INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Celebration Community Development District

August 25, 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, August 25, 2026, at 5:00 p.m.

The Regular Meeting of the **Celebration Community Development District** will be held on **August 25, 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
   - **C.** Mattamy
6. **STAFF REPORTS**
   - **A.** Vendor Reports
     - **i.** United Landscape
     - **ii.** Premier Lakes……..Page 4
     - **iii.** Clarke.
   - **B.** District Counsel
     - **i.** Pond Permit Review Updates
     - **ii.** Discussion of CCDD Parcels on Golf Course
     - **iii.** Consideration of Interlocal and Easement Agreement between Osceola County and Celebration CDD……...Page 12
     - **iv.** Consideration of Resolution 2026-12 Approving the Conveyance of a Portion of Former Parcel…….Page 24
   - **C.** Field Inspection Report
     - **i.** August 2026 Report……Page 47
     - **ii.** Discussion of Water Street Canal

D. District Engineer

i. August 2026 Report……Page 53

E. District Manager

i. Discussion of Sidewalk Projects and Tree Loss

ii. Discussion of GOGOV Policies and Procedures

iii. Discussion of Vendor Contracts……Page 54

7. BUSINESS ITEMS

A. Consideration of Resolution 2026-11 Goals and Objectives……...Page 55

B. Consideration of USA Seal & Stripe Street Sweeping Agreement……...Page 62

8. CONSENT AGENDA

A. Consideration of July 28, 2026 Meeting Minutes……Page 63

B. Consideration of July 2026 Financials……Page 69

C. Consideration of July 2026 Check Register……Page 87

9. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

10. PUBLIC COMMENTS

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

11. ADJOURNMENT

Celebration CDD

Aquatics Report

8/13/2026

www.premierlakesfl.com

CustomerSupport@PremierLakesFL.com

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

CV2E





Comments:
Minimal algae observed. Fountain is back up and running. One of three circulators is down. This was running when the fountain was back up, will diagnose shortly.

Action Required
Diagnose Circulator and routine maintenance.

Target:

LV9





Comments:
Algae bloom observed, but already sprayed.

Action Required
Monitor results and regrowth.

Target:
Filamentous algae

LV6





Comments:
Algae bloom observed, but already sprayed.

Action Required
Monitor results and regrowth.

Target:
Filamentous algae

LV7





Comments:
Algae bloom observed.

Action Required
Algae treatment

Target:
Filamentous algae

LV8





Comments:
Algae bloom observed, but already sprayed.

Action Required
Monitor results and regrowth.

Target:
Filamentous & Planktonic Algae

LV8A





Comments:
Algae bloom observed, but already sprayed.

Action Required
Monitor results and regrowth.

Target:
Filamentous algae

SV26





Comments:
Algae bloom observed, but already sprayed.

Action Required
Monitor results and regrowth.

Target:
Filamentous algae

SV27





Comments:
Algae bloom observed, but already sprayed.

Action Required
Monitor results and regrowth.

Target:
Filamentous algae

SV28





Comments:
This lake is in good condition.

Action Required
Routine Maintenance

Target:

SV25A





Comments:
Algae bloom observed

Action Required
Algae treatment

Target:
Filamentous algae

SV21A





Comments:
Large algae bloom observed, but already treated

Action Required
Monitor results & regrowth

Target:
Filamentous Algae

SV22





Comments:
Algae bloom observed, but already treated

Action Required
Monitor results & regrowth

Target:
Filamentous algae

Management Summary

Algae blooms were observed in most lakes, but technicians were actively on-site treating and most of them had already been sprayed. The algae that was sprayed, was already showing signs of beginning to decompose. As per usual, algae blooms are an on-going issue with the nutrient load in Celebration ponds. We continue to address them aggressively and rapidly to ensure they do not get out of control on any given lake.

Shoreline and submerged weeds are minimal.

We are continuing to utilize the boat to assist in algae treatments on the "problem child" lakes, and it appears to be making a difference in our results.

We appreciate your business!

THIS INSTRUMENT PREPARED

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

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

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

RECITALS:

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

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

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

WHEREAS, the County and the District desire to exercise jointly their common powers and authority concerning the cost-effective financing of the acquisition and construction of the infrastructure, public improvements and community facilities; the avoidance of inefficiencies caused by the unnecessary duplication of services and facilities; and the clarification of responsibilities, obligations, duties, powers, and liabilities of each of the governmental bodies; and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(a) The District and County agree that the County has the sole authority to install, construct and maintain the County Traffic Devices pursuant to Chapter 316, *Florida Statutes*, for the purposes of moving traffic safety and regulation. The District has no authorization or obligation to install, construct or maintain such County Traffic Devices, nor any legal authority to recommend or oppose any proposed Traffic Control Devices determined necessary by the County for traffic safety or regulation.

