sherrif explained a legal policy was put in place and would provide to the Board. You can trespass on a house, common area, a guest, the common areas on an HOA maintained place. The rules differ for a private gated community, and a public community. The Board mentioned various examples of trespassing in the community to ask the Sherrif what scenarios are defined as trespassing and further discission ensued.

Mrs. Carpenter stated that in the past, if an ownership interest and filled out a formal complaint, that the police department would come out to enforce trespassing, and wanted to know if there was anything similar for that for Osceola County. The Sheriff stated that he would need to consult with their legal adviser for further investigation, but that a lot of the issues are considered code enforcement issue, not law enforcement issue. Mr. Touzin stated that the rules are different from past, and wanted further clarification. The Sherrif stated that laws have changed and will need to further clarify with the Sherrif's department attorney further regarding the matter.

Mrs. Carpenter mentioned the new homeless statue that went into effect, as this was an issue in Celebration of homeless sleeping in the gazebos, sleeping over night in a county park. Further discussion ensued for clarification of defining trespassing.

E. Blotter Report

Mr. McLaughlin stated in the past this was a report that Celebration used to receive from the Sheriff department, and that this is no longer being received. The Sheriff asked the Board what report they needed, and to provide the dates so that he could provide this information to the Board. The Board stated that they would like this information to be provided once a month.

F. Holiday Events Management

The Sherrif stated that Celebration is unique due to the level of holiday events and amount of people and traffic that it attracts. He stated that he felt the traffic on Halloween within Celebration, was worse than traffic on I-4. He stated that a plan will be set in place for next year to help better assist with traffic management. Further discussion ensued regarding traffic management. The Board stated that traffic management has always been an issue within Celebration during the holiday season.

Mr. Hulme and Mr. Touzin asked how many officers were on duty on Halloween night. The Sherrif stated that fourteen officers were on traffic duty on Halloween night, and bike patrol. The Sherrif stated that a possible solution could be to put up more traffic controls prior to the event. The Sherrif stated he could purpose put in a linear circle, to help with the traffic flow.

The Board stated that the conversation and plan moving forward, would need to be agreed upon prior in advance to the holiday season, as to better prepare and budget.

SIXTH ORDER OF BUSINESS

Supervisor Requests

Mr. Filak discussed the use of the satellite facility building, and if the Sherrif department would be able to lease the building to have five or six deputies in the office in Celebration. The Sherrif stated, that patrolling units, should patrol and not stay on site. The Sherrif stated the only way that would be possible to keep deputies on site, would be a unmarked detective, and even with that would pose a challenge. He did feel that it would be a great idea, but the cost and it being in security compliance is difficult.

SEVENTH ORDER OF BUSINESS

Public Comment Period

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

Celebration CDD
December 9, 2025, meeting

EIGHTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned at 6:40 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

The next regular meeting is scheduled for Tuesday, December 16, 2025, at 5:00 p.m.

9B

12-16-25 Meeting Minutes

MINUTES OF MEETING CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Celebration Community Development District was held Tuesday, December 16, 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	Vice President: Inframark, Management Division
Melissa Williams	Administrative Assistant III: Inframark
Kerry Satterwhite	Area Manager: Inframark, Management Division
Jan Carpenter	Attorney: Latham, Luna, Eden & Beaudine
Mark Vincutonis	Engineer: Hanson, Walter & Associates
Russ Simmons	Inframark, Field Services
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.

Mr. Satterwhite conducted roll call 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, with the changes of moving District Manager to the top of Staff Reports.

Mr. Touzin made a MOTION to approve the meeting agenda with the agreed upon changes, seconded by Mr. Hart, with all in favor, the meeting agenda was approved.

FOURTH ORDER OF BUSINESS**Public Comment Period**

A resident stated that on December 10, 2025, they contacted the CDD regarding fallen tree limbs that were three to four feet in length. The resident then met with Mr. Simmons, who stated that the limbs were of no concern, and the tree was not dead. The limbs that fell were not dead and did not impose a risk. The resident disagreed with this statement and felt that an arborist needs to come to look at the tree to see if it is dead and/or needs to be removed. Photos were then circulated amongst the Board of the fallen tree limbs. The Board stated they will follow up, but did not feel the tree imposed a risk.

FIFTH ORDER OF BUSINESS**Third Party Representatives**

The Board agreed to move 7A on the agenda before Staff Reports so that Mr. Hughes could give his presentation. Mr. Hughes presented his presentation of Lake Rianhard electric boat rentals. He proposed that they could start with ten to twelve boats that are one hundred percent electric, therefore, the boats make no noise and no oil is necessary. An independent LLC wavier would need to be signed. Mr. Hughes stated in the past, Celebration used to have the boats and felt they brought a lot to the district.

The Board stated that one of the reasons the boats are no longer in Celebration was due to economic reasons. The boats in the past were open, and Mr. Hughes assured the Board that the boats would be canopied. The Board requested to know if this would be seasonal or year-round usage, and Mr. Hughes stated that the boats would be year-round operating at about three hundred days per year. His plan is to lease the existing dock and use the charges that are already in place. The Board stated that they are not sure if the charges are operating. Mrs. Montagna stated that the pond vendors would need access to treat the pond, and a schedule would need to be planned if the Board agreed to have the boats.

Mr. McLaughlin asked how the boats would be secured, as to assure they were not a safety issue, and Mrs. Carpenter stated that from a liability aspect, no insurer would want to insure the district. Mr. Filak stated that the boats do work in other districts, but how would Celebration be able to make this work. Mrs. Montagna stated that she could reach out to EGIS to see if they would cover if the Board decided to move forward with the proposal. Mr. Touzin stated he felt the liability coverage was far too low, and the Board does not want to be liable.

Mr. Hughes stated that each boat is equipped with a radio, light, case, and whistle and that he would be responsible for supplying all employees. The Board mentioned that there is concern on dock damage, and Mr. Hughes stated that each boat is equipped with an inflatable ring and or bumper and so there would be no damage to the dock. The Board also proposed the issue of other residents seeing the boats, and wanting to bring their own, and the challenges this could bring. Mr. Hughes stated the hours of operation that he would propose would be between 11 a.m. to 9 p.m. for the boats to be in use.

The Board stated overall that more information is needed. Mrs. Montagna stated she would reach out to

Mrs. Burgess to see of any prior agreements.

