INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Celebration Community Development District

February 24, 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

Celebration Community Development District

Board of Supervisors:
Tom Touzin, Chairman
David Hulme, Vice Chairman
Greg Filak, Assistant Secretary
Shel Hart, Assistant Secretary
Jack McLaughlin, Assistant Secretary

Staff:
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, February 24, 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. CROA
   - B. Sheriff
6. **Staff Reports**
   - A. Field Inspection Report
     - i. February 2026 Report……Page 5
   - B. Vendor Reports
     - i. United Landscape
     - ii. Premier Lakes……Page 47
     - iii. Clarke
   - C. District Engineer
     - i. February 2026 Report……Page 57
   - D. District Counsel
     - i. Signage Update……..Page 59
     - ii. Discussion of existing Rule 2024-13; Rule Governing Sidewalk……Page 73
   - E. District Manager
     - i. Discussion of Board Meeting Dates
     - ii. Discussion of Painted Curb Inventory and Cost
7. **Business Items**
   - A. Consideration of Phase 1 Bank Pond Restoration……Page 83
   - B. Consideration of Street Sweeping Agreement……...Page 91
   - C. Consideration of Amendment to Inframark Contract
   - D. Consideration of Boating for Lake Rianhard
   - E. Consideration of Approval of FDOT Subordination Agreement…….Page 107
8. **Consent Agenda**
   - A. Consideration of Minutes from the January 20, 2026 meeting……..Page 116
   - B. Consideration of Minutes from the January 27, 2026 meeting……..Page 123
   - C. Consideration of January 2026 Financials…….Page 133
   - D. Consideration of January 2026 Check Register…….Page 152
9. **Supervisor Requests**
10. **Audience Comments** – *Three- (3) Minute Time Limit*
11. **Adjournment**

The next meeting is scheduled for March 10, 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

February 2026 Field Report

Celebration Community Development District Field Management Report

PROJECT 1/30/26, 1:43 PM

Friday, January 30, 2026

Prepared For Celebration

24 Items Identified

Russ Simmons -Field Manager Celebration
Inframark

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES



Item 1

Assigned To CDD

Celebration ave by golf park



Item 2

Assigned To CDD

Celebration Ave by golf park



Item 3

Assigned To CDD

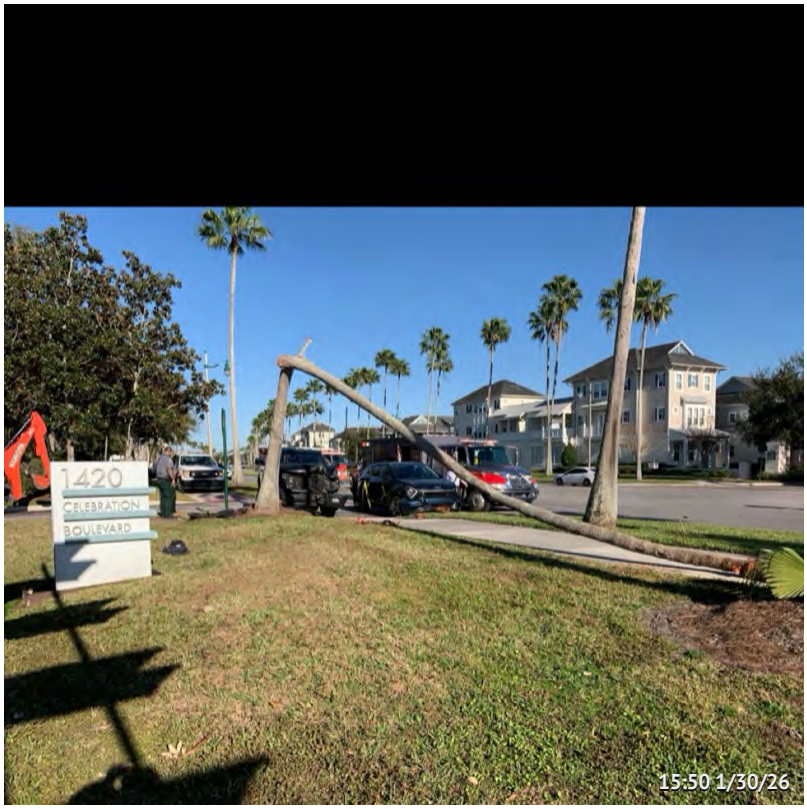
Celebration Ave. By golf-park



Item 4

Assigned To CDD

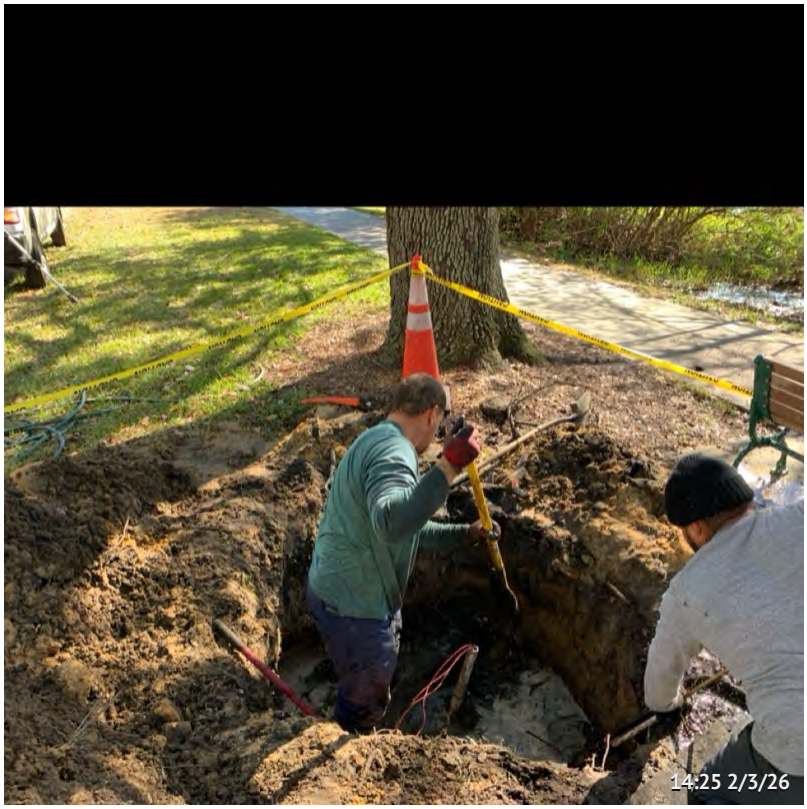
Celebration Ave by golf park



Item 5

Assigned To CDD

1420 blvd



Item 6

Assigned To United

Irrigation main leak



Item 7

Assigned To Duke

In process of landscape replacements



Item 8

Assigned To Duke

Process of replacement



Item 9

Assigned To Duke

3rd area for replacements

Item 10



Item 11

Assigned To CDD

Lower storm grate rework asphalt so water doesn't pool



Item 12

Assigned To CDD

Completely rewired harness for mule huge savings



Item 13

Assigned To CDD

Overlay is coming up Island Village Esplanade



Item 14

Assigned To CDD

Same area



Item 15

Assigned To CDD

Water street bridge has been cleaned



Item 16

Assigned To CDD/ Arborist

Sycamore next to splash pad needs looked at



Item 17

Assigned To ?

Slate popping up from weather/ contraction



Item 18

Assigned To CDD

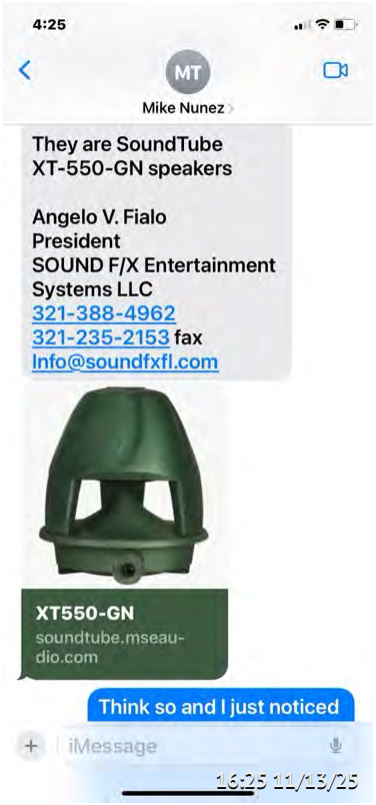
Pipe leaking, fixed



Item 19

Assigned To CDD

Installed new belt on mule



Item 20

Assigned To CDD

2 new speakers installed market Square



Item 21

Assigned To CDD

Have replaced 2 broken umbrellas already what would the Board like to do



Item 22

Assigned To Steelhead Construction

Will put sealer on next week to give it shine



Item 23

Assigned To Premier

Fountain backup and running



Item 24

Assigned To CDD

In house tire changing

Celebration CDD

Sheriff Details

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
12/31/2025	1330	Celebration	On Duty	All Areas
	1330	World Drive at Celebration Exit to I-4	Suicidal Suspect	25I40997 – Assisted Road
	1412	Celebration Place 1.4-mile West Of Cel. Avenue	Traffic Stop, Expired Tag	Citation #AMQ45TE
	1415	Celebration	Patrol	No Violations
	1500	Waterside Drive @ Centervalle Drive	Radar Enforcement	No Violations
	1535	130 Front Street	Parking Violation	Citation #WP123430
	1545	616 Golfpark Drive	Radar Enforcement	No Violations
	1552	616 Golfpark Drive	Traffic Stop, Speed 40-25	Citation AMQ468E

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

Name: Daryl Cunningham ID #: 790 Date: 12/31/2025

Osceola County
Sheriff's Office

Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
1/1/2026	1555	Celebration	Begin detail	26C000453
1/1/2026	1612	Celebration Boulevard / Celebration Hospital	Traffic stop 46/30, written	Warning issued.
1/1/2026	1624	Mulberry Avenue / Celebration Avenue	Parking violation / left wheels to	Curb. Citation issued.
1/1/2026	1719	7569 Estuary Lake Loop	I responded to a civil dispute over	A dog. 26I000317
1/1/2026	1758	Celebration Boulevard / Waterside Drive	Traffic stop / non-working	Headlight. Written warning.
1/1/2026	1857	Celebration Boulevard / World Drive	Traffic stop / non-working	Headlight. Driver did not
Have a valid	Driver license.	Two citations issued.		
1/1/2026	1937	Celebration Boulevard / World Drive	Traffic stop / vehicle registration	Expired in 2024. Citation
Issued.				
1/1/2026	2001	Celebration	End detail	26C000453

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

Name: Brad Butler ID #: 1209 Date: 1/1/2026

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: **Celebration CDD**

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
1/2/2026	**1200**	CELEBRATION	**ON DUTY**	
1/2/2026	1215	CELEBRATION AVE AND SPRING PARK ST	TRAFFIC ENFORCE / STOP SIGN	
1/2/2026	1237	CELEBRATION BLVD & ESTUARY LAKE LOOP	CALL FOR SERVICE/ RECKLESS OP	26I000609
1/2/2026	1300	CELEBRATION AVE & ARBOR CIRCLE	SPEED ENFORCEMENT	
1/2/2026	1345	CELEBRATION AVE & ARTISAN AVE WEST	TRAFFIC ENFORCE/ STOP SIGN	
1/2/2026	1415	CELEBRATION AVE & JETER BEND	SPEED ENFORCEMENT	
1/2/2026	1450	CELEBRATION AVE & WATERSIDE DR	TRAFFIC ENFORCE/ STOP SIGN	
1/2/2026	1535	CELEBRATION AVE & ARBOR CIRCLE	SPEED ENFOCEMENT	
1/2/2026	1600	WATERSIDE DR	SPEED ENFORCEMENT	
1/2/2026	1700	CELEBRATION BLVD	SPEED EFORCEMENT	
1/2/2026	1745	CELEBRATION AVE AND SPRING PARK ST	TRAFFIC ENFORCE/STOP SIGN	
1/2/2026	1830	CELEBRATION AVE & ARBOR CIRCLE	SPEED ENFORCEMENT	
1/2/2026	1915	CELEBRATION AVE & MARKET ST	TRAFFIC ENFORCE/PEDESTRIAN	
1/2/2026	**2000**	**CELEBRATION**	**OFF DUTY**	

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

Name: **D/S James Scanlan** ID #: **1961** Date: **01/02/2026**

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Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration walking detail

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
1/3/2026	1652	Celebration	Begin detail	26C001695
1/3/2026	1709	Columbia Restaurant	Checked the lobby of the	Business. All appears to be
In order.				
1/3/2026	1725	Celebration Hotel	Talked to the valet attendant. All	Appears to be in order.
1/3/2026	1812	Downtown area	Walked the area. It was raining.	All appears to be in order.
1/3/2026	1824	Town Tavern	Checked the lobby of the	Business. All appears to be
In order.				
1/3/2026	1918	Avocado Restaurant	Checked the lobby of the	Business. All appears to be
In order.				
1/3/2026	2009	Celebration Hotel	Checked the lobby of the	Business. All appears to be
In order.				
1/3/2026	2042	Market Street	Walked the business area. All	Appears to be in order.
1/3/2026	2101	Celebration	End detail	26C001695

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	5
Reports		Ordinance						Construction	

Name: Brad Butler ID #: 1209 Date: 1/3/2026

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estricted: This material contains sensitive content.

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
01/04/26	0835	Celebration Blvd & Celebration Pl	Traffic Stop	
	0910	Celebration Ave	Area Patrol	
	0930	Celebration Blvd & Celebration Pl	Traffic Stop	
	1005	Greenbrier Ave & Sarling Dr	Traffic Stop	
	1055	Market St	Area Patrol	
	1133	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	1			Construction	

Name: Francis Santaniello ID #: 2974 Date: 01/04/26

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Public-Unrestricted

Osceola County
Sheriff's Office

Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
01-06-26	1600	CELEBRATION	ON DUTY	
	1600	CELEBRATION AV & ARBOR CIR	RADAR	
	1635	GOLFPARK DR & WATER ST	RADAR	
	1740	CELEBRATION BLVD & EASTPARK	STOPS & RADAR	
	1825	ROVING	RADAR & STOPS	
	2000	CELEBRATION	OFF DUTY	
		MARKED UNIT & RADAR		

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	3	Citations		Parks	
Back-up		Felony		Written Warning	7	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning	1	Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: E. Cabot ID #: 369 Date: 01-06-26

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
01-07-26	1500	CELEBRATION	ON DUTY	
	1500	GOLFPARK DR & WATER ST	RADAR	
	1549	CELEBRATION BLVD & ISLAND VILLAGE WY	MAN DOWN	
	1605	ISLANDVILLAGE	STOPS & RADAR	
	1700	EASTLAWN & CELEBRATION AVE	STOPS	
	1730	ROVING	RADAR & STOPS	
	1810	CELEBRATION BLVD & KIAWHA	JUV COMP/SCOOTERS	
	1900	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	1	Felony		Written Warning	9	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: E. Cabot ID #: 369 Date: 01-07-26

Osceola County
Sheriff's Office

Detail Activity Sheet

Job Site: Celebration CDD
1200-1600

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
01/08/2026	1130	Community	Celebration Ave & Waterside Dr	
01/08/2026	1140	Community	Patrolled Waterside Dr	
01/08/2026	1145	Community	Patrolled Mulberry Ave & Campus St	
01/08/2026	1150	Community	Patrolled Campus St & Greenbrier	
01/08/2026	1215	Waterside Dr & Spring Park Loop	Traffic Stop	143854W,143855W,143856
01/08/2026	1230	Celebration Ave & Waterside Dr	Traffic Stop	143859W
01/08/2026	1240	Celebration Ave & Waterside Dr	Traffic Stop	AMQ4T9E
01/08/2026	1305	Celebration Ave & Spring Park St	Traffic Stop	AMQ4TEE,143867W,143868
01/08/2026	1345	Celebration Ave & Waterside Dr	Traffic Stop	143870W
01/08/2026	1402	Waterside Dr & Spring Park Loop	Traffic Stop	AMQ4TLE
01/08/2026	1425	Celebration Ave & Waterside Dr	Traffic Stop	AMQ4TNE
01/08/2026	1440	Celebration Ave & Waterside Dr	Traffic Stop	143872W
01/08/2026	1458	Waterside Dr & Centervale Dr	Traffic Stop	143875W
01/08/2026	1515	Community	Celebration Ave & Waterside Dr	
01/08/2026	1525	Community	Patrolled Waterside Dr	
01/08/2026	1530	Community	Patrolled Mulberry Ave & Campus St	
01/08/2026	1535	Community	Patrolled Campus St & Greenbrier	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	4	Citations		Parks	4
Back-up		Felony		Written Warning	9	Written Warning		Schools/Library	
Self-Initiated	1	Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance		Criminal Citation				Construction	

Name: M. Grimaldi ID #: 2878 Date: 01/08/2026

Osceola County
Sheriff's Office

Detail Activity Sheet

Job Site: Celebration CDD
1600-2000

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
01/08/2026	1550	Community	Celebration Ave & Waterside Dr	
01/08/2026	1600	Community	Patrolled Waterside Dr	
01/08/2026	1605	Community	Patrolled Mulberry Ave & Campus St	
01/08/2026	1610	Community	Patrolled Campus St & Greenbrier	
01/08/2026	1615	Celebration Ave & Waterside Dr	Traffic Stop	143881W
01/08/2026	1627	Celebration Ave & Waterside Dr	Traffic Stop	143883W
01/08/2026	1645	Celebration Ave & Waterside Dr	Traffic Stop	AMQ4U1E,143884W
01/08/2026	1700	Celebration Ave & Waterside Dr	Traffic Stop	143885W
01/08/2026	1735	Celebration Ave & Waterside Dr	Traffic Stop	143888W
01/08/2026	1755	Celebration Ave & Waterside Dr	Traffic Stop	143889W
01/08/2026	1805	Waterside Dr & Spring Hill Loop	Traffic Stop	143890W
01/08/2026	1845	Community	Celebration Ave & Waterside Dr	
01/08/2026	1855	Community	Patrolled Waterside Dr	
01/08/2026	1900	Community	Patrolled Mulberry Ave & Campus St	
01/08/2026	1905	Community	Patrolled Campus St & Greenbrier	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	1	Citations		Parks	4
Back-up		Felony		Written Warning	7	Written Warning		Schools/Library	
Self-Initiated	1	Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance		Criminal Citation				Construction	

Name: M. Grimaldi ID #: 2878 Date: 01/08/2026

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: ___CELEBRATION DOWNTOWN_____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
01/10/26	1645	33 CAMPUS STREET-DOWNTOWN	START DETAIL	26C 005798
01/10/26	1655	FRONT STREET	CHECK MOVIE DOORS	
01/10/26	1710	LAKESIDE PK	ACTIVITIES	
01/10/26	1730	SYCAMORE	SECURE	
01/10/26	1740	631 SYCAMORE	CHECK LOT	
01/10/26	1800	CELEBRATION AVE.	BUSINESS STORE FRONTS	
01/10/26	1820	MARKET STREET	BUSINESSES	
01/10/26	1835	BLOOM ST	CHECKS	
01/10/26	1845	HOTEL	HOTEL CHECK	
01/10/26	1910	FRONT STREET	TAVERN CHECK	
01/10/26	1940	LAKESIDE PK	SECURE	
01/10/26	2000	FRONT STREET	CHECKED MOVIE DOORS	
01/10/26	2020	FRONT STREET	TAVERN CHECK	
01/10/26	2035		DRIVE ENTIRE AREA	
01/10/26	2045		END DETAIL	

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	6	Traffic		Verbal Warning		Verbal Warning	3	Businesses	
Reports		Ordinance						Construction	

Name: _____C. BURNS_____ ID #: ___2914_____ Date: 01/10/26_____

Osceola County
Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION

DATE	TIME	LOCATION		ACTIVITY	INCIDENT #
1/11/2026	0900	CAMPUS ST		ON DUTY/ROUTINE CHECKS	
"	0930	FRONT ST/ LAKESIDE PARK	AREA CHECKS	PATROL	
"	1000	EASTLAWN AREA	AREA CHECKS	PATROL	
"	1030	ARTISAN PARK	AREA CHECKS	PATROL	
"	1100	NORTH VILLAGE/ACADIA	AREA CHECKS	PATROL	
"	1130	SHOPPES AT CELEBRATION PLACE	AREA/BUSINESS CHECKS	PATROL	
"	1200	ISLAND VILLAGE	AREA CHECKS	PATROL	
"	1230	CELEBRATION POINTE	AREA CHECKS	PATROL	
"					
"		CELEBRATION BLVD @ CELEBRATION PL	TRAFFIC STOP	WW-STOP SIGN	
"		CELEBRATION BLVD @ WATERSIDE DR	TRAFFIC STOP	WW-SPEED	
"		CELEBRATION BLVD @ CELEBRATION PL	TRAFFIC STOP	WW-STOP SIGN	
"		CELEBRATION BLVD @ WATERSIDE DR	TRAFFIC STOP	WW-SPEED	
"					
"				**WW = WRITTEN WARNING	
1/11/2026	1300	OFF DUTY		**VW = VERBAL WARNING	

