INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

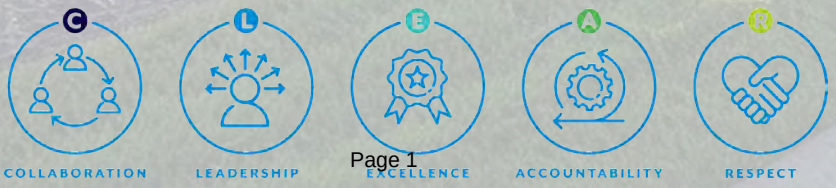
# *Celebration Community Development District*

**July 28, 2026**

**Revised Agenda Package**

313 CAMPUS STREET
CELEBRATION, FLORIDA 34747

CLEAR PARTNERSHIPS



# Celebration
# Community Development District

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

**District Staff**
Kerry Satterwhite, District Manager
Jan Carpenter, District Counsel
Mark Vincutonis, District Engineer
Russell Simmons, Field Service Manager
Diana Lopez, District Accountant
Melissa Williams, District Admin

**Revised Regular Meeting Agenda**

Tuesday, July 28, 2026, at 5:00 p.m.

---

The Regular Meeting of the **Celebration Community Development District** will be held on **July 28, 2026, at 5:00 p.m. at 313 Campus Street, Celebration, FL 34747.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

**THE REGULAR MEETING OF BOARD OF SUPERVISORS**

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **MOTION TO APPROVE THE AGENDA**
4. **PUBLIC COMMENTS**

   *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
5. **THIRD PARTY REPRESENTATIVES**

   **A.** CROA

   **B.** Sheriff
6. **STAFF REPORTS**

   **A.** Vendor Reports

   **i.** United Landscape

   **ii.** Premier Lakes

   **iii.** Clarke

   **B.** District Counsel

   **i.** Attorney Report……...Page 4

   **C.** Field Inspection Report

   **i.** July 2026 Report……..Page 6

   **D.** District Engineer

   **i.** July 2026 Report……..…Page 12

   **E.** District Manager

   **i.** Discussion of Sidewalk Updates

   **ii.** Discussion of Quarterly Arborist Inspection

**7. PUBLIC HEARING FOR ADOPTION OF THE FY2027 BUDGET**

**A.** Open Public Hearing on Adopting FY2027 Proposed Operations Budget

**B.** Staff Presentations……Page 29

**C.** Public Comment

**D.** Close Public Hearing on Adopting FY2027 Proposed Budget

**E.** Consideration of Resolution 2026-09; Adopting FY2027 Budget……..…….Page 53

**F.** Consideration of Resolution 2026-10; Levying FY2027 Assessments…….....Page 57

**8. BUSINESS ITEMS**

**A.** Nomination for Vacancy of Seat 3 Supervisor

**B.** Discussion of Reallocation of Pond Bank Restoration Budget Funds

**C.** Discussion of Greenbrier Fence

**9. CONSENT AGENDA**

**A.** Consideration of June 23, 2026 Meeting Minutes…….....Page 62

**B.** Consideration of June 2026 Check Register…….....Page 68

**C.** Consideration of June 2026 Check Register…….Page 73

**10. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

**11. PUBLIC COMMENTS**

*(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

**11. ADJOURNMENT**

LATHAM, LUNA, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

MICHAEL J. BEAUDINE
JAN ALBANESE CARPENTER
CATHERINE R. CHOE
DANIEL H. COULTOFF
SARAH M. DINON
JENNIFER S. EDEN
LENA R. FUCILE
DOROTHY F. GREEN
BRUCE D. KNAPP
PETER G. LATHAM

201 SOUTH ORANGE AVENUE, SUITE 1400
ORLANDO, FLORIDA 32801
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802
TELEPHONE: (407) 481-5800
FACSIMILE: (407) 481-5801
WWW.LATHAMLUNA.COM

JAY E. LAZAROVICH
JUSTIN M. LUNA
LORI T. MILVAIN
ROBERT J. PETILLO
L. WILLIAM PORTER, III
BRANDON E. POWNALL
CHRISTINA Y. TAYLOR
KRISTEN E. TRUCCO
DANIEL A. VELASQUEZ

DIRECT DIAL: (407) 481-5872
EMAIL : JCARPENTER@LATHAMLUNA.COM

# MEMORANDUM

**To:** Celebration Community Development District Board of Supervisors

**From:** District Counsel (Latham, Luna, Eden & Beaudine, LLP)

**Re:** 2026 Legislative Updates

**Date:** July 22, 2026

We are providing you with information about new legislation from the 2026 Legislative Session which affects community development districts ("CDDs") in the State of Florida.

**CS/CS/SB 1180: Community Development Districts (CDD Board Member Recall)**
**Status: SIGNED INTO LAW**
**Effective Date: July 1, 2026**

CS/CS/SB 1180 creates a formal recall election process for elected members of a Community Development District's Board of Supervisors, allowing qualified electors to initiate removal of a board member for causes including malfeasance, neglect of duty, incompetence, or conviction of a felony involving moral turpitude, upon a petition signed by at least 10% of registered electors submitted within 30 days. If the petition is certified, a special election must be held not less than 30 days and no more than 90 days after certification, and any resulting vacancy is to be filled based on existing CDD appointment procedures.

**CS/HB 967: Electronic Payment Requirements for Local Governments**
**Status: SIGNED INTO LAW**
**Effective Date: January 1, 2027**

CS/HB 967 amends Section 215.322, Florida Statutes, to require all units of local government, including special districts such as CDDs, to accept payment by credit card, debit card, and electronic funds transfer for any financial obligation owed to the district (except where another form of payment is required by law), and to provide at least one method for accepting such payments online.

*CDDs that lack a method for accepting electronic payments online must establish one before January 1, 2027 and should coordinate with their district manager and payment processing vendors to ensure compliance.*

**CS/CS/CS/HB 905: Foreign Influence**
**Status: SIGNED INTO LAW**
**Effective Date: July 1, 2026**

CS/HB 905 amends Section 112.313, Florida Statutes, which governs standards of conduct for public officers and employees. This law increases penalties for any public officer (including CDD Board Supervisors) who violates gift restrictions when the prohibited gift originates from a designated foreign terrorist organization or a foreign country of concern (currently including China, Cuba, Iran, North Korea, Russia, Syria, and Venezuela) and also requires mandatory ethics training for specified public officials to include instruction on foreign countries of concern and their methods of influence.

*CDD board members subject to the 4-hour annual training requirement under Section 112.3142 will need to ensure their training covers the new foreign influence topics beginning with the updated curriculum after November 1, 2026*

**SB 572/HB 603: Ethics for Public Employees (Amendment to Section 112.3135, F.S.: Anti-Nepotism Law)**
**Status: SIGNED INTO LAW**
**Effective Date: April 1, 2026**

Florida's anti-nepotism law, Section 112.3135, Florida Statutes, prohibits a public official, including CDD board members, from appointing, employing, promoting, advancing, or advocating for the appointment or employment of a relative in any agency over which the official exercises jurisdiction or control. The 2026 Legislature amended Section 112.3135 in respects relevant to public bodies with a new exception created permitting relatives serving on the same collegial body to advocate for each other with respect to internal leadership positions on that board (such as the selection of a chair or vice-chair).

**CS/SB 382: Micromobility Devices**
**Status: VETOED**
**Vetoed by Governor DeSantis: June 25, 2026**

CS/SB 382 was meant to establish statewide operating requirements for micromobility devices (including e-bikes), such as a 10 mph speed limit for such devices when within 50 feet of a pedestrian. This bill also contemplated a Micromobility Device Safety Task Force to develop uniform crash reporting and regulatory recommendations. Governor DeSantis vetoed the bill on June 25, 2026, citing concerns that the 10 mph proximity standard would be difficult for riders to practically measure, that the measure would lead to enhanced surveillance of citizens by local governments, and that substantive regulations were being imposed prior to any task force recommendations.

Please feel free to contact the District Manager or our office should you have any questions about these new laws or their requirements. Thank you.




# Celebration CDD July Field Inspection

Thursday, June 25 2026

13 Items Identified

13 Items Incomplete

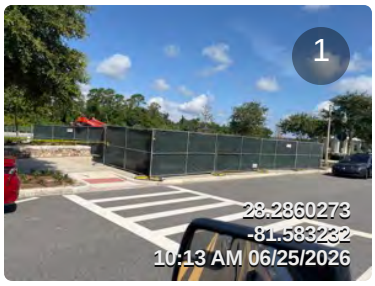
Kyle Goldberg

Inframark

## Item 1 - Island Village Stairs

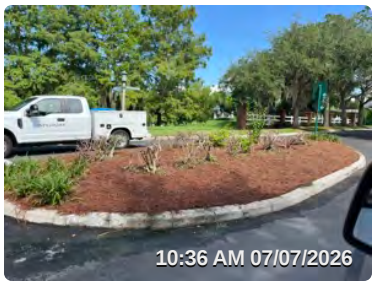
Assigned To: Board Update

The stairs in Island Village are being repaired.










## Item 2 - New Plants Install

Assigned To: United Land Services

New plants to be installed the week of 07/13.

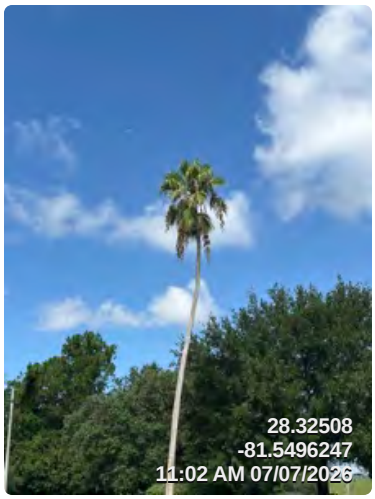
Location: Acadia Terrace




## Item 3 - Concrete Project Update

Assigned To: Inframark

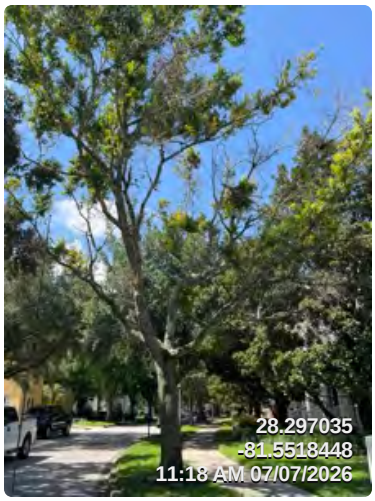
The sidewalk project is still underway.




## Item 4 - Palm Tree Pruning

Assigned To: Enviro

Palm tree pruning is scheduled to start the week of 7/20.




## Item 5 - Remove Tree

Assigned To: United Land Services

This tree should be removed. Location:

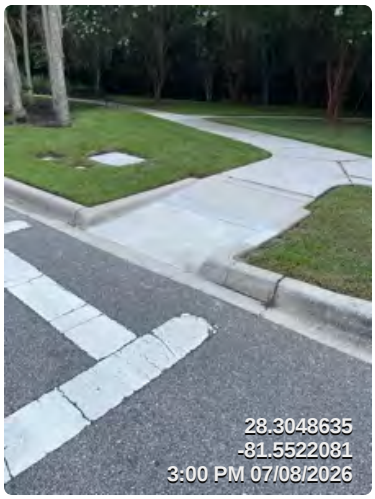
1412 Stickley Ave




## Item 6 - Dead Sod

Assigned To: United Land Services

Dead sod located in front of 1142 Celebration Blvd.




## Item 7 - Sidewalk Ramp Repair

Assigned To: Board Update

A sidewalk ramp was repaired on the corner of Nash Dr and Cel Ave.




## Item 8 - Removed Bogavalia

Assigned To: Board Update

Bogavalia has been removed. Location:
1019 Old Blush Rd




## Item 9 - Pine Straw Install

Assigned To: Board Update

Pine straw has been installed throughout the community




## Item 10 - Bollard Repair

Assigned To: Board Update

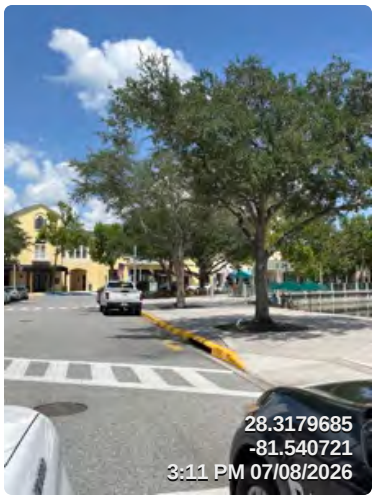
15 bollards have been secured in Downtown.




## Item 11 - Light Pole Repair

Assigned To: Inframark

3 light poles need to be repaired in Downtown.




## Item 12 - Tree Trimming

Assigned To: Board Update

Multiple trees have been lifted in Downtown for events.




## Item 13 - Weir Repair

Assigned To: Inframark

The weir in the canal on Water St has been damaged and needs to be repaired.

July 16, 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. Island Village Phase 2A turnover punchlist walk thru re-inspection and prepare updated punchlist and location map for final acceptance turnover. Review acquisition agreements for 3 year timeline for turnover and discussion with attorney.
3. Charleston Place tract in in front of townhomes survey and preparation of sketch of legal.
4. Campus Street storm system odor issue corresp. to County requesting plan of action, and review residents recent email and discuss with attorney and review documents regarding County ownership.
5. Review and discussion with attorney and Mattamy regarding CIV Ph 2A acquisition agreement 3 year timeframe for turnover.
6. Pond LV7 restoration site visit, corresp., and research for pond plans and asbuilts.
7. Research Island Village Bond amounts, engineer reports, and requisitions and corresp. with Tanner at Mattamy with information
8. Island Village Phase 2A additional punchlist walk thru re-inspection as items were not complete as of last week and prepare updated punchlist and location map and corresp. with Jeff Baily at Mattamy.
9. Water Street site visit with Russ on undermined weir.
10. Phase 2A walk with Mattamy on remaining punchlist items.
11. Research Celebration Blvd bridge truss paint finish specification research and FDOT specs and FDOT approved products list.
12. Island Village County Right of Way Use Agreement review and corresp.
13. Island Village requisition request process corresp. and bond fund balance doc review.
14. Research and corresp. on Artisan Park roadway ownership.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,
Mark Vincutonis
Mark Vincutonis, P.E.

June 24, 2026

Mr. Kerry Satterwhite, District Manager
Celebration Community Development District
313 Campus Street
Celebration, FL 34747

**Re: Consulting Engineer's Report, Section 11.21 of the Master Trust Indenture**
**Celebration Community Development District**
**HWA# 4204**

Dear Mr. Satterwhite:

Hanson, Walter & Associates, Inc., in accordance with Section 11.21 of the Master Trust Indenture, has completed our annual review of the portions of the project within the Celebration Community Development District;

We have performed an overall site inspection of District owned facilities in conjunction with District Staff and are relying on District sources we believe as credible and what has been represented to us is accurate to the best of our knowledge. We find these portions have been maintained in sufficiently good repair with the following exception(s) as listed below and as shown on the attached location maps;

1. The drainage box culverts under; Celebration Blvd. by the golf course; Celebration Blvd. by Spring Lake/Evander Square; and Aquila Loop, have vegetation that is growing thick and or debris building up in the invert at the inlet and/or outlet side sides of the box culverts restricting flow and access. This vegetation and or debris should be removed by the landscape maintenance staff and maintained on a regular basis to prevent more difficult vegetation removals the future and to maximize flow capacity through the culvert. All of the box culvert locations are listed below to keep their locations identified within this annual report for ongoing maintenance.

    a. Celebration Blvd. just south of the southern golf course maintenance yard driveway. Note there are 2 culverts about 50-ft apart at this location (covered with vegetation).
    b. Celebration Blvd. between Sienna and Spring Lake.
    c. Celebration Blvd. between Spring Lake and Evander Square Apts. (Palmettos make it difficult to access)
    d. Celebration Ave. just north of the 851 Bldg. The slope off of the sidewalk is steep and recommend a fence in this area.
    e. Greenbriar Ave. between Jasmine St. and Westpark Dr.
    f. Celebration Ave. between Jeater Bend Dr. and Nash Dr.
    g. Celebration Ave. as you enter into Artisan Park just south of Old Blush Rd.
    h. Old Blush Rd. between Demask St. and Indigo Dr.
    i. Aquila Loop just south of Oak Shadows Rd. (Northeast side has cypress knees growing close to box culvert and should be removed or sawed down).
    j. Acadia Lane just west of Acadia Terrace.
    k. Island Village, Celebration Blvd. just before the curve in the road that enters the residential area.

2. Sienna: At the box culvert under Celebration Blvd. between Sienna and Spring Lake, on the east side of the Blvd. the slope from the sidewalk is steep per the original design however there is a drop off forming adjacent to the sidewalk which should be filled in and sodded by landscape staff.

3. Civic Corridor: The weir at CROA pond SCE 2-2 has a partial collapse. The structure should be repaired for proper control of flow of stormwater to the pond.

4. Spring Lake: In the pond by 1351 Cap Rock Drive, the concrete overflow weir has started to separate at the joint by 3-inches between the top flat area and the backslope down to the wetlands and earthen material has eroded out from the gap and has started to undermine the concrete slabs. This gap should be cleaned and filled with concrete. There are also a few pine trees that have previously been cut that were growing in this gap and the remaining trunk should be removed or ground down if possible to allow for concrete to be placed in the gap. It is believed that maintenance staff can complete this work.

5. Spring Lake: Along the wetland side of the pond adjacent to Cap Rock Drive, there are several areas along the pond berm that have become barren of grass and show signs of erosion of sand/soil down the bank into the water. These areas appear to receive enough sunlight and should be seeded or sodded to cover the exposed soil. The addition of some soil additives to enhance the sandy soil may be needed as well. The estimated cost to rake in some soil additive such as cow manure and over seed the areas is $1,000. To sod the areas with bahia, the estimated cost is $3,000.

6. North Village: The soil in the bank at the culvert on the west side of North Village St. has eroded away and the void should be resodded. The inlet just south of the culvert has become partly overgrown with vegetation and should be cleared by landscape maintenance staff.

7. North Village: Across from 112 Celebration Blvd., in the roundabout wetland area, the drainage inlet is accessible but has dirt and vegetation partly covering the grate due to the surrounding steep slope and should be cut back and grade softened by maintenance staff. We also recommend maintenance staff install a concrete pad around the structure to prevent vegetation from growing close to and covering the inlet. The grate has been dislodged slightly and is rusty and should be replaced or inspected and reset by maintenance staff.

8. North Village: At the inlet at the edge of the wetland area across from the curb inlet in the roundabout, we recommend maintenance staff clear the vegetation and debris partly covering the grate and install a concrete pad around the structure to prevent vegetation from growing to close and covering the inlet.

9. North Village – Acadias: In the westerly corner of the pond next to 216 Eastpark Dr., there is a drainage inlet at the edge of the water with a couple of cabbage palm trees growing up against the structure and should be cut down to grade and or removed if possible by maintenance staff. The vegetation and debris covering the inlet should be also be removed by maintenance staff. There is also a long piece of old turbidity barrier strewn across the pond in the vegetation that should be removed by maintenance staff. And there are several juvenile red swamp maple trees and other types of large bushes that have rooted in the shallow water in this area of the pond and should be removed as they will grow quite large and multiply and should be removed by landscape staff. The other end of the pipe that connects to this structure is farther west in the wetland area and is overgrown and could not be located. This structure and access to it should be cleared by landscape maintenance staff.

10. North Village – Golf Course/Acadias: The outfall fabriform weir in the pond south of 106 Acadia Terrace has trees growing next to the fabriform concrete as well as vegetation close to the bleeder pipe discharge and should be removed by landscape staff to prevent root damage to the fabriform and bleeder pipe as the trees continue to grow.

11. North Village – Golf Course: The outfall fabriform weir in the pond west of 318 Acadia Lane (the pink house) has become overgrown and the access to it has become overgrown with a large uprooted tree preventing access to this drainage structure. The access path behind the house and the area on and around the structure should be cleared by landscape maintenance staff.

12. North Village – Golf Course: The overflow structure inlet along the southeastern side of the wetland behind 239 Acadia Terrace has become overgrown and could not be located. An access pathway and the area around the structure should be cleared by landscape maintenance staff.

13. North Village – Acadias: The control structure grate behind 101 Acadia Terrace has started to fill with debris and should be cleared by landscape maintenance staff.

14. North Village – Golf Course: The overflow structure inlet along the southwestern side of the wetland behind 202 Acadia Terrace is accessible but is surrounded and covered by vegetative debris, cut logs, and dirt pushed with machinery and should be removed by landscape maintenance staff. It is recommended to encourage the golf course staff to not place waste here. Note that the connector manhole/inlet to the south of this wetland was located in the golf course near and south of the curve in the cart path and has a slotted manhole cover to accept surface runoff.

15. North Village – Golf Course: The outfall fabriform weir in the pond south of 316 Acadia Lane is overgrown with vegetation on the fabriform and around the skimmer and drawdown pipe. The access from the golf course side is overgrown and blocked by fallen trees. The access and area around this structure should be cleared by landscape staff.

15A. North Village – Golf Course: The control structure in the southeast corner of the pond has a grate that is rusted out and the grate should be replaced by maintenance staff at an estimate cost of $800 (Type D inlet per old plans).

16. North Village – Golf Course: The inflow structure bubble-up inlet behind 227 Acadia Terrace has become overgrown and the structure could not be located. The access and the area around the structure should be cleared by landscape staff. Landscape waste and debris has been dumped in this wetland and may be covering this structure.

17. Central Village – Golf Course: There are two drainage overflow structures at the east end of the pond across from 504 Golfpark Dr. The easterly inlet is partly overgrown with vegetation. The westerly inlet was also partly overgrown. These inlets and the immediate area surrounding them should be cleared by landscape staff.

18. Central Village – Golf Course: The drainage outflow inlet structure was located and is completely overgrown with vegetation and could not be located. The location of this structure is in the northeast section of this wetland. Access is clear when not underwater and is located on the edge of the tree line about 23-ft from the golf cart path. The inlet should be cleared of debris and we recommend installing a vertical post or pipe behind the inlet for locating purposes when the area fills up with water and trimming the overhanging tree branches which hang fairly low to the ground above this inlet.

19. Central Village – Golf Course: The steel reticular grate on the drainage outflow control structure in the southeastern end of the pond has become heavily rusted and is deteriorating with part of it missing and should be replaced by maintenance staff at an estimated cost of $1000 (Type H inlet per old plans).

19A. Central Village – Golf Course: The grate on the control structure on the southeast side of the pond is severely rusted and has some debris on the grate. The debris should be removed, the orifice unclogged if needed, and the grate replaced by maintenance staff at an estimated cost of $800 (Type D inlet per old plans).

20. Central Village – Golf Course: Across from 518 Golf Park Dr. in the westerly small wetland area on the north side of the cart path that runs on the north side of the pond, the drainage inlet is overgrown with vegetation and could not be located. The location according to asbuilts is in the eastern end of the wetland area. Access to this structure and the area surrounding it should be cleared by landscape staff.

21. Central Village – Golf Course: Across from 514 Golf Park Dr. in the easterly small wetland area on the north side of the cart path that runs on the north side of the pond, the drainage inlet is overgrown with vegetation and could not be located. The location according to asbuilts is in the western end of the wetland area. Access to this structure and the area surrounding it should be cleared by landscape staff.

22. Central Village – Golf Course: Across from 514 Golf Park Dr. the fabriform weir at the east end of the pond where it connects to the shallow littoral zone/swale between the two pond water surfaces is accessible but overgrown with vegetation and should be cleared by landscape staff.

23. Central Village – Golf Course: The wetland overflow structure inlet in the middle of the small vegetated pond area across from 716 Golf Park Dr. has become overgrown with vegetation and could not located. The access to the structure and the area immediately surrounding this structure should be cleared by landscape maintenance staff and marked with a vertical post or pipe.