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

With no representative present from the Sheriff department, the Board moved to the next order of business. The Board mentioned to Mrs. Carpenter if she had received anything from the Sheriff's department, to which Mrs. Carpenter stated she had no update. The Board briefly discussed that they did see an increased presence of deputies since their last conversation with the Sheriff, and noted that the officers have begun riding through Celebration with their police lights on.

SIXTH ORDER OF BUSINESS

Staff Reports

The field report was presented as provided to the Board as provided in the agenda.

Priemer Lakes gave an update on the ponds.

With no representative present from Clarke, the Board moved to the next agenda item.

Mrs. Montagna discussed with the Board the differing bond options and loan information. She discussed with the Board regarding lines of credit vs bonds. The Board agreed that this will further be discussed in January and February.

Mrs. Montagna discussed with the Board the structure of operations between herself and Mr. Satterwhite. Mrs. Montagna further discussed that the evaluations will need to be on the January agenda, as they were received after the agenda was posted. The Board further discussed performance and directives of Inframark.

The Engineering report was presented to the Board, and a discussion and update of the pond RFP was provided.

Mrs. Carpenter discussed with the Board an update on Eminent Domain. Mrs. Carpenter also discussed with the Board the sample draft agreements for the pond maintenance and pond restoration RFP.

Regarding the post-closing agreement for Mattamy 1 and 1B conveyance, Mr. Satterwhite realized that the street light repairs were not included in this agreement. The language was added to correct this, and Mr. Satterwhite agreed to the changes, so the Board needs to ratify the changes and what is proposed.

Mr. Touzin made a MOTION to ratify the final post-closing agreement with the agreed upon changes for Mattamy, seconded by Mr. Hart, with all in favor, the agreement was ratified.

Mrs. Carpenter further discussed an update of her conversation with the county attorney on the sign issue, and that she still has not received an update. The status of the e-bike ordinance is still being researched, so no additional information has been provided. Mrs. Carpenter stated that there is a current

proposed House bill and a Senate bill that mentions e-bikes, however it's mostly regarding motorcycles. The Board further discussed e-bikes and possible enforcement.

SEVENTH ORDER OF BUSINESS Business Items

The consideration of Lake Rianhard electric boat rentals was already discussed under third party representatives, with the Board needing more information to reach a decision.

Discussion of the OSCO contract was discussed amongst the Board.

EIGHTH ORDER OF BUSINESS Consent Agenda

Mr. Hart requested further clarification on page 199 regarding field management contract budgeted for \$98,000 per month. December increased to \$111,000 per month which would equate to an annual budget of \$1.3 million, but Celebration only got a budget of \$1.2 million, so Mr. Hart wanted to know what happened. Mrs. Montagna explained it was to note that the Board approved the GoGov position. It was additional staff, and additional cost. Mrs. Montagna stated she would confirm and send to Mr. Satterwhite the information to provide to the Board.

Mr. McLaughlin made a MOTION to approve the consent agenda, seconded by Mr. Hart, with all in favor, the Board approved the November 2025 meeting minutes, financials, and check register.

NINTH ORDER OF BUSINESS Supervisor Requests

The Board discussed a plaque for Gary Moyer. Mr. Filak stated that he received quotes for up to \$1,200 and while it was discussed at the previous meeting, the Board needed to vote on it.

Mr. Touzin made a MOTION to approve a plaque for Gary Moyer not to exceed \$1,200, seconded by Mr. McLaughlin, with all in favor, the Board approved the plaque.

The Board also discussed dedicating a small bronze plaque to go in the ground for Patt Watson. The Board agreed to dedicate the pond at East Lawn Celebration Avenue in Pat Watson's name.

Mr. Touzin made a MOTION to approve a plaque for Pat Watson not to not exceed \$500, seconded by Mr. McLaughlin, with all in favor, the Board approved the plaque.

The Board further discussed the OSCO contract and agreed to suspend the contract.

Mr. Hulme made a MOTION to suspend the OSCO contract, seconded by Mr. Hart, with all in favor, the OSCO contract was suspended.

TENTH ORDER OF BUSINESS

Public Comment Period

With there being none, the Board moved onto the next order of business.

ELEVENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned at 8:27 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

The next regular meeting is scheduled for Tuesday, January 20, 2026, at 5:00 p.m.

9C

December 2025 Financials

***Celebration
Community
Development
District***

Financial Report

December 31, 2025

CLEAR PARTNERSHIPS



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CELEBRATION
Community Development District

Financial Statements

(Unaudited)

December 31, 2025

Balance Sheet
December 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	SERIES 2013A DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2025 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2025 CAPITAL PROJECTS FUND	TOTAL
ASSETS								
Cash - Checking Account	\$ 5,699,634	\$ 2,738,424	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,438,058
Accounts Receivable	164,380	-	-	-	-	-	-	164,380
Due From Other Gov't Units	80	-	-	-	-	-	-	80
Due From Other Districts	1,204	-	-	-	-	-	-	1,204
Due From Other Funds	-	-	84,334	31,462	58,429	-	-	174,225
Investments:								
Money Market Account	687,086	-	-	-	-	-	-	687,086
Acquisition & Construction Account	-	-	-	-	-	-	5,703,080	5,703,080
Construction Fund	-	-	-	-	-	70,821	-	70,821
Prepayment Account	-	-	133	81	-	-	-	214
Reserve Fund	-	-	196,563	207,000	215,242	-	-	618,805
Revenue Fund	-	-	699,863	352,091	319,053	-	-	1,371,007
Prepaid Items	105	-	-	-	-	-	-	105
Deposits	3,719	-	-	-	-	-	-	3,719
TOTAL ASSETS	\$ 6,556,208	\$ 2,738,424	\$ 980,893	\$ 590,634	\$ 592,724	\$ 70,821	\$ 5,703,080	\$ 17,232,784
LIABILITIES								
Accounts Payable	\$ 70,543	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,543
Accrued Expenses	5,400	-	-	-	-	-	-	5,400
Unearned Revenue	530,535	-	-	-	-	-	-	530,535
Due To Other Districts	43,587	-	-	-	-	-	-	43,587
Sales Tax Payable	19	-	-	-	-	-	-	19
Other Current Liabilities	206,677	-	-	-	-	-	-	206,677
Due To Other Funds	127,045	47,180	-	-	-	-	-	174,225
TOTAL LIABILITIES	983,806	47,180	-	-	-	-	-	1,030,986
FUND BALANCES								
Nonspendable:								
Prepaid Items	105	-	-	-	-	-	-	105
Deposits	3,719	-	-	-	-	-	-	3,719
Restricted for:								
Debt Service	-	-	980,893	590,634	592,724	-	-	2,164,251
Capital Projects	-	-	-	-	-	70,821	5,703,080	5,773,901
Assigned to:								
Operating Reserves	1,427,175	-	-	-	-	-	-	1,427,175
Unassigned:	4,141,403	2,691,244	-	-	-	-	-	6,832,647
TOTAL FUND BALANCES	\$ 5,572,402	\$ 2,691,244	\$ 980,893	\$ 590,634	\$ 592,724	\$ 70,821	\$ 5,703,080	\$ 16,201,798
TOTAL LIABILITIES & FUND BALANCES	\$ 6,556,208	\$ 2,738,424	\$ 980,893	\$ 590,634	\$ 592,724	\$ 70,821	\$ 5,703,080	\$ 17,232,784