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

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

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

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

(f) The County agrees that certain optional parking controls, informational or directional signage or related tasks or improvements may be requested to be performed or installed by the District on a regular basis from time to time (the "Optional Authority"). The County consents to the optional tasks to be performed by the District as set forth in **Exhibit "B"** attached

hereto and made a part hereof. The County agrees that any future requests for such tasks by the District shall be submitted to the County in writing; the County shall consider such requests within 90 days of receipt of the request, and upon approval, the County Manager shall have authority to amend **Exhibit "B"** to include such new Optional Authority tasks.

3. **Grant of Perpetual Easement.** The District does hereby grant and convey to County, its successors and assigns, the non-exclusive right, privilege and authority to occupy and utilize, until the use thereof is abandoned or terminated, a perpetual easement for the installation, construction, maintenance and replacement of County Traffic Devices required for traffic regulation in the District Verges that are owned by the District, which has a boundary as described in Exhibit "A", attached hereto and incorporated herein. The Parties agree that the grant of this perpetual easement described herein is an independent real property interest and shall run with the land, remain in full force and effect in perpetuity, and shall expressly survive the expiration, termination, or cancellation of this Interlocal Agreement. Any partial release or termination of the Easement granted herein shall be executed by the Parties and recorded in the Official Records of Osceola County, Florida.

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

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

5. **Indemnification.** To the extent permitted by law and as limited by and pursuant to the provisions of Section 768.28, *Florida Statutes*, the County shall indemnify and hold harmless the District, its representatives, employees and elected and appointed officials harmless from and against all claims, damages, loss and expenses of any sort, including reasonable attorney's fees and costs including appeals, arising out of or resulting from any tort, intentional action, negligent act or omission of the County, its representatives, employees, agents, contractors, subcontractors, or anyone for whose act or acts any of them may be responsible or liable, occurring in connection with this Easement and Interlocal Agreement. To the extent permitted by law and as limited by and pursuant to the provisions of Section 768.28, *Florida Statutes*, the District shall indemnify and hold harmless the County, its representatives, employees and elected and appointed officials harmless from and against all claims, damages, loss and expenses of any sort, including

reasonable attorney's fees and costs including appeals, arising out of or resulting from any tort, intentional action, negligent act or omission of the District, its representatives, employees, agents, contractors, subcontractors, or anyone for whose act or acts any of them may be responsible or liable, occurring in connection with this Easement and Interlocal Agreement. Nothing contained in this paragraph is intended to nor shall it constitute a waiver of the County's or District's sovereign immunity.

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

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

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

With a copy to:

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

If to the District: Celebration Community Development District

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

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

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

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

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

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

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

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

provisions of this Easement and Interlocal Agreement, are intended to, or shall be construed as, creating a partnership, joint venture, or other such relationship as between the parties.

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

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

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

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

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

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

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

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

21. **Dispute Resolution.** The Parties agree to make good-faith efforts to resolve any disputes, disagreements, or misunderstandings arising under this Easement and Interlocal Agreement through informal negotiation between their respective representatives. If such efforts are unsuccessful, the Parties shall follow the conflict-resolution procedures set forth in Chapter 164, *Florida Statutes* (the Florida Governmental Conflict Resolution Act), prior to initiating any judicial proceeding. Venue for any such proceeding shall remain as provided elsewhere in this Easement and Interlocal Agreement. Nothing herein shall preclude either Party from taking immediate action in a court of competent jurisdiction if necessary to preserve public safety or prevent irreparable harm, while continuing to comply with the procedural requirements of Chapter 164.

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

[Signature pages to follow]

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

COUNTY:

OSCEOLA COUNTY, BOARD OF COUNTY COMMISSIONERS

OSCEOLA COUNTY, FLORIDA

_____
_____ , Chair

This _____day of _____, 2026.

ATTEST:

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

Approved as to form and legality:

_____
Frank Townsend, County Attorney

DISTRICT:

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district

ATTEST:

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

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

STATE OF FLORIDA)
COUNTY OF OSCEOLA)

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

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

EXHIBIT "A"

Legal Description of District Land
Exhibit "B"
Optional Authority of the Celebration CDD

The Celebration Community Development District (the "CDD") is permitted to paint the curbing yellow to designate no-parking zones within the District boundaries with the prior consent of, or notice to, Osceola County. Once the CDD paints the curbing, the CDD shall be responsible for the continued maintenance of the paint. In the event the CDD desires to stop painting any existing or future curbing, the CDD shall remove the yellow paint from the curbing by hydro blasting and replace any curbing that is damaged because of the paint removal process. The CDD shall hold the County harmless for any damage to the curbing pursuant to Section 5 of the Agreement.