24. Central Village – Golf Course: The wetland and wetland buffer at the southwest corner of the intersection of Celebration Blvd. and Campus Street was cleared in 2023 and is continuing to be mowed. The drainage inlet overflow structure at the south end of this wetland is visible. A second drainage inlet overflow structure in the southeast end of the wetland was also discovered and was missing its grate and was full of debris. The inlet should be cleaned and the grate replaced by maintenance staff at an estimated cost of $1,200. Note that the manhole on the south side of the cart path where this structure connects to was also located. The access to these structures and the area immediately surrounding this structures should be kept clear by landscape maintenance staff as the vegetation re-grows.

25. Central Village: The 4-inch bleeder pipe appeared to be partly clogged as the water level of the pond was equal to the fabriform weir and flow through the bleeder pipe appeared less than it should be based on the water level and should be unclogged by maintenance staff.

26. Central Village – Golf Course: The wetland overflow structure inlet at the west end of the wetland behind 903 Jasmine St. has become overgrown and could not be located. The access to this structure and the area immediately surrounding this structure should be cleared by landscape maintenance staff.

27. Not Used.

28. Central Village -Golf Course: The pond overflow fabriform weir in the pond behind 911 Jasmine St. has void space beneath the rip-rap downstream of the concrete repair made previously from erosion undermining the earthen material. Some of this void space was filled in previously, however there are other spots visible through the degraded fabriform fabric at the pinchpoints. The concrete repair made previously appears to be working to hold the water level in the pond and prevent water seepage under the weir however areas of fabriform may collapse if erosion continues. The estimated cost to fill the void spaces with concrete is $2,000. There is also heavy vegetation growing on top of the fabriform that should be removed.

29. Central Village – Golf Course: At the south corner of the pond behind 911 Jasmine St., the pond bank against the wetland has a small breach where a high pond water level has overtopped the bank and eroded part of the pond bank berm. This area should be filled in with concrete during the dry season at an estimate cost of $2,000.

30. Central Village: At the pond along Greenbrier Ave., next to the bus drop off of the K-8 School vegetation is creeping up the backside of the weir and should be removed by landscape staff.

31. West Village – Golf Course: The concrete weir behind the Terraces Condos has a fallen tree & debris on the downstream side of the weir and should be removed by landscape maintenance staff.

32. Central Village: Across from 406 Arbor Circle, the drainage inlet along the edge of the wetland is covered with vegetation and or dirt and debris and could not be located. The area surrounding the inlet should be cleared by landscape maintenance staff.

33. West Village: The fabriform overflow structure and skimmer at the north end of the pond next to 915 Westpark Dr. has become overgrown to include a palm tree growing in the fabriform. The access to this structure and the structure should be cleared by landscape staff as well as performing regular mowing/trimming of this pond bank area to the structure. This access path from the lot side has become overgrown, however it was accessible from golf course side. Both access routes should be kept clear by maintenance staff.

34. West Village – Celebration Blvd.: The overflow outfall structure along the edge of the wetland is overgrown and not easily accessible and the grates on this inlet are not seated properly and one may be missing. The access and surrounding areas should be cleared and the grates re-seated by maintenance staff.

35. West Village – Golf Course: The overflow structure inlet along the eastern side of the wetland in the middle of the golf course directly west of 932 Westpark Dr. has become overgrown and could not be located. There are landscape debris pushed into the wetland that may be covering the inlet and should be removed. The connector manhole in the open golf course "rough" area could also not be located. The access and the area around the structure in the wetland should be cleared by landscape maintenance staff and the surface grasses that are likely covering the manhole should also be removed.

36. West Village – The inlet in the northeast corner of the wetland at the intersection of Celebration Ave. and Starling is covered with leaf litter and debris and should be cleared by maintenance staff.

37. West Village – Golf Course: The overflow structure inlet at the southeast corner of the of the wetland across from 615 Trumpet Place has become overgrown and could not be located. The access and the area around the structure should be cleared by landscape maintenance staff.

38. West Village: Behind 607 Nadina Place in the wetland edge, the inflow structure is overgrown with vegetation and could not be located. For reference, the pipe to this structure is between 607 and 609 Nadina Place as evidenced by a manhole at this location on Nadina Place. This is between the 4th and 5th houses from Starling Dr. The vegetation around this structure should be cleared by landscape staff.

39. West Village – Golf Course: The bubble up headwall inlet structure across from 1170 Celebration Blvd. on the golf course side of Celebration Blvd. along the edge of the wetland behind the white 3-rail fence is covered with vegetation and should be cleared by maintenance staff.

40. West Village – Golf Course: The sidewalk across from 1120 Celebration Blvd. on the golf course side of Celebration Blvd. behind the 3-rail white fence is partly undermined due to erosion and should be filled in with dirt and sodded by maintenance staff. A concrete flume has been recently installed to allow the water to flow off of the sidewalk to prevent further erosion and undermining. The area immediately around the flume should be levelled off with dirt and sodded to prevent any erosion from happening around the flume.

41. East Village: There are two (2) pairs of control and outflow bubble up drainage structures that serve as the outfall discharge points for the large pond behind the estate homes along East Lawn Dr. At both locations, the concrete splash pads that surround the outflow structures have cracked and settled due to undermining of earthen material from beneath the concrete pads and should be monitored for further erosion.

42. East Village: The pond overflow fabriform at the pond across from 1003 Oak Pond Dr. has been undermined on the downstream side where the pond bank slope has washed away from beneath the fabriform and the fabriform appears to be cantilevered and may eventually collapse. This section of the weir should be repaired by filling in the washed out areas and covering with rip rap by maintenance staff. Also, the upstream end of the bleeder pipe is clogged as it was submerged but no water was flowing and should be unclogged by maintenance staff.

43. East Village: Across from 1001 Oak Pond Dr., on the sidewalk along the pond, there are 3 sidewalk panels that have settled such that the cross slope exceeds 2% and should be replaced at an estimated cost of $600.

44. East Village: Across from 1108 Rosemary Way at the intersection of Rosemary Way and Indigo Dr., the structure at the edge of the wetland area is overgrown with vegetation and could not be located. An access path and the area surrounding the structure should be cleared by landscape staff.

45. East Village: At the end of the short alleyway next to 802 Runner Oak St., a bubble up structure at the base of the slope adjacent to the wooded area needs to be cleaned out as old filter fabric and debris is partly blocking its flow capacity. The debris in the inlet and surrounding the inlet should be removed and the filter fabric removed or replaced by landscape/maintenance staff.

46. East Village: At the sidewalk along the wetland at the intersection of Oak Shadows Rd. and Indigo Dr. there is a 4-inch drop off along the edge of the sidewalk due to erosion which is at the top of a steep slope down to the wetland. This area adjacent to the sidewalk should be filled in and sodded to eliminate the sudden drop-off by maintenance staff.

47. East Village: At the instersection of Deer Woods Rd. and Oakshadows Blvd., the slope on the backside of the sidewalk down to the wetlands has eroded away and created a 12” drop off from the edge of the sidewalk. This area should be filled in and sodded by maintenance staff.

48. East Village: Next to 727 Oak Shadows Blvd., the bubble up structure in the spreader swale is missing its grates and they may be laying next to the opening underwater and should be re-installed by maintenance staff. The control structure in the pond also has its grates unseated and should be reseated by maintenance staff. A custom framed grate that is elevated above the structure could be considered if water pressure is causing the grates to become dislodged.

49. East Village – Roseville Corner: Across from 1013 Old Blush Rd. and behind the curb inlet, there is a depression in the ground which could be a result of either a leak in an underdrain pipe or storm pipe beneath, or was a location of a previously removed tree. This area should be filled in and sodded by staff and monitored for further depression forming.

50. East Village – Roseville Corner: Across from 1015 Old Blush Rd., the overflow fabriform wier has a cabbage palm that has rooted in and should be removed by maintenance staff to prevent future cracking and undermining of the fabriform.

51. East Village – Aquila: Behind 1207 Aquila Loop, it appears a resident's landscape crew is depositing landscape waste along the wetland and should be removed by maintenance staff and the residents of 1201 and 1207 Aquila Loop be notified that dumping is not allowed.

52. East Village – Aquila: A fallen tree is blocking access to the control structure in the southeast corner of the pond behind 1201 Aquila Loop and should be removed by landscape staff.

53. East Village: On the south side of Oak Pond Dr. the bubble up structure along the wetland is partly covered with debris. We recommend maintenance staff clear the vegetation and debris partly covering the grate and install a concrete pad around the structure to prevent vegetation from growing to close and covering the inlet.

54. South Village: The access path on the south side of the pond has become overgrown with vegetation. This access path to the weir should be cleared by landscape maintenance staff.

55. South Village: Behind 800 Spring Park Loop, in the wetlands behind the park area, the outfall structure from the golf course pond is overgrown and could not be located. An access path and the area surrounding the structure should be cleared by landscape staff.

56. South Village: The overflow structure inlet on the south side of the wetland across from 1039 Banks Rose St. has vegetative debris on and around the inlet and should be cleared by maintenance staff. Note that the pipe from this structure goes between 1039 and 1041 Banks Rose to a bubble up inlet at the edge of the wetland behind these homes.

57. Artisan Park: At the pond adjacent to Iron Smith Dr., the outfall bubble up structure on the wetland side of the pond near its middle has trees growing very close to it and should be removed by landscape staff to prevent the roots from damaging the joint between the pipe and structure.

58. Artisan Park: At the westerly end of the pond at the end of Wright Circle, the splash pad around the outfall bubble up structure has been undermined from erosion and is cantilevered on one side and may eventually collapse if not addressed. The void space and eroded area should be filled in with rip-rap by maintenance staff. There are also areas on the pond bank that the grass has thinned out leaving exposed soil should be re-sodded by maintenance staff.

59. Artisan Park: At the southerly end of the pond across from 1150 Wilde Dr., the area around outfall bubble up structure has become overgrown with vegetation and grass is growing on the grate. There is erosion that has undermined the concrete splash pad which has collapsed along 2 sides of the double overflow structures. Additional areas may collapse at any time and is a safety concern for anyone that may be standing on the concrete pad. The surrounding vegetation should be cleared by maintenance staff and the eroded areas and void spaces filled in with rip-rap by maintenance staff.

60. Artisan Park: At the southerly end of the pond behind 1173 Wilde Dr., the outfall bubble up structure has erosion undermining the concrete splash pad on the low side (southern side) where water tends to flow and the structure is surrounded with vegetation including a stand of small hardwood trees. The area around the structure and an access path should be cleared and the eroded areas filled with rip-rap by maintenance staff. There are also areas on the south pond banks that the grass has thinned out leaving an exposed dirt and sand bank that should be re-sodded by maintenance staff.

61. Artisan Park: The bubble up overflow control structure at the west end of the pond behind 1509 Hubbard Court is becoming overgrown and the old hog trap located near this structure is starting to rot away. The vegetation and hog trap should be removed by maintenance staff.

62. Artisan Park: On the southern bank of the pond next to 1407 Stickley Ave., there is pond bank erosion next to the fence due to runoff from the house & roof and should be filled in and sodded by maintenance staff.

63. Artisan Park: At the easterly end of pond next to 1407 Stickley Ave., the outfall bubble up structure has some erosion undermining the concrete splash pad and is cantilevered and may eventually collapse or crack. The void spaces filled in with rip-rap by maintenance staff.

64. Artisan Park: At the southeasterly corner of the pond next to 1243 Roycroft Ave., the outfall bubble up structure has some erosion undermining the concrete splash pad on the low side where tends to flow. We recommend continued clearing of the surrounding vegetation by landscape staff and to fill in the void space with rip-rap.

65. Artisan Park: At the end of Celebration Blvd. at the traffic circle, the sidewalk headed into the woods is washed out on the marsh side and has a significant drop off next to the sidewalk and a portion of the sidewalk is undermined. The bank and undermining should be filled in and the area sodded by maintenance staff.

66. Artisan Park: At the end of Celebration Blvd. in the marsh area where the sidewalk crossing is, there are three (3) 10" +/- PVC culverts under the sidewalk that should be cleared of vegetation and debris and concrete mitered ends should be poured around the two (2) pipe ends that are missing mitered ends by maintenance staff.

67. Artisan Park: The outflow structure in the isolated wetland on the north side of Celebration Ave. west of the Artisan Clubhouse has become overgrown with vegetation and should be cleared by landscape staff.

68. Artisan Park: Across from 1324 Celebration Ave. on the west and north side of the pond, the three (3) mitered end sections in the pond bank were exposed due to a relatively low water level. These mitered end sections are undermined and the void space should be filled in with dirt and or rip rap by maintenance staff to prevent the top part of the mitered end from breaking away due to no support underneath. There is also a fallen tree at the control structure that should be cleared by maintenance staff.

69. High School: At the pond weir part of the slab has collapsed, a 4' by 4' area and should be repaired. The estimated cost to backfill under the adjacent slabs and repour is $1500.

70. Many of the concrete abutments which serve as connection point between the sidewalks and the raised wooden boardwalks are showing soil erosion at the corners and present a drop off and a steep slope immediately adjacent to the sidewalk connection to the raised boardwalk. These areas should be filled in, stabilized & compacted and sodded by landscape and maintenance staff. The integrity of the concrete abutments and boardwalks appear to be fine, however this is brought to your attention as a possible safety concern.

It is our opinion that the Operations and Maintenance budget for the fiscal year 2026 is sufficient for proper maintenance of the Celebration Community Development District.

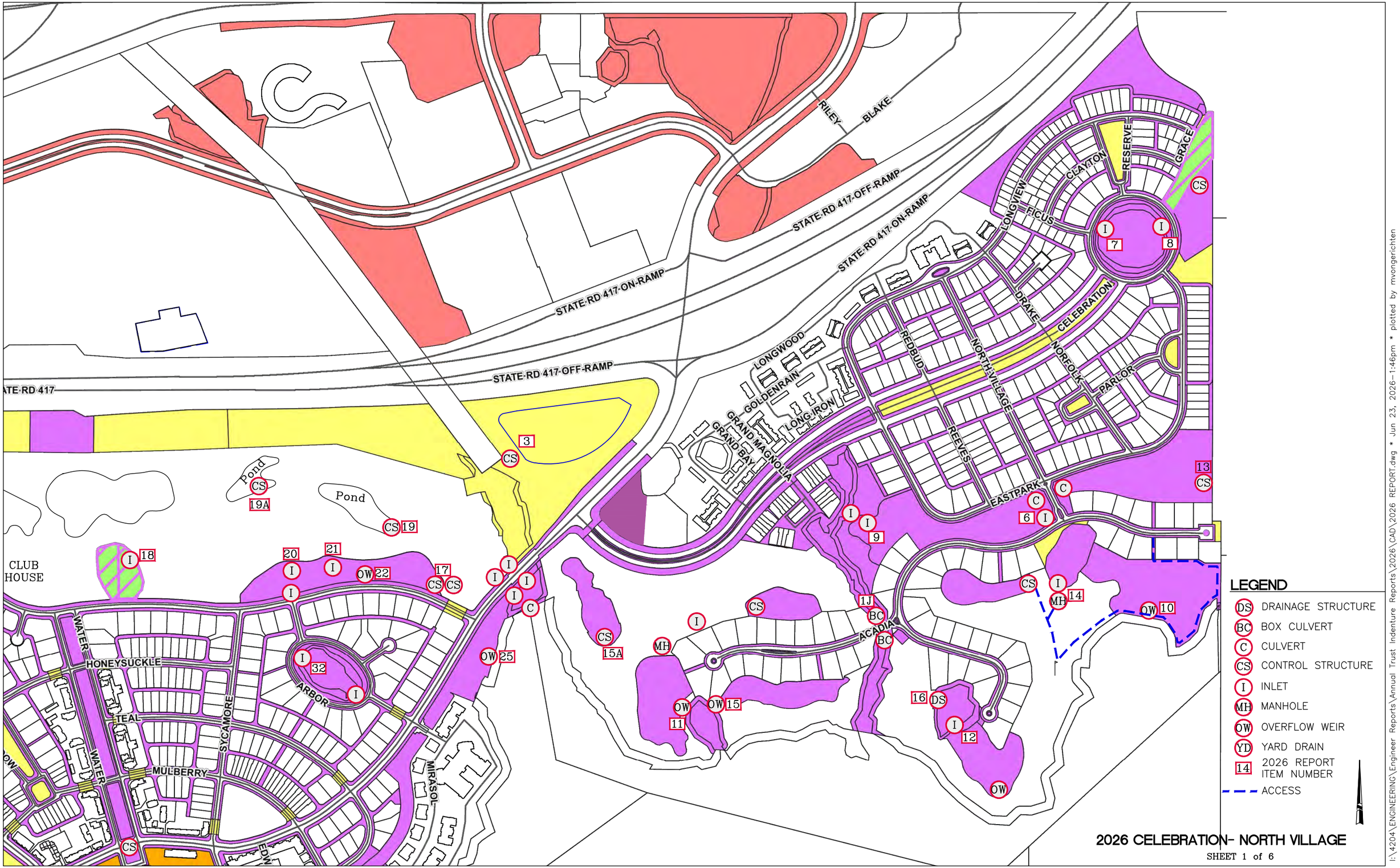
In addition, the current limits of insurance coverage for Hanson, Walter & Associates, Inc., are adequate in accordance with Section 11.14 of the Master Trust Indenture and the District carries insurance that is similar to other Districts we are familiar with and the coverage is typical of other Districts for the infrastructure that is managed by the District. However, insurance requirements in general are not an area of expertise of Hanson, Walter & Associates, Inc.

If you should have any questions or require additional information, please contact our office.

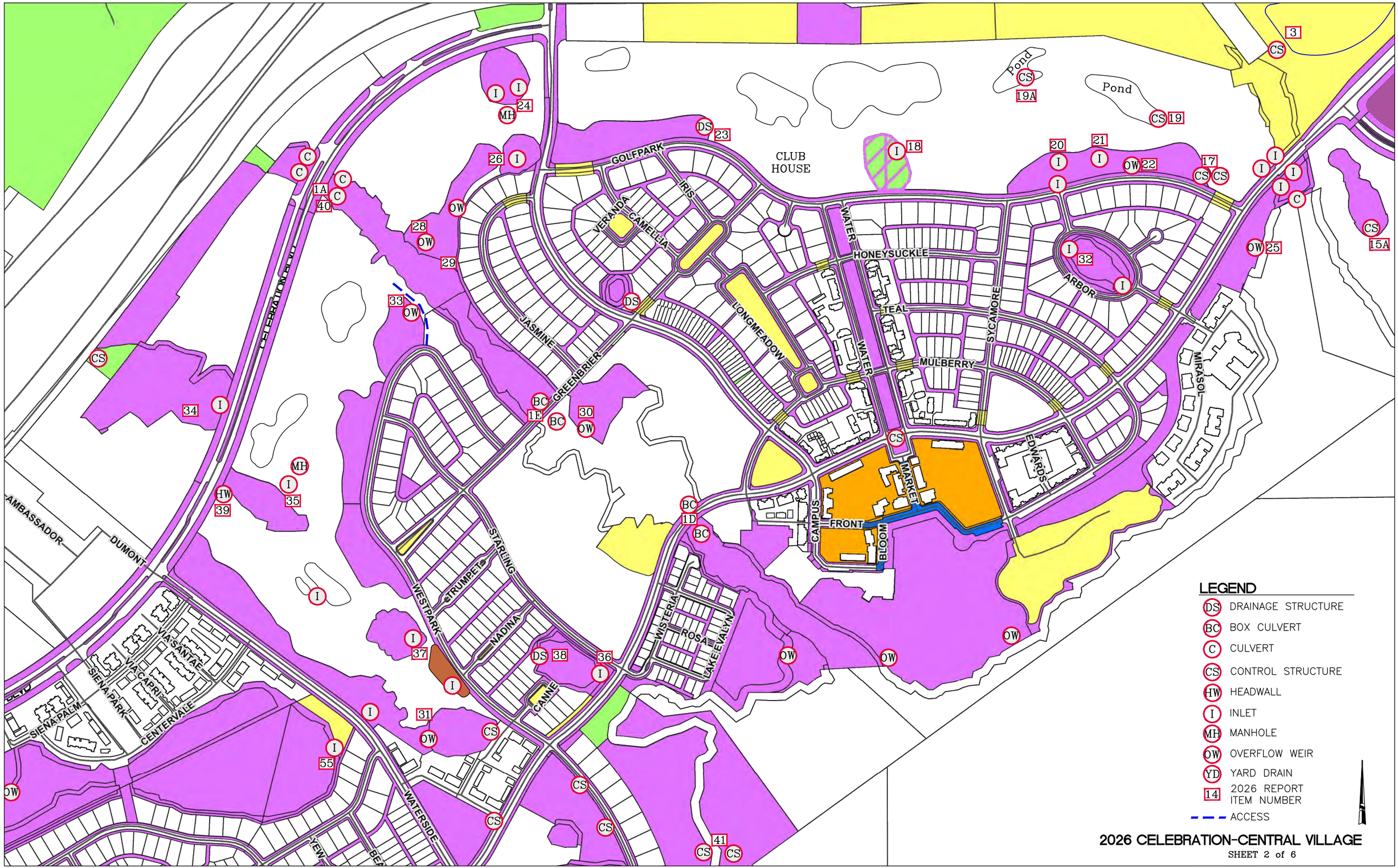
Sincerely,

Mark Vincutonis

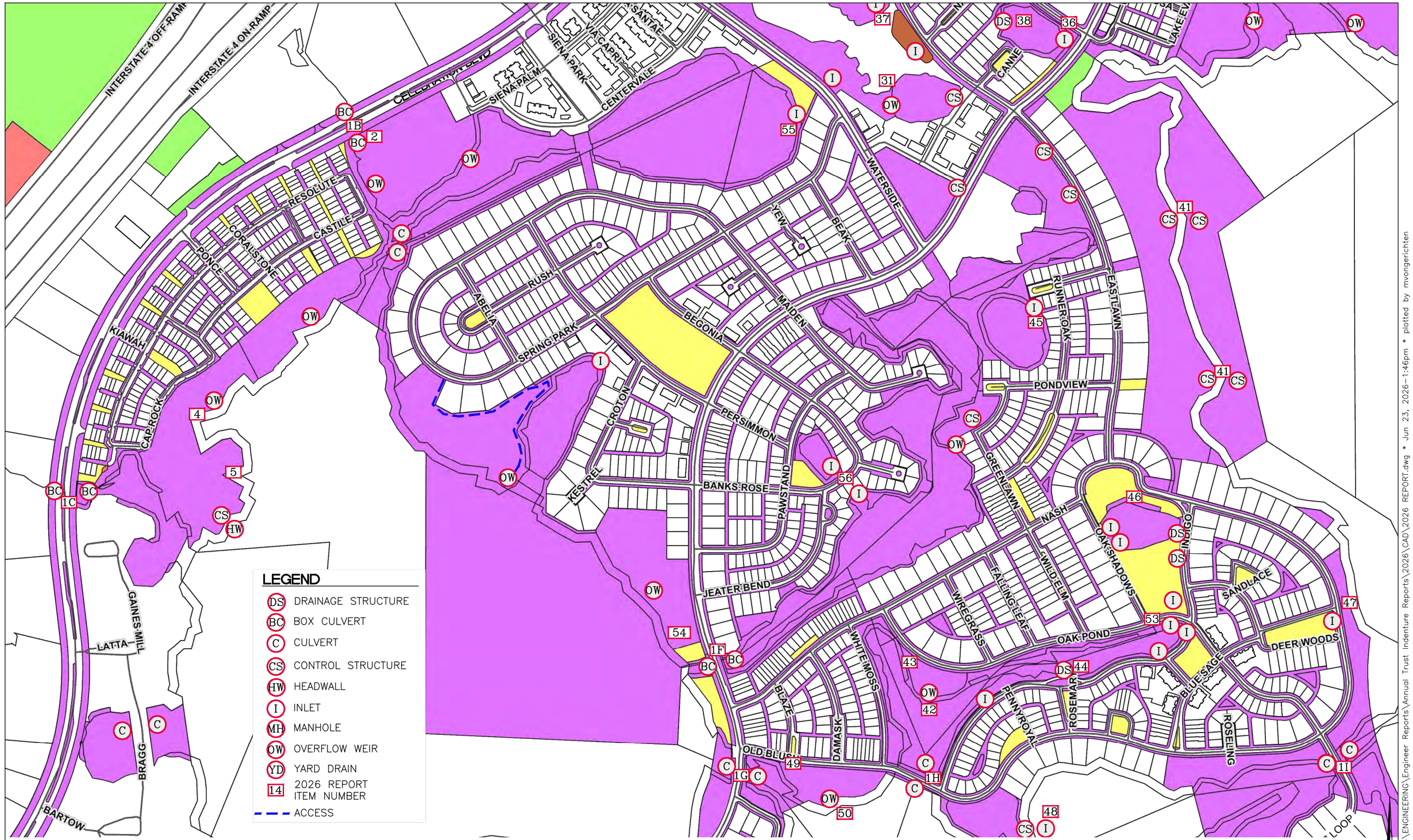
Mark Vincutonis, P.E.
attachment




I:\4204\ENGINEERING\Engineer Reports\Annual Trust Indenture Reports\2026\CAD\2026 REPORT.dwg * Jun 23, 2026-1:46pm * plotted by mvongerichten