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-25 ACTUAL
REVENUES						
Interest - Investments	\$ 300,000	\$ 75,000	\$ 36,680	\$ (38,320)	12.23%	\$ 17,429
Right-of-Way Fees Electricity	955,000	238,749	282,872	44,123	29.62%	70,883
Right-of-Way Fees Gas	-	-	513	513	0.00%	104
Interlocal Agreement - Enterprise (Security)	20,000	20,000	20,000	-	100.00%	-
Interlocal Agreement - Enterprise (Field)	20,000	20,000	20,000	-	100.00%	20,000
Interest - Tax Collector	3,800	950	-	(950)	0.00%	-
Building Rental Income	19,619	1,623	1,623	-	8.27%	541
Building Operating Cost Income	15,000	3,750	3,612	(138)	24.08%	1,204
Special Assmnts- Tax Collector	5,309,148	3,716,404	4,585,172	868,768	86.36%	3,042,047
Special Assmnts- Discounts	(212,366)	(148,656)	(183,215)	(34,559)	86.27%	(121,141)
Other Miscellaneous Revenues	8,500	8,500	287	(8,213)	3.38%	-
TOTAL REVENUES	6,438,701	3,936,320	4,767,544	831,224	74.05%	3,031,067
EXPENDITURES						
Administration						
P/R-Board of Supervisors	15,000	3,000	2,200	800	14.67%	1,000
FICA Taxes	1,148	230	107	123	9.32%	61
ProfServ-Arbitrage Rebate	600	600	500	100	83.33%	500
ProfServ-Dissemination Agent	3,000	-	-	-	0.00%	-
ProfServ-Engineering	24,000	6,000	12,916	(6,916)	53.82%	9,509
ProfServ-Legal Services	40,000	9,999	10,995	(996)	27.49%	5,490
ProfServ-Mgmt Consulting	106,614	26,654	26,654	-	25.00%	8,885
ProfServ-Property Appraiser	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	1,553	(3)	77.65%	1,553
ProfServ- Answering Service	4,500	1,125	2,243	(1,118)	49.84%	1,679
Auditing Services	5,200	-	-	-	0.00%	-
Communication - Telephone	10,000	2,499	1,763	736	17.63%	720
Postage and Freight	700	174	2	172	0.29%	1
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	1,701	-	1,701	0.00%	-
Legal Advertising	2,000	500	211	289	10.55%	211
Misc-Assessment Collection Cost	106,183	74,328	88,039	(13,711)	82.91%	58,418
Payroll Services	114	29	13	16	11.40%	3
Office Supplies	4,200	1,050	-	1,050	0.00%	-
Software	17,000	4,251	15,750	(11,499)	92.65%	-
Annual District Filing Fee	175	175	175	-	100.00%	-
Total Administration	534,669	291,088	306,674	(15,586)	57.36%	88,030
Public Safety						
Contracts-Security Camera	24,800	6,201	909	5,292	3.67%	491
Security Service - Sheriff	200,000	50,001	60,411	(10,410)	30.21%	6,481
Total Public Safety	224,800	56,202	61,320	(5,118)	27.28%	6,972

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-25 ACTUAL
<u>Physical Environment</u>						
Contracts-Aquatic Control	150,000	37,500	35,750	1,750	23.83%	12,225
Contracts-Pest Control	300,000	75,000	62,383	12,617	20.79%	20,752
R&M-Wetland	1,000	249	-	249	0.00%	-
R&M - Aerators	3,800	951	-	951	0.00%	-
Total Physical Environment	454,800	113,700	98,133	15,567	21.58%	32,977
<u>Flood Control/Stormwater Mgmt</u>						
R&M-Storm Drain Cleaning	30,000	7,500	-	7,500	0.00%	-
R&M-Stormwater System	50,000	12,500	8,908	3,592	17.82%	1,028
Total Flood Control/Stormwater Mgmt	80,000	20,000	8,908	11,092	11.14%	1,028
<u>Field</u>						
ProfServ-Field Management	1,212,484	303,121	339,893	(36,772)	28.03%	113,298
Contracts-Fountain	9,000	2,250	125	2,125	1.39%	-
Contracts-Landscape	1,328,782	332,195	273,976	58,219	20.62%	91,325
Contracts-Mulch	121,167	121,167	60,000	61,167	49.52%	-
Contracts-Trees & Trimming	200,000	50,000	131,488	(81,488)	65.74%	32,290
Contracts-Annuals	20,000	5,000	3,200	1,800	16.00%	-
Fuel, Gasoline and Oil	20,000	5,000	2,857	2,143	14.29%	707
Electricity - General	75,000	18,750	8,287	10,463	11.05%	-
Utility - Water	100,000	25,000	10,536	14,464	10.54%	2,861
Utility - Refuse Removal	25,000	6,250	7,194	(944)	28.78%	2,345
R&M-Aeration	25,000	6,249	-	6,249	0.00%	-
R&M-Boardwalks	100,000	25,000	1,774	23,226	1.77%	44
R&M-Common Area	90,000	22,500	27,245	(4,745)	30.27%	3,196
R&M-Equipment	40,000	10,000	3,564	6,436	8.91%	1,929
R&M-Fountain	10,000	2,499	397	2,102	3.97%	-
R&M-Other Landscape	225,000	56,250	37,793	18,457	16.80%	25,426
R&M-Irrigation	100,000	25,000	5,360	19,640	5.36%	1,525
R&M-Roads & Alleyways	25,000	6,250	5,000	1,250	20.00%	2,500
R&M-Sidewalks	50,000	12,501	14,328	(1,827)	28.66%	3,183
R&M-Pressure Washing	25,000	6,250	-	6,250	0.00%	-
Splash Pool Maintenance	5,000	1,250	5,931	(4,681)	118.62%	2,066
R&M- Tree Removal/Replacement	100,000	24,999	55,510	(30,511)	55.51%	17,157
R&M-Painting	20,000	5,000	8,777	(3,777)	43.89%	1,075
Misc-Contingency	15,000	3,750	5,331	(1,581)	35.54%	-
Building Op Costs	15,000	3,750	3,080	670	20.53%	458
Total Field	3,956,433	1,079,981	1,011,646	68,335	25.57%	299,285
<u>Road and Street Facilities</u>						
Electricity - Streetlights	210,000	52,500	47,287	5,213	22.52%	14,791
R&M-Road Cleaning	108,000	27,000	33,990	(6,990)	31.47%	11,330
R&M-Streetlights	120,000	30,000	28,563	1,437	23.80%	527
R&M-Signage/Radar Sign Maintenance	20,000	5,000	-	5,000	0.00%	-
Total Road and Street Facilities	458,000	114,500	109,840	4,660	23.98%	26,648