RESOLUTION 2026-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYANCE OF CERTAIN REAL PROPERTY AND IMPROVEMENTS LOCATED IN THE CHARLESTON TOWNHOME DEVELOPMENT TO THE CELEBRATION RESIDENTIAL OWNERS' ASSOCIATION, INC.; SETTING THE TERMS AND CONDITIONS OF SUCH ACCEPTANCE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Celebration Community Development District (the "District") is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes* (the "Act"); Chapter 42Q-1, Florida Administrative Code, adopted by the Florida Land and Water Adjudicatory Commission effective March 29, 1994; and Resolution 94-9 of the Osceola County ("County") Commission, adopted June 6, 1994 for the purpose of the construction, installation and/or acquisition of public infrastructure, improvements, roadways and services on lands within the District and to provide for the operation and maintenance of such infrastructure improvements, facilities and services within the District; and

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

WHEREAS, the District has realized that it is, likely in error, listed as owner of certain real property and improvements consisting of sidewalks, irrigation, landscaping and other improvements related to the Charleston Townhomes subdivision, which is also known as a part of Osceola County property appraiser parcel number: 07-25-28-2803-TRAC-0020, (the "Original Charleston Parcel"); and

WHEREAS, the District considered the conveyance to grant of the Original Charleston Parcel by its consideration of Resolution 2022-06; and

WHEREAS, the Celebration Residential Owners Association, Inc., a Florida not-for-profit corporation ("CROA"), has now in 2026 agreed that it is the party which should have ownership of a portion of the Charleston Parcel; and

WHEREAS, the District has had the Original Charleston Parcel divided into two parcels and agrees to convey the portion of the Original Charleston Parcel now known as Osceola County property appraiser parcel number: 07-25-28-2803-TRAC-0022 ("New Charleston Parcel") to CROA as more particularly described in the Special Warranty Deed, Bill of Sale, Owners Affidavits, and Agreement Regarding Taxes attached hereto as Exhibit "A" evidencing the conveyance (the "Conveyance Documents"), and CROA has agreed to accept the same; and

WHEREAS, the District desires to adopt this Resolution to update its prior Resolution and approve the conveyance of the New Charleston Parcel, to provide for the approval of the Conveyance Documents, and provide for severability, the resolution of conflicts and an effective date.

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

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

SECTION 3. APPROVAL OF THE CONVEYANCE OF THE CHARLESTON PARCEL. The Board hereby approves the transfer and conveyance of the New Charleston Parcel to CROA, and the acceptance of the documents related thereto as provided in the Conveyance Documents.

SECTION 4. AUTHORIZATION OF DISTRICT STAFF AND BOARD MEMBERS. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyances of the New Charleston Parcel, and all transactions in connection therewith. The District Officers are hereby authorized and directed to approve all changes required to be made to the Conveyance Documents, to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution. All actions taken to date by the District Officers, District Manager, District Counsel and District Engineer are hereby ratified and authorized on behalf of the District.

SECTION 5. SEVERABILITY. If any section or part of a section of this resolution is declared invalid or unconstitutional, the validity, force or effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 6. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 7. EFFECTIVE DATE. This resolution shall take effect immediately upon its adoption.

[Signature on following page]

SIGNATURE PAGE FOR
CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

PASSED AND ADOPTED this _____ day of August, 2026.

ATTEST:

Name:
Title: Secretary

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Name: Tom Touzin
Title: Chairman

EXHIBIT A

CONVEYANCE DOCUMENTS

1. Agreement Regarding Taxes
2. Bill of Sale
3. Owners Affidavit
4. Special Warranty Deed

THIS INSTRUMENT PREPARED BY
AND TO BE RETURNED TO:
Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine LLP
201 South Orange Avenue, Suite 1400
Orlando, Florida 32801

Parcel ID #: 07-25-28-2803-TRAC-0022

SPECIAL WARRANTY DEED
(Celebration Community Development District – CROA)

THIS SPECIAL WARRANTY DEED made as of this ____ day of _____, 2026 by **CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Osceola County, Florida, c/o Inframark, LLC, 313 Campus Street, Celebration, Florida 34747 ("Grantor"), to the **CELEBRATION RESIDENTIAL OWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose principal address is 851 Celebration Avenue, Celebration, Florida 34747 ("Grantee") (whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

That Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS ($10.00)** and other valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells, remises, releases, conveys and confirms unto Grantee, all that certain land situated in Osceola County, Florida, more particularly described as follows (the "Property").