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

Name: J. LENNON ID #: 1425 Date: 1/11/2026

Osceola County
Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION

DATE	TIME	LOCATION		ACTIVITY	INCIDENT #
1/12/2026	1200	CAMPUS ST		ON DUTY/ROUTINE CHECKS	
"	1230	FRONT ST/ LAKESIDE PARK	AREA CHECKS	PATROL	
"	1300	EASTLAWN AREA	AREA CHECKS	PATROL	
"	1330	ARTISAN PARK	AREA CHECKS	PATROL	
"	1400	NORTH VILLAGE/ACADIA	AREA CHECKS	PATROL	
"	1430	SHOPPES AT CELEBRATION PLACE	AREA/BUSINESS CHECKS	PATROL	
"	1500	ISLAND VILLAGE	AREA CHECKS	PATROL	
"	1530	CELEBRATION POINTE	AREA CHECKS	PATROL	
"					
"		CELEBRATION BLVD @ WATERSIDE DR	TRAFFIC STOP	WW-SPEED	
"					
"					
"					
"					
"				**WW = WRITTEN WARNING	
1/12/2026	1600	OFF DUTY		**VW = VERBAL WARNING	

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

Name: J. LENNON ID #: 1425 Date: 1/12/2026

Public-Unrestricted

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site_CELEBRATION___1/12/2026 // 1600-2000___

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
1-12-2026	1600-	CELEBRATION COMMUNITY	PATROL/SPEED/OBSERVED VIOLATION	
	1636-1642	CELEBRATION BLVD & WATERSIDE	TRAFFIC STOP WRITTEN WARNINIG EXPIRE TAG	
	1642-1700	CELEBRATION BLVD & WATERSIDE	MOVING/STATIONARY RADAR	
	1700-1730	CELEBRATION BLVD & KIAWAH ST	STATIONARY RADAR	
	1730-1758	CELEBRATION COMMUNITY	PATROL/SPEED/OBSERVED VIOLATION	
	1758-1805	CELEBRATION AVE & LAKE EVALYN	JUV. E-BIKE ON ROADWAY	
	1805-1830	CELEBRATION COMMUNITY	PATROL/SPEED/OBSERVED VIOLATION	
	1830-1855	WATERSIDE & CELEBRTION	STATIONARY RADAR	
	1855-1857	CELEBRATION & WATERSIDE	TRAFFIC STOP VERBAL WARNINIG NO LIGHTS ON	
	1857-1930	1132 CELEBRATION BLVD &	STATIONARY RADAR	
	1930-1940	CELEBRATION COMMUNITY	PATROL/SPEED/OBSERVED VIOLATION	
	1940-2004	CELEBRATION HOSPITAL	TRESPASS	26I004533

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

Name: _____L. MORALES_____ ID #: _____2784_____ Date: _____11/017/2025_____

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

Osceola County
Sheriff's Office

Detail Activity Sheet

Job Site: Celebration CDD
1600-2000

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
01/13/26	1535	Community	Celebration Ave & Waterside Dr	
01/13/2026	1545	Community	Patrolled Waterside Dr	
01/13/2026	1550	Community	Patrolled Mulberry Ave & Campus St	
01/13/2026	1555	Community	Patrolled Campus St & Greenbrier	
01/13/2026	1630-1733	1003 Nash Drive	Civil Matter	26I004883
01/13/2026	1800	Celebration Ave & Waterside Dr	Traffic Stop	AMQ560E,144136W,144137
01/13/2026	1837	Celebration Blvd & North Village St	Reckless Operator	26I004930
01/13/2026	1900	Community	Celebration Ave & Waterside Dr	
01/13/2026	1910	Community	Patrolled Waterside Dr	
01/13/2026	1915	Community	Patrolled Mulberry Ave & Campus St	
01/13/2026	1920	Community	Patrolled Campus St & Greenbrier	
01/13/2026				
01/13/2026				
01/13/2026				
01/13/2026				

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

Name: M. Grimaldi ID #: 2878 Date: 01/13/2026

Osceola County
Sheriff's Office

Detail Activity Sheet

Job Site: _____CELEBRATION CDD DETAIL_____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
01/14/2026	1430	CELEBRATION DOWNTOWN AREA	10-8 / IN SERVICE	N/A
"	1500	CELEBRATION PL / FIRE STATION #72	PROACTIVE TRAFFIC PATROL	N/A
"	1530	CELEBRATION AVE / GOLF PARK	PARKING ENFORCEMENT	N/A
"	1600	CELEBRATION BVLD / WORLD DRIVE	TRAFFIC ENFORCEMENT	N/A
"	1630	DOWNTOWN CELEBRATION / LAKEFRONT	PARKING ENFORCEMENT	N/A
"	1700	CELEBRATION AVE / ARTISAN	SPEED ENFORCEMENT	N/A
"	1730	CELEBRATION DOWNTOWN AREA	AREA PATROL/PARKING	N/A
"	1800	CELEBRATION AVE / SR 417	TRAFFIC CRASH (Y)	N/A
01/14/2026	1830	DOWNTOWN CELEBRATION	HIT & RUN CRASH (U)	N/A
		*** SPILLMAN OPERATING SYSTEM DOWN - UNABLE	TO RUN TAGS / MINIMUM RADIO	TRAFFIC ***

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	02	Misdemeanor	00	Citations	00	Citations	00	Parks	15
Back-up	00	Felony	00	Written Warning	00	Written Warning	00	Schools/Library	15
Self Initiated	00	Traffic	00	Verbal Warning	01	Verbal Warning	10	Businesses	25
Reports	00	Ordinance	00					Construction	10

Name: _____Master Deputy Sheriff Bob Stockman_____ ID #: ____#917/SRO-45_____ Date: __01/22/202_____

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

Public-Unrestricted

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: ___Celebration CDD Traffic Detail_____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
01/15/2025	1600	Celebration Town Center	Check-in / 10-8	N/A
"	1630	Celebration Place / Station #72	Proactive Traffic Enforcement	N/A
"	1700	Celebration South Village	Proactive Traffic Enforcement	N/A
"	1730	Celebration Ave / Golf Park	Proactive Traffic Enforcement	N/A
"	1800	Celebration Ave at Main Entrance	Proactive Traffic Enforcement	N/A
"	1830	Celebration North Village	Traffic Enforcement Patrol	N/A
"	1900	Celebration Blvd / Campus Street	Proactive Patrol	N/A
"	1930	Celebration Ave / Water Street	Proactive Traffic Enforcement	N/A
01/15/2025	2000	Celebration Avenue/SR 417	Check-Out/10-7	N/A

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	00	Misdemeanor	00	Citations	00	Citations	00	Parks	15
Back-up	00	Felony	00	Written Warning	06	Written Warning	00	Schools/Library	10
Self-Initiated	00	Traffic	00	Verbal Warning	01	Verbal Warning	05	Businesses	25
Reports	00	Ordinance	00					Construction	10

Name: __Master Deputy Sheriff R. Stockman_____ ID#: ___#917/SRO-45___ Date: ___01/22/2026_____

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

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: CELEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
01/17/26	1700-1800	SYCAMORE ST/LAKESIDE PARK	PATROL	
	1800-1810	BLOOM ST	PATROL	
	1810-1900	FRONT ST & MARKET ST	PATROL	
	1900-2000	SYCAMORE ST/LAKESIDE PARK	PATROL	
	2000-2045	CELEBRATION AVE	PATROL	
	2045-2100	BLOOM ST	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: 01/17/2026

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

Osceola
County

Detail Activity

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
01/18/26	1740	Celebration	On Duty	
	1740-1815	Waterside drive	Patrol/traffic enforcement	
	1811	Waterside drive	Traffic stop/verbal warning	
	1815-1840	Celebration ave/k8/golf park	Traffic enforcement	
	1845-1940	Celebration place	Traffic enforcment	
	1946	Celebration pl/Library	Traffic stop/Written warning	
	1952	Celebration pl/FD Station	Traffic stop/verbal warning	
	1958	Celebration pl/FD Station	Trafic stop/Written warning	
	2000-2020	Celebration blvd	Patrol/traffic enforcement	
	2020-2030	East Lawn	Patrol/traffic enforcement	
	2030-2040	Downtown Celebration	Patrol	
	2040-2050	North Village	Patrol/traffic enforcement	
	2050-2120	Celebration pl	Traffic Enforcement	
	2120-2150	Celebration blvd	Traffic enforcement	
	2155-2240	Waterside drive	Traffic enforcement	

Calls Taken		Misdemeanor		Traffic Citations		Parking Citations		Parks	5
Back-up		Felony		Written Warning	2	Written Warning		Schools/Library	5
Self Initiated		Traffic		Verbal Warning	3	Verbal Warning		Businesses	
Reports		Ordinance						Construction	2

Name: E. Fournier ID #: 2165 Date: 01/18/2026 **SO-09-238 Rev. 4/6/10**

Osceola County
Sheriff's Office

Detail Activity Sheet

Job Site:___Celebration Cdd_____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
1/19/26	1200-1600			
	1220	Celebration Ave/Mulberry Dr	Traffic Stop/Speeding	
	1255	Celebration Ave/Mulberry Dr	Traffic Stop/Speeding	
	1330	Celebration Ave/ Campus St	Traffic Stop/Speeding	
	1400	Celebration PL/Celebration PL	Traffic Stop/ Speeding	
	1440	Celebration Pl/Fire Station	Traffic Stop/Speeding	
	1510	Celebration Blvd/Waterside Dr	Traffic Stop/ Ran red light	
	1545	Celebration Ave/Golfpark Dr	Traffic Stop/Speeding	

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

Name: LT Corey Griffin_____ID #: __1527_____ Date: ____1/19/26_____

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 #
1/20/2026	1453	Celebration	Begin detail	26C011418
1/20/2026	1517	Celebration Boulevard / Fire Station	Traffic stop / brake lights not	Working properly. Written
Warning issued				
1/20/2026	1548	Emerson Ridge	Parking violation / Parked in a	Handicapped parking spot
Without a	Permit, and	Then parked left wheels to curb in another spot.	Citation issued.	
1/20/2026	1611	Celebration Avenue / Lake Evalyn Drive	Traffic stop 29/15 mph school	Zone. One citation and one
Written	Warning issued.			
1/20/2026	1625	721 Front Street	Parking violation / left wheels to	Curb. Citation issued.
1/20/2026	1657	Library	Area checked. All appears to be	In order.
1/20/2026	1740	Celebration Boulevard / Hospital	Traffic stop 47/30. One citation	And one written warning.
1/20/2026	1846	Celebration Place / Celebration Place	Traffic stop / non-working	Headlight. Written warning.
1/20/2026	1901	Celebration	End detail	26C011418

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

Name: Brad Butler ID #: 1209 Date: 1/20/2026

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
01/22/2026	1555	Entire Community	Patrol to show Leo presence	No incident
	1640	Celebration Blvd & Park Drive	Traffic Stop	AMQ5RIE
	1652	Celebration Ave & Waterside Dr	Traffic Stop	AMQ5RGE
	1705	Entire Community	Patrol to show Leo presence	No incident
	1712	Celebration Ave	Reckless Driving/Bikes	No incident
	1725	Celebration Ave & Waterside Dr	Traffic Stop	AMQ5RFE
	1738	Westpark Way & Waterside Dr	Traffic Stop	AMQ5REE
	1749	Celebration Ave & Waterside Dr	Traffic Stop	AMQ5RNE
	1801	Entire Community	Patrol to show Leo presence	No incident
	1815	Celebration Ave & Waterside Dr	Traffic Stop	AMQ5ROE
	1829	Celebration Blvd & Waterside Dr	Traffic Stop/Golf Cart	Verbal Warning
	1847	Celebration Blvd & Waterside Dr	Traffic Stop	AMQ5RZE
	1904	Entire Community	Patrol to show Leo presence	No incident
	1938	Westpark Dr & Starling Dr	Traffic Stop/bicycle	Verbal Warning
	1957	Celebration Avenue	Traffic Stop	AMQ5R1E

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

Name: H. Nicholson ID #: 3009 Date: 01/22/2026

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

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: __| CELEBRATION DOWNTOWN_____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
01/23/26	1645	313 CAMPUS STREET-DOWNTOWN	START DETAIL	26C 013254
01/23/26	1650	FRONT STREET	CHECK MOVIE DOORS	
01/23/26	1700	LAKESIDE PK	ACTIVITIES	
01/23/26	1720	FRONT STREET	SUMMONS PARKING	WP107939
01/23/26	1740	FRONT STREET	TAVERN CHECK	
01/23/26	1800	CELEBRATION AVE.	BUSINESS STORE FRONTS	
01/23/26	1820	631 SYCAMORE	CHECK LOT	
01/23/26	1835	MARKET ST	CHECKS	
01/23/26	1845	BLOOM ST	CHECKS	
01/23/26	1910	FRONT STREET	TAVERN CHECK	
01/23/26	1940	LAKESIDE PK	SECURE	
01/23/26	2000	HOTEL	CHECKED HOTEL	
01/23/26	2020	FRONT STREET	TAVERN CHECK	
01/23/26	2030	FRONT STREET	MOVIE CHECK	
01/23/26	2035		DRIVE ENTIRE AREA	
01/23/26	2045		END DETAIL	

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

Name: _____C.BURNS_____ ID #: ___2914_____ Date: 0123/26_____

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

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: 313 CAMPUS ST; CELEBRATION CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
01/24/2026	1700-1830	Front st	PATROL ON FOOT	
01/24/2026	1830-1930	Lake	PATROL ON FOOT	
01/24/2026	1930-2030	MARKET ST	PATROL ON FOOT	
01/24/2026	2030-2100	FRONT ST	PATROL ON FOOT	

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: _____M. Riley_____ ID #: __3255_____DATE: 01/24/2026

Osceola County
Sheriff's Office

Detail Activity Sheet

Job Site: Celebration CCD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
1/25/2026	0900	CELEBRATION AVE	SPEED ENFORCEMENT	
	1000	DOWNTOWN CELEBRATION	ROUTINE CHECK	
	1030	BLAKE BLVD; PUBLIX PLAZA	ROUTINE CHECK	
	1100	CELEBRATION BLVD	SPEED ENFORCEMENT	
	1200	CELEBRATION AVE	SPEED ENFORCEMENT	
	1230	CELEBRATION HIGH SCHOOL & CELEBRATION BLVD	STOP SIGN ENFORCEMENT	

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

Name: Irizarry ID #: 2620 Date: 1/25/2026

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

Public-Unrestricted

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site_CELEBRATION___1/27/2026 // 1330-1730___

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
1-27-2026	1330-1430	CELEBRATION COMMUNITY	PATROL/SPEED/OBSERVED VIOLATION	
	1430-1500	CELEBRATION & KIAWAH ST	STATIONARY RADAR	
	1500-1530	WATERSIDE & CELEBRATION	STATIONARY RADAR	
	1530-1554	CELEBRATION COMMUNITY	PATROL/SPEED/OBSERVED VIOLATION	
	1555-1600	CELEBRATION & WORLD DR	TRAFFIC STOP CITATION ISSUED SPEED	
	1608-1615	CELEBRATION & WORLD DR	TRAFFIC STOP CITATION EXPIRED DL/ WW SPEED	
	1630-1720	6230 W IRLO BRONSON MEM HWY	MISSING PERSON	26I009985
	1720-1730	CELEBRATION & CAMPUS ST	OBSERVED STOP SIGN VIOLATION	

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

Name: _____L. MORALES_____ ID #: _____2784_____ Date: _____1/27/2026_____

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

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Celebration

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
01-29-26	1600	CELEBRATION	ON DUTY	
	1600	CELEBRATION AV & ARBOR CIR	RADAR	
	1645	CELEBRATION BLVD & GOLDENRAIN	RADAR	
	1755	DOWNTOWN	PARKING & STOPS	
	1830	WATERSIDE DR	RADAR	
	1910	ROVING	RADAR & STOPS	
	2000	CELEBRATION	OFF DUTY	
		THANKS AGAIN AND LET ME KNOW IF I CAN HELP		
		IN THE FUTURE		
		MARKED UNIT & RADAR		

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

Name: E. Cabot ID #: 369 Date: 01-29-26

6Bii

February 2026 Aquatics Report

Celebration CDD

Aquatics Report

2/10/2026

www.premierlakesfl.com

CustomerSupport@PremierLakesFL.com

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

SV31





Comments:
Minor yellow planktonic algae observed.

Action Required
Algae treatment

Target:
Planktonic Algae

SV33





Comments:
Slender Spikerush observed

Action Required
Submerged vegetation treatment

Target:
Slender Spikerush

IV34





Comments:
This pond is in good condition.

Action Required

Target:

IV36





Comments:
Significant planktonic algae bloom observed.

Action Required
Algae Treatment

Target:
Planktonic Algae

IV35





Comments:
This pond is in good condition. Previously treated tall shoreline vegetation is decaying nicely.

Action Required
Continue to monitor

Target:

IV37





Comments:
This pond is in good condition. Previously treated tall shoreline vegetation is decaying nicely.

Action Required
Continue to monitor

Target:

IV38





Comments:
This pond is in good condition.

Action Required
Continue to monitor

Target:

IV39





Comments:
This pond is in good condition.

Action Required
Continue to monitor.

Target:

SV32





Comments:
Minor filamentous algae observed.

Action Required
Algae Treatment

Target:
Filamentous algae.

SV29





Comments:
This pond is in good condition. Decaying algae observed.

Action Required
Continue to monitor.

Target:

SV6B-2





Comments:
This pond is in good condition. Recently treated Hydrilla is decaying.

Action Required
Continue to monitor Hydrilla and retreat if necessary.

Target:
Hydrilla

SV3



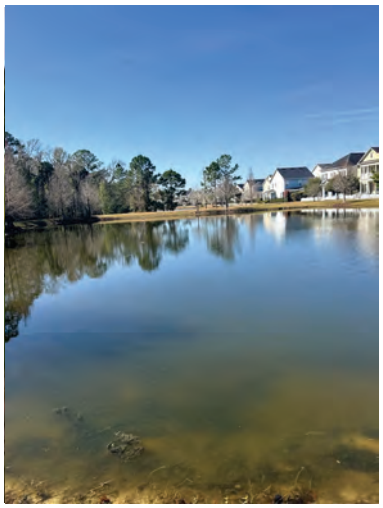


Comments:
This pond is in excellent condition. I have never observed this pond in this good of shape. This is typically one of the worst ponds for algae.

Action Required
Continue to monitor.

Target:

SV1





Comments:
Planktonic algae observed

Action Required
Algae Treatment

Target:
Planktonic Algae

LV2





Comments:
This pond is in good condition. Recently treated shoreline grasses are decaying.

Action Required
Continue to monitor.

Target:

Management Summary

Overall, the ponds are in good shape this month. A few ponds in the new Mattamy section had significant planktonic algal blooms that will be addressed promptly. Shoreline weeds are very minimal. Slender spikerush needs to be treated in a few ponds.

The fountain in Lake Rianhard is back up and running. The new wire has been placed in the conduit. During our reinstallation of the fountain, we pulled one of the water circulators that was no longer operating. Upon pulling it out of the water, we found multiple fishing hooks on the anchor ropes, including one with a fishing pole still attached. One of the fishing hooks pierced the cable. We are sending the unit back to Kasco in hopes of another warranty repair. If the board does not wish to prohibit fishing in this area, or does not believe it would be successful to attempt to, we may want to consider placing all wire in conduit.

Aeration maintenance was completed at all sites. NV1B compressor is found to be inoperable and needs to be replaced. Quote sent to district staff for replacement.

It is time to do the annual water testing again as part of your maintenance contract. Rather than testing new ponds, I think it would be beneficial to do the same ponds again in the interest of seeing what the year-over-year changes have been. Will discuss at meeting.

Thank you!

6Ci

February 2026 Engineering Report

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

Feb 13, 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. Pond restoration proposal documents review, prepare comparison spreadsheets and correspondence.
3. Island Village esplanade steps freeze damage review with Russ, discuss with Mattamy, and corresp. with hardscape installer and with a pool deck re-surfacing company.
4. FDOT taking along I-4 behind commercial building for relocating culvert cross drains document review, corresp. with attorney, and prepare aerial plan with drainage.

Sincerely,

Mark Vincutonis

Mark Vincutonis, P.E.

6Di

Signage Update

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

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

THIS EASEMENT AND INTERLOCAL AGREEMENT BETWEEN OSCEOLA COUNTY, FLORIDA, AND THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT REGARDING THE INSTALLATION AND MAINTENANCE OF TRAFFIC CONTROL SIGNAGE ADJACENT TO ROADWAY TRACTS (the "Easement and Interlocal Agreement" or "Agreement"), effective as of the _____ day of _____, 2026, is entered into by and between **Osceola County, Florida** (the "County"), a political subdivision of the State of Florida, with offices located at 1 Courthouse Square, Kissimmee, Florida 34741, and the **Celebration Community Development District** (the "District"), a community development district created pursuant to the provisions of Chapter 190, *Florida Statutes*, with its District Manager being Inframark, Infrastructure Management Services, with offices located at 313 Campus Street, Celebration, FL 34747, collectively referred to as the "Parties."