I:\4204\ENGINEERING\Engineer Reports\Annual Trust Indenture Reports\2026\CAD\2026 REPORT.dwg * Jun 23, 2026-1:46pm * plotted by mvongerichten



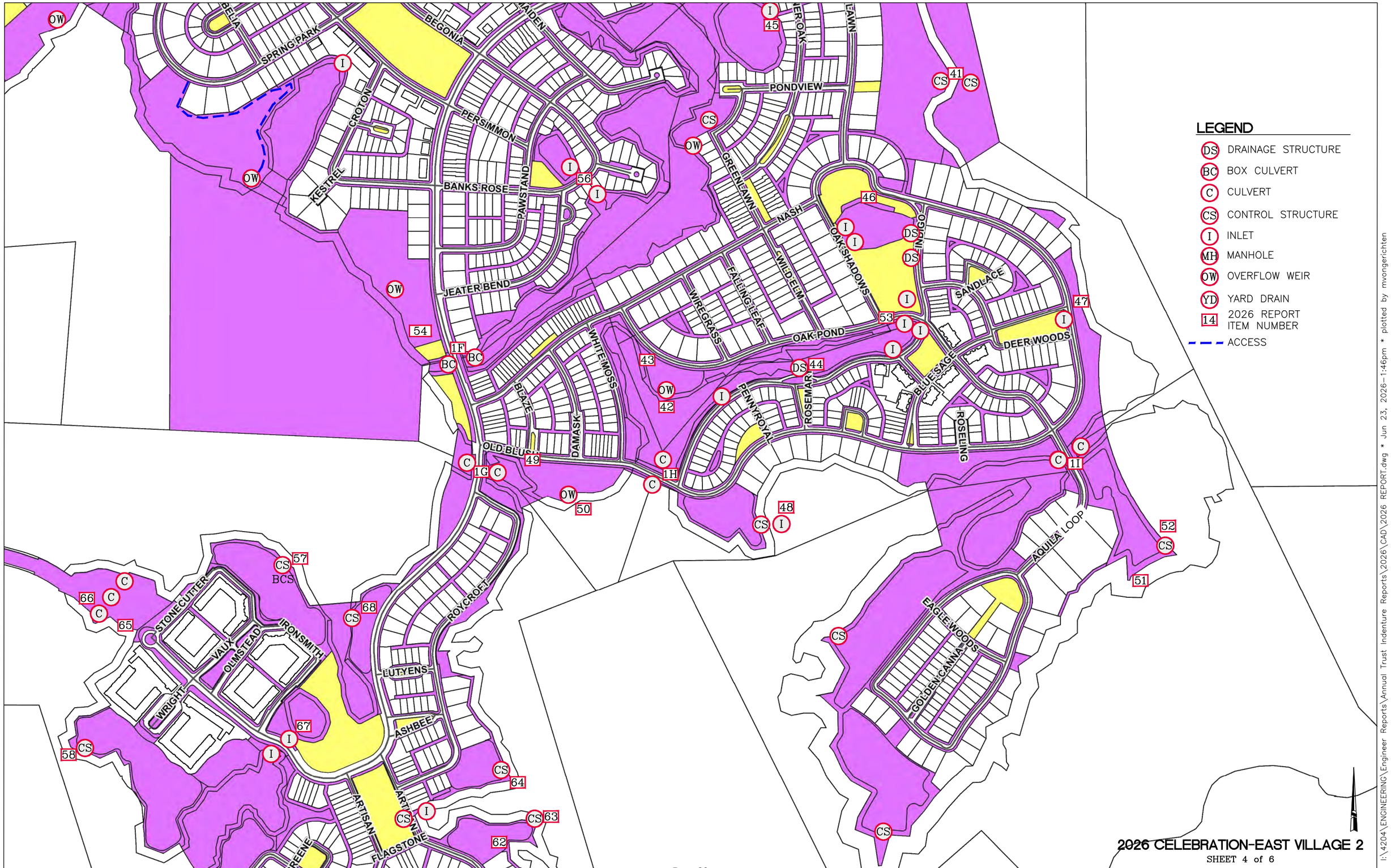

## LEGEND

- DS DRAINAGE STRUCTURE
- BC BOX CULVERT
- C CULVERT
- CS CONTROL STRUCTURE
- HW HEADWALL
- I INLET
- MH MANHOLE
- OW OVERFLOW WEIR
- YD YARD DRAIN
- 14 2026 REPORT ITEM NUMBER
- ACCESS

# 2026 CELEBRATION-SOUTH and EAST VILLAGE 1

SHEET 3 of 6

I:\4204\ENGINEERING\Engineer Reports\Annual Trust Indenture Reports\2026\CAD\2026 REPORT.dwg * Jun 23, 2026 - 1:46pm * plotted by mvongerichten


LEGEND
DS DRAINAGE STRUCTURE
BC BOX CULVERT
C CULVERT
CS CONTROL STRUCTURE
I INLET
MH MANHOLE
OW OVERFLOW WEIR
YD YARD DRAIN
14 2026 REPORT ITEM NUMBER
ACCESS
SPRING PARK
BEGONIA
PERSIMMON
CROTON
KESTREL
BANKS ROSE
PAWSTAND
JEATER BEND
WHITEMOSS
BLAZE
DAMASK
OLD BLUSH
PONDVIEW
GREENFAWN
NASH
OAK SHADOWS
INDIGO
SANDLACE
DEER WOODS
WILDELM
FALLING LEAF
WIREGRASS
OAK POND
BLUE SAGE
ROSEMARY
PENNYROYAL
ROSELING
AQUILA LOOP
EAGLE WOODS
GOLDEN CANNA
STONECUTTER
VAUX
OLMSTEAD
IRONSMITH
WRIGHT
LUTYENS
ROYCROFT
ASHBEE
ARTISAN
FLAGSTONE
2026 CELEBRATION-EAST VILLAGE 2
SHEET 4 of 6
I:\4204\ENGINEERING\Engineer Reports\Annual Trust Indenture Reports\2026\CAD\2026 REPORT.dwg * Jun 23, 2026 - 1:46pm * plotted by mvongerichten



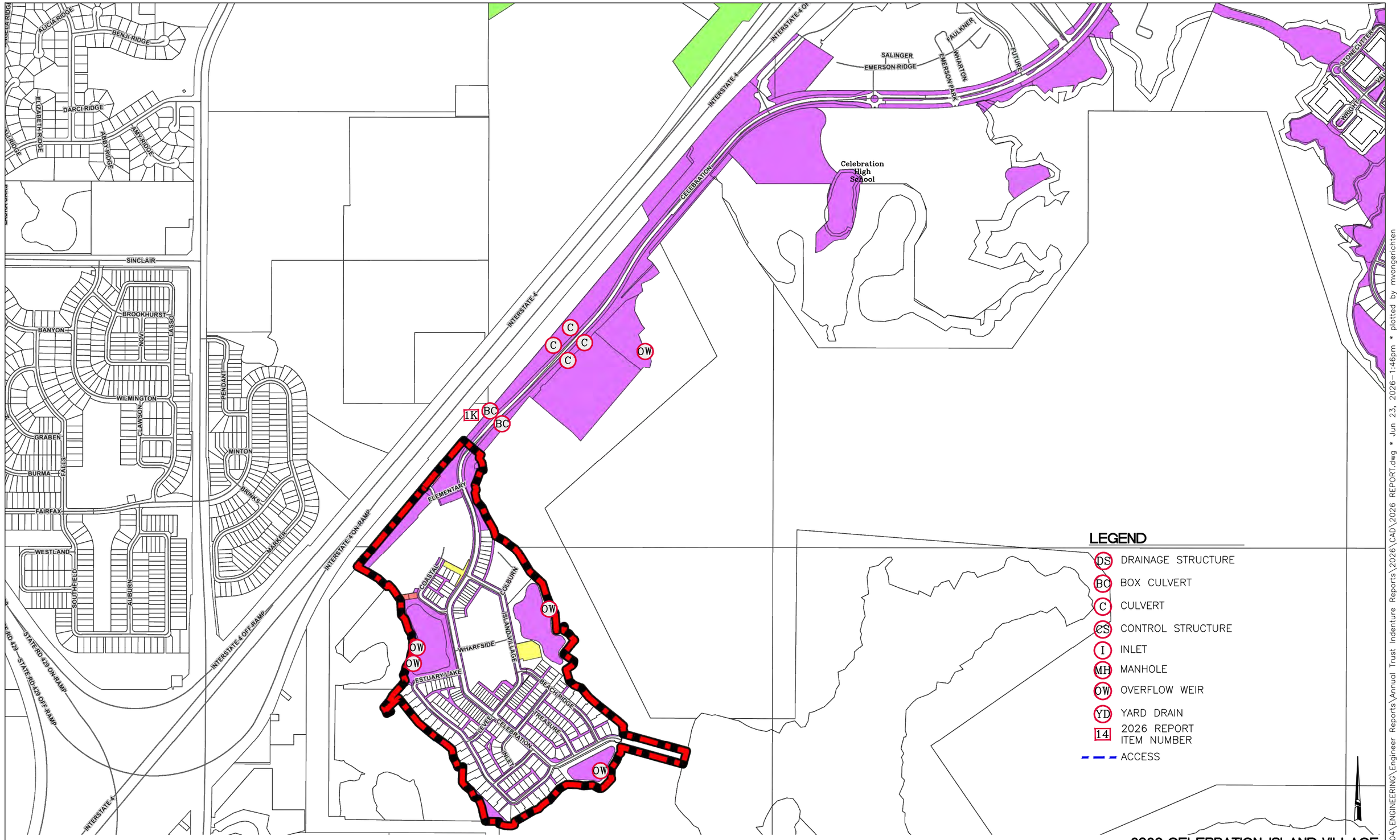

## LEGEND

- DS DRAINAGE STRUCTURE
- BC BOX CULVERT
- C CULVERT
- CS CONTROL STRUCTURE
- I INLET
- MH MANHOLE
- OW OVERFLOW WEIR
- YD YARD DRAIN
- 14 2026 REPORT ITEM NUMBER
- ACCESS

# 2026 CELEBRATION-ARTISAN PARK

SHEET 5 of 6

I:\4204\ENGINEERING\Engineer Reports\Annual Trust Indenture Reports\2026\CAD\2026 REPORT.dwg * Jun 23, 2026-1:46pm * plotted by mvongerichten




# 2026 CELEBRATION-ISLAND VILLAGE

SHEET 6 of 6

I:\4204\ENGINEERING\Engineer Reports\Annual Trust Indenture Reports\2026\CAD\2026 REPORT.dwg * Jun 23, 2026 - 1:46pm * plotted by mvongerichten

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

# *Celebration*
# *Community Development District*

**FISCAL YEAR 2027**

**PROPOSED BUDGET**

**May 20, 2026**

CLEAR PARTNERSHIPS



## Table of Contents

| | Page # |
|---|---|
| **OPERATING BUDGET** | |
| General Fund | |
| Summary of Revenues, Expenditures and Changes in Fund Balances | 1 - 3 |
| Exhibit A - Allocation of Fund Balances | 4 |
| Budget Narrative | 5 -10 |
| **DEBT SERVICE BUDGETS** | |
| Series 2013A | |
| Summary of Revenues, Expenditures and Changes in Fund Balances | 11 |
| Amortization Schedule | 12 |
| Series 2021 | |
| Summary of Revenues, Expenditures and Changes in Fund Balances | 13 |
| Amortization Schedule | 14 |
| Series 2025 | |
| Summary of Revenues, Expenditures and Changes in Fund Balances | 15 |
| Amortization Schedule | 16 |
| Budget Narrative | 17 |
| **SUPPORTING BUDGET SCHEDULE** | |
| Non-Ad Valorem Assessment Summary | 18 |

# Celebration

Community Development District

## Budget Overview

FY 2027

# Celebration

Community Development District

## Operating Budget

FY 2027

## Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund

| ACCOUNT DESCRIPTION | ADOPTED BUDGET FY 2026 | ACTUAL THRU 4/30/2026 | PROJECTED May-9/30/2026 | TOTAL PROJECTED FY 2026 | % +/(-) Budget | ANNUAL BUDGET FY 2027 |
|---|---|---|---|---|---|---|
| **REVENUES** | | | | | | |
| Interest - Investments | $300,000.00 | $104,066.00 | $75,953.38 | $180,019.38 | -40% | $200,000.00 |
| Right-of-Way Fees Electricity | $955,000.00 | $542,669.00 | $396,071.21 | $938,740.21 | -2% | $1,000,000.00 |
| Right-of-Way Fees Gas | $0.00 | $1,389.00 | $1,013.77 | $2,402.77 | 0% | $0.00 |
| Interlocal Agreement - Enterprise (Security) | $20,000.00 | $20,000.00 | $0.00 | $20,000.00 | 0% | $20,000.00 |
| Interlocal Agreement - Enterprise (Field) | $20,000.00 | $20,000.00 | $0.00 | $20,000.00 | 0% | $20,000.00 |
| Interest - Tax Collector | $3,800.00 | $3,850.00 | $0.00 | $3,850.00 | 1% | $3,800.00 |
| Building Rental Income | $19,619.00 | $2,743.00 | $16,876.00 | $19,619.00 | 0% | $20,000.00 |
| Building Operating Cost Income | $15,000.00 | $7,224.00 | $5,272.49 | $12,496.49 | -17% | $14,500.00 |
| Special Assmnts- Tax Collector | $5,309,148.00 | $5,164,854.00 | $144,294.00 | $5,309,148.00 | 0% | $6,335,106.91 |
| Special Assmnts- Discounts | -$212,366.00 | -$191,941.00 | -$140,089.64 | -$332,030.64 | 56% | -$253,404.28 |
| My Celebration FL app revenue | | $0.00 | $0.00 | $0.00 | 0% | $9,000.00 |
| Other Misc. Revenue | $8,500.00 | $14,895.00 | $0.00 | $14,895.00 | 75% | $0.00 |
| **TOTAL REVENUES** | **$6,438,701.00** | **$5,689,749.00** | **$499,391.22** | **$6,189,140.22** | **-4%** | **$7,369,002.64** |
| **EXPENDITURES** | | | | | | |
| ***Administrative*** | | | | | | |
| P/R-Board of Supervisors | $15,000.00 | $5,600.00 | $4,087.20 | $9,687.20 | -35% | $15,000.00 |
| FICA Taxes | $1,148.00 | $275.00 | $200.71 | $475.71 | -59% | $1,147.50 |
| ProfServ-Arbitrage Rebate | $600.00 | $500.00 | $100.00 | $600.00 | 0% | $2,000.00 |
| ProfServ-Dissemination Agent | $3,000.00 | $0.00 | $3,000.00 | $3,000.00 | 0% | $3,000.00 |
| ProfServ-Engineering | $24,000.00 | $36,170.00 | $26,398.96 | $62,568.96 | 161% | $48,000.00 |
| ProfServ-Legal Services | $40,000.00 | $41,826.00 | $30,527.03 | $72,353.03 | 81% | $45,000.00 |
| ProfServ-Mgmt Consulting | $106,614.00 | $62,192.00 | $44,422.00 | $106,614.00 | 0% | $108,747.00 |
| ProfServ-Property Appraiser | $3,600.00 | $4,974.00 | $3,630.31 | $8,604.31 | 139% | $3,600.00 |
| ProfServ-Special Assessment | $24,612.00 | $24,612.00 | $0.00 | $24,612.00 | 0% | $25,000.00 |
| ProfServ-Trustee Fees | $10,000.00 | $7,945.00 | $2,055.00 | $10,000.00 | 0% | $12,000.00 |
| ProfServ-Web Site Development | $2,000.00 | $3,122.00 | FALSE | $3,122.00 | 56% | $2,000.00 |
| ProfServ- Answering Service | $4,500.00 | $3,869.00 | $2,823.82 | $6,692.82 | 49% | $4,500.00 |
| Auditing Services | $5,200.00 | $5,200.00 | $3,795.26 | $8,995.26 | 73% | $6,000.00 |
| Communication - Telephone | $10,000.00 | $3,155.00 | $2,302.70 | $5,457.70 | -45% | $10,000.00 |
| Postage and Freight | $700.00 | $28.00 | $20.44 | $48.44 | -93% | $700.00 |
| Insurance - General Liability | $30,879.00 | $29,095.00 | $1,784.00 | $30,879.00 | 0% | $35,000.00 |
| Insurance-Workmans Comp | $1,000.00 | $850.00 | $150.00 | $1,000.00 | 0% | $1,000.00 |
| Printing & Office Supplies | $6,800.00 | $11.00 | $8.03 | $19.03 | -100% | $6,800.00 |
| Legal Advertising | $2,000.00 | $2,758.00 | $2,012.95 | $4,770.95 | 139% | $2,000.00 |
| Misc-Assessment Collection Cost | $106,183.00 | $99,461.00 | $72,592.39 | $172,053.39 | 62% | $126,702.14 |
| Office Supplies | $4,200.00 | $3,345.00 | $2,441.37 | $5,786.37 | 38% | $4,200.00 |
| Software Maintenance - My Celebration FL App | $17,000.00 | $15,750.00 | $1,250.00 | $17,000.00 | 0% | $17,000.00 |
| Annual District Filing Fee | $175.00 | $175.00 | $0.00 | $175.00 | 0% | $175.00 |
| Insurance - Property | $106,654.00 | $97,476.00 | $9,178.00 | $106,654.00 | 0% | $110,000.00 |
| Insurance - POL | $8,690.00 | $8,187.00 | $503.00 | $8,690.00 | 0% | $10,000.00 |
| Payroll Services | $114.00 | $58.00 | $42.33 | $100.33 | -12% | $115.00 |
| ***Total Administrative*** | **$534,669.00** | **$456,634.00** | **$213,325.51** | **$669,959.51** | **25%** | **$599,686.64** |
| **Public Safety** | | | | | | |

| ACCOUNT DESCRIPTION | ADOPTED BUDGET FY 2026 | ACTUAL THRU 4/30/2026 | PROJECTED May-9/30/2026 | TOTAL PROJECTED FY 2026 | % +/(-) Budget | ANNUAL BUDGET FY 2027 |
|---|---|---|---|---|---|---|
| Contracts-Security Camera | $24,800.00 | $2,944.00 | $21,856.00 | $24,800.00 | 0% | $33,000.00 |
| Security Service - Sheriff | $200,000.00 | $74,224.00 | $125,776.00 | $200,000.00 | 0% | $25,000.00 |
| ***Total Public Safety*** | **$224,800.00** | **$77,168.00** | **$147,632.00** | **$224,800.00** | **0%** | **$58,000.00** |
| **Physical Environment** | | | | | | |
| Pond Maintenance Contract | $150,000.00 | $84,650.00 | $65,350.00 | $150,000.00 | 0% | $135,600.00 |
| Mosiquito Contract | $300,000.00 | $145,519.00 | $106,208.18 | $251,727.18 | -16% | $261,000.00 |
| Contracts- Aerators | $3,800.00 | $0.00 | $3,800.00 | $3,800.00 | 0% | $2,000.00 |
| Downtown Fountain Miantenance | $0.00 | $0.00 | $0.00 | $0.00 | 0% | $600.00 |
| R&M-Wetland | $1,000.00 | $0.00 | $1,000.00 | $1,000.00 | 0% | $0.00 |
| ***Total Physical Environment*** | **$454,800.00** | **$230,169.00** | **$176,358.18** | **$406,527.18** | **-11%** | **$399,200.00** |
| **Flood Control/Stormwater Mgmt** | | | | | | |
| R&M-Storm Drain Cleaning | $30,000.00 | $7,750.00 | $22,250.00 | $30,000.00 | 0% | $30,000.00 |
| Stormwater System Drainage Fees - CFTOD | $0.00 | $0.00 | $0.00 | $0.00 | 0% | $33,000.00 |
| R&M-Stormwater System | $50,000.00 | $8,908.00 | $41,092.00 | $50,000.00 | 0% | $100,000.00 |
| ***Total Flood Control/Stormwater Mgmt*** | **$80,000.00** | **$16,658.00** | **$63,342.00** | **$80,000.00** | **0%** | **$163,000.00** |
| **Field** | | | | | | |
| ProfServ-Field Management | $1,367,484.00 | $793,083.00 | $574,401.00 | $1,367,484.00 | 0% | $1,394,834.00 |
| Splash Pad Maintenance | $9,000.00 | $2,957.00 | $6,043.00 | $9,000.00 | 0% | $14,000.00 |
| Contracts-Landscape | $1,328,782.00 | $647,497.00 | $681,285.00 | $1,328,782.00 | 0% | $1,408,782.00 |
| Contracts-Mulch | $121,167.00 | $60,000.00 | $61,167.00 | $121,167.00 | 0% | $150,000.00 |
| Contracts-Trees & Trimming | $200,000.00 | $171,468.00 | $28,532.00 | $200,000.00 | 0% | $225,000.00 |
| Contracts-Annuals | $20,000.00 | $9,734.00 | $10,266.00 | $20,000.00 | 0% | $20,000.00 |
| Fuel, Gasoline and Oil | $20,000.00 | $7,772.00 | $12,228.00 | $20,000.00 | 0% | $20,000.00 |
| Electricity - General | $75,000.00 | $26,246.00 | $48,754.00 | $75,000.00 | 0% | $82,500.00 |
| Utility - Refuse Removal | $25,000.00 | $18,008.00 | $6,992.00 | $25,000.00 | 0% | $25,000.00 |
| Utility - Water | $100,000.00 | $25,902.00 | $74,098.00 | $100,000.00 | 0% | $100,000.00 |
| R&M-Aeration | $25,000.00 | $0.00 | $25,000.00 | $25,000.00 | 0% | $25,000.00 |
| R&M-Boardwalks | $100,000.00 | $2,352.00 | $97,648.00 | $100,000.00 | 0% | $100,000.00 |
| R&M-Common Area | $90,000.00 | $68,763.00 | $21,237.00 | $90,000.00 | 0% | $100,000.00 |
| R&M-Equipment | $40,000.00 | $7,665.00 | $32,335.00 | $40,000.00 | 0% | $40,000.00 |
| R&M-Fountain | $10,000.00 | $397.00 | $9,603.00 | $10,000.00 | 0% | $10,000.00 |
| R&M-Other Landscape | $225,000.00 | $73,352.00 | $151,648.00 | $225,000.00 | 0% | $225,000.00 |
| R&M-Irrigation | $100,000.00 | $19,097.00 | $80,903.00 | $100,000.00 | 0% | $110,000.00 |
| R&M-Roads & Alleyways | $25,000.00 | $8,000.00 | $17,000.00 | $25,000.00 | 0% | $25,000.00 |
| R&M-Sidewalks | $50,000.00 | $18,397.00 | $31,603.00 | $50,000.00 | 0% | $50,000.00 |
| R&M-Pressure Washing | $25,000.00 | $0.00 | $25,000.00 | $25,000.00 | 0% | $25,000.00 |
| R&M- Tree Removal/Replacement | $100,000.00 | $62,815.00 | $37,185.00 | $100,000.00 | 0% | $100,000.00 |
| Splash Pad Maintenance | $5,000.00 | $8,084.00 | $0.00 | $8,084.00 | 62% | $5,000.00 |
| Misc-Contingency | $15,000.00 | $7,360.00 | $7,640.00 | $15,000.00 | 0% | $15,000.00 |
| Building Op Costs | $15,000.00 | $10,911.00 | $4,089.00 | $15,000.00 | 0% | $20,000.00 |
| R&M- Painting | $20,000.00 | $10,792.00 | $9,208.00 | $20,000.00 | 0% | $20,000.00 |
| ***Total Field*** | **$4,111,433.00** | **$2,060,652.00** | **$2,053,865.00** | **$4,114,517.00** | **0%** | **$4,310,116.00** |
| **Road and Street Facilities** | | | | | | |
| Electricity - Streetlights | $210,000.00 | $108,928.00 | $101,072.00 | $210,000.00 | 0% | $231,000.00 |
| R&M-Road Cleaning | $108,000.00 | $82,143.00 | $25,857.00 | $108,000.00 | 0% | $108,000.00 |
| R&M-Streetlights | $120,000.00 | $59,303.00 | $43,282.76 | $102,585.76 | -15% | $100,000.00 |
| R&M-Signage/Radar Sign Maintenance | $20,000.00 | $3,041.00 | $16,959.00 | $20,000.00 | 0% | $20,000.00 |
| ***Total Road and Street Facilities*** | **$458,000.00** | **$253,415.00** | **$187,170.76** | **$440,585.76** | **-4%** | **$459,000.00** |