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-25 ACTUAL
Reserves						
Reserves-Annual Contribution	730,000	-	11,400	(11,400)	1.56%	2,100
Total Reserves	730,000	-	11,400	(11,400)	1.56%	2,100
TOTAL EXPENDITURES & RESERVES	6,438,702	1,675,471	1,607,921	67,550	24.97%	457,040
Excess (deficiency) of revenues Over (under) expenditures	-	2,260,849	3,159,623	898,774	0.00%	2,574,027
Net change in fund balance	\$ -	\$ 2,260,849	\$ 3,159,623	\$ 898,774	0.00%	\$ 2,574,027
FUND BALANCE, BEGINNING (OCT 1, 2025)	2,412,779	2,412,779	2,412,779			
FUND BALANCE, ENDING	\$ 2,412,779	\$ 4,673,628	\$ 5,572,402			

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-25 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 26,447	\$ 26,447	0.00%	\$ 8,694
TOTAL REVENUES	-	-	26,447	26,447	0.00%	8,694
EXPENDITURES						
TOTAL EXPENDITURES	-	-	-	-	0.00%	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	26,447	26,447	0.00%	8,694
Net change in fund balance	\$ -	\$ -	\$ 26,447	\$ 26,447	0.00%	\$ 8,694
FUND BALANCE, BEGINNING (OCT 1, 2025)	-	-	2,664,797			
FUND BALANCE, ENDING	\$ -	\$ -	\$ 2,691,244			

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-25 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 5,966	\$ 5,966	0.00%	\$ 1,768
Special Assmnts- Tax Collector	424,664	297,265	366,763	69,498	86.37%	243,330
Special Assmnts- Discounts	(16,987)	(11,891)	(14,655)	(2,764)	86.27%	(9,690)
TOTAL REVENUES	407,677	285,374	358,074	72,700	87.83%	235,408
EXPENDITURES						
Administration						
Misc-Assessment Collection Cost	8,493	5,945	7,042	(1,097)	82.92%	4,673
Total Administration	8,493	5,945	7,042	(1,097)	82.92%	4,673
Debt Service						
Debt Retirement Series A	255,000	-	-	-	0.00%	-
Interest Expense Series A	140,476	70,238	70,113	125	49.91%	-
Total Debt Service	395,476	70,238	70,113	125	17.73%	-
TOTAL EXPENDITURES	403,969	76,183	77,155	(972)	19.10%	4,673
Excess (deficiency) of revenues Over (under) expenditures	3,708	209,191	280,919	71,728	0.00%	230,735
Net change in fund balance	\$ 3,708	\$ 209,191	\$ 280,919	\$ 71,728	0.00%	\$ 230,735
FUND BALANCE, BEGINNING (OCT 1, 2025)	699,974	699,974	699,974			
FUND BALANCE, ENDING	\$ 703,682	\$ 909,165	\$ 980,893			

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-25 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 3,269	\$ 3,269	0.00%	\$ 788
Special Assmnts- Tax Collector	440,599	308,419	380,543	72,124	86.37%	252,472
Special Assmnts- Discounts	(17,624)	(12,337)	(15,206)	(2,869)	86.28%	(10,054)
TOTAL REVENUES	422,975	296,082	368,606	72,524	87.15%	243,206
EXPENDITURES						
Administration						
Misc-Assessment Collection Cost	8,812	6,168	7,307	(1,139)	82.92%	4,848
Total Administration	8,812	6,168	7,307	(1,139)	82.92%	4,848
Debt Service						
Debt Retirement Series A	175,000	-	-	-	0.00%	-
Interest Expense Series A	239,768	119,884	119,884	-	50.00%	-
Total Debt Service	414,768	119,884	119,884	-	28.90%	-
TOTAL EXPENDITURES	423,580	126,052	127,191	(1,139)	30.03%	4,848
Excess (deficiency) of revenues Over (under) expenditures	(605)	170,030	241,415	71,385	0.00%	238,358
OTHER FINANCING SOURCES (USES)						
Operating Transfers-Out	-	-	(2,036)	(2,036)	0.00%	(637)
TOTAL FINANCING SOURCES (USES)	-	-	(2,036)	(2,036)	0.00%	(637)
Net change in fund balance	\$ (605)	\$ 170,030	\$ 239,379	\$ 69,349	0.00%	\$ 237,721
FUND BALANCE, BEGINNING (OCT 1, 2025)	351,255	351,255	351,255			
FUND BALANCE, ENDING	\$ 350,650	\$ 521,285	\$ 590,634			