RECITALS:

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

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

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

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

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

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

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

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

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

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

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

WHEREAS, Traffic Control Devices in Forida must comply with the federal Manual on Uniform Traffic Control Devices (MUTCD) which sets forth the requirements for all types of signage related to traffic; and

WHEREAS, the County has agreed that its jurisdiction for traffic safety and control does not cover certain informational and directional signage as described as Guide Signs for Conventional Roadways (as described in Section 2D of the MUTCD, and includes, but is not limited to street name signs, community wayfinding signs, destination signs and parking are guide signs) and Recreational and Cultural Interest Area Sign (as described in Section 2M of the MUTCD), and such responsibility shall be assigned the District; and (with the County reserving all rights to install such signage in the event it is determined necessary for traffic or pedestrian safety, in accordance with the terms of this Agreement (the "District Signage"); and

WHEREAS, the County shall bear the responsibility for all Traffic Control Devices other than the District Signage (the "County Traffic Devices"); and

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

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

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

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

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

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

(a) The District and County agree that the County has the sole authority to install, construct and maintain the County Traffic Devices pursuant to Chapter 316, *Florida Statutes*, for the purposes of moving traffic safety and regulation. The District has no authorization or

obligation to install, construct or maintain such County Traffic Devices, nor any legal authority to recommend or oppose any proposed Traffic Control Devices determined necessary by the County for traffic safety or regulation.

(b) The County shall have the limited right to install, maintain, and replace only those Traffic Control Devices necessary for moving traffic regulation and compliance with Chapter 316, *Florida Statutes*. No other signage, including but not limited to, informational, directional, temporary, changeable message or movable electronic signs, or aesthetic signs, shall be installed by the County within the District Verges without the prior written consent of the District, in its sole discretion. The County agrees that the District shall be responsible for the District Signage.

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

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

(e) To the extent any signage is not legally required to be installed, each party agrees to consult with the other before making a decision on the need for such signage. If a request from the public is made to the County or to the District for signage, each party agrees it shall ask for concurrence or input from the other party, before making any final decision on the installation of such signage.

(f) The County agrees that certain optional parking controls, informational or directional signage or related tasks or improvements (not covered by this Agreement) may be requested to be performed or installed by the District on a regular basis from time to time (the "Optional Authority"). The County consents to the optional tasks to be performed by the District as set forth in **Exhibit "B"** attached hereto and made a part hereof. The County agrees that any future requests for such tasks by the District shall be submitted to the County in writing; the County shall consider such requests within 90 days of receipt of the request, and upon approval, the County Manager shall have authority to amend **Exhibit "B"** to include such new Optional Authority tasks.

3. **Easement.** The District does hereby grant and convey to County, its successors and assigns, the non-exclusive right, privilege and authority to occupy and utilize, until the use thereof is abandoned or terminated, an easement for the installation, construction, maintenance

and replacement of County Traffic Devices required for traffic regulation in the District Verges that are owned by the District, which has a boundary as described in Exhibit "A", attached hereto and incorporated herein.

4. **Term and Termination.** This Easement and Interlocal Agreement shall be effective on the date it is executed by the last party to do so. This Easement and Interlocal Agreement shall have an initial twenty (20) year term and shall renew automatically for additional twenty (20) year terms, unless a party gives written notice to the other party at least one hundred eighty (180) days prior to the expiration of ay twenty-year term.

This Easement and Interlocal Agreement may, to the extent such responsibilities can be terminated, released or assigned pursuant to Florida law, be terminated by 180-day written notice given by either the County or the District by notifying the other party in writing of such termination at the addresses listed in Paragraph 7 of this Easement and Interlocal Agreement. However, if any service or task under this Easement and Interlocal Agreement is in progress but not completed as of the date of termination, then this Interlocal Agreement may be extended upon written approval of the other Party until said service or task is completed and accepted. Upon termination, the District may record a termination notice in the County's public records.

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

6. **Mutual Inspection.** Each Party shall have the right, but not the obligation, to inspect the other Party's work under this Easement and Interlocal Agreement to confirm compliance with its terms. The District may inspect any Traffic Control Devices installed or replaced by the County, including the sign poles and mounting hardware, to confirm that such work conforms to the District's approved "Celebration Green" standard. In addition, the County may inspect the District's painting or finishing of the non-traffic-facing sides of signs and poles to verify that such work does not interfere with the legibility, reflectivity, or visibility of the Traffic Control Devices. If either Party determines that corrective action is required, it shall provide written notice to the other Party describing the deficiency and the requested adjustments. The notified Party shall have ten (10) business days after receipt of the notice to complete the corrective action, or such shorter period as the Parties may agree in writing in the event of an immediate traffic-safety concern. No duty to inspect shall be created by this Section, and any inspection or failure to inspect shall not constitute acceptance or assumption of responsibility for the other Party's work or any statutory obligations.

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

If to the County:
Osceola County
1 Courthouse Square, Suite 4700
Kissimmee, Florida 34741
Attention: Don Fisher, County Manager

With a copy to:
Osceola County _____
1 Courthouse Sq., Suite 3100
Kissimmee, Florida 34741
Attention: _____

Osceola County, Florida
1 Courthouse Sq., Suite 4700
Kissimmee, Florida 34741
Attention: Frank Townsend, County Attorney

If to the District:
Celebration Community Development District
c/o Inframark, Infrastructure Management Services
313 Campus Street
Celebration, Florida 34747
Attention: Angel Montagna, District Manager

With a copy to:
Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Avenue, Suite 1400
Orlando, Florida 32801
Attention: District Counsel

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

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

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

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

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

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

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

14. **Severability.** This Easement and Interlocal Agreement is intended to be performed in accordance with, and only to the extent permitted by, all applicable laws, ordinances, rules and regulations. If any provision of this Easement and Interlocal Agreement or the application thereof to any person or circumstance shall, for any reason and to any extent, be invalid or unenforceable, the remainder of this Easement and Interlocal Agreement and the application of such provision to other persons or circumstances shall not be affected thereby, but rather shall be enforced to the greatest extent permitted by law.

15. **Recording of Agreement**. The County shall be responsible for recording this Easement and Interlocal Agreement (at the District's cost) within the Public Records of Osceola County, Florida and shall send a copy of said recorded Easement and Interlocal Agreement to the District.

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

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

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

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

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

21. **Dispute Resolution.** The Parties agree to make good-faith efforts to resolve any disputes, disagreements, or misunderstandings arising under this Easement and Interlocal Agreement through informal negotiation between their respective representatives. If such efforts are unsuccessful, the Parties shall follow the conflict-resolution procedures set forth in Chapter 164, *Florida Statutes* (the Florida Governmental Conflict Resolution Act), prior to initiating any judicial proceeding. Venue for any such proceeding shall remain as provided elsewhere in this Easement and Interlocal Agreement. Nothing herein shall preclude either Party from taking

immediate action in a court of competent jurisdiction if necessary to preserve public safety or prevent irreparable harm, while continuing to comply with the procedural requirements of Chapter 164.

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

[Signature pages to follow]

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

COUNTY:

OSCEOLA COUNTY, BOARD OF COUNTY COMMISSIONERS

OSCEOLA COUNTY, FLORIDA

_____
_____ , Chair

This _____day of _____, 2026.

ATTEST:

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

Approved as to form and legality:

_____
Frank Townsend, County Attorney

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

DISTRICT:

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district

ATTEST:

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

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

STATE OF FLORIDA)
COUNTY OF OSCEOLA)

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this_____ day of _____, 2026, by _____, as Secretary, and Tom Touzin, as Chairman, for the Celebration Community Development District, who has acknowledged that they executed the same on behalf of the Celebration Community Development District. Each is [ ] personally known to me or [ ] has produced valid identification.

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

EXHIBIT "A"

Exhibit "B"

Optional Authority of the Celebration CDD

The Celebration Community Development District is permitted to paint curbing yellow to designate no-parking zones within the District boundaries without the prior consent of, or notice to, Osceola County

6Dii

Resolution 2024-13 Adopting Rule Governing Sidewalk

RESOLUTION NO. 2024-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING A RULE GOVERNING SIDEWALK, ALLEY AND OTHER DISTRICT PROPERTY USE FOR MAINTENANCE OR CONSTRUCTION WORK; PROVIDING FOR DEPOSITS AND REIMBURSEMENT FOR DAMAGE OR REPAIRS TO DISTRICT PROPERTY; AND PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE

WHEREAS, the Celebration Community Development District (hereinafter, the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Osceola County, Florida;

WHEREAS, the District owns and operates certain real and personal property used by the public, including, but not limited to, sidewalks, alleys, boardwalks, passive parks, green spaces, stormwater ponds, verges, etc. (hereinafter, the "District Property");

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District is authorized to adopt rules and orders pursuant to the provisions of Chapter 120, *Florida Statutes*, prescribing the conduct of the business of the District;

WHEREAS, the District has complied with the provisions of Chapter 120 and Section 190.035, *Florida Statutes,* advertised and conducted a public hearing to address a proposed Rule Governing Sidewalk, Alley and other District Property Use for Maintenance or Construction Work establishing a process for the use of District property and recovery of costs for damage or repairs (the "Rule") attached hereto as Exhibit "A", which includes a deposit schedule for the use of District Property for construction, maintenance and repairs by landowners, and has further requested public input addressing the rule regarding use of District Property; and

WHEREAS, the Board finds that the Rule and fee schedule set forth in Exhibits "A" and "B" attached hereto and incorporated herein, including the imposition of deposits and the reimbursement of costs for the use of District Property, is necessary in order to provide for the orderly operation of the District and to cover the expenses associated with the use of the District Property, without which said costs would be borne by the District and its landowners; and

WHEREAS, the Board further finds that the deposits and recovery of costs are just, equitable and uniform for users of the same class having been based upon (i) the amount of use; (ii) the average size of the real property which is served by the District Property; and (iii) other factors affecting the use of the District Property furnished.

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

Section 1. Adoption of Fee Schedule/Deposits/Recovery of Costs and Rule. The fee schedule/deposit amounts are just and equitable and have been based upon (i) the amount of use; (ii) the average size of the real property which is served by the District Property; and (iii) other factors affecting the use of the District Property furnished. The deposits and Rule for use of the District Property, are hereby adopted in accordance with Exhibit "A" and Exhibit "B" are hereby ratified, approved and confirmed. The deposits and Rule are hereby adopted to provide for the orderly maintenance of the District Property and are in the best interest of the District.

Section 2. Prior Fee Schedules/Deposits and Rules. Any fee schedule/deposits, rules, or policies established by the District prior to the effective date of this Resolution and pertaining to the use of the District Property are hereby superseded by this Resolution.

Section 3. Severability. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or ineffective for any reasons, the remainder of this Resolution shall continue in full force and effective, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause, or provision.

Section 4. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED in Public Session of the Board of Supervisors of the Celebration Community Development District this 27th day of August, 2024.

BOARD OF SUPERVISORS OF THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district

ATTEST:

Print: Angel Montagna
Secretary/Asst. Secretary

By: Tom Touzin
Print:
Chairman/Vice-Chairman

EXHIBIT "A"

RULE GOVERNING SIDEWALK, ALLEY AND OTHER DISTRICT PROPERTY USE FOR MAINTENANCE OR CONSTRUCTION WORK

Celebration Community Development District

Rule Governing Sidewalk, Alley and other District Property Use for Maintenance or Construction Work

Law Implemented: ss. 120.69, 190.011, 190.012, Florida Statutes, (2023)
Effective Date: August 27, 2024

In accordance with Chapters 190 and 120, Florida Statutes, and on August 27, 2024, at a duly noticed public meeting, the Board of Supervisors of the Celebration Community Development District (the "Board") adopted the following rule to govern the maintenance, operation and use of the Celebration sidewalks, alleys and other public property for construction and maintenance uses by landowners and their contractors, agents and other third parties. Any and all prior rules/policies of the District governing this subject matter are hereby rescinded.

---

1. **INTRODUCTION** & **FINDINGS.** This Rule Governing Sidewalk, Alley and other District Property Use for Maintenance or Construction Work **("Rule")** addresses the maintenance, operation and use of the sidewalks, alleys, verges and other property owned by the Celebration Community Development District for construction and maintenance uses by landowners and their contractors, agents and other third parties. The following findings are made and determined, and incorporated herein as the factual basis for this Rule:

a. The Celebration Community Development District **("District")** is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes **("Act"),** by Chapter 42Q-1, Florida Administrative Code, adopted by the Florida Land and Water Adjudicatory Commission effective March 29, 1994.

b. Pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services including, but not limited to, sidewalks, roads, alleys, recreational areas, stormwater systems, verge areas, open space and related property and improvements.

c. Section 190.012(3), Florida Statutes, specifically provides the District with the authority to:

> "adopt and enforce appropriate rules following the procedures of Chapter 120, in connection with the provision of one or more services through its systems and facilities;" and

d. The District constructed and maintains certain public sidewalks, verges (the lawn area from curb to sidewalk) alleys, green spaces, stormwater ponds and other public real property and improvements (together, **"District Property")** adjacent to commercial properties, residential lots and condominium, apartments and townhome developments located within the District.

e. Landowners and associations are constructing, making repairs and performing maintenance on their buildings and landscaping, which construction, maintenance and repairs are causing damage to the

District Property through the use of equipment, lifts, trucks, machinery, automobiles, personnel, etc., being placed on or travelling over the District Property.

f. It is in the best interest of the District to establish a rule for addressing the use of the District Property by landowners and their contractors, agents and other third parties and for a process for notice, deposits and the reimbursement for damage or repairs required by such use of the District Property.

2. **LICENSE FOR USE.** Owners of commercial properties, residential lots and condominium, apartments and townhome developments, and associations (as applicable, **"Responsible Party**"), when construction, repairs or maintenance is required on their property or the improvements thereon, shall file a notice for a LICENSE FOR USE of the District Property which may be impacted by the use of equipment, lifts, trucks, machinery, automobiles, personnel, etc., used for the construction, repairs or maintenance of the Responsible Party's improvements or property (the "**Use**").

a. For each proposed Use, a License for Use Notice (a "**Use Notice**") must be completed and submitted by the Responsible Party to the District Manager at the District office, which is currently located at:

Celebration Community Development District
c/o District Manager
313 Campus Street,
Celebration, Florida, 34747
Telephone: 407-566-1935.
Email: admin@celebrationcdd.org

b. Use Notices must be filed not more than one hundred eighty (180) days before and not less than sixty (60) days before the date and time at which the proposed Use is intended to occur; provided, however, that for good cause shown (such as an emergency repair), the District may waive the maximum and minimum filing periods and may accept a Use Notice filed within a longer or shorter period.

c. Use Notices will be reviewed by the District Manager, who has the authority to approve complete, routine Use Notices and issue approvals for such Uses. The District Manager has the sole, absolute discretion to determine which Use Notices are "routine" and which are "non-routine;" all Responsible Parties agree, by their submission of a Use Notice, to defer to the District Manager's determination.

The District Manager will refer any non-routine Use Notices to the Board for review at the next regularly scheduled Board meeting. The District may, after due consideration for the date, time, place and nature of the proposed Use, elect to reject, approve, or conditionally approval the Use Notice.

d. Each Use Notice shall be accompanied by cash or check(s) constituting a "**Use Deposit**," which Use Deposit shall be paid in the applicable amount set forth below and handled pursuant to this Rule:

1. Rate/Deposit Schedule:

Building Type:	Deposit:
Residential Lot/townhome	$ 250.00
Home Business District Lots	$ 500.00
Nonresidential Business (includes churches, schools, etc.)	$1,000.00
Condominium, Apartment, or Townhome Development	$ 1,500.00

2. Upon request, the District will provide an invoice or other notice of the required Use Deposit to the Responsible Party.

3. The District shall take photos of the condition of the District Property prior to the District's consideration of the Use Notice to document the "before" condition of the District Property. The Responsible Party, by submitting the Use Notice, agrees that these photos are representative of the condition of the District Property prior to the start of the Use.

4. For any Use Notice that is not approved, the Use Deposit shall be refunded to the Responsible Party. The Use Deposit will be retained by the District Manager until such time as all the District's costs pursuant to this Rule for which the Responsible Party is obligated to reimburse or pay the District have been satisfied as provided in subsection (h). If the Responsible Party does not pay such costs within fourteen (14) days after the District has billed the Responsible Party for the cost thereof, which bill shall include an itemized statement as to the costs incurred by the District, the District shall apply the Use Deposit to said costs and remit any remainder to the Responsible Party. If the Use Deposit is insufficient to pay such cost, the District may seek any remedy against the Responsible Party available at law or equity, including referring the matter to the District Attorney or third-party collection agency, and the Responsible Party shall reimburse and be responsible for such additional attorneys' or collections agents' cost and fees. Failure to pay such fees and cost may prohibit the Responsible Party or its affiliate from applying for any future Use Notices.

e. The Responsible Party shall be fully responsible for the care, condition, maintenance, repair and replacement of any District Property that is damaged or removed, including the replacement of sidewalk panels which are cracked or otherwise damaged, and the replacement of sod and landscaping to any altered area(s) of the District Property.

f. The District, by adopting this Rule, does not represent that the District has authority to provide any other necessary approvals relating to the Use. Instead, the Responsible Party shall be responsible for obtaining any and all District approvals (including association architectural review, where applicable). The Responsible Party is responsible for ensuring that the construction, maintenance or repair work on their property, as well as the construction, maintenance or repair work affecting or on the District Property is conducted in compliance with all applicable laws, codes, regulations and ordinances, and is properly permitted by Osceola County and other regulatory agencies, as necessary. The Responsible Party is responsible for locating and identifying any and all improvements and utilities on the District Property that may be affected by the proposed Use.

g. The Responsible Party shall ensure that the Use does not damage any District Property or any third party's property.

h. After the work at the site is completed, the Responsible Party must advise the District and the District shall take photos of the condition of the District Property to document the "after" condition of the District Property. The Responsible Party agrees that these photos shall be representative of the condition of the District Property after the completion of the Use.

If damage to the District Property is apparent through a visual inspection by the District's staff or through a review of the "after" photographs, the District shall provide the Responsible Party with an itemized list of repairs needed to restore the District Property to its original condition (the "**Repair Notice**"). If such repairs are not made and their completion approved by the District within 30 days of the Repair Notice, the District shall obtain or prepare a cost estimate and submit it to the Responsible Party for reimbursement to the District and the District shall perform or have performed such repairs.

The Responsible Party shall pay such costs, plus an administrative fee to the District within fifteen days (15) days of the sending of the notice to the District Office by overnight delivery service or by email. Failure of the Responsible Party to pay such costs and fee shall result in a lien upon the Responsible Party's property and may be collected by any applicable legal action. The District may also elect to collect such costs plus its attorney's fees as a contractual lien or as otherwise provided pursuant to Florida law. Additionally, if any person is found to have committed any violation of this Rule, such person may additionally be subject to any applicable legal action, civil, or criminal in nature.

3. **RESERVATIONS.** Without notice, the District may maintain, repair, replace or remove, any improvements or equipment, etc., on the District Property or otherwise take any actions, to address any issues within the District Property that endanger the health, safety, or welfare of the District's residents/landowners or the general public. In such case, the District is not responsible for any cost or damage to the Responsible Party or the Responsible Party's property as result of the actions or removals.

4. **INDEMNIFICATION.** The Responsible Party agrees to indemnify, defend, and hold harmless the District, as well as any officers, supervisors, managers, employees, staff members, lawyers, engineers, agents, and representatives of the foregoing, against all liability for damages and expenses resulting from, arising out of, or in any way connected with, the exercise of the rights granted hereunder.

5. **NOTICE.** This Rule, and all rights and obligations contained herein, shall run with the land and be deemed appurtenant to all lands within the District. The District shall record a notice in the public records of Osceola County, Florida informing third parties of the existence of this Rule.

6. **SOVEREIGN IMMUNITY.** Nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statutes or law.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

8. **AMENDMENTS; WAIVERS.** The District in its sole discretion may amend or rescind this Rule, including any license or other rights granted hereunder, at any time and without further notice. Further, the District, by vote at a public meeting, may elect in its sole discretion at any time to grant waivers to any of the provisions of this Rule on a case-by-case basis, and, where doing so, is in the best interest of the District.

EXHIBIT A

CELEBRATION CDD DISTRICT PROPERTY USE NOTICE

Notice for use must be filed not more than one hundred eighty (180) days before and not less than sixty (60) days before the date and time at which the proposed construction or maintenance is intended to occur, provided, however, that for good cause shown, the Celebration Community Development District ("CCDD"), may waive the maximum and minimum filing periods and may accept a notice filed within a longer or shorter period. The CCDD may, after due consideration for the date, time, place, and nature of the construction or maintenance and the probable use of or damage to the District's property in connection therewith, elect to reject or approve this Notice. The terms, conditions and requirements of the CCDD's Rule are incorporated into this Notice.