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor does hereby covenant with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey this land; that Grantor hereby specially warrants that title to the land is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same) and taxes for the year 2025 and subsequent years, and that Grantor will defend title to the land against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, the day and year first above written.

WITNESSES:	**GRANTOR:**
Signed, sealed and delivered in the presence of:	**CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government
_____	By: _____
Print Name: _____	Tom Touzin Chairman
_____	
Print Name: _____	

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this ____ day of _____, 2026, by TOM TOUZIN, as Chairman of Celebration Community Development District, a local unit of special-purpose government, on behalf of said entity. Said person is [ ] personally known to me or [ ] has produced a valid driver's license as identification.

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

EXHIBIT "A"

Description of the Property

A PORTION OF TRACT 2, CELEBRATION NORTH VILLAGE UNIT 1, AS RECORDED IN PLAT BOOK 9, PAGES
157-164, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST MOST CORNER OF LOT 350, RUN NORTH 38"44'50" WEST, 19.16 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, CONCAVE SOUTHEAST, HAVING A RADIUS OF 1654.15 FEET, A CHORD BEARING OF SOUTH 42"47'00" WEST AND A CHORD DISTANCE OF 374.82' FEET. THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13"00'39" A DISTANCE OF
375.63 FEET; THENCE RUN SOUTH 36"16'41" WEST A DISTANCE OF 2.99 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHWEST, HAVING A RADIUS OF 586.64 FEET, A CHORD BEARING OF SOUTH 36" 32' 18" WEST AND A CHORD DISTANCE OF 5.51 FEET. THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00"32'18", A DISTANCE OF 5.51 FEET; THENCE RUN SOUTH 53"56'08" EAST, A DISTANCE OF 19.15 FEET TO THE MOST WESTERLY CORNER OF LOT 339, CHARLESTON PLACE, A REPLAT OF CELEBRATION NORTH VILLAGE UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES 31-33, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, SAID POINT BEING ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 605.79 FEET, A CHORD BEARING OF NORTH 36"32'05" EAST AND A CHORD DISTANCE OF 5.44 FEET. THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND NORTHWESTERLY LINE OF SAID LOT 339 THROUGH A CENTRAL ANGLE OF 00"30'52", A DISTANCE OF 5.44 FEET; THENCE CONTINUE ALONG THE NORTHWESTERLY LINE OF LOT 339, NORTH
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CONTAINING 7306.83 SQ. FEET OR 0.17 ACRES

BILL OF SALE ABSOLUTE AND AGREEMENT
(Celebration Community Development District – CROA)

THIS BILL OF SALE ABSOLUTE AND AGREEMENT ("Agreement") is made as of this ____ day of _____, 2026, by and between **CELEBRATION RESIDENTIAL OWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose principal address is 851 Celebration Avenue, Celebration, Florida 34747 ("Transferee"), and **CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* located in Osceola County, Florida, c/o Inframark, LLC, 313 Campus Street, Celebration, Florida 34747 (the "District" or "Transferor").

RECITALS

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

WHEREAS, the District finds it to be in the best interest of both parties for the Transferee to perpetually own, operate and maintain the Improvements; and

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

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

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

2. **KNOW ALL MEN BY THESE PRESENTS** that the District, of the County of Osceola and the State of Florida, for and in consideration of the sum of Ten Dollars ($10.00) lawful money of the United States, to it paid by the Transferee, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the Transferee, its executors, administrators and assigns, and the Transferee hereby accepts, all of the District's right, title and interest in and to the Improvements, to have and to hold the same unto the Transferee, its executors, administrators and assigns forever, and the Transferee hereby accepts, all of District's right, title and interest in and to the Improvements, to have and to hold the same unto the Transferee, its executors, administrators and assigns forever.

3. The District and the Transferee agree that the Improvements are being conveyed in an "as is" condition, without warranty or guaranty, either express or implied.

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

COUNTERPART SIGNATURE PAGE TO BILL OF SALE
Celebration Community Development District – CROA)

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

WITNESSES:

Signed, sealed and delivered in the presence of:

_____
Print:_____

_____
Print:_____

TRANSFEREE:

CELEBRATION RESIDENTIAL OWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation

By: _____
Print:_____
Title: President / Vice President

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this ____ day of _____, 2026, by _____, as the President / Vice President of Celebration Residential Owners Association, Inc., a Florida not-for-profit corporation, on behalf of said entity. Said person is [ ] personally known to me or [ ] has produced a valid driver's license as identification.