| ACCOUNT DESCRIPTION | ADOPTED BUDGET FY 2026 | ACTUAL THRU 4/30/2026 | PROJECTED May-9/30/2026 | TOTAL PROJECTED FY 2026 | % +/(-) Budget | ANNUAL BUDGET FY 2027 |
|---|---|---|---|---|---|---|
| **TOTAL EXPENDITURES** | **$5,863,702.00** | **$3,094,696.00** | **$2,841,693.45** | **$5,936,389.45** | **1%** | **$5,989,002.64** |
| **Reserve** | | | | | | |
| Reserves-Annual Contribution | $730,000.00 | $369,479.00 | $360,521.00 | $730,000.00 | 0% | $730,000.00 |
| Sidewalk Project - Main Village | $0.00 | $0.00 | $0.00 | $0.00 | 0% | $650,000.00 |
| Pond Project | $0.00 | $0.00 | $0.00 | $0.00 | 0% | $0.00 |
| ***Total Reserve*** | **$730,000.00** | **$369,479.00** | **$360,521.00** | **$730,000.00** | **0%** | **$1,380,000.00** |
| **TOTAL EXPENDITURES & CAPITAL PROJECTS** | **$6,593,702.00** | **$3,464,175.00** | **$3,202,214.45** | **$6,666,389.45** | **1%** | **$7,369,002.64** |
| Excess (deficiency) of revenues Over (under) expenditures | -$155,001.00 | $2,225,574.00 | -$2,702,823.22 | -$477,249.22 | 208% | $0.00 |
| **OTHER FINANCING SOURCES (USES)** | | | | | | |
| Contribution to (Use of) Fund Balance | | $0.00 | $0.00 | $0.00 | 0% | $0.00 |
| **TOTAL OTHER SOURCES (USES)** | **$0.00** | **$0.00** | **$0.00** | **$0.00** | | **$0.00** |
| Net change in fund balance | -$155,001.00 | $2,225,574.00 | -$2,702,823.22 | -$477,249.22 | 208% | $0.00 |
| **FUND BALANCE, BEGINNING** | $2,448,729.00 | $2,448,729.00 | $0.00 | $2,448,729.00 | 0% | $1,971,479.78 |
| **FUND BALANCE, ENDING** | **$2,293,728.00** | **$4,674,303.00** | **-$2,702,823.22** | **$1,971,479.78** | -14% | **$1,971,479.78** |

**Exhibit "A"**
Allocation of Fund Balances

| FISCAL YEAR 2026 RESERVE FUND ANALYSIS | |
|---|---|
| Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026 | $2,448,729.00 |
| Reserves - Fiscal Year 2027 Additions | $1,380,000.00 |
| **Estimated Funds Available - 9/30/2027** | **$3,828,729.00** |

| FISCAL YEAR 2027 RESERVE FUND ANALYSIS | |
|---|---|
| ***Nonspendable Fund Balance*** | |
| Deposit | $3,719.00 |
| Less: First Quarter Operating Reserve | $1,497,250.66 |
| Reserves - Self Insurance (Prior Years) | $79,300.00 |
| Reserves - Annual Contribution | $730,000.00 |
| Reserves - Sidewalk Project - Main Village | $650,000.00 |
| Total Allocation of Available Funds | $2,960,269.66 |
| **Estimated Remaining Undesignated Cash as of 9/30/2027** | **$868,459.34** |

**Budget Narrative**
Fiscal Year 2027

## REVENUES

### Interest-Investments
The District earns interest on its operating accounts.

### Operations & Maintenance Assessments – On Roll
The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

### Developer Contributions
The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

### Other Miscellaneous Revenues
Additional revenue sources not otherwise specified by other categories.

### Special Assessments-Discounts
Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

## EXPENDITURES

### Financial and Administrative

### Supervisor Fees
Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated $200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

### Onsite Staff
The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

### District Management
The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

### Field Management
The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

### Administration
The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

**Budget Narrative**
Fiscal Year 2027

**Financial and Administrative** (continued)

### Recording Secretary
Inframark provides recording services with near verbatim minutes.

### Construction Accounting
Accounting services as described within the Accounting Services but specifically regarding construction.

### Financial/Revenue Collections
Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

### Rentals and Leases
The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

### Data Storage
Cost of server maintenance and technical support for CDD related IT needs.

### Accounting Services
Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

### Dissemination Agent/Reporting
The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

### Website Administration Services
The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

### District Engineer
The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

### District Counsel
The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

### Trustee Fees
The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

**Budget Narrative**
Fiscal Year 2027

**Financial and Administrative** (continued)

### Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

### Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

### Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

### Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

### Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

**Miscellaneous-Assessment Collection Costs**

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

### Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

### Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

### Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

### Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

### Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

### Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

### Miscellaneous Administrative

All other administrative costs not otherwise specified above.

**Budget Narrative**
Fiscal Year 2027

## Insurance

### Insurance-General Liability
The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

### Public Officials Insurance
The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

### Property & Casualty Insurance
The District will incur fees to insure items owned by the district for its property needs.

### Deductible
District's share of expenses for insured property when a claim is filed.

## Utility Services

### Electric Utility Services
Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

### Streetlights
Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

### Lighting Replacement
Cost of replacing defective lights and bulbs in CDD facilities.

### Decorative Light Maintenance
Cost of replacement and repair of decorative lighting fixtures.

### Amenity Internet
Internet service for clubhouse and other amenity locations.

### Water/Waste
The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

### Gas
Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

### Facility A/C & Heating R&M
Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

### Utilities – Other
Utility expenses not otherwise specified in above categories.

**Budget Narrative**
Fiscal Year 2027

**Amenity**

**Pool Monitor**
Cost of staff members to facilitate pool safety services.

**Janitorial – Contract**
Cost of janitorial labor for CDD Facilities.

**Janitorial Supplies/Other**
Cost of janitorial supplies for CDD Facilities.

**Garbage Dumpster – Rental and Collection**
Cost of dumpster rental and trash collection at CDD facilities.

**Amenity Pest Control**
Cost of exterminator and pesticides at CDD amenities and facilities.

**Amenity R&M**
Cost of repairs and regular maintenance of CDD amenities.

**Amenity Furniture R&M**
Cost of repairs and maintenance to amenity furniture.

**Access Control R&M**
Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

**Key Card Distribution**
Cost of providing keycards to residents to access CDD Facilities.

**Recreation/Park Facility Maintenance**
Cost of upkeep and repairs to all parks and recreation facilities in the CDD

**Athletic Courts and Field Maintenance**
Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

**Park Restroom Maintenance**
Upkeep and cleaning of park restrooms on CDD property.

**Playground Equipment and Maintenance**
Cost of acquisition and upkeep of playground equipment for CDD parks.

**Clubhouse Office Supplies**
Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

**Clubhouse IT Support**
Cost of IT services and for clubhouse operational needs.

**Dog Waste Station Service & Supplies**
Cost of cleaning and resupplying dog waste stations.

**Entrance Monuments, Gates, Walls R&M**
Cost of repairs and regular maintenance for entryways, walls, and gates.

**Budget Narrative**
Fiscal Year 2027

**Amenity (Continued)**

**Pool Maintenance – Contract**
Cost of Maintenance for CDD pool facilities.

**Security Monitoring Services**
Cost of CDD security personnel and equipment.

**Special Events**
Cost of holiday celebrations and events hosted on CDD property.

**Community Activities**
Cost of recreational events hosted on CDD property.

**Holiday Decorations**
Cost of decorations for major holidays (i.e., Christmas)

**Miscellaneous Amenity**
Amenity Expenses not otherwise specified.

**Landscape and Pond Maintenance**

**R&M – Stormwater System**
Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

**Landscape Maintenance - Contract**
Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

**Landscaping - R&M**
Cost of repairs and regular maintenance to landscaping equipment.

**Landscaping – Plant Replacement Program**
Cost of replacing dead or damaged plants throughout the district.

**Irrigation Maintenance**
Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

**Aquatics – Contract**
Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Wetlands Maintenance and Monitoring**
Cost of upkeep and protection of wetlands on CDD property.

**Aquatics – Plant Replacement**
The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

**Waterway Management Program**
Cost of maintaining waterways and rivers on district property.

# Celebration

Community Development District

## Debt Service Budget

FY 2027

## Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2013-A Bonds

| ACCOUNT DESCRIPTION | ADOPTED BUDGET FY 2026 | ACTUAL THRU 4/30/2026 | PROJECTED May-9/30/2026 | TOTAL PROJECTED FY 2026 | % +/(-) Budget | ANNUAL BUDGET FY 2027 |
|---|---|---|---|---|---|---|
| **REVENUES** | | | | | | |
| Interest - Investments | $0.00 | $15,702.00 | $0.00 | $15,702.00 | 0% | $0.00 |
| Special Assmnts- Tax Collector | $424,664.00 | $413,132.00 | $11,532.00 | $424,664.00 | 0% | $424,664.40 |
| Special Assmnts- Discounts | -$16,987.00 | -$15,353.00 | $0.00 | -$15,353.00 | -10% | -$16,986.58 |
| | $0.00 | $0.00 | $0.00 | $0.00 | 0% | $0.00 |
| **TOTAL REVENUES** | **$407,677.00** | **$413,481.00** | **$11,532.00** | **$425,013.00** | **4%** | **$407,677.82** |
| **EXPENDITURES** | | | | | | |
| ***Administrative*** | | | | | | |
| Misc-Assessment Collection Cost | $8,493.00 | $7,956.00 | $537.00 | $8,493.00 | 0% | $8,493.29 |
| | $0.00 | $0.00 | $0.00 | $0.00 | 0% | $0.00 |
| ***Total Administrative*** | **$8,493.00** | **$7,956.00** | **$537.00** | **$8,493.00** | **0%** | **$8,493.29** |
| ***Debt Service*** | | | | | | |
| Debt Retirement Series A | $255,000.00 | $0.00 | $255,000.00 | $255,000.00 | 0% | $270,000.00 |
| Interest Expense Series A | $140,476.00 | $70,113.00 | $70,363.00 | $140,476.00 | 0% | $129,000.00 |
| **Total Debt Service** | **$395,476.00** | **$70,113.00** | **$325,363.00** | **$395,476.00** | **0%** | **$399,000.00** |
| **TOTAL EXPENDITURES** | **$403,969.00** | **$78,069.00** | **$325,900.00** | **$403,969.00** | **0%** | **$407,493.29** |
| Excess (deficiency) of revenues Over (under) expenditures | $3,708.00 | $335,412.00 | -$314,368.00 | $21,044.00 | 468% | $184.53 |
| Net change in fund balance | $3,708.00 | $335,412.00 | -$314,368.00 | $21,044.00 | 468% | $184.53 |
| **FUND BALANCE, BEGINNING** | $699,974.00 | $699,974.00 | $0.00 | $699,974.00 | 0% | $721,018.00 |
| **FUND BALANCE, ENDING** | **$703,682.00** | **$1,035,386.00** | **-$314,368.00** | **$721,018.00** | 2% | **$721,202.53** |

| PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT | | | | |
|---|---|---|---|---|
| | 11/1/2024 | 11/1/2025 | 11/1/2026 | 11/1/2027 |
| **Series 2013-A Bonds** | $3,080,000.00 | $2,835,000.00 | $2,580,000.00 | $2,310,000.00 |

## Series 2013A Special Assessment Revenue Refunding bond

| Period Ending | Annual Principal | Coupon | Interest | Extraordinary Redemption | Debt Service | Outstanding Principal Balance | Annual DS Service |
|---|---|---|---|---|---|---|---|
| | | | | | | $5,160,000.00 | |
| 5/1/2015 | $180,000.00 | 1.38% | $108,900.63 | | $288,900.63 | $4,980,000.00 | |
| 11/1/2015 | | | $107,663.13 | | $107,663.13 | $4,980,000.00 | |
| 5/1/2016 | $190,000.00 | 1.88% | $107,663.13 | $5,000.00 | $292,663.13 | $4,785,000.00 | $405,326.26 |
| 11/1/2016 | | | $105,803.75 | | $105,928.75 | $4,785,000.00 | |
| 5/1/2017 | $185,000.00 | 2.25% | $105,803.75 | | $290,928.75 | $4,600,000.00 | $396,607.50 |
| 11/1/2017 | | | $103,722.50 | | $103,847.50 | $4,600,000.00 | |
| 5/1/2018 | $190,000.00 | 2.75% | $103,597.50 | | $293,597.50 | $4,410,000.00 | $397,320.00 |
| 11/1/2018 | | | $100,985.00 | | $100,985.00 | $4,410,000.00 | |
| 5/1/2019 | $200,000.00 | 3.13% | $100,985.00 | | $300,985.00 | $4,210,000.00 | $401,970.00 |
| 11/1/2019 | | | $97,860.00 | $5,000.00 | $97,860.00 | $4,205,000.00 | |
| 5/1/2020 | $205,000.00 | 3.40% | $97,860.00 | $5,000.00 | $302,860.00 | $3,995,000.00 | $400,720.00 |
| 11/1/2020 | | | $94,143.75 | $5,000.00 | $94,143.75 | $3,990,000.00 | |
| 5/1/2021 | $210,000.00 | 3.75% | $94,040.63 | $5,000.00 | $304,040.63 | $3,775,000.00 | $398,184.38 |
| 11/1/2021 | | | $90,103.13 | $5,000.00 | $90,103.13 | $3,770,000.00 | |
| 5/1/2022 | $215,000.00 | 4.00% | $90,103.13 | | $305,103.13 | $3,555,000.00 | $395,206.26 |
| 11/1/2022 | | | $85,481.25 | $10,000.00 | $85,481.25 | $3,545,000.00 | |
| 5/1/2023 | $225,000.00 | 4.13% | $85,356.25 | $5,000.00 | $310,356.25 | $3,315,000.00 | $395,837.50 |
| 11/1/2023 | | | $80,590.63 | | $80,590.63 | $3,315,000.00 | |
| 5/1/2024 | $235,000.00 | 4.25% | $80,590.63 | | $315,590.63 | $3,080,000.00 | $396,181.26 |
| 11/1/2024 | | | $75,596.88 | | $75,596.88 | $3,080,000.00 | |
| 5/1/2025 | $245,000.00 | 4.38% | $75,596.88 | | $320,596.88 | $2,835,000.00 | $396,193.76 |
| 11/1/2025 | | | $70,237.50 | | $70,237.50 | $2,835,000.00 | |
| 5/1/2026 | $255,000.00 | 4.50% | $70,237.50 | | $325,237.50 | $2,580,000.00 | $395,475.00 |
| 11/1/2026 | | | $64,500.00 | | $64,500.00 | $2,580,000.00 | |
| 5/1/2027 | $270,000.00 | 5.00% | $64,500.00 | | $334,500.00 | $2,310,000.00 | $399,000.00 |
| 11/1/2027 | | | $57,750.00 | | $57,750.00 | $2,310,000.00 | |
| 5/1/2028 | $285,000.00 | 5.00% | $57,750.00 | | $342,750.00 | $2,025,000.00 | $400,500.00 |
| 11/1/2028 | | | $50,625.00 | | $50,625.00 | $2,025,000.00 | |
| 5/1/2029 | $295,000.00 | 5.00% | $50,625.00 | | $345,625.00 | $1,730,000.00 | $396,250.00 |
| 11/1/2029 | | | $43,250.00 | | $43,250.00 | $1,730,000.00 | |
| 5/1/2030 | $310,000.00 | 5.00% | $43,250.00 | | $353,250.00 | $1,420,000.00 | $396,500.00 |
| 11/1/2030 | | | $35,500.00 | | $35,500.00 | $1,420,000.00 | |
| 5/1/2031 | $330,000.00 | 5.00% | $35,500.00 | | $365,500.00 | $1,090,000.00 | $401,000.00 |
| 11/1/2031 | | | $27,250.00 | | $27,250.00 | $1,090,000.00 | |
| 5/1/2032 | $345,000.00 | 5.00% | $27,250.00 | | $372,250.00 | $745,000.00 | $399,500.00 |
| 11/1/2032 | | | $18,625.00 | | $18,625.00 | $745,000.00 | |
| 5/1/2033 | $365,000.00 | 5.00% | $18,625.00 | | $383,625.00 | $380,000.00 | $402,250.00 |
| 11/1/2033 | | | $9,500.00 | | $9,500.00 | $380,000.00 | |
| 5/1/2034 | $380,000.00 | 5.00% | $9,500.00 | | $389,500.00 | $0.00 | $399,000.00 |
| **Total** | **$3,080,000.00** | | **$905,668.76** | | **$3,985,668.76** | | **$3,985,668.76** |

## Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2021 Bonds

| ACCOUNT DESCRIPTION | ADOPTED BUDGET FY 2026 | ACTUAL THRU 4/30/2026 | PROJECTED May-9/30/2026 | TOTAL PROJECTED FY 2026 | % +/(-) Budget | ANNUAL BUDGET FY 2027 |
|---|---|---|---|---|---|---|
| **REVENUES** | | | | | | |
| Interest - Investments | $0.00 | $9,616.00 | $0.00 | $9,616.00 | 0% | $0.00 |
| Special Assmnts- Tax Collector | $440,599.00 | $428,653.00 | $11,946.00 | $440,599.00 | 0% | $440,598.99 |
| Special Assmnts- Discounts | -$17,624.00 | -$15,930.00 | $0.00 | -$15,930.00 | -10% | -$17,623.96 |
| **TOTAL REVENUES** | **$422,975.00** | **$422,339.00** | **$11,946.00** | **$434,285.00** | **3%** | **$422,975.03** |
| **EXPENDITURES** | | | | | | |
| ***Administrative*** | | | | | | |
| Misc-Assessment Collection Cost | $8,812.00 | $8,255.00 | $557.00 | $8,812.00 | 0% | $8,811.98 |
| ***Total Administrative*** | **$8,812.00** | **$8,255.00** | **$557.00** | **$8,812.00** | **0%** | **$8,811.98** |
| ***Debt Service*** | | | | | | |
| Debt Retirement Series A | $175,000.00 | $0.00 | $175,000.00 | $175,000.00 | 0% | $180,000.00 |
| Interest Expense Series A | $239,768.00 | $119,884.00 | $119,884.00 | $239,768.00 | 0% | $235,831.26 |
| ***Total Debt Service*** | **$414,768.00** | **$119,884.00** | **$294,884.00** | **$414,768.00** | **0%** | **$415,831.26** |
| **TOTAL EXPENDITURES** | **$423,580.00** | **$128,139.00** | **$295,441.00** | **$423,580.00** | | **$424,643.24** |
| Excess (deficiency) of revenues Over (under) expenditures | -$605.00 | $294,200.00 | -$283,495.00 | $10,705.00 | -1869% | -$1,668.21 |
| **OTHER FINANCING SOURCES (USES)** | | | | | | |
| Operating Transfers-Out | $0.00 | -$4,450.00 | $0.00 | -$4,450.00 | 0% | $0.00 |
| **TOTAL OTHER SOURCES (USES)** | **$0.00** | **-$4,450.00** | **$0.00** | **-$4,450.00** | | **$0.00** |
| Net change in fund balance | -$605.00 | $289,750.00 | -$283,495.00 | $6,255.00 | -1134% | -$1,668.21 |
| **FUND BALANCE, BEGINNING** | $351,255.00 | $351,255.00 | $0.00 | $351,255.00 | 0% | $357,510.00 |
| **FUND BALANCE, ENDING** | **$350,650.00** | **$641,005.00** | **-$283,495.00** | **$357,510.00** | 2% | **$355,841.79** |

| PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT | | | | |
|---|---|---|---|---|
| | 11/1/2024 | 11/1/2025 | 11/1/2026 | 11/1/2027 |
| **Series 2021 Bonds** | $7,055,000.00 | $6,885,000.00 | $6,710,000.00 | $6,530,000.00 |