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-25 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 3,397	\$ 3,397	0.00%	\$ 677
Special Assmnts- Tax Collector	437,774	306,442	395,474	89,032	90.34%	262,378
Special Assmnts- Discounts	(17,511)	(12,258)	(15,802)	(3,544)	90.24%	(10,448)
TOTAL REVENUES	420,263	294,184	383,069	88,885	91.15%	252,607
EXPENDITURES						
Administration						
Misc-Assessment Collection Cost	8,755	6,129	7,593	(1,464)	86.73%	5,039
Total Administration	8,755	6,129	7,593	(1,464)	86.73%	5,039
Debt Service						
Debt Retirement Series A	95,000	-	-	-	0.00%	-
Interest Expense Series A	342,775	174,197	174,197	-	50.82%	-
Total Debt Service	437,775	174,197	174,197	-	39.79%	-
TOTAL EXPENDITURES	446,530	180,326	181,790	(1,464)	40.71%	5,039
Excess (deficiency) of revenues Over (under) expenditures	(26,267)	113,858	201,279	87,421	0.00%	247,568
OTHER FINANCING SOURCES (USES)						
Operating Transfers-Out	-	-	(3,870)	(3,870)	0.00%	-
TOTAL FINANCING SOURCES (USES)	-	-	(3,870)	(3,870)	0.00%	-
Net change in fund balance	\$ (26,267)	\$ 113,858	\$ 197,409	\$ 83,551	0.00%	\$ 247,568
FUND BALANCE, BEGINNING (OCT 1, 2025)	395,315	395,315	395,315			
FUND BALANCE, ENDING	\$ 369,048	\$ 509,173	\$ 592,724			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-25 ACTUAL
<u>REVENUES</u>						
Interest - Investments	\$ -	\$ -	\$ 679	\$ 679	0.00%	\$ 215
TOTAL REVENUES	-	-	679	679	0.00%	215
<u>EXPENDITURES</u>						
TOTAL EXPENDITURES	-	-	-	-	0.00%	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	679	679	0.00%	215
<u>OTHER FINANCING SOURCES (USES)</u>						
Interfund Transfer - In	-	-	2,036	2,036	0.00%	637
TOTAL FINANCING SOURCES (USES)	-	-	2,036	2,036	0.00%	637
Net change in fund balance	\$ -	\$ -	\$ 2,715	\$ 2,715	0.00%	\$ 852
FUND BALANCE, BEGINNING (OCT 1, 2025)	-	-	68,106			
FUND BALANCE, ENDING	\$ -	\$ -	\$ 70,821			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-25 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 55,691	\$ 55,691	0.00%	\$ 17,492
TOTAL REVENUES	-	-	55,691	55,691	0.00%	17,492
EXPENDITURES						
TOTAL EXPENDITURES	-	-	-	-	0.00%	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	55,691	55,691	0.00%	17,492
OTHER FINANCING SOURCES (USES)						
Operating Transfers-Out	-	-	3,870	3,870	0.00%	-
TOTAL FINANCING SOURCES (USES)	-	-	3,870	3,870	0.00%	-
Net change in fund balance	\$ -	\$ -	\$ 59,561	\$ 59,561	0.00%	\$ 17,492
FUND BALANCE, BEGINNING (OCT 1, 2025)	-	-	5,643,519			
FUND BALANCE, ENDING	\$ -	\$ -	\$ 5,703,080			

CELEBRATION
Community Development District

Supporting Schedules

December 31, 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 Net	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	\$ 38,683	\$ 41,486	\$ 3,318	\$ 3,443
11/20/25	\$ 1,764,672	\$ 75,029	\$ 36,014	\$ 1,875,715	\$ 1,412,603	\$ 1,501,492	\$ 120,103	\$ 124,615
12/11/25	\$ 2,728,438	\$ 116,008	\$ 55,682	\$ 2,900,128	\$ 2,184,089	\$ 2,321,525	\$ 185,697	\$ 192,673
12/19/25	\$ 846,266	\$ 35,312	\$ 17,271	\$ 898,849	\$ 677,428	\$ 719,520	\$ 57,554	\$ 59,716
R/E INSTALLMENT								
11/20/25	\$ 180	\$ -	\$ 4	\$ 183	\$ 144	\$ 147	\$ 12	\$ 12
12/11/25	\$ 1,213	\$ 13	\$ 25	\$ 1,251	\$ 971	\$ 1,001	\$ 80	\$ 83
TOTAL	\$ 5,389,093	\$ 228,878	\$ 109,981	\$ 5,727,952	\$ 4,313,918	\$ 4,585,172	\$ 366,763	\$ 380,543
% COLLECTED				86%		86%	86%	86%
TOTAL OUTSTANDING				\$ 903,959		\$ 723,611	\$ 57,881	\$ 60,055

Cash and Investment Report
December 31, 2025

General Funds

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	Valley National Bank	Government Checking	n/a	3.83%	\$ 5,699,634
				Subtotal	5,699,634
Money Market Account	BankUnited	Public Funds MMA Variance Account	n/a	3.60%	687,086
				Subtotal	687,086

Reserve Funds

Reserve Account	Valley National Bank	Government Checking (Reserve)	n/a	3.83%	2,738,424
				Subtotal	2,738,424

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	3.50%	133
2013A Series Reserve Fund	US Bank, Reserve Fund	First American Government Obligation Fund	n/a	3.50%	196,563
2013A Series Revenue Fund	US Bank, Revenue Fund	First American Government Obligation Fund	n/a	3.50%	699,863
2021 Series Prepayment Fund	US Bank, Revenue Fund	US Bank Nat'l Association Commercial Paper	n/a	3.50%	81
2021 Series Reserve Fund	US Bank, Reserve Fund	US Bank Nat'l Association Commercial Paper	n/a	3.50%	207,000
2021 Series Revenue Fund	US Bank, Revenue Fund	US Bank Nat'l Association Commercial Paper	n/a	3.50%	352,091
2025 Series Reserve Fund	US Bank, Revenue Fund	US Bank Nat'l Association Commercial Paper	n/a	3.50%	215,242
2025 Series Revenue Fund	US Bank, Revenue Fund	US Bank Nat'l Association Commercial Paper	n/a	3.50%	319,053
				Subtotal	1,990,026
2021 Series Acquisition and Construction Fund	US Bank Nat'l Association Cor US Bank, Construction Fund		n/a	3.50%	70,821
2025 Series Acquisition Fund	US Bank Nat'l Association Cor US Bank, Construction Fund		n/a	3.50%	5,703,080
				Subtotal	5,773,901
				Total	\$ 16,889,071