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

COUNTERPART SIGNATURE PAGE TO BILL OF SALE
Celebration Community Development District – CROA)

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

Signed, sealed and delivered in our presence:

ATTEST:

_____
Print:_____

DISTRICT:

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

By:_____
Tom Touzin
Chairman

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this _____ day of _____, 2026, by _____, as Chairman of the Board of Supervisors, of the **CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**, a community development district organized under the laws of the State of Florida, and was attested to by _____, as the Secretary/Assistant Secretary of the **CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**, on behalf of the community development district, who are [ ] personally known to me, or [ ] have each produced a valid driver's license as identification.

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

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

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CONTAINING 7306.83 SQ. FEET OR 0.17 ACRES

IMPROVEMENTS

1. Irrigation
2. Sidewalk
3. Landscaping

AGREEMENT REGARDING TAXES
(Celebration Community Development District – CROA)

THIS AGREEMENT REGARDING TAXES ("Agreement") is entered into this ___day of _____, 2026, by and between **CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Osceola County, Florida, c/o Inframark, LLC, 313 Campus Street, Celebration, Florida 34747 (the "District"), and **CELEBRATION RESIDENTIAL OWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose principal address is 851 Celebration Avenue, Celebration, Florida 34747 ("Transferee").

WITNESSETH

WHEREAS, the District is the owner and developer of certain real property located within the boundaries of the District, as such property is described on Exhibit "A" attached hereto and incorporated herein (the "Property"); and

WHEREAS, the District is the owner and developer of infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described on Exhibit "A" attached hereto and incorporated herein (the "Improvements"); and

WHEREAS, the District is a Florida community development district and local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, as part of the ongoing review of its properties within the boundaries of the District, the District has, simultaneously with the execution of this Agreement, conveyed the Property and the Improvements to the Transferee by Special Warranty Deed and Bill of Sale Absolute and Agreement; and

WHEREAS, all or a substantial portion of real property already owned by the District is either exempt from ad-valorem taxes or has been given a minimal valuation by the Osceola County Property Appraiser because of the District's status as a governmental entity; and

WHEREAS, in conjunction with the conveyance of the Property and Improvements from the District to the Transferee, the District and the Transferee are desirous of setting forth in this Agreement their respective responsibilities with regard to applicable ad-valorem taxes and assessments on the Property.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other valuable considerations, paid by each party to the other, the receipt and sufficiency of which are hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

1. The above recitals are true and correct and are incorporated herein by reference.

2. The District hereby represents that no ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2025 were assessed or levied on the Property.

3. The District hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2026, for the District's period of ownership of the property. The Transferee shall pay all taxes and assessments levied on the Property after the date hereof.

4. Transferee shall, within thirty (30) days of receipt, forward to the District, at its address set forth above and via U.S. mail, any correspondence, notice or bill from Osceola County Tax Collector relating to the Property for tax year 2026 that the Transferee actually receives in its office.

5. Subsequent to the Transferee's acceptance of the Property and Improvements, and only in the event the Property is not conveyed to another governmental entity, the Transferee shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Osceola County Property Appraiser and, subsequent to tax year 2026, District shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property and/or Improvements, as applicable.

6. District hereby agrees to pay any and all excise or documentary stamp taxes (including documentary stamp tax and intangible tax) plus any penalties or late charges, now due and owing or hereinafter assessed in connection with this Agreement and/or the Special Warranty Deed between Transferee and District dated as of even date herewith.

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
(Celebration Community Development District – CROA)

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives, all as of the date first set forth above.

WITNESSES:

_____
Print:_____

_____
Print:_____

CELEBRATION RESIDENTIAL OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation

By: _____
Print:
Title: President / Vice President

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT,
a Florida community development district

ATTEST:

_____
Print: _____
Secretary/Asst. Secretary

By: _____
Print: Tom Touzin
Title: Chairman

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

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CONTAINING 7306.83 SQ. FEET OR 0.17 ACRES

IMPROVEMENTS

1. Irrigation
2. Sidewalk
3. Landscaping

OWNER'S AFFIDAVIT

Celebration Community Development District – CROA

STATE OF FLORIDA
COUNTY OF OSCEOLA

BEFORE ME, the undersigned authority, personally appeared Tom Touzin ("Affiant") as Chairman of **CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Osceola County, Florida, c/o Inframark, LLC, 313 Campus Street, Celebration, Florida 34747 ("Owner"), who being first duly sworn on oath says:

1. That Affiant knows of his own knowledge that Owner is the fee simple title holder to certain lands located in Osceola County, Florida (the "Property") as more particularly described on Exhibit "A" attached hereto, and that Affiant is the Chairman of Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.