PLEASE TYPE OR PRINT IN INK

Name of Applicant: _____

Property Address: _____ Phone: _____

_____ Email: _____

Date(s) of work: _____ TIMES—Start: _____ End: _____

Nature of construction, repair or maintenance (including the type(s) of activities which will occur on applicant's property): _____

_____

_____

_____

Type of building: Single Family Residence: ____ Commercial Building: ____ Condominium: ____ Townhome: ____ Other: _____

_____

Number of workers and type of equipment and/or vehicles expected to be used: _____

_____

Area(s) of District Property to be used (attach sketch and/or legal description): _____

_____

Will any sidewalks or alleys be closed? If yes, attach sketch to identify location(s): _____

Will any CCDD utilities (electric, water, reuse, wastewater) be needed? ____ If yes, describe use: _____

_____

Provider or description of debris and trash removal: _____

FEES: Applicant had included with this Notice, the required Use Deposit. Further, Applicant agrees that additional fees and expenses as well as costs to repair damage may be incurred by the Applicant in accordance with the CCDD District Property Use Rule.

AGREEMENT: By submission of this Notice, the Applicant acknowledges that it has received a copy, has read and understands the CCDD District Property Use Rule, and agrees to abide by such policy.

Signed by Applicant:

Date:_____

_____
Signature
Print Name:_____
Title:_____

Received by:_____
Celebration CDD
Deposit Received:$_____

Approved by:_____

ADDITIONAL RULES AND REGULATIONS FOR USE NOTICE

1. No permanent structures are permitted within the District Property.

2. No digging activities are permitted within the Area.

3. Site shall be restored as closely as possible to the original condition through grading, sodding and for relandscaping of District Property used, as applicable. Clearing of small plant material is unacceptable. Sidewalks and alleys shall be repaired of all cracks or other imperfections.

4. Applicant shall coordinate all activities with the CCDD's field personnel and shall provide written and verbal communication of progress of activities as well as any issues or problems that arise.

5. Applicant shall notify the CCDD of sidewalk or alley closures, at least 3 business days in advance of any proposed closing.

6. Applicant must obtain appropriate permits from Osceola County related to the work associated with this notice.

7. The Celebration Community Development District shall be named as additional insured on all contractors' general liability insurance policy, with a minimum limit of $500,000, combined single limit per occurrence, protecting it and the CCDD from claims for bodily injury (including death) and property damage which may arise from or in connection with the work. A copy of the insurance certificate shall be provided to the CCDD at least fourteen (14) days prior to the work or the commencement of any work.

8. Applicant shall not use the CCDD's utilities (electric, water, reuse, wastewater) for any purpose without previous written consent from the CCDD.

9. Applicant shall protect stormwater system from any infiltration of chemicals or debris.

10. Applicant shall provide all trash and debris removal.

11. Applicant shall at all times comply with the provision of the CCDD Rule regarding the Use of District Property as may be amended from time to time.

12. Applicant agrees to contact the CCDD and advise as to the date of the completion of work, to allow the CCDD to take photos of the CCDD property.

Applicant agrees to abide by all requirements and stipulations as noted above:

Signature: _____

Print Name: _____

Title: _____

Date: _____

EXHIBIT "B"

FEE SCHEDULE/DEPOSIT SCHEDULE ADOPTED BY RULE

Each District Property Use Notice shall be accompanied by cash or check(s) for a "**Use Applicant Deposit**," which Use Applicant Deposit shall be paid in the applicable amount set forth below and handled pursuant the terms and conditions of the Special Event Policy:

1. Fee Schedule/Deposit Schedule:

Property Type	Cost
Residential Lot/townhome	$ 250.00
Home Business District Lots	$ 500.00
Nonresidential Business (includes churches, schools, etc.)	$ 1,000.00
Condominium, Apartment, or Townhome Development	$ 1,500.00

2. Fee Schedule for Recovery Costs for Damage or Repair of District Property:

The District shall invoice the landowner the actual cost of repairs to remedy damage to the District Property caused by the use of such property. The District shall include an administrative fee of up to 5% of the invoice amount to cover District employee time for gathering quotes and supervising the work.

7A

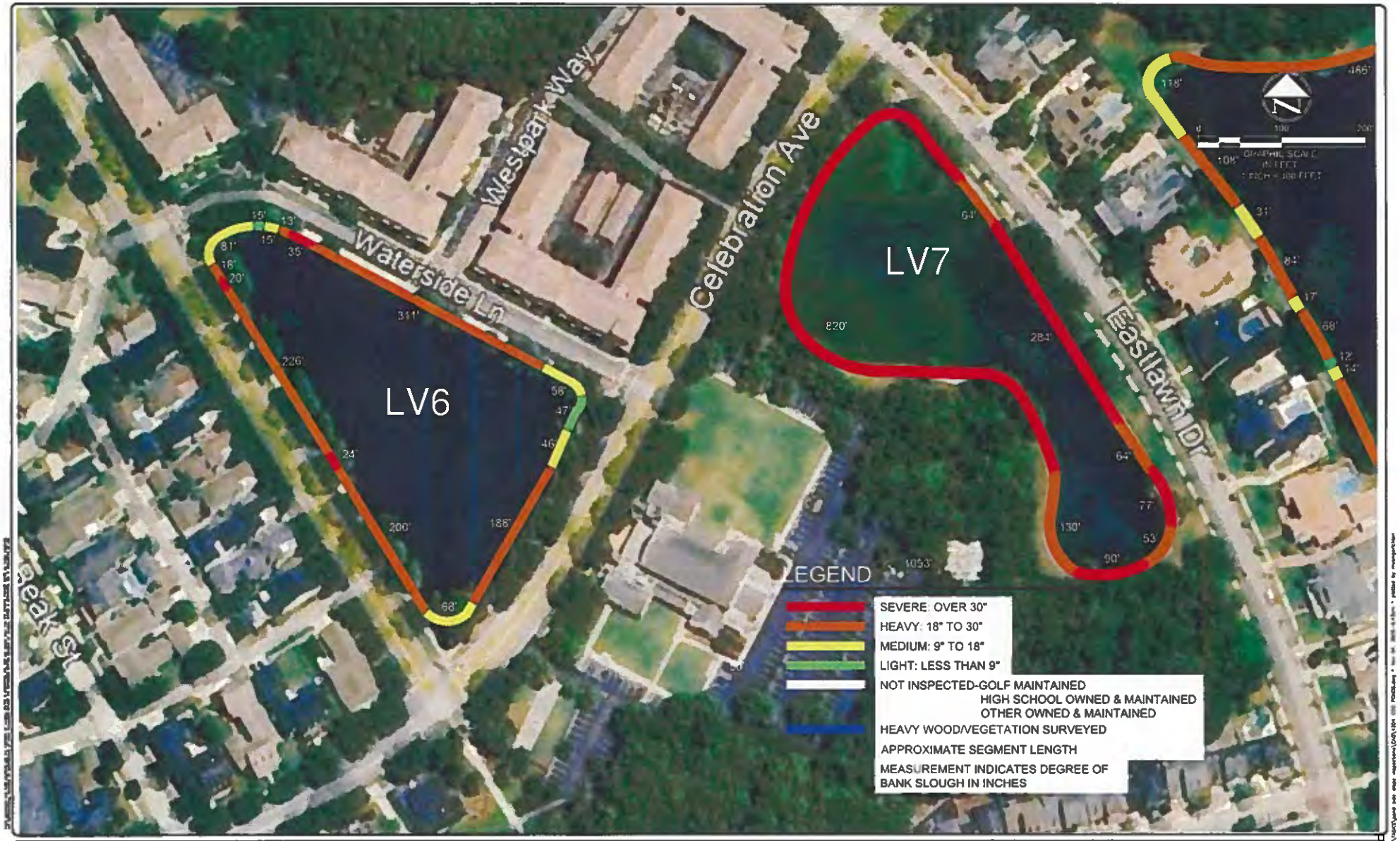
Phase 1 Bank Pond Restoration

HANSON, WALTER & ASSOCIATES, INC.
ENGINEERING • SURVEYING • PLANNING
400 W. Emmett Street
Kissimmee, Florida 34741

LOCATION CELEBRATION CDD PONDS
PROJ. NO. 4204
DATE 2-2-26
DESIGNER
PAGE

RANK	POND #		GOOD	BETTER	BEST
1	LV7		207350	219722	274754
2	15B	GOLF	194376	203466	277596
3	13A	GOLF	134068	140494	183035
4	12B	GOLF	48789	51300	70440
5	LV8 N		238043	246212	332930
6	LV8 S		232048	239698	329747
7	CV2E		244037	252614	356279
8	LV6		148611	153180	205662
9	14	GOLF	32058	32916	44040
10	LV9		144650	149744	210627
11	CV3		340698	351420	486436
12	NV1B		200082	206940	289510
13	NV1A		268970	277706	391021
14	SV27		227044	234748	337864
15	CV5		68111	70166	97016

PRICES FROM PROPOSAL FORM AND DO NOT REFLECT ANY DISCOUNTS



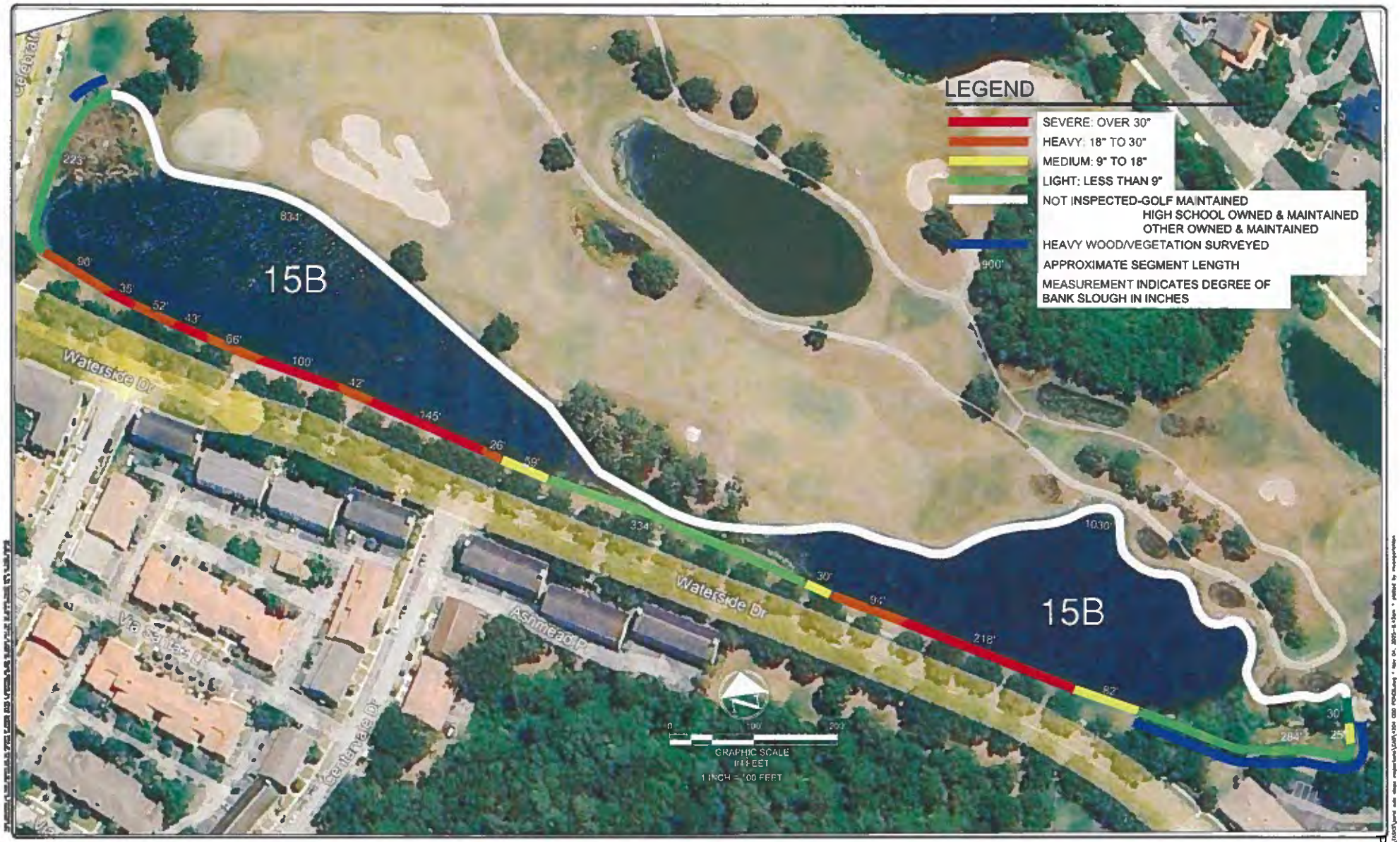
Hanson, Walter & Associates, Inc.

CELEBRATION CDD PONDS

PONDS LV6 & LV7
EAST VILLAGE

SHEET NO. 27 of 54

JOB NO. 4204

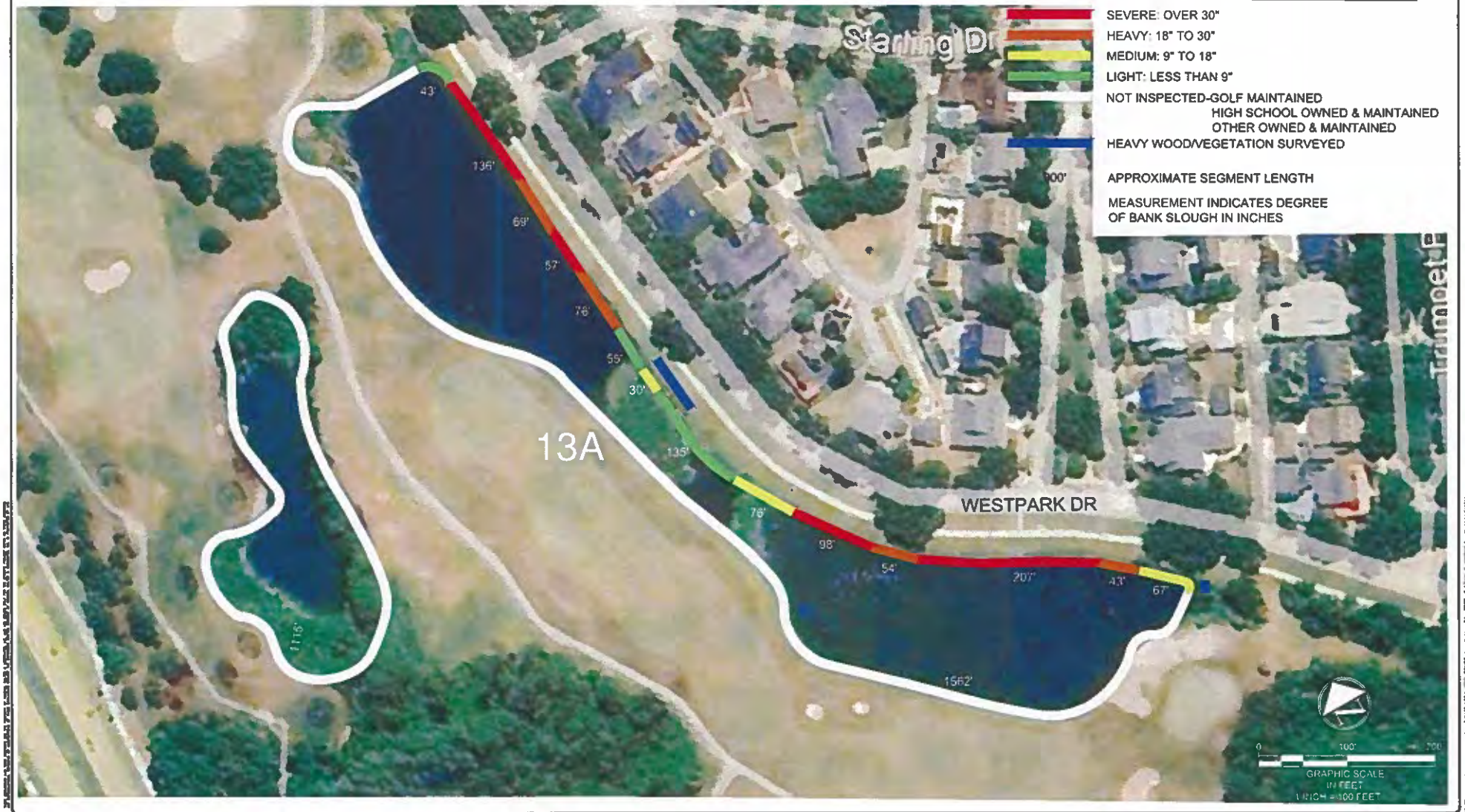


Hanson, Walter & Associates, Inc.

CELEBRATION CDD PONDS

POND 15B
GOLF COURSE-SOUTH VILLAGE

SHEET NO. 11 of 51
JOB NO. 4204



DESIGN – DRAWN – CHECKED – CADD (see sheet)	F.B. NO. – PAGE – SCALE AS SHOWN DATE 11/4/25	SEC. 32,33 TWP. 25 RANGE 27	DATE BY REVISION	Hanson, Walter & Associates, Inc. ENGINEERING, SURVEYING AND PLANNING	CELEBRATION CDD PONDS	POND 13A GOLF COURSE-WEST VILLAGE	SHEET NO. 09 of 5 JOB NO. 4204



DESIGN – DRAWN – CHECKED – CADD (see stamp)	F.B. NO. – PAGE – SCALE AS SHOWN DATE 11/4/25	SEC. 32,33 TWP 25 RANGE 27	DATE BY REVISIONS	9 BROADWAY SUITE 104, KISSIMMEE, FLORIDA 34741-5769 PHONE (407) 847-8433 ENGINEERING FAX (321) 442-1866 SURVEYING FAX (407) 847-2469 ENG. CERT. OF AUTHOR. No. 3000BUR, CERT. OF AUTHOR. No. 3270 ENGINEERING, SURVEYING AND PLANNING Hanson, Walter & Associates, Inc.	CELEBRATION CDD PONDS	PONDS 12A, 12B & 16 GOLF COURSE-WEST VILLAGE		SHEET NO. 08 of 58 JOB NO. 4204



DESIGN – DRAWN – CHECKED – CADD (see stamp)	F.B. NO. – PAGE – SCALE AS SHOWN DATE 11/4/25	SEC. 32,33 TWP. 25 RANGE 27	DATE	BY	REVISIONS	Hanson, Walter & Associates, Inc.	CELEBRATION CDD PONDS	POND LV8 NORTH EAST VILLAGE	SHEET NO. 28 of 31 JOB NO. 420-01



Hanson, Walter & Associates, Inc.

CELEBRATION CDD PONDS

PONDS LV8A & LV 8 SOUTH
EAST VILLAGE

SHEET 29 of 89

7B

Street Sweeping Agreement

STREET SWEEPING SERVICES AGREEMENT
(CELEBRATION CDD)

THIS STREET SWEEPING SERVICES AGREEMENT (the "Agreement") is made and entered into effective as of the 1st day of February, 2026 (the "Effective Date"), between the **CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government created under Chapter 190, *Florida Statutes* (hereinafter referred to as the "District"), whose mailing address is 313 Campus Street, Celebration, Florida 34747, and **USA SEAL & STRIPE, LLC,** Florida limited liability company (hereinafter referred to as the "Contractor"), whose mailing address is 1602 Resolute Street, Celebration, Florida 34747.

W I T N E S S E T H:

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

1. DEFINITIONS.

a. Agreement. The Agreement consists of this Street Sweeping Services Agreement, the "Scope of Services" attached hereto as Exhibit "A" and the Service Schedule attached hereto as Exhibit "B." The Agreement represents the entire and integrated Agreement between the parties hereto and supersedes all prior negotiations, representations, term sheets, proposals or agreements, either written or oral. The Agreement may be amended or modified only as set forth below in Sections 6 and 27. In the event of any conflict between the terms herein and the terms in the exhibits attached hereto, the term(s) herein shall prevail.

b. Services. The term "Services" as used in this Agreement shall be construed to include all services set forth in Exhibits "A" and "B," including street sweeping, vacuum truck services and providing notice to the District upon completion, and including any addenda or special additions, work orders or other obligations set forth in this Agreement. A "Sweep Service" shall mean the completion of street sweeping for the entire District, (which is composed of multiple villages/neighborhoods). A "Vacuum Service" shall mean the completion of vacuum truck service for the entire District, (which is composed of multiple villages/neighborhoods).

2. SCOPE OF SERVICES.

a. A description of the nature, scope and schedule of services to be performed by Contractor under this Agreement shall be as follows:

i. Exhibit "A," Scope of Services
ii. Exhibit "B," Service Schedule

3. COMMENCEMENT OF SERVICES AND TERM. Contractor shall commence the Services on February 1, 2026 and shall perform the Services in accordance with the Service Schedule attached hereto as Exhibit "B," beginning on the first service date after the date of commencement and

extending for a period of eight (8) months. This Agreement may be renewed, at the option of the District, for two (2) additional one (1) year terms.