Right-of-Way Fees Electricity
December 31, 2025

Posting Date	Payment Month	Amount \$
10/15/2025	September Adj.	\$ 14,221.50
11/20/2025	October	97,766.90
12/18/2025	November	80,883.23
12/31/2025	December	90,000.00
Total		\$ 282,871.63

Note: Dec will be received in mid Jan

CELEBRATION
Community Development District

Due To/From Other Districts
For the Period from 10/1/25 to 9/30/26

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
		10/01/25		BEGINNING BALANCE		BALANCE FORWARD FROM FY 2025			(\$44,385.71)
JE	ACCRUAL	10/01/25	Vendor	DUKE ENERGY-ACH	Journal Entry	BILL PRD SEPT 2025	Due To Other Districts	206500	\$14,808.73
ACH	ACH	10/20/25	Vendor	DUKE ENERGY-ACH	092525 ACH	BILL PRD 8/28-9/25/25	Due To Other Districts	206500	(\$14,808.73)
ACH	ACH	10/30/25	Vendor	DUKE ENERGY-ACH	INVOICE	DUE TO ECDD THROUGH 9/30/25	Due To Other Districts	206500	\$44,385.71
ACH	ACH	11/12/25	Vendor	DUKE ENERGY-ACH	103025-ACH	BILL PRD 9/26-10/28/25	Due To Other Districts	206500	(\$14,796.03)
ACH	ACH	12/17/2025	Vendor	DUKE ENERGY-ACH	112625-ACH	BILL PRD 10/29/25 - 11/24/25	Due To Other Districts	206500	(\$14,791.03)
ACH	ACCRUAL	11/30/25	Vendor	DUKE ENERGY-ACH	Journal Entry	BILL PRD DEC 2025	Due To Other Districts	206500	(\$14,000.00)
DUE TO OTHER DISTRICTS A/C #206500									(\$43,587.06)