2. That the Property and Improvements, as described in the Special Warranty Deed and Bill of Sale Absolute and Agreement, dated as of the date hereof, are, to our knowledge and without benefit of a title search or other diligence, free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the Celebration North Village Unit 1 Plat, as recorded in Plat Book 9, Pages 157 through 164, of the Official Records of Osceola County, Florida (the "Plat").

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

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

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

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

7. That, except as set forth in the Plat, Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or

improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

8. That this Affidavit is given for the purposes of inducing CELEBRATION RESIDENTIAL OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, whose principal address is 851 Celebration Avenue, Celebration, Florida 34747, to accept the Owner's conveyance of the Property and Improvements.

9. That, to our knowledge, there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Property or the Improvements between the effective date of the Plat and the recording of the deed of conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect title of the Property or the ownership of the Improvements.

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the transferee and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to the transferee and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of [_____]; (v) has a mailing address of 313 Campus Street, Celebration, Florida 34747. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Owner and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that the District and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

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

[SIGNATURES ON FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NAUGHT.

DATED: _____, ____ , 2026

WITNESSES:	**GRANTOR:**
Signed, sealed and delivered in the presence of:	**CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government
_____	
Print:_____	By: _____
	Tom Touzin
	Chairman
_____	
Print:_____	

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this ____ day of _____, 2026, by Tom Touzin, as the Chairman of **CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, on behalf of said entity. Said person is [ ] personally known to me or [ ] has produced a valid driver's license as identification.

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

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

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157-164, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST MOST CORNER OF LOT 350, RUN NORTH 38"44'50" WEST, 19.16 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, CONCAVE SOUTHEAST, HAVING A RADIUS OF 1654.15 FEET, A CHORD BEARING OF SOUTH 42"47'00" WEST AND A CHORD DISTANCE OF 374.82' FEET. THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13"00'39" A DISTANCE OF
375.63 FEET; THENCE RUN SOUTH 36"16'41" WEST A DISTANCE OF 2.99 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHWEST, HAVING A RADIUS OF 586.64 FEET, A CHORD BEARING OF SOUTH 36" 32' 18" WEST AND A CHORD DISTANCE OF 5.51 FEET. THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00"32'18", A DISTANCE OF 5.51 FEET; THENCE RUN SOUTH 53"56'08" EAST, A DISTANCE OF 19.15 FEET TO THE MOST WESTERLY CORNER OF LOT 339, CHARLESTON PLACE, A REPLAT OF CELEBRATION NORTH VILLAGE UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES 31-33, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, SAID POINT BEING ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 605.79 FEET, A CHORD BEARING OF NORTH 36"32'05" EAST AND A CHORD DISTANCE OF 5.44 FEET. THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND NORTHWESTERLY LINE OF SAID LOT 339 THROUGH A CENTRAL ANGLE OF 00"30'52", A DISTANCE OF 5.44 FEET; THENCE CONTINUE ALONG THE NORTHWESTERLY LINE OF LOT 339, NORTH
36" 16' 41" EAST A DISTANCE OF 2.99 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE SOUTHEAST, HAVING A RADIUS OF 1635.00 FEET, A CHORD BEARING OF NORTH 42" 46' 19" EAST AND A CHORD DISTANCE OF 369.83 FEET. THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12"59'16", A DISTANCE OF 370.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 7306.83 SQ. FEET OR 0.17 ACRES

SKETCH OF LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A PORTION OF TRACT 2, CELEBRATION NORTH VILLAGE UNIT 1, AS RECORDED IN PLAT BOOK 9, PAGES 157–164, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST MOST CORNER OF LOT 350, RUN NORTH 38°44'50" WEST, 19.16 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, CONCAVE SOUTHEAST, HAVING A RADIUS OF 1654.15 FEET, A CHORD BEARING OF SOUTH 42°47'00" WEST AND A CHORD DISTANCE OF 374.82' FEET. THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°00'39" A DISTANCE OF 375.63 FEET; THENCE RUN SOUTH 36°16'41" WEST A DISTANCE OF 2.99 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHWEST, HAVING A RADIUS OF 586.64 FEET, A CHORD BEARING OF SOUTH 36°32'18" WEST AND A CHORD DISTANCE OF 5.51 FEET. THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°32'18", A DISTANCE OF 5.51 FEET; THENCE RUN SOUTH 53°56'08" EAST, A DISTANCE OF 19.15 FEET TO THE MOST WESTERLY CORNER OF LOT 339, CHARLESTON PLACE, A REPLAT OF CELEBRATION NORTH VILLAGE UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES 31–33, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, SAID POINT BEING ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 605.79 FEET, A CHORD BEARING OF NORTH 36°32'05" EAST AND A CHORD DISTANCE OF 5.44 FEET. THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND NORTHWESTERLY LINE OF SAID LOT 339 THROUGH A CENTRAL ANGLE OF 00°30'52", A DISTANCE OF 5.44 FEET; THENCE CONTINUE ALONG THE NORTHWESTERLY LINE OF LOT 339, NORTH 36°16'41" EAST A DISTANCE OF 2.99 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE SOUTHEAST, HAVING A RADIUS OF 1635.00 FEET, A CHORD BEARING OF NORTH 42°46'19" EAST AND A CHORD DISTANCE OF 369.83 FEET. THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°59'16", A DISTANCE OF 370.62 FEET TO THE POINT OF BEGINNING.