**Series 2021 Special Assessment Revenue Refunding bond**

| Period Ending | Outstanding Principal Balance | Annual Principal | Coupon | Interest | Debt Service | Annual DS Service |
|---|---|---|---|---|---|---|
| | $7,545,000.00 | | | | | |
| 11/01/21 | $7,545,000.00 | | | $45,972.83 | $45,972.83 | |
| 05/01/22 | $7,385,000.00 | $160,000.00 | 2.250% | $127,309.38 | $287,309.38 | $333,282.21 |
| 11/01/22 | $7,385,000.00 | | | $125,509.38 | $125,509.38 | |
| 05/01/23 | $7,220,000.00 | $165,000.00 | 2.250% | $125,509.38 | $290,509.38 | $416,018.76 |
| 11/01/23 | $7,220,000.00 | | | $123,653.13 | $123,653.13 | |
| 05/01/24 | $7,055,000.00 | $165,000.00 | 2.250% | $123,653.13 | $288,653.13 | $412,306.26 |
| 11/01/24 | $7,055,000.00 | | | $121,796.88 | $121,796.88 | |
| 05/01/25 | $6,885,000.00 | $170,000.00 | 2.250% | $121,796.88 | $291,796.88 | $413,593.76 |
| 11/01/25 | $6,885,000.00 | | | $119,884.38 | $119,884.38 | |
| 05/01/26 | $6,710,000.00 | $175,000.00 | 2.250% | $119,884.38 | $294,884.38 | $414,768.76 |
| 11/01/26 | $6,710,000.00 | | | $117,915.63 | $117,915.63 | |
| 05/01/27 | $6,530,000.00 | $180,000.00 | 2.750% | $117,915.63 | $297,915.63 | $415,831.26 |
| 11/01/27 | $6,530,000.00 | | | $115,440.63 | $115,440.63 | |
| 05/01/28 | $6,345,000.00 | $185,000.00 | 2.750% | $115,440.63 | $300,440.63 | $415,881.26 |
| 11/01/28 | $6,345,000.00 | | | $112,896.88 | $112,896.88 | |
| 05/01/29 | $6,155,000.00 | $190,000.00 | 2.750% | $112,896.88 | $302,896.88 | $415,793.76 |
| 11/01/29 | $6,155,000.00 | | | $110,284.38 | $110,284.38 | |
| 05/01/30 | $5,960,000.00 | $195,000.00 | 2.750% | $110,284.38 | $305,284.38 | $415,568.76 |
| 11/01/30 | $5,960,000.00 | | | $107,603.13 | $107,603.13 | |
| 05/01/31 | $5,760,000.00 | $200,000.00 | 2.750% | $107,603.13 | $307,603.13 | $415,206.26 |
| 11/01/31 | $5,760,000.00 | | | $104,853.13 | $104,853.13 | |
| 05/01/32 | $5,555,000.00 | $205,000.00 | 3.125% | $104,853.13 | $309,853.13 | $414,706.26 |
| 11/01/32 | $5,555,000.00 | | | $101,650.00 | $101,650.00 | |
| 05/01/33 | $5,345,000.00 | $210,000.00 | 3.125% | $101,650.00 | $311,650.00 | $413,300.00 |
| 11/01/33 | $5,345,000.00 | | | $98,368.75 | $98,368.75 | |
| 05/01/34 | $5,125,000.00 | $220,000.00 | 3.125% | $98,368.75 | $318,368.75 | $416,737.50 |
| 11/01/34 | $5,125,000.00 | | | $94,931.25 | $94,931.25 | |
| 05/01/35 | $4,900,000.00 | $225,000.00 | 3.125% | $94,931.25 | $319,931.25 | $414,862.50 |
| 11/01/35 | $4,900,000.00 | | | $91,415.63 | $91,415.63 | |
| 05/01/36 | $4,670,000.00 | $230,000.00 | 3.125% | $91,415.63 | $321,415.63 | $412,831.26 |
| 11/01/36 | $4,670,000.00 | | | $87,821.88 | $87,821.88 | |
| 05/01/37 | $4,430,000.00 | $240,000.00 | 3.125% | $87,821.88 | $327,821.88 | $415,643.76 |
| 11/01/37 | $4,430,000.00 | | | $84,071.88 | $84,071.88 | |
| 05/01/38 | $4,185,000.00 | $245,000.00 | 3.125% | $84,071.88 | $329,071.88 | $413,143.76 |
| 11/01/38 | $4,185,000.00 | | | $80,243.75 | $80,243.75 | |
| 05/01/39 | $3,930,000.00 | $255,000.00 | 3.125% | $80,243.75 | $335,243.75 | $415,487.50 |
| 11/01/39 | $3,930,000.00 | | | $76,259.38 | $76,259.38 | |
| 05/01/40 | $3,665,000.00 | $265,000.00 | 3.125% | $76,259.38 | $341,259.38 | $417,518.76 |
| 11/01/40 | $3,665,000.00 | | | $72,118.75 | $72,118.75 | |
| 05/01/41 | $3,395,000.00 | $270,000.00 | 3.125% | $72,118.75 | $342,118.75 | $414,237.50 |
| 11/01/41 | $3,395,000.00 | | | $67,900.00 | $67,900.00 | |
| 05/01/42 | $3,115,000.00 | $280,000.00 | 4.000% | $67,900.00 | $347,900.00 | $415,800.00 |
| 11/01/42 | $3,115,000.00 | | | $62,300.00 | $62,300.00 | |
| 05/01/43 | $2,820,000.00 | $295,000.00 | 4.000% | $62,300.00 | $357,300.00 | $419,600.00 |
| 11/01/43 | $2,820,000.00 | | | $56,400.00 | $56,400.00 | |
| 05/01/44 | $2,515,000.00 | $305,000.00 | 4.000% | $56,400.00 | $361,400.00 | $417,800.00 |
| 11/01/44 | $2,515,000.00 | | | $50,300.00 | $50,300.00 | |
| 05/01/45 | $2,200,000.00 | $315,000.00 | 4.000% | $50,300.00 | $365,300.00 | $415,600.00 |
| 11/01/45 | $2,200,000.00 | | | $44,000.00 | $44,000.00 | |
| 05/01/46 | $1,870,000.00 | $330,000.00 | 4.000% | $44,000.00 | $374,000.00 | $418,000.00 |
| 11/01/46 | $1,870,000.00 | | | $37,400.00 | $37,400.00 | |
| 05/01/47 | $1,525,000.00 | $345,000.00 | 4.000% | $37,400.00 | $382,400.00 | $419,800.00 |
| 11/01/47 | $1,525,000.00 | | | $30,500.00 | $30,500.00 | |
| 05/01/48 | $1,165,000.00 | $360,000.00 | 4.000% | $30,500.00 | $390,500.00 | $421,000.00 |
| 11/01/48 | $1,165,000.00 | | | $23,300.00 | $23,300.00 | |
| 05/01/49 | $795,000.00 | $370,000.00 | 4.000% | $23,300.00 | $393,300.00 | $416,600.00 |
| 11/01/49 | $795,000.00 | | | $15,900.00 | $15,900.00 | |
| 05/01/50 | $405,000.00 | $390,000.00 | 4.000% | $15,900.00 | $405,900.00 | $421,800.00 |
| 11/01/50 | $405,000.00 | | | $8,100.00 | $8,100.00 | |
| 05/01/51 | | $405,000.00 | 4.000% | $8,100.00 | $413,100.00 | $421,200.00 |
| | | **$7,055,000.00** | | **$4,187,312.62** | **$11,242,312.62** | **$11,654,618.88** |

## Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2025 Bonds

| ACCOUNT DESCRIPTION | ADOPTED BUDGET FY 2026 | ACTUAL THRU 4/30/2026 | PROJECTED May-9/30/2026 | TOTAL PROJECTED FY 2026 | % +/(-) Budget | ANNUAL BUDGET FY 2027 |
|---|---|---|---|---|---|---|
| **REVENUES** | | | | | | |
| Interest - Investments | $0.00 | $9,486.00 | $0.00 | $9,486.00 | 0% | $0.00 |
| Special Assmnts- Tax Collector | $437,774.00 | $445,472.00 | $0.00 | $445,472.00 | 2% | $457,886.79 |
| Special Assmnts- Discounts | -$17,511.00 | -$16,555.00 | $0.00 | -$16,555.00 | -5% | -$18,315.47 |
| **TOTAL REVENUES** | **$420,263.00** | **$438,403.00** | **$0.00** | **$438,403.00** | **4%** | **$439,571.32** |
| **EXPENDITURES** | | | | | | |
| ***Administrative*** | | | | | | |
| Misc-Assessment Collection Cost | $8,755.00 | $8,579.00 | $176.00 | $8,755.00 | 0% | $9,157.74 |
| ***Total Administrative*** | **$8,755.00** | **$8,579.00** | **$176.00** | **$8,755.00** | **0%** | **$9,157.74** |
| **Debt Service** | | | | | | |
| Debt Retirement Series A | $95,000.00 | $0.00 | $95,000.00 | $95,000.00 | 0% | $95,000.00 |
| Principal Prepayments | $0.00 | $0.00 | $0.00 | $0.00 | 0% | $0.00 |
| Interest Expense Series A | $342,775.00 | $174,197.00 | $168,578.00 | $342,775.00 | 0% | $333,117.50 |
| ***Total Debt Service*** | **$437,775.00** | **$174,197.00** | **$263,578.00** | **$437,775.00** | **0%** | **$428,117.50** |
| **TOTAL EXPENDITURES** | **$446,530.00** | **$182,776.00** | **$263,754.00** | **$446,530.00** | **0%** | **$437,275.24** |
| Excess (deficiency) of revenues Over (under) expenditures | -$26,267.00 | $255,627.00 | -$263,754.00 | -$8,127.00 | -69% | $2,296.08 |
| **OTHER FINANCING SOURCES (USES)** | | | | | | |
| Operatng Transfers - Out | $0.00 | -$3,870.00 | $0.00 | -$3,870.00 | 0% | $0.00 |
| **TOTAL OTHER SOURCES (USES)** | **$0.00** | **-$3,870.00** | **$0.00** | **-$3,870.00** | | **$0.00** |
| Net change in fund balance | -$26,267.00 | $251,757.00 | -$263,754.00 | -$11,997.00 | -54% | $2,296.08 |
| **FUND BALANCE, BEGINNING** | $395,315.00 | $395,315.00 | $0.00 | $395,315.00 | 0% | $383,318.00 |
| **FUND BALANCE, ENDING** | **$369,048.00** | **$647,072.00** | **-$263,754.00** | **$383,318.00** | 4% | **$385,614.08** |

| PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT | | | |
|---|---|---|---|
| | 11/1/2025 | 11/1/2026 | 11/1/2027 |
| **Series 2025 Bonds** | $6,285,000.00 | $6,190,000.00 | $6,095,000.00 |

**Series 2025 Special Assessment Bonds**

| Period Ending | Principal Balance | Principal | Coupon | Interest | Debt Service | Annual Debt Service |
|---|---|---|---|---|---|---|
| 11/01/2025 | $6,285,000.00 | | | $174,196.75 | $174,196.75 | |
| 05/01/2026 | $6,190,000.00 | $95,000.00 | 4.250% | $168,577.50 | $263,577.50 | $437,774.25 |
| 11/01/2026 | $6,190,000.00 | | | $166,558.75 | $166,558.75 | |
| 05/01/2027 | $6,095,000.00 | $95,000.00 | 4.250% | $166,558.75 | $261,558.75 | $428,117.50 |
| 11/01/2027 | $6,095,000.00 | | | $164,540.00 | $164,540.00 | |
| 05/01/2028 | $5,995,000.00 | $100,000.00 | 4.250% | $164,540.00 | $264,540.00 | $429,080.00 |
| 11/01/2028 | $5,995,000.00 | | | $162,415.00 | $162,415.00 | |
| 05/01/2029 | $5,890,000.00 | $105,000.00 | 4.250% | $162,415.00 | $267,415.00 | $429,830.00 |
| 11/01/2029 | $5,890,000.00 | | | $160,183.75 | $160,183.75 | |
| 05/01/2030 | $5,780,000.00 | $110,000.00 | 4.250% | $160,183.75 | $270,183.75 | $430,367.50 |
| 11/01/2030 | $5,780,000.00 | | | $157,846.25 | $157,846.25 | |
| 05/01/2031 | $5,665,000.00 | $115,000.00 | 4.650% | $157,846.25 | $272,846.25 | $430,692.50 |
| 11/01/2031 | $5,665,000.00 | | | $155,172.50 | $155,172.50 | |
| 05/01/2032 | $5,545,000.00 | $120,000.00 | 4.650% | $155,172.50 | $275,172.50 | $430,345.00 |
| 11/01/2032 | $5,545,000.00 | | | $152,382.50 | $152,382.50 | |
| 05/01/2033 | $5,420,000.00 | $125,000.00 | 4.650% | $152,382.50 | $277,382.50 | $429,765.00 |
| 11/01/2033 | $5,420,000.00 | | | $149,476.25 | $149,476.25 | |
| 05/01/2034 | $5,290,000.00 | $130,000.00 | 4.650% | $149,476.25 | $279,476.25 | $428,952.50 |
| 11/01/2034 | $5,290,000.00 | | | $146,453.75 | $146,453.75 | |
| 05/01/2035 | $5,150,000.00 | $140,000.00 | 4.650% | $146,453.75 | $286,453.75 | $432,907.50 |
| 11/01/2035 | $5,150,000.00 | | | $143,198.75 | $143,198.75 | |
| 05/01/2036 | $5,005,000.00 | $145,000.00 | 5.450% | $143,198.75 | $288,198.75 | $431,397.50 |
| 11/01/2036 | $5,005,000.00 | | | $139,247.50 | $139,247.50 | |
| 05/01/2037 | $4,850,000.00 | $155,000.00 | 5.450% | $139,247.50 | $294,247.50 | $433,495.00 |
| 11/01/2037 | $4,850,000.00 | | | $135,023.75 | $135,023.75 | |
| 05/01/2038 | $4,690,000.00 | $160,000.00 | 5.450% | $135,023.75 | $295,023.75 | $430,047.50 |
| 11/01/2038 | $4,690,000.00 | | | $130,663.75 | $130,663.75 | |
| 05/01/2039 | $4,520,000.00 | $170,000.00 | 5.450% | $130,663.75 | $300,663.75 | $431,327.50 |
| 11/01/2039 | $4,520,000.00 | | | $126,031.25 | $126,031.25 | |
| 05/01/2040 | $4,340,000.00 | $180,000.00 | 5.450% | $126,031.25 | $306,031.25 | $432,062.50 |
| 11/01/2040 | $4,340,000.00 | | | $121,126.25 | $121,126.25 | |
| 05/01/2041 | $4,150,000.00 | $190,000.00 | 5.450% | $121,126.25 | $311,126.25 | $432,252.50 |
| 11/01/2041 | $4,150,000.00 | | | $115,948.75 | $115,948.75 | |
| 05/01/2042 | $3,950,000.00 | $200,000.00 | 5.450% | $115,948.75 | $315,948.75 | $431,897.50 |
| 11/01/2042 | $3,950,000.00 | | | $110,498.75 | $110,498.75 | |
| 05/01/2043 | $3,735,000.00 | $215,000.00 | 5.450% | $110,498.75 | $325,498.75 | $435,997.50 |
| 11/01/2043 | $3,735,000.00 | | | $104,640.00 | $104,640.00 | |
| 05/01/2044 | $3,510,000.00 | $225,000.00 | 5.450% | $104,640.00 | $329,640.00 | $434,280.00 |
| 11/01/2044 | $3,510,000.00 | | | $98,508.75 | $98,508.75 | |
| 05/01/2045 | $3,270,000.00 | $240,000.00 | 5.450% | $98,508.75 | $338,508.75 | $437,017.50 |
| 11/01/2045 | $3,270,000.00 | | | $91,968.75 | $91,968.75 | |
| 05/01/2046 | $3,020,000.00 | $250,000.00 | 5.625% | $91,968.75 | $341,968.75 | $433,937.50 |
| 11/01/2046 | $3,020,000.00 | | | $84,937.50 | $84,937.50 | |
| 05/01/2047 | $2,755,000.00 | $265,000.00 | 5.625% | $84,937.50 | $349,937.50 | $434,875.00 |
| 11/01/2047 | $2,755,000.00 | | | $77,484.38 | $77,484.38 | |
| 05/01/2048 | $2,475,000.00 | $280,000.00 | 5.625% | $77,484.38 | $357,484.38 | $434,968.76 |
| 11/01/2048 | $2,475,000.00 | | | $69,609.38 | $69,609.38 | |
| 05/01/2049 | $2,180,000.00 | $295,000.00 | 5.625% | $69,609.38 | $364,609.38 | $434,218.76 |
| 11/01/2049 | $2,180,000.00 | | | $61,312.50 | $61,312.50 | |
| 05/01/2050 | $1,865,000.00 | $315,000.00 | 5.625% | $61,312.50 | $376,312.50 | $437,625.00 |
| 11/01/2050 | $1,865,000.00 | | | $52,453.13 | $52,453.13 | |
| 05/01/2051 | $1,530,000.00 | $335,000.00 | 5.625% | $52,453.13 | $387,453.13 | $439,906.26 |
| 11/01/2051 | $1,530,000.00 | | | $43,031.25 | $43,031.25 | |
| 05/01/2052 | $1,180,000.00 | $350,000.00 | 5.625% | $43,031.25 | $393,031.25 | $436,062.50 |
| 11/01/2052 | $1,180,000.00 | | | $33,187.50 | $33,187.50 | |
| 05/01/2053 | $810,000.00 | $370,000.00 | 5.625% | $33,187.50 | $403,187.50 | $436,375.00 |
| 11/01/2053 | $810,000.00 | | | $22,781.25 | $22,781.25 | |
| 05/01/2054 | $415,000.00 | $395,000.00 | 5.625% | $22,781.25 | $417,781.25 | $440,562.50 |
| 11/01/2054 | $415,000.00 | | | $11,671.88 | $11,671.88 | |
| 05/01/2055 | $0.00 | $415,000.00 | 5.625% | $11,671.88 | $426,671.88 | $438,343.76 |
| 11/01/2055 | $0.00 | | | | $0.00 | |
| | | $6,285,000.00 | | $6,719,481.79 | $13,004,481.79 | $13,004,481.79 |

**Budget Narrative**
Fiscal Year 2027

## REVENUES

### Interest-Investments
The District earns interest on its operating accounts.

### Operations & Maintenance Assessments – On Roll
The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

### Other Miscellaneous Revenues
Additional revenue sources not otherwise specified by other categories.

### Special Assessments-Discounts
Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

## EXPENDITURES

### Administrative

### Miscellaneous-Assessment Collection Costs
The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

### Debt Service

### Principal Debt Retirement
The district pays regular principal payments to annually to pay down/retire the debt.

### Interest Expense
The District Pays interest Expenses on the debt twice a year.

# Celebration

Community Development District

## Supporting Budget Schedule

FY 2027

**Non-Ad Valorem Assessment Summary (Amount Per Unit)**
**Fiscal Year 2027 vs. FY 2026**

| | | | | | O&M ASSESSMENTS | | O&M ASSESSMENTS | | | DEBT SERVICE ASSESSMENTS | | | TOTAL ASSESSMENTS | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | % | Per Product | | Per Unit | | % | Per Unit | | % | Per Unit | | $ | % |
| Code [1] | Product | Phase | Units/Sq ft | Allocation | FY 2027 | FY 2026 | FY 2027 | FY 2026 | Change | FY 2027 | FY 2026 | Change | FY 2027 | FY 2026 | Change | Change |
| A | Celebration Village Churches | 1 | 79,243 | 0.63% | $40,211.68 | $33,699.47 | $0.51 | $0.43 | 19.3% | $0.00 | $0.00 | 0.0% | $0.51 | $0.43 | $0.08 | 19.3% |
| B | Commercial & Churches | 1 thru 4 | 1,278,805 | 13.54% | $857,510.17 | $718,638.03 | $0.67 | $0.56 | 19.3% | $0.00 | $0.00 | 0.0% | $0.67 | $0.56 | $0.11 | 19.3% |
| | CROA | | 15,000 | 0.16% | $10,058.34 | $8,429.41 | $0.67 | $0.56 | 19.3% | $0.00 | $0.00 | 0.0% | $0.67 | $0.56 | $0.11 | 19.3% |
| C | Celebration Village Inn Site | 1 | 115 | 0.85% | $53,592.09 | $44,912.95 | $466.02 | $390.54 | 19.3% | $0.00 | $0.00 | 0.0% | $466.02 | $390.54 | $75.48 | 19.3% |
| D | Multifamily & Hotel - No debt [3] | 1 thru 5 | 3,945 | 32.67% | $2,069,730.52 | $1,734,541.60 | $524.65 | $439.67 | 19.3% | $0.00 | $0.00 | 0.0% | $524.65 | $439.67 | $84.98 | 19.3% |
| | Multifamily & Hotel - Series 2013 debt [3] | | 302 | 2.50% | $158,443.25 | $132,783.67 | $524.65 | $439.67 | 19.3% | $418.17 | $418.17 | 0.0% | $942.82 | $857.84 | $84.98 | 9.9% |
| E | Carlyle Condominiums (Lot 380) | 1 | 120 | 1.09% | $68,946.91 | $57,781.09 | $574.56 | $481.50 | 19.3% | $0.00 | $0.00 | 0.0% | $574.56 | $481.50 | $93.06 | 19.3% |
| F | Bungalow - No debt [4] | 1, 3 thru 5 | 356 | 3.55% | $225,033.54 | $188,589.79 | $632.12 | $529.73 | 19.3% | $0.00 | $0.00 | 0.0% | $632.12 | $529.73 | $102.38 | 19.3% |
| | Bungalow - Series 2013 debt [4] | | 130 | 1.30% | $82,175.17 | $68,867.06 | $632.12 | $529.73 | 19.3% | $871.56 | $871.56 | 0.0% | $1,503.68 | $1,401.29 | $102.38 | 7.3% |
| | Bungalow - Series 2021 debt [4] | | 120 | 1.20% | $75,854.00 | $63,569.59 | $632.12 | $529.73 | 19.3% | $1,399.57 | $1,399.57 | 0.0% | $2,031.69 | $1,929.30 | $102.38 | 5.3% |
| | Bungalow - Series 2025 debt [4] | | 89 | 0.89% | $56,258.39 | $47,147.45 | $632.12 | $529.73 | 19.3% | $1,399.57 | $1,399.57 | 0.0% | $2,031.69 | $1,929.30 | $102.38 | 5.3% |
| G | Garden Home | 1 thru 4 | 375 | 4.07% | $257,588.59 | $215,872.61 | $686.90 | $575.64 | 19.3% | $0.00 | $0.00 | 0.0% | $686.90 | $575.64 | $111.26 | 19.3% |
| H | Townhome - No debt [5] | 1 thru 5 | 228 | 2.62% | $166,220.94 | $139,301.77 | $729.04 | $610.96 | 19.3% | $0.00 | $0.00 | 0.0% | $729.04 | $610.96 | $118.08 | 19.3% |
| | Townhome - Series 2013 debt [5] | | 47 | 0.54% | $34,264.84 | $28,715.72 | $729.04 | $610.96 | 19.3% | $682.28 | $682.28 | 0.0% | $1,411.32 | $1,293.24 | $118.08 | 9.1% |
| | Townhome - Series 2021 debt [5] | | 107 | 1.23% | $78,007.19 | $65,374.08 | $729.04 | $610.96 | 19.3% | $953.71 | $953.71 | 0.0% | $1,682.75 | $1,564.67 | $118.08 | 7.5% |
| | Townhome - Series 2025 debt [5] | | 103 | 1.19% | $75,091.04 | $62,930.19 | $729.04 | $610.96 | 19.3% | $953.71 | $953.71 | 0.0% | $1,682.75 | $1,564.67 | $118.08 | 7.5% |
| I | Cottage - No debt [6] | 1 thru 5 | 484 | 7.07% | $447,693.46 | $375,190.35 | $924.99 | $775.17 | 19.3% | $0.00 | $0.00 | 0.0% | $924.99 | $775.17 | $149.82 | 19.3% |
| | Cottage - Series 2013 debt [6] | | 93 | 1.36% | $86,023.74 | $72,092.36 | $924.99 | $775.17 | 19.3% | $968.40 | $968.40 | 0.0% | $1,893.39 | $1,743.56 | $149.82 | 8.6% |
| | Cottage - Series 2021 debt [6] | | 59 | 0.86% | $54,574.20 | $45,736.01 | $924.99 | $775.17 | 19.3% | $1,660.49 | $1,660.49 | 0.0% | $2,585.48 | $2,435.65 | $149.82 | 6.2% |
| | Cottage - Series 2025 debt [6] | | 44 | 0.64% | $40,699.41 | $34,108.21 | $924.99 | $775.17 | 19.3% | $1,660.49 | $1,660.49 | 0.0% | $2,585.48 | $2,435.65 | $149.82 | 6.2% |
| J | Village - No debt [7] | 1 thru 5 | 506 | 11.56% | $732,459.72 | $613,839.26 | $1,447.55 | $1,213.09 | 19.3% | $0.00 | $0.00 | 0.0% | $1,447.55 | $1,213.09 | $234.46 | 19.3% |
| | Village - Series 2013 debt [7] | | 44 | 1.01% | $63,692.15 | $53,377.33 | $1,447.55 | $1,213.09 | 19.3% | $1,452.60 | $1,452.60 | 0.0% | $2,900.15 | $2,665.69 | $234.46 | 8.8% |
| | Village - Series 2021 debt [7] | | 39 | 0.89% | $56,454.40 | $47,311.72 | $1,447.55 | $1,213.09 | 19.3% | $1,862.43 | $1,862.43 | 0.0% | $3,309.98 | $3,075.52 | $234.46 | 7.6% |
| | Village - Series 2025 debt [7] | | 87 | 1.99% | $125,936.75 | $105,541.53 | $1,447.55 | $1,213.09 | 19.3% | $1,862.43 | $1,862.43 | 0.0% | $3,309.98 | $3,075.52 | $234.46 | 7.6% |
| K | Estate | 1 thru 4 | 215 | 6.61% | $418,586.42 | $350,797.15 | $1,946.91 | $1,631.57 | 19.3% | $0.00 | $0.00 | 0.0% | $1,946.91 | $1,631.57 | $315.34 | 19.3% |
| | **TOTAL** | | **1,380,656** | **100.00%** | **$6,335,106.91** | **$5,309,148.40** | | | | | | | | | | |

**Notations:**
(1) The assigned code is used to tie the Fiscal Year 2026 Non Ad Valorem Assessment Summary to the Fiscal Year 2026 assessment detail page.
(2) Deleted footnote to reclassify previous Island Village units, which are now consolidated within the Townhouse, Bungalow, Cottage, Village, and Commercial product types.
(3) 302 Terrace Apartments are subject to debt assessments; all other Apartment lots are exempt.
(4) 130 Artisan Park bungalows, 120 single-family homes in Island Village Area One, and 89 single-family homes in Island Village Area Two are subject to debt assessments; all other Bungalow lots are exempt.
(5) 47 Townhomes in Artisan Park, 107 Townhomes in Island Village Area One, and 103 Townhomes in Island Village Area Two are subject to debt assessments; all other Townhome lots are exempt.
(6) 92 Cottages in Artisan Park (1 Cottage has prepaid), 59 Cottages in Island Village Area One, and 44 Cottages in Island Village Area Two are subject to debt assessments; all other Cottage lots are exempt.
(7) 44 Villages in Artisan Park, 39 Villages in Island Village Area One, and 87 Villages in Island Village Area Two are subject to debt assessments; all other Village lots are exempt.