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 Angel Montagna c/o Inframark Management Services, Inc., 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 Section 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. To be effective, such change in authorization represented must come from District Counsel or the District Chairman.

b. All actions to be taken by, all approvals, notices, consent, directions and instructions 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) 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 PAYMENT.

a. The District agrees to pay the Contractor for each Sweep Service the amount of Two Thousand Seven Hundred Fifty Dollars and 00/100 ($2,750.00) per Sweep Service. The District agrees to pay the Contractor an additional $250 per Sweep Service if Island Village Phase I is to be added to the sweeping route; in such case, the District shall notify the Contractor in writing of the addition of the Island Village lands at least two weeks prior to the next Street Sweep. It is intended that [23] total Sweep Services shall be performed during the eight-month term of this Agreement. However, depending upon weather conditions, vehicle availability, Work Authorizations and other possible issues, more or less than [23] services may actually occur; payment will be made for each actual Sweep Service that is performed and approved. In addition to the Sweep Services, the District agrees to pay, on an as-requested basis, the Contractor for Vacuum Service Four Thousand Dollars and 00/100 ($4,000.00) per Vacuum Service. Fees may be increased by up to 3% per year, at the option of the Contractor, for any renewal periods.

b. The Contractor shall notify the District via telephone or email after the sweep servicing and vacuum servicing for each village/neighborhood completed, for the District to have an opportunity to inspect, pursuant to Exhibit “A.”

c. The District shall have the right to inspect and/or review the Sweep Service and Vacuum Service to accept or deny the sufficiency of such Sweep Service and Vacuum Service before payment is required to be made by the District to the Contractor under this Agreement.

d. The Contractor shall provide the District, on the last day of each calendar month, an invoice for Sweep Services and any applicable Vacuum Services performed during that calendar month,

along with a monthly report, including two (2) photographs, pursuant to the terms of Exhibit "A.".

e. Upon request, but no more than four (4) times each year, the Contractor shall attend and report to the District's Board of Supervisors at a regularly scheduled Board of Supervisors' meeting.

f. Work Authorizations shall mean orders or directives issued by the District. Work Authorizations shall be issued for emergency services, changes to the scope of the areas in which services are required, or for any services beyond those set forth in Section 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 Section 2 unless Contractor has obtained prior written authorization of District to perform the same in accordance with the provisions of this section and Section 6 of this Agreement.

g. The District retains the right to reduce any portion of Contractor's Scope of Services as set forth in Section 2, or as amended in any Work Authorization. Should this occur, a revised Scope of Services and reduced compensation shall be agreed upon in writing by the District and Contractor.

6. MODIFICATIONS, ADDITIONS OR DELETIONS TO THE SERVICES.

a. A Work Authorization shall be in approved, in advance and in writing by the District, which shall consist of additions, deletions, or other modifications to the Agreement. All Work Authorizations shall be signed by both the District and the Contractor.

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 Scopes 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 such 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 Section 5 in this Agreement.

7. REPRESENTATIONS, WARRANTIES AND COVENANTS.

a. Contractor hereby represents to the District that: (i) it has the experience and skill to perform the Services as set forth in this Agreement; (ii) that it shall comply with all applicable federal, state and local laws, rules, codes and orders of any public, quasi-public or other government authority; (iii) it is duly licensed to observe and perform the terms, covenants, conditions and other provisions on its part to be observed or performed under this Agreement; (iv) has the necessary and appropriate equipment, materials and inventory required to perform the Services as set forth in this Agreement; (v) it has by careful examination satisfied itself as to: (a) the nature, location and character of the general area in which the Services are to be performed including, without limitation, the surface conditions of the roads, curbing, lands and structures and obstructions thereon, both natural and manmade, the surface water conditions of the general area and, to the extent pertinent, all other conditions; and (b) all other matters or things which could in any manner affect the performance of the Services.

b. The Contractor warrants to the District that all materials furnished under this Agreement shall be new unless otherwise specified, and that all Services shall be performed in a good and workmanlike manner, in the high quality customarily required of other contractors in the community, free from faults and defects and in conformance with the Agreement Documents.

8. EMPLOYEES; INDEPENDENT CONTRACTOR STATUS; CRIMINAL BACKGROUND CHECKS AND DRUG TESTING REQUIREMENTS.

a. All matters pertaining to the employment, supervision, compensation, insurance, promotion and discharge of any employees of Contractor or of entities retained by Contractor are the sole responsibility of Contractor. Contractor shall fully comply with all applicable acts and regulations having to do with workman's compensation, social security, unemployment insurance, hours of labor, wages, working conditions and other employer-employee related subjects.

b. Contractor shall obtain, for each individual Contractor employs to work in or on the District's premises or the roads within the District, at any time, a criminal background check performed by an appropriate federal or state agency, or by a professional and licensed private investigator, and shall make, based on the results of such background checks, employment suitability determinations for each employee that are reasonable and customary within the Contractor's industry. Contractor shall maintain copies of said background checks on file so long as the subject individual(s) remains in Contractor's employ, and Contractor shall make all background checks available for District's review upon request. Contractor shall enforce strict discipline and good order among its employees on the District's premises.

c. Each individual the Contractor employs, who is anticipated to work on the District's premises or the roads within the District, shall be given and shall pass a drug test on an annual basis. Contractor shall maintain copies of said drug tests on file so long as the subject individual(s) remains in the Contractor's employ for the performance of Services under this Agreement. Contractor shall make said drug tests available for District's review upon request. For purposes of this Agreement, a "drug" means an amphetamine; a cannabinoid; cocaine; phencyclidine; a hallucinogen; methaqualone; an opiate; a barbiturate; a benzodiazepine; a synthetic narcotic; a designer drug; or a metabolite of any of the substances listed in this paragraph. For purposes of this Agreement, a "drug test" means any chemical, biological, or physical instrumental analysis administered, by a laboratory certified by the United States Department of Health and Human Services or licensed by the Agency for Health Care Administration, for the purpose of determining the presence or absence of a drug or its metabolites.

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

9. 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, and shall possess at all times, all necessary licensee , permits or other authorizations needed to perform the services under this Agreement.

b. Contractor hereby covenants and agrees to comply with all the rules, ordinances and regulations of governmental authorities wherein the District's facilities are located, as said rules, etc. may specifically relate to Contractor or its services provided hereunder, at Contractor's sole cost and expense, and Contractor will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the services described herein as may be issued by any governmental agency having jurisdiction over Contractor, unless specifically instructed by the District that it intends to contest such orders or requirements and that Contractor shall not comply with the same. Contractor shall provide immediate notice to the District of any such orders or requirements upon receipt of same.

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

10. WORKPLACE ENVIRONMENT AND PUBLIC SAFETY.

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

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

c. Contractor will 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.

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

11. 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 Management Company, which is currently Inframark Management Services, Inc. (the "Public Records Custodian"). Contractor shall, to the extent applicable by law:

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

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

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

e. Upon completion of the Agreement, transfer to District, at no cost, all public records in 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, CONTRACTOR SHOULD IMMEDIATELY CONTACT THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT (813) 576-9748, OR BY EMAIL AT ANGEL.MONTAGNA@INFRAMARK.COM OR BY REGULAR MAIL AT INFRAMARK MANAGEMENT SERVICES, INC. , 313 CAMPUS STREET, CELEBRATION, FLORIDA 34747 ATTN: CELEBRATION DISTRICT PUBLIC RECORDS CUSTODIAN.

12. E-VERIFY REQUIREMENTS.

a. The Contractor shall comply with and perform all applicable provisions of Section 448.095, Florida Statutes. Accordingly, to the extent required by Florida Statutes, Contractor shall register 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 448.095(2), *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.

13. INSURANCE: INDEMNIFICATION.

a. Contractor shall, throughout the performance of its Services pursuant to this Agreement, maintain:

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 Work under this Agreement or from or out of any act or omission of Contractor, its officers, directors, agents, and employees; and

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

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

v. Employers liability, with a minimum coverage level of $1,000,000.

b. All such insurance required in this Section shall be in companies and on forms acceptable to the District and shall provide that the coverage there under may not be reduced or canceled unless thirty (30) days prior written notice thereof is furnished to the District; the insurance required under subsection (a)(i) shall name as additional insureds the District and the District Manager, The Celebration Community and their parents, subsidiaries, related and affiliated companies. 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, the Contractor shall obtain substitute coverage as required under this Agreement, without any lapse of coverage to the District whatsoever.

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

15. 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 breach of any term or provision of this Agreement, or (ii) any negligent or intentional act or omission of Contractor, its agents, employees or sub-contractors, related to or in the performance of this Agreement.

16. SAFETY AND PROTECTION OF PERSONS AND PROPERTY.

a. The Contractor shall be responsible for initiating, maintaining and supervising safety precautions and programs in connection with the Sweep Services and Vacuum Services, and shall provide all protection to prevent injury to all persons involved in any way in the Sweep Services, Vacuum 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 areas in which the Sweep Services and Vacuum Services are to be performed clean and free from accumulation of waste materials or rubbish (including, without limitation, hazardous waste), caused by performance of the Sweep Services and Vacuum Services, and shall continuously throughout performance of the Sweep Services and Vacuum 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 Sweep Services and Vacuum 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 may, at its own cost and expense, place or have placed one dumpster on or near the District's offices at 313 Campus St., Celebration, Florida; the District shall approve (in its sole discretion) the company providing the dumpster (if the dumpster is not owned by contractor) and the location of the dumpster, in advance. Contractor shall assure that the dumpster is collected promptly after each Sweep Service and Vacuum Service, is not unsightly, nor posing a danger to the public at any time.

e. Contractor shall cooperate with and participate in, at no additional cost or charge, all programs, plans or routines for notifying and reporting to District, as required by the Scope of Services as provided hereunder, to ensure satisfactory work performance.

17. USE OF DISTRICT'S NAME. The Contractor, by virtue of this Agreement, shall acquire no right to use, and shall not use, the name of the District or the name "Celebration" (either alone or in conjunction with or as part of any other word, mark or name) in any advertising, publicity or promotion; to express or imply any endorsement by the District of the Services, or in any other manner whatsoever (whether or not similar to the uses hereinabove specifically prohibited).

18. ASSIGNMENT. This Agreement is for the personal services of Contractor and may not be assigned by Contractor in any fashion, whether by operation of law, or by conveyance of any type including, without limitation, transfer of stock in Contractor, without the prior written consent of the District, which consent the District may withhold in its sole discretion. The District retains the right to assign all or any portion of this Agreement at any time. Upon such assignment, and provided the Assignee shall, in writing, assume the District's obligations under this Agreement, the District shall be automatically released and discharged from any and all of its obligations under this Agreement, and Contractor shall thenceforth look solely to the Assignee for performance of the District's obligations under this Agreement.

19. SUSPENSION OR TERMINATION.

a. Anything in this Agreement to the contrary notwithstanding, the 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. Contractor shall be compensated for all inspected and approved work performed prior to the date of termination.

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 found in 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 Agreement and the employment of the Contractor. In addition, without terminating this Agreement as a whole, the District may, under any of the circumstances set forth above, terminate any portion of this Agreement (by reducing, in such manner the District deems appropriate, the Scope of the Service to be performed by the Contractor) and complete the portion of this Agreement so terminated in such manner as the District may deem expedient.

20. SUBCONTRACTORS. If the Contractor desires to employ subcontractors in connection with the performance of its Services under this Agreement, such employment/use shall be approved in advance by the District and:

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 Sweep Services and Vacuum 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 the coordination 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 conditions 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.

21. NOTICES.

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

If to District: Celebration Community Development District
313 Campus Street
Celebration, Florida 34747
Attention: Angel Montagna
Telephone: (813) 576-9748

with a copy to: Latham, Luna, Eden & Beaudine, LLP
201 South Orange Avenue, Suite 1400
Orlando, Florida 32801
Attention: Jan Carpenter, Esq.
Telephone: (407) 481-5872

If to Contractor: USA Seal & Stripe, LLC
1602 Resolute Street
Celebration, Florida 34747
Attention: Jeff Jarzombek
Telephone: (407) 780-8220

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.

22. 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.

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

24. TERM. The District desires to employ the services of Contractor to perform the herein described Services for a period beginning on the date as described in Section 3 and ending on the date which is 272 days following such date of commencement. Thereafter, the parties have the option of renewing the contract under the same terms set forth herein for two additional one year periods.

25. 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.

26. 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.

27. 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 Agreement 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.

28. 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.

29. 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.

30. COUNTERPARTS. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same Agreement.

[Signatures on following page.]

SIGNATURE PAGE TO
STREET SWEEPING SERVICES AGREEMENT
(CELEBRATION CDD)

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

CONTRACTOR:	**DISTRICT:**
USA SEAL & STRIPE, LLC	**CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Jeffrey Jarzombek Managing Member	Print: _____ Chairman/Vice-Chairman

EXHIBIT "A"

Scope of Services

All Sweep Services shall commence at 5:30 a.m. on each date specified in the Service Schedule attached to this Agreement as Exhibit "B," with services starting in Celebration Village and downtown, then proceeding to North Village, West Village, Lake Evelyn, South Village, Roseville Corner, Aquila Reserve and Artisan Park (collectively, the "District"). If the District adds Island Village, Phase I to this Agreement, it shall so notify the contractor in writing and thereafter, Island Village Phase I shall be a part of the defined term "District." Contractor shall perform a total of [twenty-three 23] sweep services per year on the dates specified in the Service Schedule attached to this Agreement as Exhibit "B."

Each sweep service of the entire Service Area shall be completed within a period of two (2) days. Contractor shall notify the District's Manager (or its representative as designated in writing by the District Manager in advance) via phone or email as service in each village/area of the Service Area is completed so that the District has an opportunity to inspect the Sweep Services of each village/area of the District. An inspection is required to approve payment by the District.

Contractor shall submit a monthly report of its Sweep Services to the District for inclusion in the Agenda packages for the District's Board of Supervisors meetings, which shall include two (2) photographs of each village/area within the Service Are: one photograph taken before the Service is completed and one photograph taken after Service is completed.

Contractor is permitted to place one (1) dumpster near 313 Campus Street, Celebration Florida, as further described in the Agreement. The dumpster is to be collected promptly after each Sweep Service is completed.

EXHIBIT "B"

Service Schedule

February 2026

March 2026

April 2026

May 2026

June 2026

July 2026

August 2026

September 2026

October 2026

7E

FDOT Subordination Agreement

July 9, 2025
This instrument prepared by
Tammy Mackey
Under the direction of
J. RYAN MAHLER, II, ATTORNEY
Department of Transportation
719 South Woodland Boulevard
DeLand, Florida 32720-6834

PARCEL NO. 118.12
SECTION 92130
F.P. NO. 431456-1
STATE ROAD 400
COUNTY Osceola

SUBORDINATION AGREEMENT

THIS AGREEMENT, Made this ____ day of _____, _____, by CELEBRATION COMMUNITY DEVELOPMENT DISTRICT, a unit of special purpose government created pursuant to Chapter 190, Florida Statutes, hereinafter called the "District", and the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, hereinafter called the "Department".

WHEREAS, the District is the holder of an interest under certain Declaration of Covenants, Conditions and Restrictions for Celebration Nonresidential Properties recorded in Official Records Book 1248, Page 28 and any amendments thereto, of the Public Records of Osceola County, Florida, hereinafter called the “Interest”, and,

WHEREAS, a portion of the land encumbered by said Interest is required by the Department for public transportation;

NOW THEREFORE, for and in consideration of the premises and the sum of One Dollar ($1.00) and other good and valuable considerations, paid, the receipt and sufficiency of which is hereby acknowledged, the District hereby agrees, covenants, and consents with the Department that the aforesaid Interest is and shall continue to be subject and subordinate to the property rights of the Department insofar as said Interest affects the following described property, viz:

PARCEL 118 **SECTION 92130**
FEE SIMPLE **F.P. NO. 431456-1**

THAT PART OF:

“PARCEL 1:

PARCEL NO. 118.12
SECTION 92130
F.P. NO. 431456-1
PAGE 2

A PART OF LOT 357, CELEBRATION VILLAGE UNIT 2, AS RECORDED IN PLAT BOOK 8, PAGES 185 THROUGH 212, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHERLY CORNER OF LOT 357, CELEBRATION VILLAGE UNIT 2, AS RECORDED IN PLAT BOOK 8, PAGES 185 THROUGH 212, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE N 50°13’17” W, ALONG THE SOUTHWEST BOUNDARY LINE OF SAID LOT 357 FOR 993.58 FEET TO A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND BEING A POINT ON THE PROPOSED EAST RIGHT-OF-WAY OF INTERSTATE 4 (STATE ROAD 400); THENCE NORTHEASTERLY ALONG SAID EAST LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 17407.90 FEET AND A CHORD BEARING OF N 39°22’30” E, THROUGH A CENTRAL ANGLE OF 01°58’21”, FOR 599.33 FEET TO THE NORTH BOUNDARY LINE OF SAID LOT 357; THENCE ALONG THE NORTH BOUNDARY LINE OF LOT 357 THE FOLLOWING EIGHTEEN (18) COURSES; RUN S 51°53’32” E, FOR 179.19 FEET; THENCE S 38°06’27” W FOR 282.10 FEET; THENCE S 84°10’27” E FOR 30.15 FEET; THENCE S 46°42’43” E FOR 107.66 FEET; THENCE S 39°59’54” E FOR 25.02 FEET; THENCE N 52°20’59” E FOR 7.56 FEET; THENCE N 58°34’20” E FOR 36.41 FEET; THENCE N 17°19’32” W FOR 14.52 FEET; THENCE N 55°17’41” E FOR 159.54 FEET; THENCE S 56°30’25” E FOR 62.67 FEET; THENCE S 43°34’32” E FOR 71.06 FEET; THENCE N 55°19’15” E FOR 165.81 FEET; THENCE S 62°34’44” E FOR 5.99 FEET; THENCE S 42°23’52” E FOR 86.30 FEET; THENCE S 79°28’05” E FOR 102.85 FEET; THENCE S 51°34’18” E FOR 41.92 FEET; THENCE S 89°39’44” E FOR 48.34 FEET; THENCE N 68°10’26” E FOR 18.87 FEET TO A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND BEING A POINT LYING ALONG THE EAST BOUNDARY LINE OF SAID LOT 357; THENCE SOUTHWESTERLY ALONG SAID EAST BOUNDARY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2784.79 FEET AND A CHORD BEARING OF S 27°57’22” W, THROUGH A CENTRAL ANGLE OF 16°24’55” FOR 797.85 FEET TO THE POINT OF BEGINNING.”

(BEING the lands described in Official Records Book 5145, Page 1620, of the Public Records of Osceola County, Florida.)

DESCRIBED AS FOLLOWS:

Commence at a 2 inch iron pipe with no identification, marking the Southwest corner of the Southeast 1/4 of Section 12, Township 25 South, Range 27 East, Osceola County, Florida, as shown on the Florida Department of Transportation Right of Way Map for State Road 400,

PARCEL NO. 118.12
SECTION 92130
F.P. NO. 431456-1
PAGE 3

Section 92130, Financial Project Number 431456-1; thence North 89°53’18” East, along the South line of the Southeast 1/4 of said Section 12, a distance of 2623.04 feet to a point on the existing Southeasterly Limited Access Right of Way Line of State Road 400, as shown on said map; thence departing said South line, run the following two courses along said existing Southeasterly Limited Access Right of Way Line; run North 41°37’28” East, a distance of 165.99 feet to a point of curvature; thence Northeasterly along the arc of a curve, concave to the Northwest, having a radius of 17408.73 feet, through a central angle of 01°04’38”, an arc distance of 327.30 feet to the intersection with the Southwesterly line of Lot 357, Celebration Village Unit 2, Plat Book 8, Pages 185 through 212, Public Records of Osceola County, Florida and the POINT OF BEGINNING; thence continue along said Southeasterly Limited Access Right of Way Line and said curve, through a central angle of 00°18’20”, an arc distance of 92.82 feet; thence departing said Southeasterly Limited Access Right of Way Line, run South 49°45’30” East , a distance of 20.00 feet to a point on a non-tangent curve concave Northwesterly and having a radius of 17428.73 feet; thence from a tangent bearing of South 40°14’25” West, run Southwesterly 92.72 feet along the arc of said curve, 20.00 Southeasterly of and concentric to said Southeasterly Limited Access Right of Way Line, through a central angle of 00°18’17” to the intersection with the aforesaid Southwesterly line of Lot 357; thence North 50°03’05” West along said Southwesterly line, a distance of 20.00 feet to the POINT OF BEGINNING.

TOGETHER WITH all rights of ingress, egress, light, air and view between the Grantor’s remaining property and any facility constructed on the above described property.

CONTAINING 1,855 square feet, more or less.

This subordination agreement shall be binding upon and inure to the benefit of the respective heirs, legal representatives, successors and assigns of the parties hereto.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

PARCEL NO. 118.12
SECTION 92130
F.P. NO. 431456-1
PAGE 4

IN WITNESS WHEREOF, the said District has signed and sealed these presents the day and year first above written.

ATTEST: _____

Its _____ Secretary

Signed, sealed and delivered in the presence of two witnesses or Corporate Seal required by Florida Law

_____
SIGNATURE LINE
PRINT/TYPE NAME: _____
ADDRESS:
_____

_____

_____
SIGNATURE LINE
PRINT/TYPE NAME: _____
ADDRESS:
_____

_____

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT, a unit of special purpose government created pursuant to Chapter 190, Florida Statutes

Signature: _____

Print Name: _____

Title: _____

ADDRESS OF GRANTOR:
_____

_____

(Corporate Seal)

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of ❑ physical presence or ❑ online notarization, this _____ day of _____, _____, by _____, _____ of CELEBRATION COMMUNITY DEVELOPMENT DISTRICT, on behalf of the District, who is personally known to me or who has produced _____ as identification.