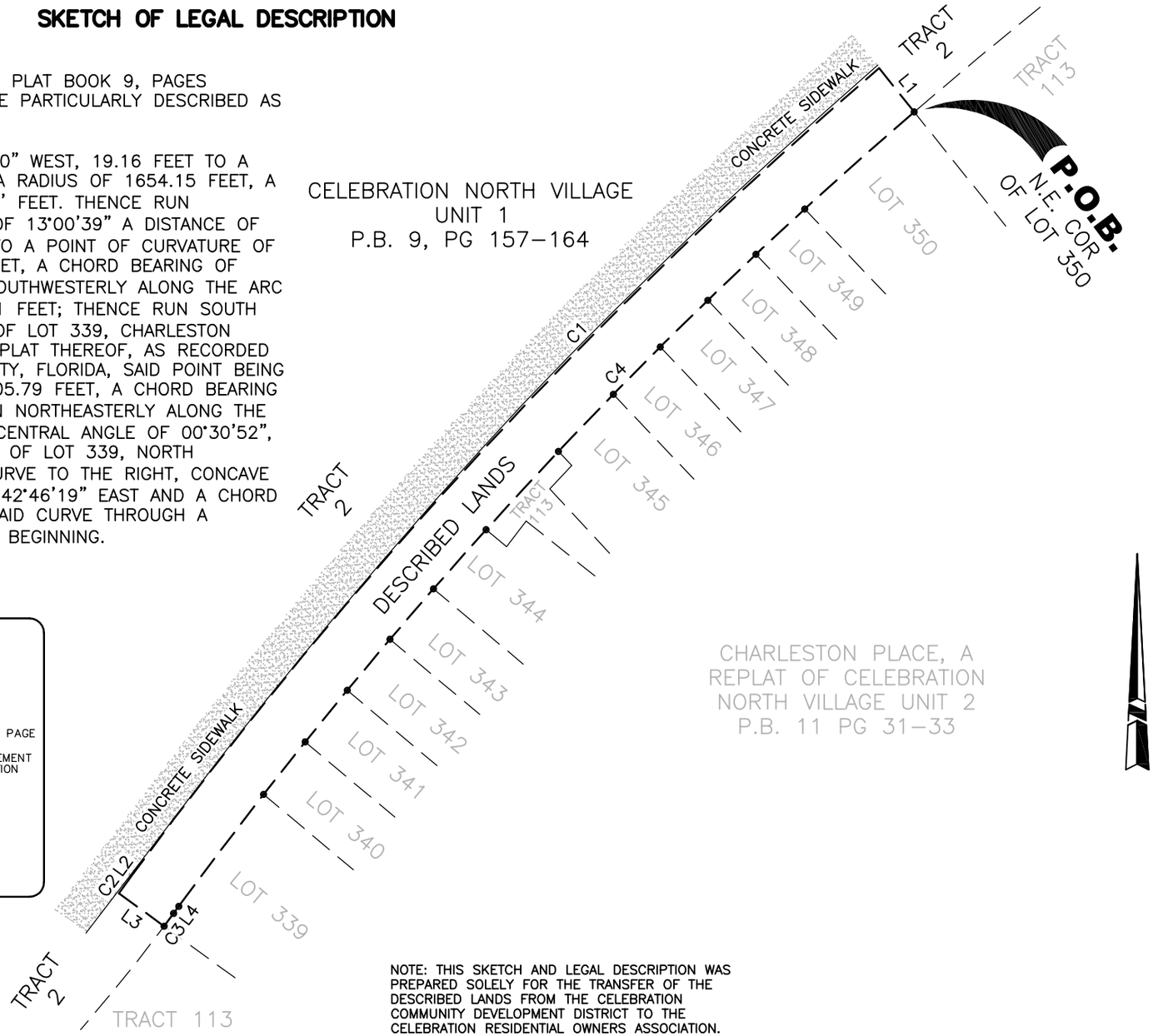
CONTAINING 7306.83 SQ. FEET OR 0.17 ACRES