**RESOLUTION 2026-09**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR FISCAL YEAR 2027 BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Celebration Community Development District (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; and

**WHEREAS,** the District Manager has, prior to the fifteenth (15th) day in June, 2026, submitted to the Board of Supervisors ("Board") of the District the proposed budget ("Proposed Budget") for the upcoming budget year beginning October 1, 2026, and ending September 30, 2027 ("Fiscal Year 2027"), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

**WHEREAS,** at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District's website at least two (2) days before the public hearing; and

**WHEREAS,** Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1 of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS,** the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

**SECTION 1. BUDGET**

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Proposed Budget, attached hereto as Exhibit "A," as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("Adopted Budget"), and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2027 and/or revised projections for Fiscal Year 2027.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Celebration Community Development District for the Fiscal Year Ending September 30, 2027."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least two (2) years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of $_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

| | |
|---|---|
| GENERAL FUND | $_____ |
| DEBT SERVICE FUND(S) | $_____ |
| CAPITAL PROJECT FUND(S) | $_____ |
| **TOTAL ALL FUNDS** | **$_____** |

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016(6), *Florida Statutes*, the District at any time within Fiscal Year 2026 or within sixty (60) days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund so long as the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with Section 3 herein and with Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraph c. above is posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 28th DAY OF JULY, 2026.**

ATTEST:

**CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

**Exhibit "A"**: Proposed Budget for Fiscal Year 2027

**Exhibit "A"**

**Proposed Budget for Fiscal Year 2027**

*[See attached.]*

**RESOLUTION 2026-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF THE DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS,** the Celebration Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

**WHEREAS,** the District is located in Osceola County, Florida (the "County"); and

**WHEREAS,** the Board of Supervisors of the District (the "Board") hereby determines to undertake various activities described in the District's adopted budget for Fiscal Year 2027, attached hereto as **Exhibit "A"** (the "FY 2027 Budget"); and

**WHEREAS,** the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District, as described in the FY 2027 Budget; and

**WHEREAS,** the provision of such services, facilities and activities described in the FY 2027 Budget is a benefit to lands within the District; and

**WHEREAS,** the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS,** such special assessments may be placed on the County tax roll and collected by the local Tax Collector (the "Uniform Method") pursuant to Chapters 190 and 197, *Florida Statutes*; and

**WHEREAS,** the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method; and

**WHEREAS,** the District has approved an agreement with the County's Tax Collector (the "Tax Collector") to provide for the collection of special assessments under the Uniform Method; and

**WHEREAS,** it is in the best interests of the District to proceed with the imposition, levy, and collection of the special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2027 Budget (the "O&M Assessments"); and

**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service special assessments (the "Debt Assessments") in the amounts shown in the FY 2027 Budget; and

**WHEREAS**, the District adopted an assessment roll attached hereto as **Exhibit "B"** (the "Assessment Roll"); and

**WHEREAS,** it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

**WHEREAS,** it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the County's Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT.** The provision of the services, facilities and operations as described in the FY 2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the O&M Assessments. The allocation of the costs to the specially benefited lands is shown in the FY 2027 Budget and in the Assessment Roll.

**SECTION 2. Assessments Imposition**. Pursuant to Chapter 190, *Florida Statutes*, and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2027 Budget and the Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. Collection and Enforcement of District Assessments**.

a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of the previously levied Debt Assessments and the O&M Assessments for the lands within the District shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the FY 2027 Budget and the Assessment Roll**.** All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, *Florida Statutes*.

b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. Certification of Assessment Roll**. The Assessment Roll is hereby certified and authorized to be transmitted to the County Property Appraiser and Tax Collector.

**SECTION 5. Assessment Roll Amendment**. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**SECTION 6. Severability.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. Effective Date**. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 28th day of July, 2026.

ATTEST:

**CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

**Exhibit "A":** FY 2027 Budget
**Exhibit "B":** Assessment Roll

**Exhibit "A"**

**FY 2027 Budget**

**Exhibit "B"**

**Assessment Roll**

*[See attached.]*

# MINUTES OF MEETING
# CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Celebration Community Development District was held Tuesday, June 23, 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 |
| Shel Hart | Assistant Secretary |
| Jack McLaughlin | Assistant Secretary |

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

| | |
|---|---|
| Kerry Satterwhite | Area Manager: Inframark, Management Division |
| Angel Montagna | Vice President: Inframark, Management Division |
| Howard Neal | Director of District Services: Inframark |
| Melissa Williams | Administrative Assistant III: Inframark |
| Jan Carpenter | Attorney: Latham, Luna, Eden & Beaudine |
| Mark Vincutonis | Engineer: Hanson, Walter & Associates |
| Russ Simmons | Field Services: Inframark |
| Kyle Goldberg | Field Services: Inframark |
| 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. McLaughlin made a MOTION to approve the meeting agenda, seconded by Mr. Hart, with all in favor, the meeting agenda was approved. |

**FOURTH ORDER OF BUSINESS** **Public Comment Period**

There being no comments from the public, the Board moved onto the next order of business.

**FIFTH ORDER OF BUSINESS** **Third Party Representatives**

There being no representative present from CROA, the Board moved onto the next agenda item.

There being no representative present from the Sheriff's Department, the Board moved onto the next agenda item. The Board expressed concern and frustration regarding the absence of a representative from the Sheriff's Office at the meeting. Additionally, Board members noted that they have observed a decreased law enforcement presence within the District and feel that patrols have not been as frequent as in the past.

**SIXTH ORDER OF BUSINESS** **Staff Reports**

The representative from Clarke provided the Board with a brief update regarding the District's mosquito control and maintenance activities.

Mr. Kurth with Premier Lakes provided the Board with an update regarding the current algae growth in the ponds. Although algae growth remains extensive, treatment efforts have been effective. However, due to the time of year and favorable growing conditions, the algae is returning more quickly than it can legally be retreated under applicable treatment guidelines. Mr. Kurth also reported that a gasket for the display head had cracked and requires replacement. The manufacturer shipped the replacement parts on July 3, 2026, and delivery was expected no later than July 6, 2026. Additionally, there were two reports of fish kills in the ponds following a spraying application by the golf course. Mr. Kurth noted that during his inspection he did not observe any dead fish. While he indicated that the reports could potentially be related to algae treatment, further analysis would be necessary to determine the cause and confirm any correlation. Mr. Touzin noted that Premier Lakes should remain diligent in maintaining the ponds to prevent the condition from worsening and to help mitigate future issues.

A representative from United Landscape provided the Board with an update regarding landscape maintenance and pest control activities within the District. He reported that cinch bugs have been identified in certain areas and that a broadcast application has been performed to control the infestation.

He also advised the Board that new plant material for Market Square is expected to arrive the following week and will be installed upon delivery. Additionally, he noted that irrigation operations have been adjusted to help mitigate the effects of the extreme heat, with annual planting zones receiving supplemental watering throughout the day. He further reported that water pressure has improved, contributing to more effective irrigation coverage. Due to ongoing high temperatures and drought conditions, he advised that sod replacement efforts will be deferred at this time. The Board and staff also discussed heat stress and safety protocol measures for staff.

Ms. Carpenter advised the Board that Mr. Vincutonis had sent an email to the County regarding odors emanating from the storm drains. Based on information obtained through research, responsibility for addressing the issue falls under the County's jurisdiction. Ms. Carpenter provided the Board with a brief update regarding the signage transfer agreement, noting that she plans to discuss the matter further with the County later in the week. She also advised that she will address the repainting of the curbs with County staff during those discussions. Additionally, Ms. Carpenter informed the Board that she had spoken with counsel for the golf course regarding the proposed golf course agreement. She noted that a conference call has been scheduled for later this week to begin working on a draft agreement.

Mr. Simmons reviewed the field inspection report with the Board and provided updates on ongoing maintenance and construction activities throughout the District. He reported that construction of the stairs in Island Village has commenced. Mr. Touzin noted that a fence located on Greenbrier requires painting. He also advised that trees presenting a safety hazard should be removed promptly. However, for trees that do not pose an immediate safety concern, he recommended postponing removal efforts due to current water restrictions and ongoing drought conditions. Mr. Satterwhite noted that one of the trees has been identified as a safety concern and should be removed. He also advised the Board that the palm trees are due for trimming and are currently scheduled to be serviced within the next two weeks. A discussion followed regarding tree trimming activities throughout the District, and of maintenance of trellis structures.

Mr. Vincutonis presented his Engineer's Report to the Board. He advised that the Mattamy Village 2A project is nearing completion. He further recommended that the Board consider entering into a post-closing agreement for an unsold lot that currently lacks both landscaping and irrigation improvements. Mr. Vincutonis also provided an update regarding Charleston Place, noting that a survey of the area had been completed and confirmed that the stoops are not located on District property. It was further noted that certain landscaping improvements slightly encroach across the property line, prompting discussion as to whether this would necessitate any changes to the proposed plans. Mr. Vincutonis advised that he

had reviewed the Property Appraiser's records and would obtain the applicable parcel identification number. He recommended that the Board either deed the parcel to the HOA, or pursue a draft agreement to address ownership and maintenance responsibilities.

Mr. Hart informed the Board that he had observed micropaving work being performed in East Village and expressed concern that this treatment may not be appropriate for the inverted crown. A brief discussion followed regarding the potential impacts and considerations associated with the paving application.

Mr. Satterwhite advised the Board that CROA is supportive of accepting the Charleston Townhomes offer. He also provided a brief update regarding the District's signage, noting that an inventory review had been completed and that all signs identified for removal have been removed.
Additionally, Mr. Satterwhite informed the Board that signs bearing County stickers are not authorized for removal. He noted that the unauthorized removal of such signs may result in penalties, including fines and other legal consequences. A discussion regarding the pond project ensued. Mr. Satterwhite advised the Board that the vendor had expressed concerns about proceeding during the rainy season. He explained that permitting for pond and water control projects is typically obtained between December and February. He further noted that, should the Board approve the project and significant rainfall occur, construction activities will need to be put on hold. Mr. Touzin inquired about the implications if the required permits are not approved. In response, Mr. Satterwhite advised that the District would not be responsible for payment if the permitting process is unsuccessful.
Mr. Satterwhite advised the Board of concerns regarding the air quality and performance of the air conditioning system in the conference room. He also reported that the rear door of the facility was replaced during the previous week.

Additionally, Mr. Satterwhite reminded the Board of Mr. Filak’s planned resignation, effective November 2026, and inquired whether the Board wished to discuss any potential nominees to fill the upcoming vacancy. Mr. Hart requested information regarding the appointment process for a replacement Board member. In response, Ms. Montagna and Ms. Carpenter reviewed the applicable procedures and requirements for filling the vacancy.

**SEVENTH ORDER OF BUSINESS** **Business Items**

There being no business items to discuss, the Board moved onto the next order of business.

**EIGHTH ORDER OF BUSINESS** **Consent Agenda**

The Board approved the consent agenda consisting of the May 2026 financials and check register, and the meeting minutes held on May 18, 2026.

> Mr. McLaughlin made a MOTION to approve the consent agenda, seconded by Mr. Hart, with all in favor, the consent agenda consisting of the May 2026 financials, May 2026 check register, and the meeting minutes held on May 18, 2026, were approved.

**NINETH ORDER OF BUSINESS** **Supervisor Requests**

Mr. Hart inquired about the District's financial statements, specifically questioning expenditures related to security cameras and the field management budget, which exceeded $100,000. In response, Mr. Simmons explained that the security camera costs were associated with a system replacement and upgrade initiative previously directed by Mr. Filak.

Mr. McLaughlin expressed concerns regarding recent County improvements along Celebration Avenue, noting that new traffic signals and signal arms are being installed by the County while the District has been unable to obtain approval for a new traffic signal. Mr. Simmons inquired about the need for the requested signal, to which Mr. McLaughlin responded that traffic volumes in the area have increased significantly. He further stated that, in his view, neither the County nor the Florida Department of Transportation has adequately addressed the District's concerns or collaborated with Celebration CDD to find a solution. A brief discussion followed regarding traffic concerns.

**TENTH ORDER OF BUSINESS** **Public Comments**

There being no comments from the public, the Board moved onto the next order of business.

**ELEVETH ORDER OF BUSINESS** **Adjournment**

The meeting was adjourned at 5:56 p.m.

> Mr. Touzin made a MOTION to adjourn the meeting, seconded by Mr. McLaughlin, with all in favor, the meeting was adjourned at 5:56 p.m.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

*The next regular meeting is scheduled for Tuesday, July 28, 2026, at 5:00 p.m.*

**CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 6/1/26 to 6/30/26

(Sorted by Check / ACH No.)

| Fund No. | Date | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|---|---|---|---|---|---|---|---|
| GENERAL FUND - 001 | | | | | | | |
| **CHECK # 100815** | | | | | | | |
| 001 | 06/12/26 | PROPET DISTRIBUTORS | 2005156 | June Pet Litter Bags Supplies | R&M-Common Area | 546016-53901 | $2,107.82 |
| | | | | | | ***Check Total*** | *$2,107.82* |
| **CHECK # 100816** | | | | | | | |
| 001 | 06/12/26 | CELEBRATION HARDWARE | 496973 | May Supplies | R&M-Common Area | 546016-53901 | $142.49 |
| 001 | 06/12/26 | CELEBRATION HARDWARE | 497124 | May Blacktop Repair | R&M-Common Area | 546016-53901 | $329.85 |
| 001 | 06/12/26 | CELEBRATION HARDWARE | 497534 | May Paint Supplies | R&M-Painting | 546313-53901 | $45.28 |
| 001 | 06/12/26 | CELEBRATION HARDWARE | 497831 | May Supplies | R&M-Common Area | 546016-53901 | $128.97 |
| 001 | 06/12/26 | CELEBRATION HARDWARE | 498429 | June Paint Supplies | R&M-Painting | 546313-53901 | $34.36 |
| 001 | 06/12/26 | CELEBRATION HARDWARE | 498293 | June Supplies | R&M-Common Area | 546016-53901 | $21.95 |
| 001 | 06/12/26 | CELEBRATION HARDWARE | 498439 | June Supplies | R&M-Painting | 546313-53901 | $7.98 |
| 001 | 06/12/26 | CELEBRATION HARDWARE | 498539 | June Motor Oil Supplies | R&M-Equipment | 546022-53901 | $15.18 |
| 001 | 06/12/26 | CELEBRATION HARDWARE | 498588 | June Supplies | R&M-Common Area | 546016-53901 | $139.93 |
| 001 | 06/12/26 | CELEBRATION HARDWARE | 498603 | June Supplies | R&M-Common Area | 546016-53901 | $36.98 |
| 001 | 06/12/26 | CELEBRATION HARDWARE | 498900 | June Tools | R&M-Common Area | 546016-53901 | $16.99 |
| 001 | 06/12/26 | CELEBRATION HARDWARE | 499626 | June Supplies | R&M-Common Area | 546016-53901 | $12.09 |
| 001 | 06/12/26 | CELEBRATION HARDWARE | 499621 | Supplies | R&M-Common Area | 546016-53901 | $13.92 |
| | | | | | | ***Check Total*** | *$945.97* |
| **CHECK # 100817** | | | | | | | |
| 001 | 06/12/26 | UNITED LAND SERVICES | 207067 | MAY LANDSCAPE MAINTENANCE | Contracts-Landscape | 534050-53901 | $94,065.24 |
| 001 | 06/12/26 | UNITED LAND SERVICES | 208307 | May Landscape Improvement | R&M-Other Landscape | 546036-53901 | $5,255.00 |
| 001 | 06/12/26 | UNITED LAND SERVICES | 209311 | May Landscape Improvement | R&M-Other Landscape | 546036-53901 | $12,255.00 |
| 001 | 06/12/26 | UNITED LAND SERVICES | 210583 | June annual flowers | Contracts-Annuals | 534117-53901 | $3,588.75 |
| 001 | 06/12/26 | UNITED LAND SERVICES | 210580 | June Landscape Improvement | R&M-Other Landscape | 546036-53901 | $2,080.00 |
| 001 | 06/12/26 | UNITED LAND SERVICES | 210565 | June sod replacement | R&M-Other Landscape | 546036-53901 | $1,200.00 |
| 001 | 06/12/26 | UNITED LAND SERVICES | 210578 | June tree replacement | Contracts-Trees & Trimming | 534085-53901 | $870.00 |
| | | | | | | ***Check Total*** | *$119,313.99* |
| **CHECK # 100818** | | | | | | | |
| 001 | 06/12/26 | COMPLETE IT | 20264 | June monthly Cloud Recording | Contracts-Security Camera | 534036-52001 | $209.00 |
| | | | | | | ***Check Total*** | *$209.00* |
| **CHECK # 100819** | | | | | | | |
| 001 | 06/12/26 | FEDEX | 9-322-65066 | June postage | Postage and Freight | 541006-51301 | $32.10 |
| | | | | | | ***Check Total*** | *$32.10* |
| **CHECK # 100820** | | | | | | | |
| 001 | 06/12/26 | SOUTHERN PINE LUMBER CO. OF ORLA | 40088403 | May Boardwalk Repair | R&M-Boardwalks | 546009-53901 | $565.50 |
| | | | | | | ***Check Total*** | *$565.50* |
| **CHECK # 100821** | | | | | | | |
| 001 | 06/12/26 | GOGOV, INC | 26-413-01 | License Period 8/1/26 - 7/30/27 | Prepaid Items | 155000-51301 | $18,172.00 |
| 001 | 06/12/26 | GOGOV, INC | 26-413-01 | License Period 8/1/26 - 7/30/27 | Software | 552097-51301 | $1,652.00 |
| | | | | | | ***Check Total*** | *$19,824.00* |
| **CHECK # 100822** | | | | | | | |
| 001 | 06/12/26 | PIP PRINTING & SIGNWORKS | 161167 | June street signs | R&M-Signage/Radar Sign Maintenance | 546994-54101 | $127.50 |
| | | | | | | ***Check Total*** | *$127.50* |
| **CHECK # 100823** | | | | | | | |
| 001 | 06/12/26 | PREMIER LAKES INC | 3978 | June fees | Contracts-Aquatic Control | 534067-53001 | $925.00 |
| 001 | 06/12/26 | PREMIER LAKES INC | 3989 | Annual Lake and Aeration Maint | Contracts-Aquatic Control | 534067-53001 | $11,300.00 |
| | | | | | | ***Check Total*** | *$12,225.00* |

**CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 6/1/26 to 6/30/26

(Sorted by Check / ACH No.)

| Fund No. | Date | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|---|---|---|---|---|---|---|---|
| **CHECK # 100824** | | | | | | | |
| 001 | 06/12/26 | VOICE NATION LLC | 888579419 | June Answering Svc | ProfServ- Answering Service | 531064-51301 | $632.10 |
| | | | | | | ***Check Total*** | *$632.10* |
| **CHECK # 100825** | | | | | | | |
| 001 | 06/12/26 | INSITUFORM TECHNOLOLIGIES, LLC | 829289 | MAY STORM SEWER REPAIR | R&M-Stormwater System | 546090-53801 | $2,250.00 |
| 001 | 06/12/26 | INSITUFORM TECHNOLOLIGIES, LLC | 142665-1 | MAY STORM SEWER REPAIR | R&M-Stormwater System | 546090-53801 | $30,290.00 |
| | | | | | | ***Check Total*** | *$32,540.00* |
| **CHECK # 100826** | | | | | | | |
| 001 | 06/12/26 | ADP INC | 720089040 | May ADP Fees | Payroll Services | 549405-51301 | $22.70 |
| | | | | | | ***Check Total*** | *$22.70* |
| **CHECK # 100827** | | | | | | | |
| 001 | 06/12/26 | RED DOT CHOCOLATES INC | CB101J | Apr 26 - Apr 27 1 Yr Restroom use agreement | Contracts-Fountain | 534023-53001 | $6,900.00 |
| | | | | | | ***Check Total*** | *$6,900.00* |
| **CHECK # 100828** | | | | | | | |
| 001 | 06/12/26 | REXEL USA | S145430024.001 | June Streetlight Repair parts | R&M-Streetlights | 546095-54101 | $1,846.63 |
| | | | | | | ***Check Total*** | *$1,846.63* |
| **CHECK # 100829** | | | | | | | |
| 001 | 06/12/26 | SITEONE LANDSCAPE SUPPLY HOLDINC | 162441980-001 | MAY IRR REPAIRS | R&M-Irrigation | 546041-53901 | $786.34 |
| 001 | 06/12/26 | SITEONE LANDSCAPE SUPPLY HOLDINC | 167151045-001 | June Repair parts | R&M-Irrigation | 546041-53901 | $2,078.97 |
| | | | | | | ***Check Total*** | *$2,865.31* |
| **CHECK # 100830** | | | | | | | |
| 001 | 06/12/26 | LYNCH FUEL COMPANY LLC | 17254705 | MAY FUEL 5/13/26 | Fuel, Gasoline and Oil | 540004-53901 | $1,307.69 |
| | | | | | | ***Check Total*** | *$1,307.69* |
| **CHECK # 100831** | | | | | | | |
| 001 | 06/12/26 | CONCRETE MIX USA LLC | 4508 | May Sidewalk Project | Reserves-Annual Contribution | 568024-58001 | $2,167.09 |
| 001 | 06/12/26 | CONCRETE MIX USA LLC | 4556 | June Sidewalk Project | Reserves-Annual Contribution | 568024-58001 | $2,118.76 |
| | | | | | | ***Check Total*** | *$4,285.85* |
| **CHECK # 100832** | | | | | | | |
| 001 | 06/12/26 | INFRAMARK LLC | 180911 | June fees | ProfServ-Field Management | 531016-53901 | $113,297.52 |
| 001 | 06/12/26 | INFRAMARK LLC | 180911 | June fees | ProfServ-Mgmt Consulting | 531027-51201 | $8,884.50 |
| | | | | | | ***Check Total*** | *$122,182.02* |
| **CHECK # 100833** | | | | | | | |
| 001 | 06/12/26 | HANSON, WALTER & ASSOCIATES, I | 5296428 | May Engineering Svcs. | ProfServ-Engineering | 531013-51501 | $6,855.04 |
| | | | | | | ***Check Total*** | *$6,855.04* |
| **CHECK # 100834** | | | | | | | |
| 001 | 06/12/26 | VANGUARD CLEANING SYSTEMS | 41779 | Janitorial Services June | Building Op Costs | 563034-53901 | $438.00 |
| | | | | | | ***Check Total*** | *$438.00* |
| **CHECK # 100835** | | | | | | | |
| 001 | 06/12/26 | JNS ENVIRONMENTAL | 3688 | April STORM SEWER REPAIR | R&M-Stormwater System | 546090-53801 | $78,695.00 |
| | | | | | | ***Check Total*** | *$78,695.00* |
| **CHECK # 100836** | | | | | | | |
| 001 | 06/16/26 | CELEBRATION HARDWARE | 499753 | June Supplies | R&M-Equipment | 546022-53901 | $10.99 |
| 001 | 06/16/26 | CELEBRATION HARDWARE | 499730 | June Supplies | R&M-Common Area | 546016-53901 | $130.49 |
| 001 | 06/16/26 | CELEBRATION HARDWARE | 499832 | June Supplies | R&M-Common Area | 546016-53901 | $11.99 |
| | | | | | | ***Check Total*** | *$153.47* |

**CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 6/1/26 to 6/30/26

(Sorted by Check / ACH No.)

| Fund No. | Date | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|---|---|---|---|---|---|---|---|
| **CHECK # 100837** | | | | | | | |
| 001 | 06/16/26 | LATHAM, LUNA, EDEN & BEAUDINE, LLP | 153258 | May Legal billing | ProfServ-Legal Services | 531023-51401 | $5,968.66 |
| | | | | | | ***Check Total*** | *$5,968.66* |
| **CHECK # 100838** | | | | | | | |
| 001 | 06/16/26 | REXEL USA | S145430024.002 | June Repair parts | R&M-Streetlights | 546095-54101 | $227.09 |
| | | | | | | ***Check Total*** | *$227.09* |
| **CHECK # 100839** | | | | | | | |
| 001 | 06/16/26 | USA SEAL & STRIPE, LLC | 422 | Sweeping 6/12/2026 | R&M-Road Cleaning | 546080-54101 | $2,832.50 |
| | | | | | | ***Check Total*** | *$2,832.50* |
| **CHECK # 100840** | | | | | | | |
| 001 | 06/22/26 | LYNCH FUEL COMPANY LLC | 17320153 | Delivery date 6/15/26 | Fuel, Gasoline and Oil | 540004-53901 | $261.26 |
| | | | | | | ***Check Total*** | *$261.26* |
| **CHECK # 100841** | | | | | | | |
| 001 | 06/22/26 | CONCRETE MIX USA LLC | 4399-01 | April Sidewalk Panel Replacement Project | Reserves-Annual Contribution | 568024-53901 | $1,537.01 |
| 001 | 06/22/26 | CONCRETE MIX USA LLC | 4395-01 | April Sidewalk Project | Reserves-Annual Contribution | 568024-53901 | $2,082.96 |
| | | | | | | ***Check Total*** | *$3,619.97* |
| **CHECK # 100842** | | | | | | | |
| 001 | 06/22/26 | CELEBRATION HARDWARE | 500299 | June Repair parts | R&M-Common Area | 546016-53901 | $25.99 |
| | | | | | | ***Check Total*** | *$25.99* |
| **CHECK # 100843** | | | | | | | |
| 001 | 06/22/26 | CLARKE ENVIRONMENTAL MOSQUITO | 001039549 | June Pest Billing | Contracts-Pest Control | 534125-53001 | $20,752.42 |
| | | | | | | ***Check Total*** | *$20,752.42* |
| **CHECK # 100844** | | | | | | | |
| 001 | 06/22/26 | CENTRAL FLORIDA TOURISM | ADM5449 | FY25 Drainage fees | Reserves-Annual Contribution | 568024-58001 | $26,542.49 |
| | | | | | | ***Check Total*** | *$26,542.49* |
| **CHECK # 100845** | | | | | | | |
| 001 | 06/25/26 | CELEBRATION HARDWARE | 500579 | June Supplies | R&M-Common Area | 546016-53901 | $268.96 |
| 001 | 06/25/26 | CELEBRATION HARDWARE | 500707 | June Repair parts | R&M-Common Area | 546016-53901 | $26.95 |
| | | | | | | ***Check Total*** | *$295.91* |
| **CHECK # 100846** | | | | | | | |
| 001 | 06/25/26 | UNITED LAND SERVICES | 212045 | June sod replacement | R&M-Roads & Alleyways | 546081-53901 | $2,180.00 |
| 001 | 06/25/26 | UNITED LAND SERVICES | 212041 | June tree removal | Contracts-Trees & Trimming | 534085-53901 | $1,180.00 |
| 001 | 06/25/26 | UNITED LAND SERVICES | 210185 | June Grounds Maint. | Contracts-Landscape | 534050-53901 | $94,065.25 |
| 001 | 06/25/26 | UNITED LAND SERVICES | 212038 | June tree replacment | Contracts-Trees & Trimming | 534085-53901 | $1,350.00 |
| | | | | | | ***Check Total*** | *$98,775.25* |
| **CHECK # 100847** | | | | | | | |
| 001 | 06/25/26 | CONCRETE MIX USA LLC | 4395 | APR CONCRETE MIX | R&M-Sidewalks | 546084-53901 | $2,082.96 |
| 001 | 06/25/26 | CONCRETE MIX USA LLC | 4399 | APRIL CONCRETE MIX | Reserves-Annual Contribution | 568024-58001 | $1,537.01 |
| 001 | 06/25/26 | CONCRETE MIX USA LLC | 4620-01 | June Alley/drainage repair | R&M-Stormwater System | 546090-53801 | $1,306.16 |
| | | | | | | ***Check Total*** | *$4,926.13* |
| **CHECK # 100848** | | | | | | | |
| 001 | 06/26/26 | CONCRETE MIX USA LLC | 4620 | June Sidewalk Panel Replacement Project | Reserves-Annual Contribution | 568024-58001 | $1,306.16 |
| | | | | | | ***Check Total*** | *$1,306.16* |
| **CHECK # 100849** | | | | | | | |
| 001 | 06/30/26 | MLC HVAC LLC | 031026- | MAR HVAC repair | Building Op Costs | 563034-53901 | $1,433.00 |
| | | | | | | ***Check Total*** | *$1,433.00* |

**CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 6/1/26 to 6/30/26

(Sorted by Check / ACH No.)

| Fund No. | Date | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|---|---|---|---|---|---|---|---|
| **CHECK # 100850** | | | | | | | |
| 001 | 06/30/26 | REXEL USA | S145586157.001 | June parts and supplies | R&M-Streetlights | 546095-54101 | $561.71 |
| | | | | | | ***Check Total*** | *$561.71* |
| **CHECK # 100851** | | | | | | | |
| 001 | 06/30/26 | SITEONE LANDSCAPE SUPPLY HOLDINC | 167936672-001 | June Repair parts | R&M-Irrigation | 546041-53901 | $3,059.52 |
| | | | | | | ***Check Total*** | *$3,059.52* |
| **CHECK # 100852** | | | | | | | |
| 001 | 06/30/26 | CONCRETE MIX USA LLC | 4648 | June Sidewalk Project | Reserves-Annual Contribution | 568024-58001 | $1,309.68 |
| | | | | | | ***Check Total*** | *$1,309.68* |
| **CHECK # 300179** | | | | | | | |
| 001 | 06/04/26 | DUKE ENERGY - ACH | 051426-ACH | SVC PRD3/28-5/6/26 | Electricity - General | 543006-53901 | $4,098.37 |
| 001 | 06/04/26 | DUKE ENERGY - ACH | 051426-ACH | SVC PRD3/28-5/6/26 | Electricity - Streetlights | 543013-54101 | $1,566.72 |
| 001 | 06/04/26 | DUKE ENERGY - ACH | 051426-ACH | SVC PRD3/28-5/6/26 | Building Op Costs | 563034-53901 | $349.01 |
| 001 | 06/04/26 | DUKE ENERGY - ACH | 051426-ACH | SVC PRD3/28-5/6/26 | R&M-Irrigation | 546041-53901 | $210.56 |
| | | | | | | ***Check Total*** | *$6,224.66* |
| **CHECK # 300181** | | | | | | | |
| 001 | 06/09/26 | REPUBLIC SERVICES - ACH | 0690-000818807-ACH | MAY 12 PICK UP SERVICE | Utility - Refuse Removal | 543020-53901 | $940.47 |
| | | | | | | ***Check Total*** | *$940.47* |
| **CHECK # 300182** | | | | | | | |
| 001 | 06/11/26 | SMART CITY TELECOM - AUTOPAY | 060126-1187-ACH | SVC PRD 6/1-6/30/26 | Communication - Telephone | 541003-51301 | $139.66 |
| | | | | | | ***Check Total*** | *$139.66* |
| **CHECK # 300187** | | | | | | | |
| 001 | 06/18/26 | REPUBLIC SERVICES - ACH | 0690-000820790-ACH | MAY PICK UP SERVICE | Utility - Refuse Removal | 543020-53901 | $1,129.51 |
| | | | | | | ***Check Total*** | *$1,129.51* |
| **CHECK # 300188** | | | | | | | |
| 001 | 06/24/26 | SMART CITY TELECOM - AUTOPAY | 060126-0231-ACH | SVC PRD JUNE26 | Communication - Telephone | 541003-51301 | $128.46 |
| | | | | | | ***Check Total*** | *$128.46* |
| **CHECK # 300189** | | | | | | | |
| 001 | 06/24/26 | SMART CITY TELECOM - AUTOPAY | 060126-0025-ACH | SVC PRD JUNE26 | Communication - Telephone | 541003-51301 | $181.68 |
| | | | | | | ***Check Total*** | *$181.68* |
| **CHECK # 958** | | | | | | | |
| 001 | 06/12/26 | ENTERPRISE CDD - UTILITY | 052226--1-3 | BILL PRD 4/13-5/13/26 | Utility - Water | 543018-53901 | $379.17 |
| 001 | 06/12/26 | ENTERPRISE CDD - UTILITY | 052226--2-1-0 | Island Village Water usage 4/13/26 - 5/13/26 | Utility - Water | 543018-53901 | $1,041.56 |
| 001 | 06/12/26 | ENTERPRISE CDD - UTILITY | 052226-1022-CHK | SVC PRD 4/13-5/13/26 | Utility - Water | 543018-53901 | $3,295.81 |
| | | | | | | ***Check Total*** | *$4,716.54* |
| **CHECK # 959** | | | | | | | |
| 001 | 06/12/26 | US BANK | 8197990 | Trustee Fees 5/1/26 - 4/30/27 | ProfServ-Trustee Fees | 531045-51301 | $2,343.56 |
| 001 | 06/12/26 | US BANK | 8197990 | Trustee Fees 5/1/26 - 4/30/27 | Prepaid Items | 155000-51301 | $2,343.57 |
| | | | | | | ***Check Total*** | *$4,687.13* |
| **CHECK # 960** | | | | | | | |
| 001 | 06/24/26 | ADP INC | 722974012 | May ADP Fees | Payroll Services | 549405-51301 | $5.40 |
| | | | | | | ***Check Total*** | *$5.40* |
| **CHECK # 961** | | | | | | | |
| 001 | 06/24/26 | ENTERPRISE CDD | 050526 3965 | DUE TO ECDD THRU APRIL 26 REIMB TO DUKE ENERGY | Due To Other Districts | 206500-53901 | $39,415.16 |
| | | | | | | ***Check Total*** | *$39,415.16* |

**CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 6/1/26 to 6/30/26

(Sorted by Check / ACH No.)

| Fund No. | Date | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|---|---|---|---|---|---|---|---|
| **CHECK # 962** | | | | | | | |
| 001 | 06/30/26 | CELEBRATION HARDWARE | 501403 | June Can Liners Supplies | R&M-Common Area | 546016-53901 | $104.74 |
| 001 | 06/30/26 | CELEBRATION HARDWARE | 501515 | June chlorine for splash pad | R&M-Fountain | 546032-53901 | $60.72 |
| 001 | 06/30/26 | CELEBRATION HARDWARE | 501522 | June Tools & Supplies | R&M-Common Area | 546016-53901 | $30.36 |
| 001 | 06/30/26 | CELEBRATION HARDWARE | 501410 | June Building repairs | Building Op Costs | 563034-53901 | $46.98 |
| 001 | 06/30/26 | CELEBRATION HARDWARE | CM501422 | Credit Memo 000532 | R&M-Common Area | 546016-53901 | ($19.99) |
| | | | | | | ***Check Total*** | *$222.81* |
| **CHECK # DD929** | | | | | | | |
| 001 | 06/11/26 | ENTERPRISE CDD - UTILITY | 052226--1-1 | SPLASH PAD BILL PRD 4/13-5/13/26 | Utility - Water | 543018-53901 | $23.31 |
| | | | | | | ***Check Total*** | *$23.31* |
| **CHECK # DD930** | | | | | | | |
| 001 | 06/11/26 | ENTERPRISE CDD - UTILITY | 052226--2-2-0 | Service 4/13 to 5/13 | Utility - Water | 543018-53901 | $362.40 |
| | | | | | | ***Check Total*** | *$362.40* |
| **CHECK # DD931** | | | | | | | |
| 001 | 06/11/26 | ENTERPRISE CDD - UTILITY | 052226--1-0 | Water usage 4/13/26 - 5/13/26 | Utility - Water | 543018-53901 | $3.33 |
| | | | | | | ***Check Total*** | *$3.33* |
| **CHECK # DD932** | | | | | | | |
| 001 | 06/12/26 | ENTERPRISE CDD - UTILITY | 052226-3021-ACH | SVC PRD 4/13-5/13/26 | Utility - Water | 543018-53901 | $686.40 |
| | | | | | | ***Check Total*** | *$686.40* |
| **CHECK # DD933** | | | | | | | |
| 001 | 06/12/26 | ENTERPRISE CDD - UTILITY | 052226-4022-ACH | SVC PRD 4/13-5/13/26 | Utility - Water | 543018-53901 | $312.72 |
| | | | | | | ***Check Total*** | *$312.72* |
| **CHECK # DD934** | | | | | | | |
| 001 | 06/12/26 | ENTERPRISE CDD - UTILITY | 052226-5021-ACH | SVC PRD 4/13-5/13/26 | Utility - Water | 543018-53901 | $664.80 |
| | | | | | | ***Check Total*** | *$664.80* |
| **CHECK # DD935** | | | | | | | |
| 001 | 06/12/26 | ENTERPRISE CDD - UTILITY | 052226-6022-ACH | SVC PRD 4/13-5/13/26 | R&M-Common Area | 546016-53901 | $349.44 |
| | | | | | | ***Check Total*** | *$349.44* |
| **CHECK # DD936** | | | | | | | |
| 001 | 06/26/26 | ENTERPRISE CDD - UTILITY | 062226-0013-ACH | SVC PRD 5/13-6/12/26 | Utility - Water | 543018-53901 | $1,598.66 |
| | | | | | | ***Check Total*** | *$1,598.66* |
| **CHECK # DD937** | | | | | | | |
| 001 | 06/26/26 | ENTERPRISE CDD - UTILITY | 062226-1022-ACH | SVC PRD 5/13-6/12/26 | Utility - Water | 543018-53901 | $1,360.90 |
| | | | | | | ***Check Total*** | *$1,360.90* |
| **CHECK # DD938** | | | | | | | |
| 001 | 06/29/26 | VERIZON WIRELESS - ACH | 6145853713-ACH | SVC PRD 5/12-6/11/26 | Contracts-Security Camera | 534036-51301 | $140.80 |
| | | | | | | ***Check Total*** | *$140.80* |
| | | | | | | **Fund Total** | **$649,266.67** |

| | |
|---|---|
| **Total Checks Paid** | **$649,266.67** |

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

# *CELEBRATION Community Development District*

## *Financial Report*

## *June 30, 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 |
| **SUPPORTING SCHEDULES** | |
| Non-Ad Valorem Special Assessments…..... …… | 10 |
| Cash and Investment Report…..... …… | 11 |
| Right-of-Way Fees Electricity …..... …… | 12 |
| Due To Other Districts …..... …… | 13 |

# CELEBRATION

## Community Development District

## Financial Statements

**(Unaudited)**

## June 30, 2026

# Balance Sheet
June 30, 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 | $ 3,893,468 | $ 2,786,374 | $ - | $ - | $ - | $ - | $ - | $ 6,679,842 |
| Accounts Receivable | 170,548 | - | - | - | - | - | - | 170,548 |
| Due From Other Gov'tl Units | 80 | - | - | - | - | - | - | 80 |
| Due From Other Funds | 55,059 | - | 7,119 | - | 14,331 | - | - | 76,509 |
| Investments: | | | | | | | | |
| Money Market Account | 698,555 | - | - | - | - | - | - | 698,555 |
| Acquisition & Construction Account | - | - | - | - | - | - | 5,803,613 | 5,803,613 |
| Construction Fund | - | - | - | - | - | 75,719 | - | 75,719 |
| Prepayment Account | - | - | 1 | 81 | - | - | - | 82 |
| Reserve Fund | - | - | 196,563 | 207,000 | 215,242 | - | - | 618,805 |
| Revenue Fund | - | - | 517,719 | 182,103 | 169,249 | - | - | 869,071 |
| Prepaid Items | 22,168 | - | - | - | - | - | - | 22,168 |
| Deposits | 3,719 | - | - | - | - | - | - | 3,719 |
| **TOTAL ASSETS** | **$ 4,843,597** | **$ 2,786,374** | **$ 721,402** | **$ 389,184** | **$ 398,822** | **$ 75,719** | **$ 5,803,613** | **$ 15,018,711** |
| **LIABILITIES** | | | | | | | | |
| Accounts Payable | $ 179,803 | $ - | $ - | $ - | $ - | $ - | $ - | $ 179,803 |
| Accrued Expenses | 5,400 | - | - | - | - | - | - | 5,400 |
| Unearned Revenue | 530,535 | - | - | - | - | - | - | 530,535 |
| Due To Other Districts | 37,584 | - | - | - | - | - | - | 37,584 |
| Accrued Taxes Payable | 141 | - | - | - | - | - | - | 141 |
| Other Current Liabilities | 206,677 | - | - | - | - | - | - | 206,677 |
| Due To Other Funds | - | 47,180 | - | 29,330 | - | - | - | 76,510 |
| **TOTAL LIABILITIES** | **960,140** | **47,180** | **-** | **29,330** | **-** | **-** | **-** | **1,036,650** |
| **FUND BALANCES** | | | | | | | | |
| **Nonspendable:** | | | | | | | | |
| Prepaid Items | 22,168 | - | - | - | - | - | - | 22,168 |
| Deposits | 3,719 | - | - | - | - | - | - | 3,719 |
| **Restricted for:** | | | | | | | | |
| Debt Service | - | - | 721,402 | 359,854 | 398,822 | - | - | 1,480,078 |
| Capital Projects | - | - | - | - | - | 75,719 | 5,803,613 | 5,879,332 |
| **Assigned to:** | | | | | | | | |
| Operating Reserves | 1,427,175 | - | - | - | - | - | - | 1,427,175 |
| **Unassigned:** | 2,430,395 | 2,739,194 | - | - | - | - | - | 5,169,589 |
| **TOTAL FUND BALANCES** | **$ 3,883,457** | **$ 2,739,194** | **$ 721,402** | **$ 359,854** | **$ 398,822** | **$ 75,719** | **$ 5,803,613** | **$ 13,982,061** |
| **TOTAL LIABILITIES & FUND BALANCES** | **$ 4,843,597** | **$ 2,786,374** | **$ 721,402** | **$ 389,184** | **$ 398,822** | **$ 75,719** | **$ 5,803,613** | **$ 15,018,711** |

## Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE BUDGET | YEAR TO DATE ACTUAL | VARIANCE ($) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD | JUN-26 ACTUAL |
|---|---|---|---|---|---|---|
| **REVENUES** | | | | | | |
| Interest - Investments | $ 300,000 | $ 225,000 | $ 133,176 | $ (91,824) | 44.39% | $ 13,981 |
| Right-of-Way Fees Electricity | 955,000 | 716,247 | 696,202 | (20,045) | 72.90% | 70,166 |
| Right-of-Way Fees Gas | - | - | 1,805 | 1,805 | 0.00% | 187 |
| 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 | 2,850 | 3,850 | 1,000 | 101.32% | - |
| Building Rental Income | 19,619 | 4,869 | 3,863 | (1,006) | 19.69% | 560 |
| Building Operating Cost Income | 15,000 | 11,250 | 8,428 | (2,822) | 56.19% | - |
| Special Assmnts- Tax Collector | 5,309,148 | 5,309,148 | 5,307,702 | (1,446) | 99.97% | 102,817 |
| Special Assmnts- Discounts | (212,366) | (212,366) | (187,683) | 24,683 | 88.38% | 3,085 |
| Other Miscellaneous Revenues | 8,500 | 8,500 | 17,929 | 9,429 | 210.93% | 1,870 |
| **TOTAL REVENUES** | **6,438,701** | **6,105,498** | **6,025,272** | **(80,226)** | **93.58%** | **192,666** |
| **EXPENDITURES** | | | | | | |
| **Administration** | | | | | | |
| P/R-Board of Supervisors | 15,000 | 12,000 | 7,600 | 4,400 | 50.67% | - |
| FICA Taxes | 1,148 | 918 | 367 | 551 | 31.97% | - |
| ProfServ-Arbitrage Rebate | 600 | 600 | 500 | 100 | 83.33% | - |
| ProfServ-Dissemination Agent | 3,000 | - | - | - | 0.00% | - |
| ProfServ-Engineering | 24,000 | 18,000 | 51,031 | (33,031) | 212.63% | 6,855 |
| ProfServ-Legal Services | 40,000 | 29,997 | 50,862 | (20,865) | 127.16% | 5,969 |
| ProfServ-Mgmt Consulting | 106,614 | 79,961 | 79,961 | - | 75.00% | 8,885 |
| ProfServ-Property Appraiser | 3,600 | 3,600 | 4,974 | (1,374) | 138.17% | - |
| ProfServ-Special Assessment | 24,612 | 24,612 | 24,612 | - | 100.00% | - |
| ProfServ-Trustee Fees | 10,000 | 10,000 | 10,288 | (288) | 102.88% | - |
| ProfServ-Web Site Development | 2,000 | 1,550 | 3,655 | (2,105) | 182.75% | 202 |
| ProfServ- Answering Service | 4,500 | 3,375 | 5,349 | (1,974) | 118.87% | 632 |
| Auditing Services | 5,200 | 5,200 | 5,200 | - | 100.00% | - |
| Communication - Telephone | 10,000 | 7,497 | 4,054 | 3,443 | 40.54% | 450 |
| Postage and Freight | 700 | 522 | 63 | 459 | 9.00% | 34 |
| Insurance - Property | 106,654 | 106,654 | 97,476 | 9,178 | 91.39% | - |
| Insurance - General Liability | 30,879 | 30,879 | 79,095 | (48,216) | 256.14% | 50,000 |
| 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 | 5,103 | 11 | 5,092 | 0.16% | - |
| Legal Advertising | 2,000 | 1,500 | 2,758 | (1,258) | 137.90% | - |
| Misc-Assessment Collection Cost | 106,183 | 106,183 | 102,404 | 3,779 | 96.44% | 2,118 |
| Payroll Services | 114 | 86 | 97 | (11) | 85.09% | 5 |
| Office Supplies | 4,200 | 3,150 | 8,339 | (5,189) | 198.55% | 99 |
| Software | 17,000 | 17,000 | 15,750 | 1,250 | 92.65% | - |
| Annual District Filing Fee | 175 | 175 | 175 | - | 100.00% | - |
| **Total Administration** | 534,669 | 478,252 | 563,658 | (85,406) | 105.42% | 75,249 |

## Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE BUDGET | YEAR TO DATE ACTUAL | VARIANCE ($) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD | JUN-26 ACTUAL |
|---|---|---|---|---|---|---|
| **Public Safety** | | | | | | |
| Contracts-Security Camera | 24,800 | 18,603 | 31,403 | (12,800) | 126.63% | 491 |
| Security Service - Sheriff | 200,000 | 150,003 | 74,224 | 75,779 | 37.11% | - |
| **Total Public Safety** | 224,800 | 168,606 | 105,627 | 62,979 | 46.99% | 491 |
| **Physical Environment** | | | | | | |
| Contracts-Aquatic Control | 150,000 | 112,500 | 109,100 | 3,400 | 72.73% | 12,225 |
| Contracts-Pest Control | 300,000 | 225,000 | 187,150 | 37,850 | 62.38% | 20,752 |
| R&M-Wetland | 1,000 | 747 | - | 747 | 0.00% | - |
| R&M - Aerators | 3,800 | 2,853 | - | 2,853 | 0.00% | - |
| **Total Physical Environment** | 454,800 | 341,100 | 296,250 | 44,850 | 65.14% | 32,977 |
| **Flood Control/Stormwater Mgmt** | | | | | | |
| R&M-Storm Drain Cleaning | 30,000 | 22,500 | 7,750 | 14,750 | 25.83% | - |
| R&M-Stormwater System | 50,000 | 37,500 | 125,421 | (87,921) | 250.84% | 5,278 |
| **Total Flood Control/Stormwater Mgmt** | 80,000 | 60,000 | 133,171 | (73,171) | 166.46% | 5,278 |
| **Field** | | | | | | |
| ProfServ-Field Management | 1,212,484 | 909,363 | 1,019,678 | (110,315) | 84.10% | 113,298 |
| Contracts-Fountain | 9,000 | 6,750 | 2,957 | 3,793 | 32.86% | - |
| Contracts-Landscape | 1,328,782 | 996,586 | 835,628 | 160,958 | 62.89% | 94,065 |
| Contracts-Mulch | 121,167 | 121,167 | 120,000 | 1,167 | 99.04% | 60,000 |
| Contracts-Trees & Trimming | 200,000 | 150,000 | 174,868 | (24,868) | 87.43% | 3,400 |
| Contracts-Annuals | 20,000 | 15,000 | 13,323 | 1,677 | 66.62% | 3,589 |
| Fuel, Gasoline and Oil | 20,000 | 15,000 | 10,585 | 4,415 | 52.93% | 261 |
| Electricity - General | 75,000 | 56,250 | 38,402 | 17,848 | 51.20% | 3,912 |
| Utility - Water | 100,000 | 75,000 | 40,865 | 34,135 | 40.87% | 6,822 |
| Utility - Refuse Removal | 25,000 | 18,750 | 23,259 | (4,509) | 93.04% | 1,978 |
| R&M-Aeration | 25,000 | 18,747 | - | 18,747 | 0.00% | - |
| R&M-Boardwalks | 100,000 | 75,000 | 3,177 | 71,823 | 3.18% | - |
| R&M-Common Area | 90,000 | 67,500 | 81,240 | (13,740) | 90.27% | 3,695 |
| R&M-Equipment | 40,000 | 30,000 | 8,451 | 21,549 | 21.13% | 75 |
| R&M-Fountain | 10,000 | 7,497 | 458 | 7,039 | 4.58% | 61 |
| R&M-Other Landscape | 225,000 | 168,750 | 98,572 | 70,178 | 43.81% | 7,710 |
| R&M-Irrigation | 100,000 | 75,000 | 31,047 | 43,953 | 31.05% | 6,259 |
| R&M-Roads & Alleyways | 25,000 | 18,750 | 18,763 | (13) | 75.05% | 2,180 |
| R&M-Sidewalks | 50,000 | 37,503 | 20,480 | 17,023 | 40.96% | 2,083 |
| R&M-Pressure Washing | 25,000 | 18,750 | - | 18,750 | 0.00% | - |
| Splash Pool Maintenance | 5,000 | 3,750 | 8,221 | (4,471) | 164.42% | - |
| R&M- Tree Removal/Replacement | 100,000 | 74,997 | 62,815 | 12,182 | 62.82% | - |
| R&M-Painting | 20,000 | 15,000 | 11,274 | 3,726 | 56.37% | 42 |
| Misc-Contingency | 15,000 | 11,250 | 14,393 | (3,143) | 95.95% | 133 |
| Building Op Costs | 15,000 | 11,250 | 19,626 | (8,376) | 130.84% | 4,176 |
| **Total Field** | 3,956,433 | 2,997,610 | 2,658,082 | 339,528 | 67.18% | 313,739 |
| **Road and Street Facilities** | | | | | | |
| Electricity - Streetlights | 210,000 | 157,500 | 137,357 | 20,143 | 65.41% | 13,343 |
| R&M-Road Cleaning | 108,000 | 81,000 | 87,808 | (6,808) | 81.30% | 2,833 |
| R&M-Streetlights | 120,000 | 90,000 | 68,747 | 21,253 | 57.29% | 2,635 |
| R&M-Signage/Radar Sign Maintenance | 20,000 | 15,000 | 3,169 | 11,831 | 15.85% | 128 |
| **Total Road and Street Facilities** | 458,000 | 343,500 | 297,081 | 46,419 | 64.86% | 18,939 |

## Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE BUDGET | YEAR TO DATE ACTUAL | VARIANCE ($) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD | JUN-26 ACTUAL |
|---|---|---|---|---|---|---|
| **Reserves** | | | | | | |
| Reserves-Annual Contribution | 730,000 | - | 536,675 | (536,675) | 73.52% | 85,097 |
| **Total Reserves** | 730,000 | - | 536,675 | (536,675) | 73.52% | 85,097 |
| **TOTAL EXPENDITURES & RESERVES** | **6,438,702** | **4,389,068** | **4,590,544** | **(201,476)** | **71.30%** | **531,770** |
| Excess (deficiency) of revenues Over (under) expenditures | (1) | 1,716,430 | 1,434,728 | (281,702) | 0.00% | (339,104) |
| Net change in fund balance | $ (1) | $ 1,716,430 | $ 1,434,728 | $ (281,702) | 0.00% | $ (339,104) |
| **FUND BALANCE, BEGINNING (OCT 1, 2025)** | **2,448,729** | **2,448,729** | **2,448,729** | | | |
| **FUND BALANCE, ENDING** | **$ 2,448,728** | **$ 4,165,159** | **$ 3,883,457** | | | |

## Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE BUDGET | YEAR TO DATE ACTUAL | VARIANCE ($) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD | JUN-26 ACTUAL |
|---|---|---|---|---|---|---|
| **REVENUES** | | | | | | |
| Interest - Investments | $ - | $ - | $ 74,397 | $ 74,397 | 0.00% | $ 7,993 |
| **TOTAL REVENUES** | **-** | **-** | **74,397** | **74,397** | **0.00%** | **7,993** |
| **EXPENDITURES** | | | | | | |
| **TOTAL EXPENDITURES** | **-** | **-** | **-** | **-** | **0.00%** | **-** |
| Excess (deficiency) of revenues Over (under) expenditures | - | - | 74,397 | 74,397 | 0.00% | 7,993 |
| Net change in fund balance | $ - | $ - | $ 74,397 | $ 74,397 | 0.00% | $ 7,993 |
| **FUND BALANCE, BEGINNING (OCT 1, 2025)** | **-** | **-** | **2,664,797** | | | |
| **FUND BALANCE, ENDING** | **$ -** | **$ -** | **$ 2,739,194** | | | |

**Statement of Revenues, Expenditures and Changes in Fund Balances**
For the Period Ending June 30, 2026

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE BUDGET | YEAR TO DATE ACTUAL | VARIANCE ($) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD | JUN-26 ACTUAL |
|---|---|---|---|---|---|---|
| **REVENUES** | | | | | | |
| Interest - Investments | $ - | $ - | $ 20,299 | $ 20,299 | 0.00% | $ 1,958 |
| Special Assmnts- Tax Collector | 424,664 | 424,664 | 424,558 | (106) | 99.98% | 8,224 |
| Special Assmnts- Discounts | (16,987) | (16,987) | (15,013) | 1,974 | 88.38% | 247 |
| **TOTAL REVENUES** | **407,677** | **407,677** | **429,844** | **22,167** | **105.44%** | **10,429** |
| **EXPENDITURES** | | | | | | |
| **Administration** | | | | | | |
| Misc-Assessment Collection Cost | 8,493 | 8,493 | 8,191 | 302 | 96.44% | 169 |
| **Total Administration** | 8,493 | 8,493 | 8,191 | 302 | 96.44% | 169 |
| **Debt Service** | | | | | | |
| Debt Retirement Series A | 255,000 | 255,000 | 255,000 | - | 100.00% | - |
| Principal Prepayments | - | - | 5,000 | (5,000) | 0.00% | - |
| Interest Expense Series A | 140,476 | 140,476 | 140,225 | 251 | 99.82% | - |
| **Total Debt Service** | 395,476 | 395,476 | 400,225 | (4,749) | 101.20% | - |
| **TOTAL EXPENDITURES** | **403,969** | **403,969** | **408,416** | **(4,447)** | **101.10%** | **169** |
| Excess (deficiency) of revenues Over (under) expenditures | 3,708 | 3,708 | 21,428 | 17,720 | 0.00% | 10,260 |
| Net change in fund balance | $ 3,708 | $ 3,708 | $ 21,428 | $ 17,720 | 0.00% | $ 10,260 |
| **FUND BALANCE, BEGINNING (OCT 1, 2025)** | **699,974** | **699,974** | **699,974** | | | |
| **FUND BALANCE, ENDING** | **$ 703,682** | **$ 703,682** | **$ 721,402** | | | |

**Statement of Revenues, Expenditures and Changes in Fund Balances**
For the Period Ending June 30, 2026

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE BUDGET | YEAR TO DATE ACTUAL | VARIANCE ($) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD | JUN-26 ACTUAL |
|---|---|---|---|---|---|---|
| **REVENUES** | | | | | | |
| Interest - Investments | $ - | $ - | $ 12,000 | $ 12,000 | 0.00% | $ 1,154 |
| Special Assmnts- Tax Collector | 440,599 | 440,599 | 440,509 | (90) | 99.98% | 8,533 |
| Special Assmnts- Discounts | (17,624) | (17,624) | (15,577) | 2,047 | 88.39% | 256 |
| **TOTAL REVENUES** | **422,975** | **422,975** | **436,932** | **13,957** | **103.30%** | **9,943** |
| **EXPENDITURES** | | | | | | |
| **Administration** | | | | | | |
| Misc-Assessment Collection Cost | 8,812 | 8,812 | 8,499 | 313 | 96.45% | 176 |
| **Total Administration** | 8,812 | 8,812 | 8,499 | 313 | 96.45% | 176 |
| **Debt Service** | | | | | | |
| Debt Retirement Series A | 175,000 | 175,000 | 175,000 | - | 100.00% | - |
| Interest Expense Series A | 239,768 | 239,768 | 239,769 | (1) | 100.00% | - |
| **Total Debt Service** | 414,768 | 414,768 | 414,769 | (1) | 100.00% | - |
| **TOTAL EXPENDITURES** | **423,580** | **423,580** | **423,268** | **312** | **99.93%** | **176** |
| Excess (deficiency) of revenues Over (under) expenditures | (605) | (605) | 13,664 | 14,269 | 0.00% | 9,767 |
| **OTHER FINANCING SOURCES (USES)** | | | | | | |
| Operating Transfers-Out | - | - | (5,065) | (5,065) | 0.00% | (615) |
| **TOTAL FINANCING SOURCES (USES)** | **-** | **-** | **(5,065)** | **(5,065)** | **0.00%** | **(615)** |
| Net change in fund balance | $ (605) | $ (605) | $ 8,599 | $ 9,204 | 0.00% | $ 9,152 |
| **FUND BALANCE, BEGINNING (OCT 1, 2025)** | **351,255** | **351,255** | **351,255** | | | |
| **FUND BALANCE, ENDING** | **$ 350,650** | **$ 350,650** | **$ 359,854** | | | |

## Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE BUDGET | YEAR TO DATE ACTUAL | VARIANCE ($) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD | JUN-26 ACTUAL |
|---|---|---|---|---|---|---|
| **REVENUES** | | | | | | |
| Interest - Investments | $ - | $ - | $ 12,378 | $ 12,378 | 0.00% | $ 1,138 |
| Special Assmnts- Tax Collector | 437,774 | 437,774 | 457,793 | 20,019 | 104.57% | 8,868 |
| Special Assmnts- Discounts | (17,511) | (17,511) | (16,188) | 1,323 | 92.44% | 266 |
| **TOTAL REVENUES** | **420,263** | **420,263** | **453,983** | **33,720** | **108.02%** | **10,272** |
| **EXPENDITURES** | | | | | | |
| **Administration** | | | | | | |
| Misc-Assessment Collection Cost | 8,755 | 8,755 | 8,832 | (77) | 100.88% | 183 |
| **Total Administration** | 8,755 | 8,755 | 8,832 | (77) | 100.88% | 183 |
| **Debt Service** | | | | | | |
| Debt Retirement Series A | 95,000 | 95,000 | 95,000 | - | 100.00% | - |
| Interest Expense Series A | 342,775 | 342,775 | 342,775 | - | 100.00% | - |
| **Total Debt Service** | 437,775 | 437,775 | 437,775 | - | 100.00% | - |
| **TOTAL EXPENDITURES** | **446,530** | **446,530** | **446,607** | **(77)** | **100.02%** | **183** |
| Excess (deficiency) of revenues Over (under) expenditures | (26,267) | (26,267) | 7,376 | 33,643 | -28.08% | 10,089 |
| **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) | $ (26,267) | $ 3,506 | $ 29,773 | -13.35% | $ 10,089 |
| **FUND BALANCE, BEGINNING (OCT 1, 2025)** | **395,315** | **395,315** | **395,315** | | | |
| **FUND BALANCE, ENDING** | **$ 369,048** | **$ 369,048** | **$ 398,822** | | | |

**Statement of Revenues, Expenditures and Changes in Fund Balances**
For the Period Ending June 30, 2026

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE BUDGET | YEAR TO DATE ACTUAL | VARIANCE ($) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD | JUN-26 ACTUAL |
|---|---|---|---|---|---|---|
| **REVENUES** | | | | | | |
| Interest - Investments | $ - | $ - | $ 1,953 | $ 1,953 | 0.00% | $ 222 |
| **TOTAL REVENUES** | **-** | **-** | **1,953** | **1,953** | **0.00%** | **222** |
| **EXPENDITURES** | | | | | | |
| **TOTAL EXPENDITURES** | **-** | **-** | **-** | **-** | **0.00%** | **-** |
| Excess (deficiency) of revenues Over (under) expenditures | - | - | 1,953 | 1,953 | 0.00% | 222 |
| **OTHER FINANCING SOURCES (USES)** | | | | | | |
| Interfund Transfer - In | - | - | 5,660 | 5,660 | 0.00% | 615 |
| **TOTAL FINANCING SOURCES (USES)** | **-** | **-** | **5,660** | **5,660** | **0.00%** | **615** |
| Net change in fund balance | $ - | $ - | $ 7,613 | $ 7,613 | 0.00% | $ 837 |
| **FUND BALANCE, BEGINNING (OCT 1, 2025)** | **-** | **-** | **68,106** | | | |
| **FUND BALANCE, ENDING** | **$ -** | **$ -** | **$ 75,719** | | | |

**Statement of Revenues, Expenditures and Changes in Fund Balances**
For the Period Ending June 30, 2026

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE BUDGET | YEAR TO DATE ACTUAL | VARIANCE ($) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD | JUN-26 ACTUAL |
|---|---|---|---|---|---|---|
| **REVENUES** | | | | | | |
| Interest - Investments | $ - | $ - | $ 156,224 | $ 156,224 | 0.00% | $ 17,181 |
| **TOTAL REVENUES** | **-** | **-** | **156,224** | **156,224** | **0.00%** | **17,181** |
| **EXPENDITURES** | | | | | | |
| **TOTAL EXPENDITURES** | **-** | **-** | **-** | **-** | **0.00%** | **-** |
| Excess (deficiency) of revenues Over (under) expenditures | - | - | 156,224 | 156,224 | 0.00% | 17,181 |
| **OTHER FINANCING SOURCES (USES)** | | | | | | |
| Interfund Transfer - In | - | - | 3,870 | 3,870 | 0.00% | - |
| **TOTAL FINANCING SOURCES (USES)** | **-** | **-** | **3,870** | **3,870** | **0.00%** | **-** |
| Net change in fund balance | $ - | $ - | $ 160,094 | $ 160,094 | 0.00% | $ 17,181 |
| **FUND BALANCE, BEGINNING (OCT 1, 2025)** | **-** | **-** | **5,643,519** | | | |
| **FUND BALANCE, ENDING** | **$ -** | **$ -** | **$ 5,803,613** | | | |

# CELEBRATION

## Community Development District

## Supporting Schedules

## June 30, 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 | $ 3,578.21 |
| 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 |
| 02/05/26 | $ 98,898 | $ 2,169 | $ 2,018 | $ 103,085 | $ 82,519 | $ 6,601 | $ 6,849 | $ 7,117 |
| 03/05/26 | $ 231,289 | $ 2,485 | $ 4,720 | $ 238,495 | $ 190,913 | $ 15,271 | $ 15,845 | $ 16,466 |
| 04/07/26 | $ 141,073 | $ 46 | $ 2,879 | $ 143,999 | $ 115,270 | $ 9,220 | $ 9,567 | $ 9,942 |
| 05/07/26 | $ 48,910 | $ (1,428) | $ 998 | $ 48,481 | $ 38,808 | $ 3,104 | $ 3,221 | $ 3,347 |
| 06/01/26 | $ 107,140 | $ (3,184) | $ 2,187 | $ 106,142 | $ 84,966 | $ 6,796 | $ 7,052 | $ 7,328 |
| 06/04/26 | $ 21,181 | $ (630) | $ 432 | $ 20,984 | $ 16,797 | $ 1,344 | $ 1,394 | $ 1,449 |
| **R/E INSTALLMENT** | | | | | | | | |
| 11/20/25 | $ 180 | $ - | $ 4 | $ 183 | $ 147 | $ 12 | $ 12 | $ 13 |
| 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 |
| 02/05/26 | $ 2,921 | $ 29 | $ 60 | $ 3,010 | $ 2,409 | $ 193 | $ 200 | $ 208 |
| 03/05/26 | $ 1,518 | $ - | $ 31 | $ 1,549 | $ 1,240 | $ 99 | $ 103 | $ 107 |
| 04/07/26 | $ 27,475 | $ - | $ 561 | $ 28,036 | $ 22,443 | $ 1,795 | $ 1,863 | $ 1,936 |
| 05/07/26 | $ 1,535 | $ (39) | $ 31 | $ 1,527 | $ 1,222 | $ 98 | $ 101 | $ 105 |
| 06/04/26 | $ 1,329 | $ (40) | $ 27 | $ 1,317 | $ 1,054 | $ 84 | $ 87 | $ 91 |
| TOTAL | $ 6,268,175 | $ 234,459 | $ 127,926 | $ 6,630,561 | $ 5,307,702 | $ 424,558 | $ 440,509 | $ 457,793 |
| % COLLECTED | | | | 100% | 100% | 100% | 100% | 100% |
| **TOTAL OUTSTANDING** | | | | $ 1,351 | $ 1,081 | $ 86 | $ 90 | $ 93 |

## Cash and Investment Report

***June 30, 2026***

**GENERAL FUNDS**

| Account Name | Bank Name | Investment Type | Maturity | Yield | Balance |
|---|---|---|---|---|---|
| Checking Account - Operating | Valley National Bank | Checking Account | n/a | 3.56% | $3,893,468 |
| | | | | ***Subtotal*** | **$3,893,468** |
| Money Market | Bank United | Money Market | n/a | 3.32% | $698,555 |
| | | | | ***Subtotal*** | **$698,555** |

**RESERVE FUND**

| | | | | | |
|---|---|---|---|---|---|
| Reserve Account | Valley National Bank | Government Checking (Reserve) | n/a | 3.56% | $2,786,374 |
| | | | | ***Subtotal*** | **$2,786,374** |

**DEBT SERVICE AND CAPITAL 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 | 3.27% | $1 |
| 2013A Series Reserve Fund | US Bank | First American Funds Inc. SHSInstitutional Govt. Fund | n/a | 3.27% | $196,563 |
| 2013A Series Revenue Fund | US Bank | First American Funds Inc. SHSInstitutional Govt. Fund | n/a | 3.27% | $517,719 |
| 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% | $182,103 |
| 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% | $169,249 |
| 2021 Series Acquisition and Construction Fund | US Bank | US Bank Nat'l Association Commercial Paper | n/a | 3.50% | $75,719 |
| 2025 Series Acquisition and Construction Fund | US Bank | US Bank Nat'l Association Commercial Paper | n/a | 3.50% | $5,803,613 |
| | | | | ***Subtotal*** | $7,367,289 |
| | | | | **TOTAL** | **$14,745,687** |

## Right-of-Way Fees Electricity

June 30, 2026

| Posting Date | Payment Month | Amount $ |
|---|---|---|
| 11/20/2025 | October | 97,766.90 |
| 12/18/2025 | November | 80,883.23 |
| 1/15/2026 | December | 71,899.38 |
| 2/15/2026 | January | 87,850.16 |
| 3/17/2026 | February | 76,699.93 |
| 4/16/2026 | March | 62,569.62 |
| 5/18/2026 | April | 73,367.23 |
| 6/22/2026 | May | 70,165.98 |
| 6/30/2026 | June | 75,000.00 |
| **Total** | | **$ 696,202.43** |

Note: May will be received in mid June.

## Due To/From Other Districts

For the Period from 10/1/25 to 9/30/26

| 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) |
| ACCRUAL | 10/01/25 | Vendor | DUKE ENERGY-ACH | Journal Entry | BILL PRD SEPT 2025 | Due To Other Districts | 206500 | $14,808.73 |
| 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 | 10/30/25 | Vendor | DUKE ENERGY-ACH | INVOICE | DUE TO ECDD THROUGH 9/30/25 | Due To Other Districts | 206500 | $44,385.71 |
| 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 | 12/17/25 | Vendor | DUKE ENERGY-ACH | 112625-ACH | BILL PRD 10/29/25 - 11/24/25 | Due To Other Districts | 206500 | ($14,791.03) |
| ACH | 01/21/26 | Vendor | DUKE ENERGY-ACH | 112625-ACH | BILL PRD 11/25/25 - 12/26/25 | Due To Other Districts | 206500 | ($14,797.88) |
| ACH | 02/19/26 | Vendor | DUKE ENERGY-ACH | 012926-ACH | BILL PRD 12/27/25 - 1/26/26 | Due To Other Districts | 206500 | ($15,740.18) |
| ACH | 02/28/26 | Vendor | DUKE ENERGY-ACH | INVOICE | DUE TO ECDD THROUGH 12/26/25 | Due To Other Districts | 206500 | $44,384.94 |
| ACH | 03/02/26 | Vendor | DUKE ENERGY-ACH | 032626-ACH | BILL PRD 1/28/26 - 2/24/26 | Due To Other Districts | 206500 | ($11,842.10) |
| ACH | 04/10/26 | Vendor | DUKE ENERGY-ACH | 042626-ACH | BILL PRD 2/25/26 - 3/26/26 | Due To Other Districts | 206500 | ($11,832.88) |
| ACH | 05/12/26 | Vendor | DUKE ENERGY-ACH | 052626-ACH | BILL PRD 3/27/26 - 4/26/26 | Due To Other Districts | 206500 | ($11,751.78) |
| ACH | 06/12/26 | Vendor | DUKE ENERGY-ACH | 052826-ACH | BILL PRD 4/27/26 - 5/26/26 | Due To Other Districts | 206500 | ($11,831.77) |
| ACH | 06/24/26 | Vendor | DUKE ENERGY-ACH | INVOICE | DUE TO ECDD THROUGH 3/26/26 | Due To Other Districts | 206500 | $39,415.16 |
| ACCRUAL | 06/30/26 | ACC | DUKE ENERGY-ACH | Journal Entry | BILL PRD JUNE 2026 | Due To Other Districts | 206500 | ($14,000.00) |
| | | | | | **DUE TO OTHER DISTRICTS A/C #206500** | | | **($37,583.61)** |