_____
PRINT/TYPE NAME: _____
Notary Public in and for the
County and State last aforesaid.
My Commission Expires: _____
Serial No., if any: _____



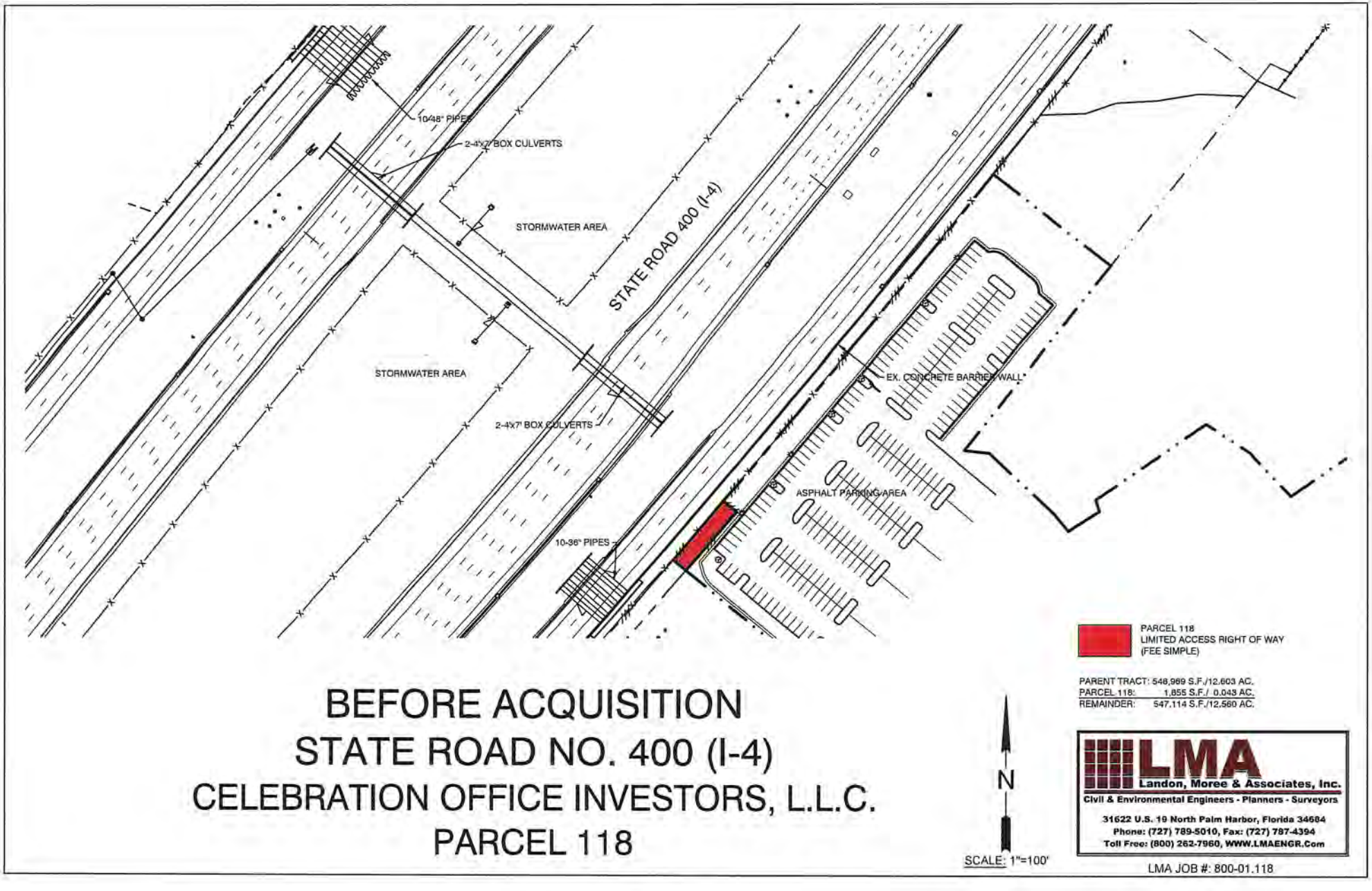
BEFORE ACQUISITION
STATE ROAD NO. 400 (I-4)
CELEBRATION OFFICE INVESTORS, L.L.C.
PARCEL 118

N

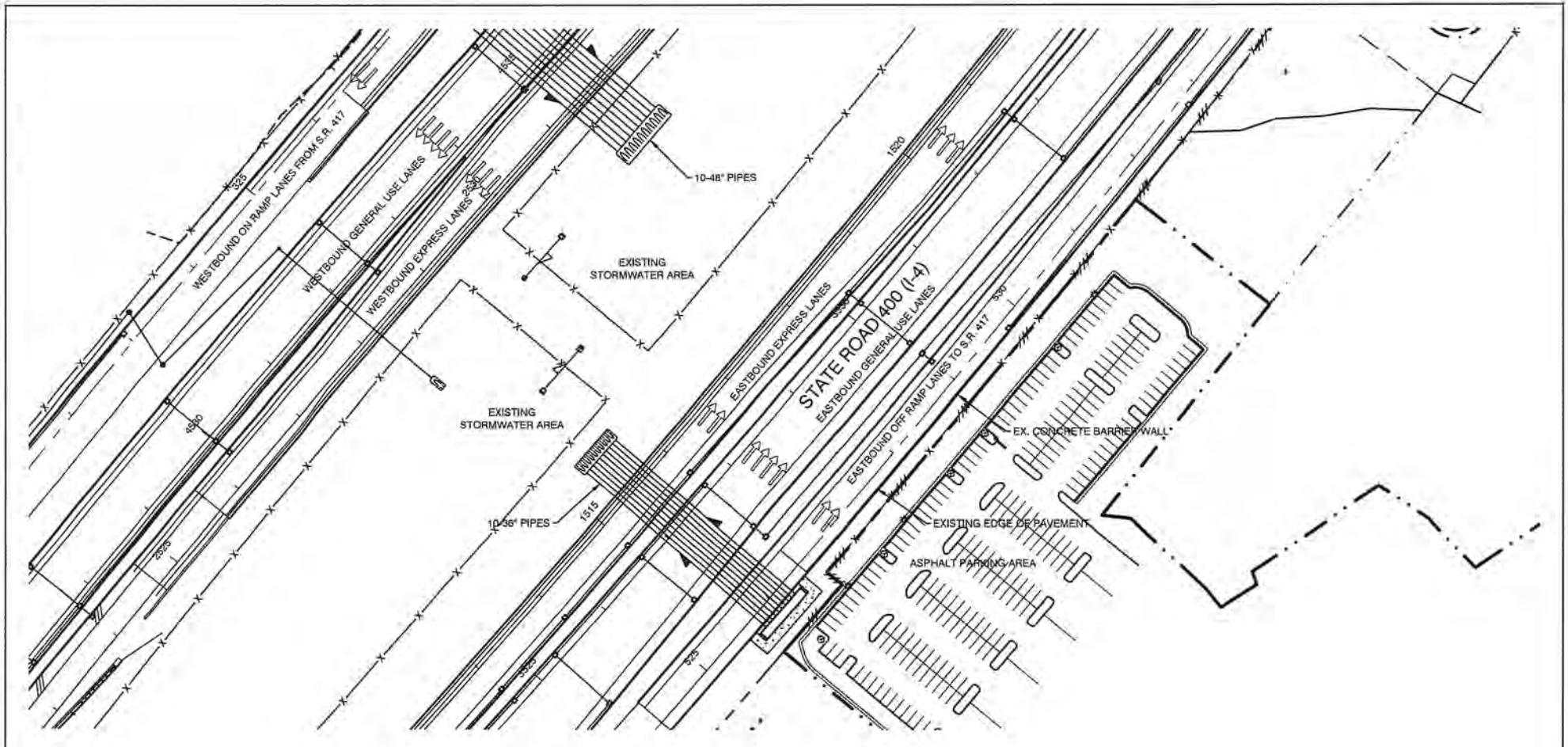
SCALE: 1"=200'

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

LMA JOB #: 800-01.118



BEFORE ACQUISITION
STATE ROAD NO. 400 (I-4)
CELEBRATION OFFICE INVESTORS, L.L.C.
PARCEL 118



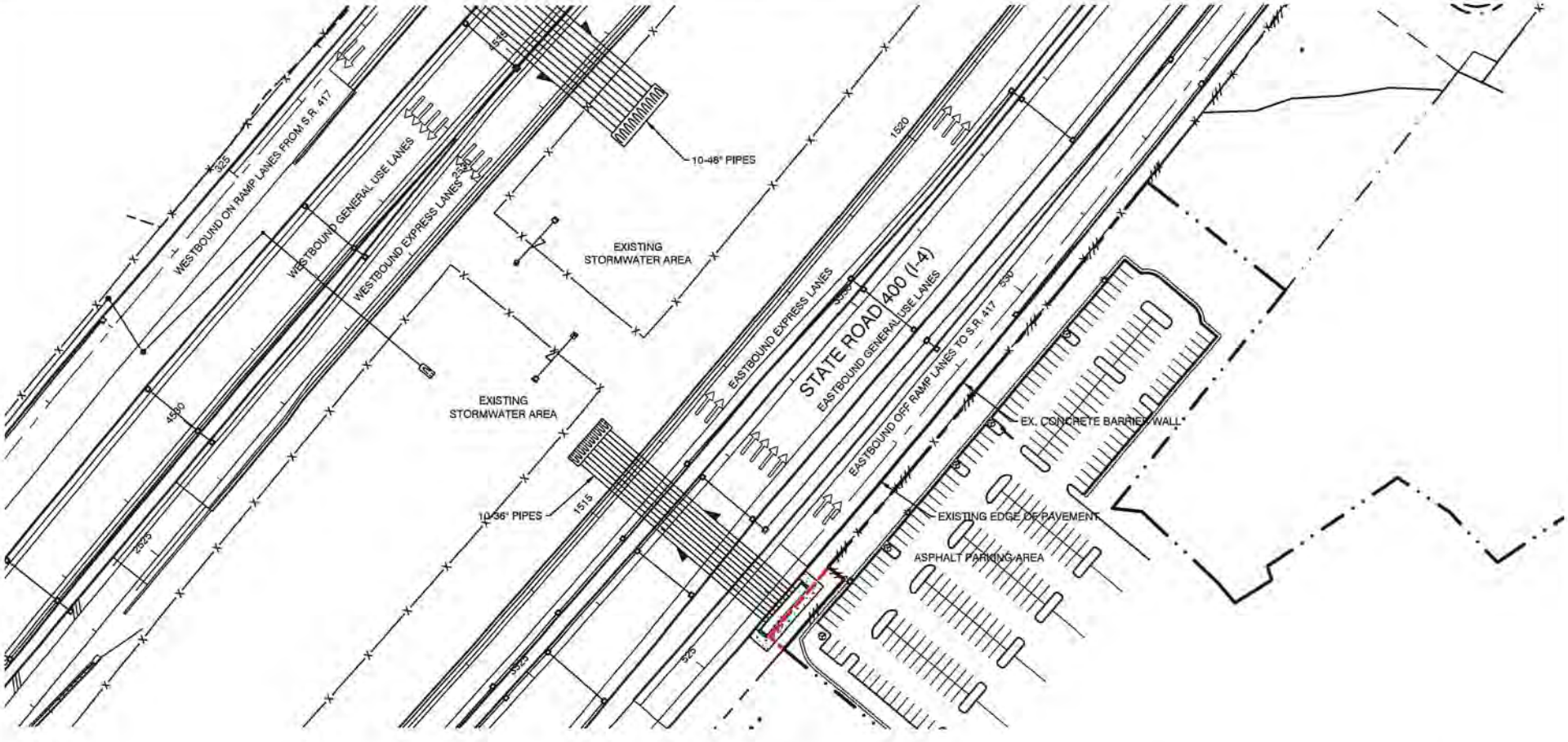
AFTER ACQUISITION
STATE ROAD NO. 400 (I-4)
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N

SCALE: 1"=100'

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PARCEL 118

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LMA JOB #: 800-01.118

8A

1-20-26 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, January 20, 2026, 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

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.

> Mr. Filak made a MOTION to approve the meeting agenda, seconded by Mr. Hulme, with all in favor, the meeting agenda was approved.

FOURTH ORDER OF BUSINESS **Public Comment Period**

With there being no audience comments, the Board moved onto the next order of business.

FIFTH ORDER OF BUSINESS **Discussion with the County**

Mr. Touzin stated that the aim of the workshop was to clarify and understand regulations of signage for the county within the District.

Mr. Hulme stated that the workshop was reciprocated by residents asking if certain signs belong to the District or the County and the Board wanting further clarification on signage.

Mrs. Carpenter stated that there is an interlocal agreement to clarify who owns what signs.

Mr. Filak stated that from a Board perspective, it helps to have documentation for a process to be standardized.

Mr. Stangle stated that some of the agreement started with Celebration Company, and then it got handed to the CDD. The Celebration company wanted to be able to do things in the parkway that they would not otherwise be able to do in County right of way. Mr. Stangle stated he believed that let the county maintain from curb to curb, and all the drainage while Celebration Company would manage the parkway area to a way that would fit the community. Mr. Stangle stated that the right a way utilization agreements it is about necessary insurance, maintenance of traffic, etc.

Mr. Hulme asked if the County has a preference by which method the area is governed, to which Mr. Stangle stated that the County is comfortable with what has been established, and can set up provisions in the existing agreement.

Mr. Stangle stated that the interlocal agreement will establish the relationship as far as signage to clarify that the County controls the sign/panels, and Celebration controls decorative poles to where if the pole gets damaged, Celebration is responsible to repair.

The Board brought up the concern where they felt that there are too many signs in Celebration, so if the sign is not required to be up, that those can come down.

Mr. Hulme requested that he wanted clarification on the signage as to what falls under traffic control or directional or informational.

Mr. Yeager stated that the signs would be either regulatory or warning signs for traffic control signs.

Mr. Filak stated that if it is not legally required signage, asked that it goes to staff approval, before the signage is put up in the District and further discussion ensued regarding signage with the County.

SIXTH ORDER OF BUSINESS **Discussion Points**

The Signage photos, along with the Directional Signage Master Plan were presented during the meeting and discussion ensued regarding if it was Celebration signage or the County signage.

Mrs. Carpenter discussed the parking enforcement memorandum, and the no-parking memorandum that

the county approved, but not the CCDD with the Board and the County. Further discussion ensued on parking enforcement, curb painting, and signage.

SEVENTH ORDER OF BUSINESS **Supervisor Requests**

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

EIGHTH ORDER OF BUSINESS **Public Comment Period**

With there being no audience comments, the Board moved onto the next order of business.

NINTH ORDER OF BUSINESS **Adjournment**

The meeting was adjourned at 6:32 p.m.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

The next regular meeting is scheduled for Tuesday, January 27, 2026, at 5:00 p.m.

8B

1-27-26 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, January 27, 2026, 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	

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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 Business Items to the top of Staff Reports.

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

FOURTH ORDER OF BUSINESS Public Comment Period

With there being no public comments, the Board moved to the next order of business.

FIFTH ORDER OF BUSINESS Third Party Representatives

The Sheriff attended the meeting and provided a brief update on patrol activities within the District. He reported that deputies issued thirty-seven warnings to juveniles operating e-bikes in violation of safety requirements. The Sheriff's Office is developing educational videos for local schools to promote e-bike safety and compliance.

The Sheriff further noted that deputies will conduct bicycle patrols within the District one to two days per week. These patrol units are equipped with radar, and speeding citations will be issued when warranted.

During recent patrol operations, the Sheriff's Office responded to the following incidents within the District:

- Burkglary alarms: 340, the majority of which were false
- Traffic accidents: 149
- 911 disconnect calls: 207
- Vehicle burglaries: 23
- Criminal mischief incidents: 17
- Drone-related incidents: 2
- Driving under the influence: 11
- Harassment complaints: 14
- Juvenile complaints: 87
- Larcenies: 52
- Lockouts: 3
- Noise Complaints: 127

The Sheriff emphasized that noise complaints have become a significant concern. The department will be increasing enforcement efforts and issuing $500 fines to hold property owners accountable for ongoing violations.

Mr. Touzin inquired further regarding e-bike violations. The Sheriff requested that the Board begin providing photographs of offenders so deputies can more easily identify the juveniles involved and issue citations to their parents, as most violations involve minors.

Mr. McLaughlin asked which offense accounts for the majority of e-bike violations. The Sheriff reported that excessive speed is the most common infraction within the District.

The Sheriff stated that the department will continue its presence in the District, actively patrolling and engaging with juvenile riders to discourage unsafe speeds and promote improved safety practices among e-bike users.

Mr. Hart noted that he has observed a noticeable improvement within the District. He requested that the Board continue to receive the monthly blotter to help identify areas of concern as well as areas where issues have diminished.

The Sheriff stated that the Department will maintain regular patrols and continue enforcing violations, emphasizing that these efforts should lead to positive long-term improvements within the District. He also confirmed that a representative from the Sheriff's Department is expected to attend each Celebration CDD meeting to provide monthly updates.

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

Representative Spencer provided an update to the Board regarding HB 243, which addresses regulations related to e-bikes. He explained that his role is to relay the Board's feedback to the bill's sponsors and the committee chair. Representative Spencer noted that a final hearing on the bill is scheduled for next Thursday.

Mr. Spencer emphasized the need for clearer distinctions within the legislation, particularly between standard e-bikes and high-powered electric motorcycles, to ensure appropriate regulation. Representative Spencer stated that the overall intent of the bill is to address the challenges the District is experiencing with e-bikes and to support solutions that improve safety and compliance.

Mr. McLaughlin raised questions regarding the provision in the bill that identifies traveling 10 miles per hour within 50 feet as a violation. He expressed concern about how such a standard could be realistically observed and enforced, noting that the bill requires greater clarity to be effective. Representative Spencer responded that the bill will include language requiring riders to operate e-bikes at a safe speed and in a manner that does not create a safety hazard.

Mr. McLaughlin reiterated his concern about enforceability and stated his view that only human-powered bicycles should be permitted on sidewalks. Representative Spencer confirmed that he will relay the Board's concerns to the bill sponsors and advocate for more precise statutory language.

Representative Spencer also noted that the classifications for various types of e-bikes will need to be simplified to create legislation that is flexible enough to apply to different categories of riders while still addressing safety issues. He added that the bill's preemption language will need to be negotiated with the sponsors to ensure that Celebration retains the ability to enforce local regulations. His stated goal is to ensure that Celebration has a meaningful voice in the legislative process.

SIXTH ORDER OF BUSINESS **Business Items**

Austin gave his presentation for Exact Stormwater for the pond bank restoration RFP.

Mr. Graham gave his presentation for Insituform for the pond bank restoration RFP.

Mr. Vincutonis went over the Celebration CDD pond RFP analysis and the pond restoration project proposal price comparison summary. The Board decided to accept Insituform as the number one ranked vendor contention on a 5-year term.

> Mr. Filak made a MOTION to accept Insituform as the number one ranked vendor contention on a 5 year term, seconded by Mr. Hulme, with all in favor, Insituform was accepted as the number one vendor.

The discussion of Lake Rianhard concession activities was discussed amongst the Board with Mrs. Carpenter stating that further research was needed and she would draft up an ad for proposal.

The Board ratified the CDD goals.

> Mr. Filak made a MOTION to ratify the CDD goals, seconded by Mr. Hart, with all in favor, the CDD goals was ratified.

The Board ratified Resolution 2026-06- Treasurer/Assistant Treasurer.

> Mr. McLaughlin made a MOTION to ratify Resolution 2026-06- Treasurer/Assistant Treasurer, seconded by Mr. Hulme, with all in favor, Resolution 2026-06 was ratified.

The Board discussed and approved the Memorial for James Dowd.

> Mr. McLaughlin made a MOTION to approve the Memorial for James Dowd, seconded by Mr. Hart, with all in favor, the memorial was approved.

A resident spoke in regards to the Memorial wanted for Adam "The Woo" Williams. A discussion ensued and the Board approved the Memorial for Adam "The Woo" Williams.

> Mr. Filak made a MOTION to approve the Memorial for Adam "The Woo" Williams, seconded by Mr. Hart, with all in favor, the memorial was approved.

The Board approved the Memorial Plaque for Gary Moyer

> Mr. McLaughlin made a MOTION to approve the Memorial Plaque for Gary Moyer for $1364.00, seconded by Mr. Hart, with all in favor, the memorial plaque was approved.

The Board approved the Settlement Agreement for a slip and fall for $25,000.

> Mr. McLaughlin made a MOTION to approve the Settlement Agreement, seconded by Mr. Hulme, with all in favor, the memorial was approved.

Discussion of Public Safety-Security Services Budget ensued amongst the Board.

SEVENTH ORDER OF BUSINESS Staff Reports

Mr. Simmons went through the field report and provided updates.

United Landscape gave updates on landscape within the District.

Mr. Kurth from Premier Lakes presented his report and gave further updates.

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

Mr. Vincutonis presented the district engineering monthly report.

Mrs. Carpenter stated that she will be sending out an updated signage agreement to the Board after the meeting.

Mr. Satterwhite and the Board discussed the task list.