9D

December 2025 Check Register

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100592	12/03/25	PREMIER LAKES INC	3116	Dec Service	Contracts-Aquatic Control	534067-53901	\$11,300.00
001	100592	12/03/25	PREMIER LAKES INC	3093	Dec IV Ponds	Contracts-Aquatic Control	534067-53901	\$925.00
001	100593	12/03/25	VOICE NATION LLC	888545336	Dec Service	Communication - Telephone	541003-51301	\$269.00
001	100594	12/03/25	CELEBRATION HARDWARE	473952	Nov Painting Supplies	R&M-Painting	546313-53901	\$89.94
001	100595	12/03/25	LYNCH FUEL COMPANY, LLC	16927774	11/25/25 Fuel Delivery	Fuel, Gasoline and Oil	540004-53901	\$608.82
001	100596	12/03/25	INFRAMARK LLC	165592	Dec 2025 Service	ProfServ-Mgmt Consulting	531027-51201	\$8,884.50
001	100596	12/03/25	INFRAMARK LLC	165592	Dec 2025 Service	ProfServ-Field Management	531016-53901	\$113,297.52
001	100597	12/03/25	AUTOMATION LOGIX, INC.	I2025-367-1	Nov Splash Pad Maintenance	Splash Pool Maintenance	546197-53901	\$1,685.80
001	100598	12/30/25	OSCEOLA SHERIFF'S OFFICE	57697	11/16-11/29 2025	Security Service - Sheriff	534365-52001	\$9,776.84
001	100598	12/30/25	OSCEOLA SHERIFF'S OFFICE	57753	11/30-12/13/25	Security Service - Sheriff	534365-52001	\$6,490.40
001	100599	12/30/25	CLARKE ENVIRONMENTAL MOSQUITO	001038628	Dec Pest Control	Contracts-Pest Control	534125-53001	\$20,752.42
001	100600	12/30/25	SUNBELT METALS & MANUFACTURING, INC.	19024	Dec Repair parts	R&M-Stormwater System	546090-53901	\$1,028.00
001	100601	12/30/25	CONCRETE MIX USA LLC	3903	Dec Concrete for sidewalks	R&M-Sidewalks	546084-53901	\$1,998.83
001	100601	12/30/25	CONCRETE MIX USA LLC	3690-1	Oct Sidewalk Project	R&M-Sidewalks	546084-53901	\$2,192.15
001	100602	12/30/25	VANGUARD CLEANING SYSTEMS	40690	Nov Janitorial Services	Building Op Costs	563034-53901	\$438.00
001	100602	12/30/25	VANGUARD CLEANING SYSTEMS	40840	Dec Janitorial Services	Building Op Costs	563034-53901	\$438.00
001	100603	12/30/25	LEXIN CELEBRATION COMMERCIAL, LLC	2025-12	HOLIDAY DECOR	R&M-Common Area	546016-53901	\$3,845.58
001	100604	12/30/25	FENCE DIRECT INC	111925	OCT FENCE INSTALL DEPOSIT	Reserves-Annual Contribution	568024-53901	\$2,100.00
001	100605	12/30/25	INNERSYNC STUDIO, LTD	INV-SN-1167	ADA Compliance website	ProfServ-Web Site Development	531047-51301	\$1,552.50
001	100606	12/30/25	PROPET DISTRIBUTORS	2002222	DEC PET STATIONS SUPPLIES	R&M-Common Area	546016-53901	\$1,783.10
001	100607	12/30/25	COMPLETE IT	18493	DEC CAMERA CONTRACT	Contracts-Security Camera	534036-52001	\$209.00
001	100608	12/30/25	PPG ARCHITECTURAL FINISHES	919920027005	Dec Painting Supplies	R&M-Painting	546313-53901	\$696.82
001	100609	12/30/25	SCIENS ORLANDO, LLC	QMON-7933	Jan - Mar 2026 Fire Protection inspection	Prepaid Items	155000-53901	\$105.00
001	100610	12/30/25	SOUND F/X ENTERTAINMENT SYSTEMS LLC	6757	Dec Splash Pad Maintenance/Speakers	Splash Pool Maintenance	546197-53901	\$380.00
001	100611	12/30/25	REXEL USA	S144018123.001	Dec Light Poles	R&M-Streetlights	546095-54101	\$248.44
001	100611	12/30/25	REXEL USA	S144151477.001	Dec lamps	R&M-Streetlights	546095-54101	\$278.54
001	100612	12/30/25	INFRAMARK LLC	166664	Nov Charges	R&M-Common Area	546016-53901	\$788.73
001	100612	12/30/25	INFRAMARK LLC	166664	Nov Charges	Postage and Freight	541006-51301	\$0.74
001	100612	12/30/25	INFRAMARK LLC	166664	Nov Charges	R&M-Equipment	546022-53901	\$1,914.26
001	100612	12/30/25	INFRAMARK LLC	166664	Nov Charges	R&M-Boardwalks	546009-53901	\$44.21
001	100612	12/30/25	INFRAMARK LLC	166664	Nov Charges	ProfServ- Answering Service	531064-51301	\$2,053.56
001	100612	12/30/25	INFRAMARK LLC	166664	Nov Charges	R&M-Sidewalks	546084-53901	\$1,184.50
001	100613	12/30/25	CELEBRATION HARDWARE	474597	Dec Motor Oil	R&M-Equipment	546022-53901	\$15.18
001	100613	12/30/25	CELEBRATION HARDWARE	474599	Dec Repair Fittings	R&M-Common Area	546016-53901	\$44.65
001	100613	12/30/25	CELEBRATION HARDWARE	474889	Dec Repair parts	R&M-Common Area	546016-53901	\$6.95
001	100613	12/30/25	CELEBRATION HARDWARE	475328	Dec Repair parts	R&M-Common Area	546016-53901	\$5.34
001	100613	12/30/25	CELEBRATION HARDWARE	476596	December Supplies	R&M-Common Area	546016-53901	\$109.92
001	100613	12/30/25	CELEBRATION HARDWARE	476717	Dec Supplies - Hornet and Ant Killer	R&M-Common Area	546016-53901	\$43.96
001	100613	12/30/25	CELEBRATION HARDWARE	476822	Dec Supplies	R&M-Common Area	546016-53901	\$131.94
001	100613	12/30/25	CELEBRATION HARDWARE	476894	Dec Painting	R&M-Painting	546313-53901	\$272.94
001	100613	12/30/25	CELEBRATION HARDWARE	477150	Dec Supplies	R&M-Painting	546313-53901	\$104.94
001	100613	12/30/25	CELEBRATION HARDWARE	477248	Dec replacement parts	Building Op Costs	563034-53901	\$19.58
001	100613	12/30/25	CELEBRATION HARDWARE	477292	Dec Supplies	R&M-Common Area	546016-53901	\$54.90
001	100613	12/30/25	CELEBRATION HARDWARE	477424	Dec Mulch	R&M-Common Area	546016-53901	\$19.96
001	100613	12/30/25	CELEBRATION HARDWARE	477433	Dec Supplies	R&M-Common Area	546016-53901	\$75.98
001	100614	12/30/25	LATHAM, LUNA, EDEN & BEAUDINE, LLP	148159	Nov 11/25 legal fees	ProfServ-Legal Services	531023-51401	\$1,707.50
001	100614	12/30/25	LATHAM, LUNA, EDEN & BEAUDINE, LLP	148160	Nov 25 Legal Service	ProfServ-Legal Services	531023-51401	\$71.00
001	100614	12/30/25	LATHAM, LUNA, EDEN & BEAUDINE, LLP	148472	Nov 25 Service	ProfServ-Legal Services	531023-51401	\$3,711.92
001	100615	12/30/25	LLS TAX SOLUTIONS, INC.	003993	Arbitrage Services for Oct	ProfServ-Arbitrage Rebate	531002-51301	\$500.00
001	100616	12/30/25	OSCEOLA NEWS GAZETTE	F7VA084D-0128	Publish Public Notices	Legal Advertising	548002-51301	\$78.18
001	100616	12/30/25	OSCEOLA NEWS GAZETTE	F7BA084D-0128	Sept RFP Advertisement	Legal Advertising	548002-51301	\$78.18
001	100617	12/30/25	UNITED LAND SERVICES	182594	Nov tree replacement	R&M- Tree Removal/Replacement	546213-53901	\$5,030.00
001	100617	12/30/25	UNITED LAND SERVICES	182597	Nov tree replacement	Contracts-Trees & Trimming	534085-53901	\$1,090.00
001	100617	12/30/25	UNITED LAND SERVICES	182603	Nov Landscape Improvement	R&M-Other Landscape	546036-53901	\$9,075.00
001	100617	12/30/25	UNITED LAND SERVICES	182609	Nov Landscape Improvement	R&M-Other Landscape	546036-53901	\$2,120.00
001	100617	12/30/25	UNITED LAND SERVICES	182616	NOV HOLIDAY DECOR	R&M-Other Landscape	546036-53901	\$9,322.50
001	100617	12/30/25	UNITED LAND SERVICES	182618	Nov Landscape Improvement	R&M-Other Landscape	546036-53901	\$1,172.19
001	100617	12/30/25	UNITED LAND SERVICES	182620	Nov Mulch Pine Straw	Contracts-Mulch	534065-53901	\$60,000.00
001	100617	12/30/25	UNITED LAND SERVICES	182589	Nov tree replacement	R&M- Tree Removal/Replacement	546213-53901	\$2,871.96
001	100617	12/30/25	UNITED LAND SERVICES	182602	Nov tree replacement	R&M- Tree Removal/Replacement	546213-53901	\$23,523.00
001	100617	12/30/25	UNITED LAND SERVICES	183291	Dec 2025 Landscape Service	Contracts-Landscape	534050-53901	\$91,325.42
001	100618	12/30/25	HANSON, WALTER & ASSOCIATES, I	5295263	Engineering November Service	ProfServ-Engineering	531013-51501	\$9,508.70