Mr. Satterwhite gave the Board updates on the sidewalk project, stating that $160,000 was spent in October 2025, and that roughly there was $97,000 left. The Board will need to allocate more funds to move forward with the sidewalk project.

> Mr. Filak made a MOTION to approve $160,000 for sidewalk repair, seconded by Mr. Hulme, with all in favor, $160,000 was approved for sidewalk repair.

EIGHTH ORDER OF BUSINESS Discussion Items

Discussion ensued regarding modification of the Inframark Contract.

NINTH ORDER OF BUSINESS Consent Agenda

The Board approved the consent agenda consisting of the December 2025 financials and check register, the meeting minutes held on December 9, 2025, and December 16, 2025.

TENTH ORDER OF BUSINESS **Supervisor Requests**

Mr. McLaughlin brought up the issues with CROA and signs not being enforced as they do not have anyone on the weekends.

Mr. Hulme brought up the issue with future meeting dates, as he has other commitments and may not be able to attend the meetings on Tuesdays. The Board further discussed possibly changing the meeting dates, and would send out more information to the Board to further decide if the meeting dates will need to be moved.

Mr. Filak mentioned that he will possibly be resigning soon, as he is running for the School Board. Further discussion ensued amongst the Board regarding his possible resignation.

ELEVENTH ORDER OF BUSINESS **Public Comment Period**

A resident expressed concerns regarding the boat concession operations, specifically noting the use of electrical power on the pier to charge boat batteries. The Board stated that he will have to pay something to use.

TWELFTH ORDER OF BUSINESS **Adjournment**

The meeting was adjourned at 8:30 p.m.

Mr. Touzin made a MOTION to adjourn the meeting, seconded by Mr. McLaughlin, with all in favor, the meeting was adjourned at 8:30 p.m.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

The next regular meeting is scheduled for Tuesday, February 24, 2026, at 5:00 p.m.

8C

January 2026 Financials

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Celebration Community Development District

Financial Report

January 31, 2026

CLEAR PARTNERSHIPS



Table of Contents

FINANCIAL STATEMENTS Page #

Balance Sheet - All Funds….. …..... ……. 1

Statement of Revenues, Expenditures and Changes in Fund Balance

General Fund…..... …..... ……. 2 - 4

Reserve Fund…..... …..... ……. 5

Debt Service Funds……...……..... ……. 6 - 8

Capital Project Funds… ..…..... ……. 9 - 10

SUPPORTING SCHEDULES

Non-Ad Valorem Special Assessments…..... ……. 11

Cash and Investment Report…..... ……. 12

Right-of-Way Fees Electricity …..... ……. 13

Due To Other Districts …..... ……. 14

CELEBRATION

Community Development District

Financial Statements

(Unaudited)

January 31, 2026

Balance Sheet
January 31, 2026

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	$ 5,355,927	$ 2,746,640	$ -	$ -	$ -	$ -	$ -	$ 8,102,567
Cash with Fiscal Agent	-	-	46,730	48,486	53,239	-	-	148,455
Accounts Receivable	149,380	-	-	-	-	-	-	149,380
Due From Other Gov'tl Units	80	-	-	-	-	-	-	80
Due From Other Districts	1,204	-	-	-	-	-	-	1,204
Due From Other Funds	-	-	50,142	-	18,709	-	-	68,851
Investments:								
Money Market Account	689,040	-	-	-	-	-	-	689,040
Acquisition & Construction Account	-	-	-	-	-	-	5,720,404	5,720,404
Construction Fund	-	-	-	-	-	71,665	-	71,665
Prepayment Account	-	-	134	81	-	-	-	215
Reserve Fund	-	-	196,563	207,000	215,242	-	-	618,805
Revenue Fund	-	-	702,029	352,710	320,221	-	-	1,374,960
Deposits	3,719	-	-	-	-	-	-	3,719
TOTAL ASSETS	**$ 6,199,350**	**$ 2,746,640**	**$ 995,598**	**$ 608,277**	**$ 607,411**	**$ 71,665**	**$ 5,720,404**	**$ 16,949,345**
LIABILITIES								
Accounts Payable	$ 119,923	$ -	$ -	$ -	$ -	$ -	$ -	$ 119,923
Accrued Expenses	7,900	-	-	-	-	-	-	7,900
Unearned Revenue	530,535	-	-	-	-	-	-	530,535
Due To Other Districts	58,385	-	-	-	-	-	-	58,385
Sales Tax Payable	19	-	-	-	-	-	-	19
Other Current Liabilities	206,677	-	-	-	-	-	-	206,677
Due To Other Funds	17,656	47,180	-	4,016	-	-	-	68,852
TOTAL LIABILITIES	**941,095**	**47,180**	**-**	**4,016**	**-**	**-**	**-**	**992,291**
FUND BALANCES								
Nonspendable:								
Deposits	3,719	-	-	-	-	-	-	3,719
Restricted for:								
Debt Service	-	-	995,598	604,261	607,411	-	-	2,207,270
Capital Projects	-	-	-	-	-	71,665	5,720,404	5,792,069
Assigned to:								
Operating Reserves	1,427,175	-	-	-	-	-	-	1,427,175
Unassigned:	3,827,361	2,699,460	-	-	-	-	-	6,526,821
TOTAL FUND BALANCES	**$ 5,258,255**	**$ 2,699,460**	**$ 995,598**	**$ 604,261**	**$ 607,411**	**$ 71,665**	**$ 5,720,404**	**$ 15,957,054**
TOTAL LIABILITIES & FUND BALANCES	**$ 6,199,350**	**$ 2,746,640**	**$ 995,598**	**$ 608,277**	**$ 607,411**	**$ 71,665**	**$ 5,720,404**	**$ 16,949,345**

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-26 ACTUAL
REVENUES						
Interest - Investments	$ 300,000	$ 100,000	$ 55,583	$ (44,417)	18.53%	$ 18,899
Right-of-Way Fees Electricity	955,000	318,332	339,771	21,439	35.58%	56,899
Right-of-Way Fees Gas	-	-	755	755	0.00%	243
Interlocal Agreement - Enterprise (Security)	20,000	20,000	20,000	-	100.00%	-
Interlocal Agreement - Enterprise (Field)	20,000	20,000	20,000	-	100.00%	-
Interest - Tax Collector	3,800	950	3,484	2,534	91.68%	3,484
Building Rental Income	19,619	2,164	2,164	-	11.03%	541
Building Operating Cost Income	15,000	5,000	4,816	(184)	32.11%	1,204
Special Assmnts- Tax Collector	5,309,148	4,247,318	4,750,061	502,743	89.47%	164,889
Special Assmnts- Discounts	(212,366)	(169,893)	(188,156)	(18,263)	88.60%	(4,941)
Other Miscellaneous Revenues	8,500	8,500	5,073	(3,427)	59.68%	4,786
TOTAL REVENUES	**6,438,701**	**4,552,371**	**5,013,551**	**461,180**	**77.87%**	**246,004**
EXPENDITURES						
Administration						
P/R-Board of Supervisors	15,000	4,000	2,800	1,200	18.67%	600
FICA Taxes	1,148	306	122	184	10.63%	15
ProfServ-Arbitrage Rebate	600	600	500	100	83.33%	-
ProfServ-Dissemination Agent	3,000	-	-	-	0.00%	-
ProfServ-Engineering	24,000	8,000	21,471	(13,471)	89.46%	8,555
ProfServ-Legal Services	40,000	13,332	18,456	(5,124)	46.14%	-
ProfServ-Mgmt Consulting	106,614	35,538	35,538	-	33.33%	8,885
ProfServ-Property Appraiser	3,600	-	-	-	0.00%	-
ProfServ-Special Assessment	24,612	24,612	-	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%	-
ProfServ- Answering Service	4,500	1,500	2,527	(1,027)	56.16%	283
Auditing Services	5,200	-	-	-	0.00%	-
Communication - Telephone	10,000	3,332	2,214	1,118	22.14%	451
Postage and Freight	700	232	25	207	3.57%	-
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	2,268	-	2,268	0.00%	-
Legal Advertising	2,000	667	211	456	10.55%	-
Misc-Assessment Collection Cost	106,183	84,946	91,241	(6,295)	85.93%	3,202
Payroll Services	114	38	24	14	21.05%	11
Office Supplies	4,200	1,400	589	811	14.02%	589
Software	17,000	5,668	15,750	(10,082)	92.65%	-
Annual District Filing Fee	175	175	175	-	100.00%	-
Total Administration	534,669	345,387	336,749	8,638	62.98%	22,591

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-26 ACTUAL
Public Safety						
Contracts-Security Camera	24,800	8,268	1,258	7,010	5.07%	350
Security Service - Sheriff	200,000	66,668	71,628	(4,960)	35.81%	11,217
Total Public Safety	224,800	74,936	72,886	2,050	32.42%	11,567
Physical Environment						
Contracts-Aquatic Control	150,000	50,000	47,975	2,025	31.98%	12,225
Contracts-Pest Control	300,000	100,000	83,262	16,738	27.75%	20,878
R&M-Wetland	1,000	332	-	332	0.00%	-
R&M - Aerators	3,800	1,268	-	1,268	0.00%	-
Total Physical Environment	454,800	151,600	131,237	20,363	28.86%	33,103
Flood Control/Stormwater Mgmt						
R&M-Storm Drain Cleaning	30,000	10,000	-	10,000	0.00%	-
R&M-Stormwater System	50,000	16,667	8,908	7,759	17.82%	-
Total Flood Control/Stormwater Mgmt	80,000	26,667	8,908	17,759	11.14%	-
Field						
ProfServ-Field Management	1,212,484	404,161	453,190	(49,029)	37.38%	113,298
Contracts-Fountain	9,000	3,000	250	2,750	2.78%	125
Contracts-Landscape	1,328,782	442,927	365,302	77,625	27.49%	91,325
Contracts-Mulch	121,167	121,167	60,000	61,167	49.52%	-
Contracts-Trees & Trimming	200,000	66,667	144,318	(77,651)	72.16%	12,830
Contracts-Annuals	20,000	6,667	6,467	200	32.34%	3,267
Fuel, Gasoline and Oil	20,000	6,667	3,458	3,209	17.29%	601
Electricity - General	75,000	25,000	18,331	6,669	24.44%	10,044
Utility - Water	100,000	33,333	15,634	17,699	15.63%	5,098
Utility - Refuse Removal	25,000	8,333	8,235	98	32.94%	1,040
R&M-Aeration	25,000	8,332	-	8,332	0.00%	-
R&M-Boardwalks	100,000	33,333	1,774	31,559	1.77%	-
R&M-Common Area	90,000	30,000	42,308	(12,308)	47.01%	15,063
R&M-Equipment	40,000	13,333	3,574	9,759	8.94%	10
R&M-Fountain	10,000	3,332	397	2,935	3.97%	-
R&M-Other Landscape	225,000	75,000	72,282	2,718	32.13%	34,489
R&M-Irrigation	100,000	33,333	7,233	26,100	7.23%	1,873
R&M-Roads & Alleyways	25,000	8,333	5,000	3,333	20.00%	-
R&M-Sidewalks	50,000	16,668	14,328	2,340	28.66%	-
R&M-Pressure Washing	25,000	8,333	-	8,333	0.00%	-
Splash Pool Maintenance	5,000	1,667	8,016	(6,349)	160.32%	2,085
R&M- Tree Removal/Replacement	100,000	33,332	55,510	(22,178)	55.51%	-
R&M-Painting	20,000	6,667	9,429	(2,762)	47.15%	651
Misc-Contingency	15,000	5,000	5,791	(791)	38.61%	460
Building Op Costs	15,000	5,000	7,365	(2,365)	49.10%	4,285
Total Field	3,956,433	1,399,585	1,308,192	91,393	33.06%	296,544

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-26 ACTUAL
Road and Street Facilities						
Electricity - Streetlights	210,000	70,000	66,168	3,832	31.51%	18,881
R&M-Road Cleaning	108,000	36,000	48,153	(12,153)	44.59%	14,163
R&M-Streetlights	120,000	40,000	34,748	5,252	28.96%	6,185
R&M-Signage/Radar Sign Maintenance	20,000	6,667	1,974	4,693	9.87%	1,974
Total Road and Street Facilities	458,000	152,667	151,043	1,624	32.98%	41,203
Reserves						
Reserves-Annual Contribution	730,000	-	159,060	(159,060)	21.79%	147,660
Total Reserves	730,000	-	159,060	(159,060)	21.79%	147,660
TOTAL EXPENDITURES & RESERVES	**6,438,702**	**2,150,842**	**2,168,075**	**(17,233)**	**33.67%**	**552,668**
Excess (deficiency) of revenues Over (under) expenditures	(1)	2,401,529	2,845,476	443,947	0.00%	(306,664)
Net change in fund balance	$ (1)	$ 2,401,529	$ 2,845,476	$ 443,947	0.00%	$ (306,664)
FUND BALANCE, BEGINNING (OCT 1, 2025)	**2,412,779**	**2,412,779**	**2,412,779**			
FUND BALANCE, ENDING	**$ 2,412,778**	**$ 4,814,308**	**$ 5,258,255**			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-26 ACTUAL
REVENUES						
Interest - Investments	$ -	$ -	$ 34,663	$ 34,663	0.00%	$ 8,215
TOTAL REVENUES	**-**	**-**	**34,663**	**34,663**	**0.00%**	**8,215**
EXPENDITURES						
TOTAL EXPENDITURES	**-**	**-**	**-**	**-**	**0.00%**	**-**
Excess (deficiency) of revenues Over (under) expenditures	-	-	34,663	34,663	0.00%	8,215
Net change in fund balance	$ -	$ -	$ 34,663	$ 34,663	0.00%	$ 8,215
FUND BALANCE, BEGINNING (OCT 1, 2025)	**-**	**-**	**2,664,797**			
FUND BALANCE, ENDING	**$ -**	**$ -**	**$ 2,699,460**			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-26 ACTUAL
REVENUES						
Interest - Investments	$ -	$ -	$ 8,132	$ 8,132	0.00%	$ 2,167
Special Assmnts- Tax Collector	424,664	339,731	379,953	40,222	89.47%	13,189
Special Assmnts- Discounts	(16,987)	(13,590)	(15,050)	(1,460)	88.60%	(395)
TOTAL REVENUES	**407,677**	**326,141**	**373,035**	**46,894**	**91.50%**	**14,961**
EXPENDITURES						
Administration						
Misc-Assessment Collection Cost	8,493	6,794	7,298	(504)	85.93%	256
Total Administration	8,493	6,794	7,298	(504)	85.93%	256
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**	**77,032**	**77,411**	**(379)**	**19.16%**	**256**
Excess (deficiency) of revenues Over (under) expenditures	3,708	249,109	295,624	46,515	0.00%	14,705
Net change in fund balance	$ 3,708	$ 249,109	$ 295,624	$ 46,515	0.00%	$ 14,705
FUND BALANCE, BEGINNING (OCT 1, 2025)	**699,974**	**699,974**	**699,974**			
FUND BALANCE, ENDING	**$ 703,682**	**$ 949,083**	**$ 995,598**			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-26 ACTUAL
REVENUES						
Interest - Investments	$ -	$ -	$ 4,515	$ 4,515	0.00%	$ 1,247
Special Assmnts- Tax Collector	440,599	352,479	394,228	41,749	89.48%	13,685
Special Assmnts- Discounts	(17,624)	(14,099)	(15,616)	(1,517)	88.61%	(410)
TOTAL REVENUES	**422,975**	**338,380**	**383,127**	**44,747**	**90.58%**	**14,522**
EXPENDITURES						
Administration						
Misc-Assessment Collection Cost	8,812	7,050	7,572	(522)	85.93%	266
Total Administration	8,812	7,050	7,572	(522)	85.93%	266
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**	**126,934**	**127,456**	**(522)**	**30.09%**	**266**
Excess (deficiency) of revenues Over (under) expenditures	(605)	211,446	255,671	44,225	0.00%	14,256
OTHER FINANCING SOURCES (USES)						
Operating Transfers-Out	-	-	(2,665)	(2,665)	0.00%	(629)
TOTAL FINANCING SOURCES (USES)	**-**	**-**	**(2,665)**	**(2,665)**	**0.00%**	**(629)**
Net change in fund balance	$ (605)	$ 211,446	$ 253,006	$ 41,560	0.00%	$ 13,627
FUND BALANCE, BEGINNING (OCT 1, 2025)	**351,255**	**351,255**	**351,255**			
FUND BALANCE, ENDING	**$ 350,650**	**$ 562,701**	**$ 604,261**			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-26 ACTUAL
REVENUES						
Interest - Investments	$ -	$ -	$ 4,566	$ 4,566	0.00%	$ 1,168
Special Assmnts- Tax Collector	437,774	350,219	409,696	59,477	93.59%	14,222
Special Assmnts- Discounts	(17,511)	(14,009)	(16,229)	(2,220)	92.68%	(426)
TOTAL REVENUES	**420,263**	**336,210**	**398,033**	**61,823**	**94.71%**	**14,964**
EXPENDITURES						
Administration						
Misc-Assessment Collection Cost	8,755	7,004	7,870	(866)	89.89%	276
Total Administration	8,755	7,004	7,870	(866)	89.89%	276
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**	**181,201**	**182,067**	**(866)**	**40.77%**	**276**
Excess (deficiency) of revenues Over (under) expenditures	(26,267)	155,009	215,966	60,957	0.00%	14,688
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)	$ 155,009	$ 212,096	$ 57,087	0.00%	$ 14,688
FUND BALANCE, BEGINNING (OCT 1, 2025)	**395,315**	**395,315**	**395,315**			
FUND BALANCE, ENDING	**$ 369,048**	**$ 550,324**	**$ 607,411**			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-26 ACTUAL
REVENUES						
Interest - Investments	$ -	$ -	$ 894	$ 894	0.00%	$ 215
TOTAL REVENUES	**-**	**-**	**894**	**894**	**0.00%**	**215**
EXPENDITURES						
TOTAL EXPENDITURES	**-**	**-**	**-**	**-**	**0.00%**	**-**
Excess (deficiency) of revenues Over (under) expenditures	-	-	894	894	0.00%	215
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	-	-	2,665	2,665	0.00%	629
TOTAL FINANCING SOURCES (USES)	**-**	**-**	**2,665**	**2,665**	**0.00%**	**629**
Net change in fund balance	$ -	$ -	$ 3,559	$ 3,559	0.00%	$ 844
FUND BALANCE, BEGINNING (OCT 1, 2025)	**-**	**-**	**68,106**			
FUND BALANCE, ENDING	**$ -**	**$ -**	**$ 71,665**			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-26 ACTUAL
REVENUES						
Interest - Investments	$ -	$ -	$ 73,015	$ 73,015	0.00%	$ 17,324
TOTAL REVENUES	**-**	**-**	**73,015**	**73,015**	**0.00%**	**17,324**
EXPENDITURES						
TOTAL EXPENDITURES	**-**	**-**	**-**	**-**	**0.00%**	**-**
Excess (deficiency) of revenues Over (under) expenditures	-	-	73,015	73,015	0.00%	17,324
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	$ -	$ -	$ 76,885	$ 76,885	0.00%	$ 17,324
FUND BALANCE, BEGINNING (OCT 1, 2025)	**-**	**-**	**5,643,519**			
FUND BALANCE, ENDING	**$ -**	**$ -**	**$ 5,720,404**			

CELEBRATION

Community Development District

Supporting Schedules

January 31, 2026

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

Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	Allocated by Fund: General Fund	Series 2013A Debt Service Fund	Series 2021 Debt Service Fund	Series 2025 Debt Service Fund
ASSESSMENTS LEVIED FY26				$ 6,631,911	$ 5,308,783	$ 424,644	$ 440,598	$ 457,886
Allocation %				100%	80%	6%	7%	7%
11/14/25	$ 48,324	$ 2,515	$ 986	$ 51,826	$ 41,486	$ 3,318	$ 3,443	$ 3,578
11/20/25	$ 1,764,672	$ 75,029	$ 36,014	$ 1,875,715	$ 1,501,492	$ 120,103	$ 124,615	$ 129,505
12/11/25	$ 2,728,438	$ 116,008	$ 55,682	$ 2,900,128	$ 2,321,525	$ 185,697	$ 192,673	$ 200,233
12/19/25	$ 846,266	$ 35,312	$ 17,271	$ 898,849	$ 719,520	$ 57,554	$ 59,716	$ 62,059
01/09/26	$ 170,312	$ 5,406	$ 3,476	$ 179,194	$ 143,443	$ 11,474	$ 11,905	$ 12,372
R/E INSTALLMENT								
11/20/25	$ 180		$ 4	$ 183	$ 147	$ 12	$ 12	$ 12.65
12/11/25	$ 1,213	$ 13	$ 25	$ 1,251	$ 1,001	$ 80	$ 83	$ 86
01/09/26	$ 25,500	$ 767	$ 524	$ 26,791	$ 21,446	$ 1,715	$ 1,780	$ 1,850
TOTAL	$ 5,584,905	$ 235,051	$ 113,982	$ 5,933,937	$ 4,750,061	$ 379,953	$ 394,228	$ 409,696
% COLLECTED				89%	89%	89%	89%	89%
TOTAL OUTSTANDING				$ 697,974	$ 558,722	$ 44,692	$ 46,371	$ 48,190

Cash and Investment Report

January 31, 2026

GENERAL FUNDS

Account Name	Bank Name	Investment Type	Maturity	Yield	Balance
Checking Account - Operating	Valley National Bank	Checking Account	n/a	3.59%	$5,355,927
				Subtotal	**$5,355,927**
Money Market	Bank United	Money Market	n/a	3.40%	$689,040
				Subtotal	**$689,040**

RESERVE FUND

Reserve Account	Valley National Bank	Government Checking (Reserve)	n/a	3.59%	$2,746,640
				Subtotal	**$2,746,640**

DEBT SERVICE AND CAPTIAL PROJECTS FUNDS

Account Name	Bank Name	Investment Type	Maturity	Yield	Balance
2013A Series Prepayment Fund	US Bank	First American Funds Inc. SHSInstitutional Govt. Fund	n/a	3.30%	$134
2013A Series Reserve Fund	US Bank	First American Funds Inc. SHSInstitutional Govt. Fund	n/a	3.30%	$196,563
2013A Series Revenue Fund	US Bank	First American Funds Inc. SHSInstitutional Govt. Fund	n/a	3.30%	$702,029
2021 Series Prepayment Fund	US Bank	US Bank Nat'l Association Commercial Paper	n/a	3.50%	$81
2021 Series Reserve Fund	US Bank	US Bank Nat'l Association Commercial Paper	n/a	3.50%	$207,000
2021 Series Revenue Fund	US Bank	US Bank Nat'l Association Commercial Paper	n/a	3.50%	$352,710
2025 Series Reserve Fund	US Bank	US Bank Nat'l Association Commercial Paper	n/a	3.50%	$215,242
2025 Series Revenue Fund	US Bank	US Bank Nat'l Association Commercial Paper	n/a	3.50%	$320,221
2021 Series Acquisition and Construction Fund	US Bank	US Bank Nat'l Association Commercial Paper	n/a	3.50%	$71,665
2025 Series Acquisition and Construction Fund	US Bank	US Bank Nat'l Association Commercial Paper	n/a	3.50%	$5,720,404
				Subtotal	$5,792,069
				TOTAL	**$16,577,656**

Right-of-Way Fees Electricity

January 31, 2026

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
1/15/2026	December	71,899.38
1/31/2026	January	75,000.00
Total		**$ 339,771.01**

Note: Jan will be received in mid Feb

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	ACH	1/21/2026	Vendor	DUKE ENERGY-ACH	112625-ACH	BILL PRD 11/25/25 - 12/26/25	Due To Other Districts	206500	($14,797.88)
ACH	ACCRUAL	01/31/26	Vendor	DUKE ENERGY-ACH	Journal Entry	BILL PRD JAN 2026	Due To Other Districts	206500	($14,000.00)
						DUE TO OTHER DISTRICTS A/C #206500			**($58,384.94)**

8D

January 2026 Check Register

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(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	100542	11/05/25	PREMIER LAKES INC	2958	Nov IV Ponds	Contracts-Aquatic Control	534067-53901	$925.00
001	100542	11/05/25	PREMIER LAKES INC	2981	November Service	Contracts-Aquatic Control	534067-53901	$11,300.00
001	100543	11/05/25	VOICE NATION LLC	888539449	Answering Svc Period 11/1-12/1	ProfServ- Answering Service	531064-51301	$189.70
001	100544	11/05/25	OSCEOLA SHERIFF'S OFFICE	57538	10/5-10/18	Security Service - Sheriff	534365-52001	$10,384.64
001	100545	11/05/25	TERMINIX INTERNATIONAL CO.	101425-9271	October Service	Contracts-Pest Control	534125-53001	$125.99
001	100546	11/05/25	REXEL USA	S143760548.001	Oct Lamps	R&M-Streetlights	546095-54101	$125.22
001	100546	11/05/25	REXEL USA	S143677470.001	Oct Photocells streetlights	R&M-Streetlights	546095-54101	$380.43
001	100547	11/05/25	CELEBRATION HARDWARE	470160	Oct Boardwalk Repair	R&M-Boardwalks	546009-53901	$173.80
001	100547	11/05/25	CELEBRATION HARDWARE	470235	Oct Supplies	R&M-Common Area	546016-53901	$98.97
001	100547	11/05/25	CELEBRATION HARDWARE	470287	Oct Tools & Supplies	R&M-Common Area	546016-53901	$25.97
001	100547	11/05/25	CELEBRATION HARDWARE	470366	Oct Paint Roller	R&M-Painting	546313-53901	$17.99
001	100548	11/05/25	BRIGHTVIEW LANDSCAPING	9561323	OCT CONTRACT TREE TRIMMING	Contracts-Trees & Trimming	534085-53901	$32,218.00
001	100549	11/05/25	CYCLONE TECHNOLOGY, LLC	9353	Oct Cyclone Repair	R&M-Equipment	546022-53901	$374.51
001	100550	11/05/25	COMPLETE IT	18215	Nov Cloud Storage	Contracts-Security Camera	534036-53001	$209.00
001	100551	11/05/25	INFRAMARK LLC	161780	Sept Misc supplies	R&M-Equipment	546022-53901	$96.28
001	100551	11/05/25	INFRAMARK LLC	161780	Sept Misc supplies	R&M-Common Area	546016-53901	$437.94
001	100552	11/05/25	COUNTRY CASUAL TEAK	228563	Oct Benches	R&M-Common Area	546016-53901	$5,979.44
001	100553	11/07/25	SPIES POOL	322754	Nov Fountain Repair	R&M-Fountain	546032-53901	$397.00
001	100554	11/07/25	CELEBRATION HARDWARE	470899	Nov Can Liners	R&M-Common Area	546016-53901	$99.96
001	100554	11/07/25	CELEBRATION HARDWARE	471053	Nov Supplies	R&M-Common Area	546016-53901	$13.76
001	100554	11/07/25	CELEBRATION HARDWARE	471052	Nov Supplies	R&M-Common Area	546016-53901	$18.76
001	100555	11/07/25	LYNCH FUEL COMPANY, LLC	16870417	10/29 Fuel delivery	Fuel, Gasoline and Oil	540004-53901	$635.89
001	100556	11/07/25	CONCRETE MIX USA LLC	3779	Nov Boardwalk Repair	R&M-Boardwalks	546009-53901	$1,519.60
001	100557	11/07/25	SUNBELT METALS & MANUFACTURING, INC.	18987	OCT STORM WATER SYSTEM	R&M-Stormwater System	546090-53801	$7,880.00
001	100558	11/07/25	PREMIER LAKES INC	2937	Oct Shore Circulators	Reserves-Annual Contribution	568024-53901	$9,300.00
001	100559	11/10/25	SESCO LIGHTING, INC.	INV272472	Sept Repair parts	R&M-Streetlights	546095-53901	$11,178.00
001	100560	11/10/25	OSCEOLA SHERIFF'S OFFICE	57608	10/19-11/1	Security Service - Sheriff	534365-52001	$18,009.08
001	100561	11/10/25	RENTAL WORLD OF OSCEOLA	458923	Oct Blower Rental	R&M-Equipment	546022-53901	$557.91
001	100562	11/12/25	RENTAL WORLD OF OSCEOLA	445989	June Rental	R&M-Equipment	546022-53901	$105.70
001	100562	11/12/25	RENTAL WORLD OF OSCEOLA	449234	July Repair parts	R&M-Equipment	546022-53901	$861.47
001	100563	11/12/25	CELEBRATION HARDWARE	471742	Nov Repair parts	R&M-Common Area	546016-53901	$1.25
001	100563	11/12/25	CELEBRATION HARDWARE	471735	Nov Painting Supplies	R&M-Painting	546313-53901	$19.76
001	100563	11/12/25	CELEBRATION HARDWARE	471690	Nov Painting Supplies	R&M-Painting	546313-53901	$123.93
001	100563	11/12/25	CELEBRATION HARDWARE	471709	Nov ready mix	R&M-Common Area	546016-53901	$82.35
001	100563	11/12/25	CELEBRATION HARDWARE	471362	Nov Supplies electrical	R&M-Boardwalks	546009-53901	$36.09
001	100563	11/12/25	CELEBRATION HARDWARE	471396	Nov Supplies	R&M-Common Area	546016-53901	$46.36
001	100564	11/12/25	UNITED LAND SERVICES	178913	Oct tree replacment	R&M- Tree Removal/Replacement	546213-53901	$830.00
001	100564	11/12/25	UNITED LAND SERVICES	178789	Oct annual flowers	Contracts-Annuals	534117-53901	$3,200.00
001	100565	11/12/25	REXEL USA	S143844422.001	Nov Flood Lamps	R&M-Streetlights	546095-54101	$310.55
001	100566	11/14/25	CELEBRATION HARDWARE	472152	Nov Repair parts	R&M-Common Area	546016-53901	$6.32
001	100566	11/14/25	CELEBRATION HARDWARE	472154	Nov Concrete Mix	R&M-Sidewalks	546084-53901	$137.25
001	100566	11/14/25	CELEBRATION HARDWARE	471842	Nov Concrete Mix	R&M-Sidewalks	546084-53901	$43.92
001	100567	11/14/25	CONCRETE MIX USA LLC	3742	Oct Sidewalk Project	Reserves-Annual Contribution	568024-53901	$2,279.86
001	100568	11/19/25	INFRAMARK LLC	163466	November Mgmt Service	ProfServ-Mgmt Consulting	531027-51201	$8,884.50
001	100568	11/19/25	INFRAMARK LLC	163466	November Mgmt Service	ProfServ-Field Management	531016-53901	$125,555.03
001	100569	11/19/25	CLARKE ENVIRONMENTAL MOSQUITO	001038523	November Service	Contracts-Pest Control	534125-53001	$20,752.42
001	100570	11/19/25	PPG ARCHITECTURAL FINISHES	919920026231	NOV PAINT	R&M-Painting	546313-53901	$901.08
001	100571	11/19/25	PROPET DISTRIBUTORS	2001801	NOV LITTER P/U BAGS / TRASH BAGS/DOG POT	R&M-Common Area	546016-53901	$1,881.46
001	100572	11/19/25	CELEBRATION HARDWARE	472189	Nov Supplies	R&M-Common Area	546016-53901	$107.96
001	100572	11/19/25	CELEBRATION HARDWARE	472329	Nov Supplies	R&M-Common Area	546016-53901	$59.53
001	100573	11/19/25	LATHAM, LUNA, EDEN & BEAUDINE, LLP	146863	OCTOBER 2025 LEGAL SVCS	ProfServ-Legal Services	531023-51401	$366.00
001	100573	11/19/25	LATHAM, LUNA, EDEN & BEAUDINE, LLP	146862	OCTOBER 2025 LEGAL SVCS	ProfServ-Legal Services	531023-51401	$5,138.45
001	100574	11/25/25	OSCEOLA SHERIFF'S OFFICE	57661	SERVICE PERIOD 11/3-11/15 2025	Security Service - Sheriff	534365-52001	$9,269.44
001	100575	11/25/25	REXEL USA	S143965868.001	Nov Street Lamps	R&M-Streetlights	546095-54101	$3,914.35
001	100576	11/25/25	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	159604208-001	Oct Irrigation fittings	R&M-Irrigation	546041-53901	$213.04
001	100576	11/25/25	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	159831513-001	Oct Irrigation fittings	R&M-Irrigation	546041-53901	$290.35
001	100576	11/25/25	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	160237864-001	Nov Irrigation fittings	R&M-Irrigation	546041-53901	$349.64
001	100576	11/25/25	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	160740068-001	Nov Irrigation fittings	R&M-Irrigation	546041-53901	$557.05

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(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	100576	11/25/25	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	160046341-001	Nov Irrigation fittings	R&M-Irrigation	546041-53901	$761.03
001	100577	11/25/25	CLARKE ENVIRONMENTAL MOSQUITO	001038564	November Pest Service	Contracts-Pest Control	534125-53001	$20,752.42
001	100578	11/25/25	PREMIER LAKES INC	3068	Quarterly Fountain Maint - Oct - Dec	Contracts-Fountain	534023-53901	$125.00
001	100579	11/25/25	CERTIFIED POOL LEAK INSPECTION LLC	798	SEPT/OCT SERVICE	Splash Pool Maintenance	546197-53901	$1,390.00
001	100580	11/25/25	HANSON, WALTER & ASSOCIATES, I	5295110	November Engineering Service	ProfServ-Engineering	531013-51501	$3,406.89
001	100581	11/25/25	LEXIN CELEBRATION COMMERCIAL, LLC	2025-01	HOLIDAY DECOR	R&M-Common Area	546016-53901	$5,000.00
001	100582	11/25/25	DURAPRO COATINGS LLC	741	Oct Painting	R&M-Painting	546313-53901	$4,900.00
001	100583	11/25/25	CELEBRATION HARDWARE	472580	Nov electrical parts	R&M-Streetlights	546095-54101	$49.95
001	100583	11/25/25	CELEBRATION HARDWARE	472927	Nov electrical parts	R&M-Common Area	546016-53901	$22.99
001	100583	11/25/25	CELEBRATION HARDWARE	472936	Nov electrical parts	R&M-Common Area	546016-53901	$11.38
001	100583	11/25/25	CELEBRATION HARDWARE	473125	Nov Supplies	R&M-Common Area	546016-53901	$39.58
001	100583	11/25/25	CELEBRATION HARDWARE	473118	Nov Supplies	R&M-Common Area	546016-53901	$205.89
001	100584	11/25/25	BRIGHTVIEW LANDSCAPING	9569229	Oct tree removal-safety	R&M- Tree Removal/Replacement	546213-53901	$14,000.00
001	100585	11/25/25	CYCLONE TECHNOLOGY, LLC	9328	Oct Cyclone Repair	R&M-Equipment	546022-53901	$545.17
001	100586	11/25/25	UNITED LAND SERVICES	179142	November Service	Contracts-Landscape	534050-53901	$91,325.42
001	100587	11/28/25	CONCRETE MIX USA LLC	3847	Nov Sidewalk Project NV	Reserves-Annual Contribution	568024-53901	$2,351.46
001	100587	11/28/25	CONCRETE MIX USA LLC	3829	Nov Sidewalk Project NV	Reserves-Annual Contribution	568024-53901	$2,195.73
001	100587	11/28/25	CONCRETE MIX USA LLC	3854	Nov Sidewalk Repair	R&M-Sidewalks	546084-53901	$1,000.00
001	100588	11/28/25	INFRAMARK LLC	164524	Oct Mgmt Fees	R&M-Sidewalks	546084-53901	$829.15
001	100588	11/28/25	INFRAMARK LLC	164524	Oct Mgmt Fees	R&M-Equipment	546022-53901	$157.34
001	100588	11/28/25	INFRAMARK LLC	164524	Oct Mgmt Fees	R&M-Common Area	546016-53901	$654.54
001	100588	11/28/25	INFRAMARK LLC	164524	Oct Mgmt Fees	Postage and Freight	541006-51301	$1.48
001	100589	11/28/25	ENTERPRISE CDD - UTILITY	112425-1022 CHK	SVC PERIOD 10/10/25 - 11/12/25	Utility - Water	543018-53901	$1,209.49
001	100590	11/28/25	CELEBRATION HARDWARE	473640	Nov Supplies	R&M-Common Area	546016-53901	$4.99
001	100590	11/28/25	CELEBRATION HARDWARE	473792	Nov Supplies	R&M-Common Area	546016-53901	$13.99
001	100590	11/28/25	CELEBRATION HARDWARE	473798	Nov Supplies	R&M-Common Area	546016-53901	$107.55
001	100591	11/28/25	BRIGHTVIEW LANDSCAPING	9581035	Nov tree trimming	Contracts-Trees & Trimming	534085-53901	$32,290.00
001	300102	11/04/25	DUKE ENERGY - ACH	101525-1701-ACH	BILL PRD 8/25-10/6/25	Electricity - General	543006-53901	$4,731.68
001	300102	11/04/25	DUKE ENERGY - ACH	101525-1701-ACH	BILL PRD 8/25-10/6/25	Building Op Costs	563034-53901	$519.21
001	300102	11/04/25	DUKE ENERGY - ACH	101525-1701-ACH	BILL PRD 8/25-10/6/25	R&M-Irrigation	546041-53901	$250.77
001	300102	11/04/25	DUKE ENERGY - ACH	101525-1701-ACH	BILL PRD 8/25-10/6/25	Electricity - Streetlights	543013-54101	$1,944.37
001	300103	11/05/25	SMART CITY TELECOM - AUTOPAY	110125-0231-ACH	NOV 2025 BILLING	Communication - Telephone	541003-51301	$128.85
001	300104	11/12/25	ENTERPRISE CDD - UTILITY	102225-0013-ACH	9/12-10/10/25	Utility - Irrigation	543014-53901	$241.85
001	300104	11/12/25	ENTERPRISE CDD - UTILITY	102225-0013-ACH	9/12-10/10/25	Utility - Water	543018-53901	$180.16
001	300105	11/12/25	ENTERPRISE CDD - UTILITY	102225-2722-ACH	9/10-10/13/25	Utility - Water	543018-53901	$375.43
001	300106	11/12/25	ENTERPRISE CDD - UTILITY	102225-4022-ACH	9/12-10/13/25	Utility - Irrigation	543014-53901	$310.15
001	300107	11/12/25	ENTERPRISE CDD - UTILITY	102225-6022-ACH	9/10-10/10/25	Utility - Irrigation	543014-53901	$387.67
001	300108	11/14/25	SMART CITY TELECOM - AUTOPAY	110125-0025-ACH	NOV 2025 BILLING	Communication - Telephone	541003-51301	$182.20
001	300109	11/14/25	SMART CITY TELECOM - AUTOPAY	110125-1187-ACH	NOV 2025 BILLING	Communication - Telephone	541003-51301	$140.05
001	300110	11/20/25	REPUBLIC SERVICES - ACH	0690-000793634-ACH	Nov REFUSE REMOVAL	Utility - Refuse Removal	543020-53901	$1,145.95
001	886	11/04/25	ENTERPRISE CDD	103025-3965	DUE TO ECDD THRU 10/31/25	Due To Other Districts	206500	$44,385.71
001	887	11/04/25	US BANK	7945862	FY26 TRUSTEE FEES	ProfServ-Trustee Fees	531045-51301	$4,240.63
001	888	11/04/25	ENTERPRISE CDD - UTILITY	102225-1022-CHK	9/12-10/13/25	Utility - Water	543018-53901	$1,053.07
001	888	11/04/25	ENTERPRISE CDD - UTILITY	102225-2021-CHK	9/12-10/13/25	Utility - Water	543018-53901	$812.93
001	889	11/04/25	USA SEAL & STRIPE, LLC	395	10/31/25 Sweeping service	R&M-Road Cleaning	546080-54101	$2,832.50
001	898	11/06/25	ENTERPRISE CDD - UTILITY	102225-3021-CHK	9/12-10/13/25	Utility - Irrigation	543014-53901	$746.71
001	899	11/06/25	ENTERPRISE CDD - UTILITY	102225-5021-CHK	9/12-10/13/25	Utility - Irrigation	543014-53901	$646.75
001	900	11/14/25	USA SEAL & STRIPE, LLC	396	11/7/25 Street Sweeping Service	R&M-Road Cleaning	546080-54101	$2,832.50
001	901	11/20/25	USA SEAL & STRIPE, LLC	397	Nov 14 Service	R&M-Road Cleaning	546080-54101	$2,832.50
001	905	11/24/25	USA SEAL & STRIPE, LLC	398	STREET SWEEPING 11/21/25 service11/21/25 service	R&M-Road Cleaning	546080-54101	$2,832.50
001	DD895	11/12/25	ENTERPRISE CDD - UTILITY	102225-5611-ACH	9/10-10/13/25	Utility - Water	543018-53901	$3.20
001	DD896	11/11/25	DAVID HULME - EFT	DH-102825-EFT	BOARD 10/28/25	P/R-Board of Supervisors	511001-51101	$200.00
001	DD897	11/04/25	REPUBLIC SERVICES - ACH	0690-000791727-A	REFUSE REMOVAL	Utility - Refuse Removal	543020-53901	$1,674.07
							Fund Total	**$557,980.80**

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
SERIES 2013A DEBT SERVICE FUND - 210								
210	902	11/24/25	CELEBRATION CDD C/O US BANK	112025-2013A	TRFR TAX COLLECTION SER 2013A	Due From Other Funds	131000	$115,874.26
							Fund Total	**$115,874.26**
SERIES 2021 DEBT SERVICE FUND - 211								
211	903	11/24/25	CELEBRATION CDD C/O US BANK	112025-2021	TRFR TAX COLLECTION SER 2021	Due From Other Funds	131000	$120,460.32
							Fund Total	**$120,460.32**
SERIES 2025 DEBT SERVICE FUND - 212								
212	904	11/24/25	CELEBRATION CDD C/O US BANK	112025-2025	TRFR TAX COLLECTIONS SER 2025	Due From Other Funds	131000	$121,850.30
							Fund Total	**$121,850.30**
							Total Checks Paid	**$916,165.68**