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	300111	12/04/25	DUKE ENERGY - ACH	111325-ACH	BILL PRD 10/7-11/8/25	Electricity - Streetlights	543013-54101	\$2,000.28
001	300111	12/04/25	DUKE ENERGY - ACH	111325-ACH	BILL PRD 10/7-11/8/25	Electricity - General	543006-53901	\$4,986.74
001	300111	12/04/25	DUKE ENERGY - ACH	111325-ACH	BILL PRD 10/7-11/8/25	Building Op Costs	563034-53901	\$491.28
001	300111	12/04/25	DUKE ENERGY - ACH	111325-ACH	BILL PRD 10/7-11/8/25	R&M-Irrigation	546041-53901	\$259.06
001	300112	12/05/25	REPUBLIC SERVICES - ACH	0690-000795431-ACH	NOV REFUSE REMOVAL	Utility - Refuse Removal	543020-53901	\$2,028.90
001	300113	12/09/25	SMART CITY TELECOM - AUTOPAY	120125-0231-ACH	BILL PRD DEC 2025	Communication - Telephone	541003-51301	\$128.85
001	300114	12/15/25	SMART CITY TELECOM - AUTOPAY	120125-0025-ACH	BILL PRD DEC 2025	Communication - Telephone	541003-51301	\$182.20
001	300115	12/15/25	SMART CITY TELECOM - AUTOPAY	120125-1187-ACH	BILL PRD DEC 2025	Communication - Telephone	541003-51301	\$140.05
001	300116	12/15/25	ENTERPRISE CDD - UTILITY	112425-0013-ACH	BILL PRD 10/10-11/10/25	Utility - Water	543018-53901	\$480.15
001	300117	12/15/25	ENTERPRISE CDD - UTILITY	112425-2722-ACH	BILL PRD 10/10-11/10/25	Utility - Water	543018-53901	\$385.63
001	300118	12/15/25	ENTERPRISE CDD - UTILITY	112425-4022-ACH	BILL PRD 10/10-11/10/25	Utility - Water	543018-53901	\$304.03
001	300119	12/15/25	ENTERPRISE CDD - UTILITY	112425-6022-ACH	BILL PRD 10/10-11/10/25	Utility - Water	543018-53901	\$408.07
001	300120	12/15/25	ENTERPRISE CDD	112425-5611	BILL PRD 10/10-11/12/25	Utility - Water	543018-53901	\$16.00
001	300121	12/22/25	REPUBLIC SERVICES - ACH	0690-000797212-ACH	REFUSE REMOVAL	Utility - Refuse Removal	543020-53901	\$200.00
001	906	12/02/25	ENTERPRISE CDD - UTILITY	112425--2-1	WATER UTILITY SVC PERIOD 10/10 - 11/12	Utility - Water	543018-53901	\$874.13
001	907	12/02/25	ENTERPRISE CDD - UTILITY	112425-3021 CHK	WATER UTILITY SVC PERIOD 10/10 - 11/12	Utility - Water	543018-53901	\$730.39
001	908	12/02/25	ENTERPRISE CDD - UTILITY	112425-5021 CHK	WATER UTILITY SVC PERIOD 10/10 - 11/12	Utility - Water	543018-53901	\$705.91
001	909	12/02/25	USA SEAL & STRIPE, LLC	399	NOV STREET SWEEPING	R&M-Road Cleaning	546080-54101	\$2,832.50
001	916	12/16/25	USA SEAL & STRIPE, LLC	11176	Dec Asphalt repair	R&M-Roads & Alleyways	546081-54101	\$2,500.00
001	917	12/16/25	USA SEAL & STRIPE, LLC	400	12/5/25 Sweeping service	R&M-Road Cleaning	546080-54101	\$2,832.50
001	918	12/16/25	USA SEAL & STRIPE, LLC	401	12/12/25 Sweeping service	R&M-Road Cleaning	546080-54101	\$2,832.50
001	919	12/31/25	ENTERPRISE CDD - UTILITY	122225-0010-CHK	Utility Water 11/12-12/12/25	Utility - Water	543018-53901	\$3.33
001	920	12/31/25	USA SEAL & STRIPE, LLC	402	Street Sweeping 12/19	R&M-Road Cleaning	546080-54101	\$2,832.50
001	921	12/31/25	USA SEAL & STRIPE, LLC	403	12/26/25 Street Sweeping	R&M-Road Cleaning	546080-54101	\$2,832.50
001	DD898	12/02/25	HOME DEPOT - ACH	102825-6774 ACH	OCT PURCHASES	R&M-Common Area	546016-53901	\$2,275.59
001	DD899	12/04/25	DAVID HULME - EFT	DH-111825	BOARD 11/18/25	P/R-Board of Supervisors	511001-51101	\$200.00
001	DD900	12/31/25	DAVID HULME - EFT	DH-121625	Board 12/16/25	P/R-Board of Supervisors	511001-51101	\$200.00
001	DD901	12/31/25	HOME DEPOT - ACH	112825-6774-ACH	NOV PURCHASES	R&M-Common Area	546016-53901	\$1,074.11
001	DD906	12/27/25	VERIZON WIRELESS - ACH	6130764615-ACH	BILL PRD 11/12-12/11/25	Contracts-Security Camera	534036-52001	\$140.80
001	DD907	12/01/25	VERIZON WIRELESS - ACH	6128252315-ACH	BILL PRD 10/12-11/11/25	Contracts-Security Camera	534036-51301	\$140.80
Fund Total								\$454,470.79

SERIES 2013A DEBT SERVICE FUND - 210

210	910	12/16/25	CELEBRATION CDD C/O US BANK	111425-2013A	TRFR TAX COLLECTIONS SERIES 2013A	Due From Other Funds	131000	\$8,590.38
210	913	12/16/25	CELEBRATION CDD C/O US BANK	121525-2013A	TRFR TAX COLLECTIONS SER 2013A	Due From Other Funds	131000	\$175,229.22
Fund Total								\$183,819.60

SERIES 2021 DEBT SERVICE FUND - 211

211	911	12/16/25	CELEBRATION CDD C/O US BANK	111425-2021	TRFR TAX COLLECTIONS SERIES 2021	Due From Other Funds	131000	\$9,145.30
211	914	12/16/25	CELEBRATION CDD C/O US BANK	121525-2021A	TRFR TAX COLLECTIONS SER 2021	Due From Other Funds	131000	\$181,347.35
Fund Total								\$190,492.65

SERIES 2025 DEBT SERVICE FUND - 212

212	912	12/16/25	CELEBRATION CDD C/O US BANK	111425-2025	TRFR TAX COLLECTIONS SERIES 2025	Due From Other Funds	131000	\$3,336.45
212	915	12/16/25	CELEBRATION CDD C/O US BANK	121525-2025	TRFR TAX COLLECTIONS SER 2025	Due From Other Funds	131000	\$188,462.78
Fund Total								\$191,799.23

Total Checks Paid	\$1,020,582.27
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