Line Table		
Line #	Length	Bearing
L1	19.16'	N38°44'50"W
L2	2.99'	S36°16'41"W
L3	19.15'	S53°56'08"E
L4	2.99'	N36°16'41"E

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	375.63'	1654.15'	13°00'39"	374.82'	S42°47'00"W
C2	5.51'	586.64'	0°32'18"	5.51'	S36°32'48"W
C3	5.44'	605.79'	0°30'52"	5.44'	N36°32'05"E
C4	370.62'	1635.00'	12°59'16"	369.83'	S42°46'19"W

LEGEND:

- ● = PROPERTY CORNER
- E = EAST
- N = NORTH
- NE = NORTHEAST
- NW = NORTHWEST
- O.R. = OFFICIAL RECORD
- P.B. = PLAT BOOK / PG = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- PI = POINT OF INTERSECTION
- POT = POINT OF TERMINUS
- R/W = RIGHT OF WAY
- RGE = RANGE
- SEC = SECTION
- S = SOUTH
- SE = SOUTHEAST
- SW = SOUTHWEST
- TWP = TOWNSHIP
- W = WEST



NOTE: THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED SOLELY FOR THE TRANSFER OF THE DESCRIBED LANDS FROM THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT TO THE CELEBRATION RESIDENTIAL OWNERS ASSOCIATION.

THIS IS NOT A SURVEY

John M. Hughes, PSM #6367 Date Signed

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DESIGN ___ FB# ___
DRAWN ML PAGE ___
CK'D JH SCALE 1" = 50'
CAD# SEE STAMP DATE ___
SEC ___ TWP ___ RGE ___

DATE	BY	REVISIONS
06-23-26	ML	SKETCH OF LEGAL DESCRIPTION

8 BROADWAY, SUITE 104, KISSIMMEE, FL 34741-5708
PHONE (407) 847-9433 FAX (407) 847-2499
ENGINEERING, SURVEYING AND PLANNING
Hanson, Walter & Associates, Inc.

PREPARED FOR: CELEBRATION CDD

CHARLESTON PLACE

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO. 1 of 1
JOB# 4204

I:\4204\Survey1\Cadd\BT&T\4204 CELEB BLVD POINTS 06-18-26.dwg * Jul 22, 2026-5:36pm * plotted by jhughes



DESIGN –	F.B. NO. –	SEC. 32,33					
DRAWN –	PAGE –	TWP. 25					
CHECKED –	SCALE AS SHOWN	RANGE 27					
CAD# (see stamp)	DATE 5/8/26		DATE	BY	REVISIONS		

8 BROADWAY, SUITE 104, KISSIMMEE, FLORIDA 34741-5708
PHONE: (407) 847-9433
ENGINEERING FAX: (321) 442-1045 SURVEY FAX: (407) 847-2499
ENG. CERT. OF AUTHOR. No. 3265/SUR. CERT. OF AUTHOR. No. 3270
ENGINEERING, SURVEYING AND PLANNING
Hanson, Walter & Associates, Inc.

CELEBRATION CDD

CHARLESTON LOT SPLIT

SHEET Nº
Page 46 of 1
JOB Nº 4204

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I:\4204\ENGINEERING\TASKS\Charleston Place Condos Street and Parking Ownership\CAD\LOT SPLIT EXHIBIT 2.dwg * May 08, 2026-12:26pm * plotted by mvongerichten



Celebration CDD August Field Inspection

Monday, July 27 2026

14 Items Identified

14 Items Incomplete

Kyle Goldberg

Inframark



Item 1 - Island Village Stairs

Assigned To: Mattamy Homes

The Island Village stairs have been replaced.

Item 2 - Water Street Canal Repair

Assigned To: Inframark

The water street canal has been repaired.







Item 3 - Water Street Canal Repair

Assigned To: Inframark

Water street canal has been repaired.



Item 4 - Water Street Canal Wall Repair

Assigned To: Inframark

The compromised wall on Water Street has been reinforced.



Item 5 - Island Village Phase 3 Entrance

Assigned To: Board Update

A new entrance to phase 3 has been finished.



Item 6 - Possible Irrigation Repair

Assigned To: Georgetown

There's possible irrigation that needs repair near Georgetown as there's water always in this area.

Item 7 - Traffic Lights Damage

Assigned To: Board Update

Some documentation of the damage that has occurred due to the traffic light installation.





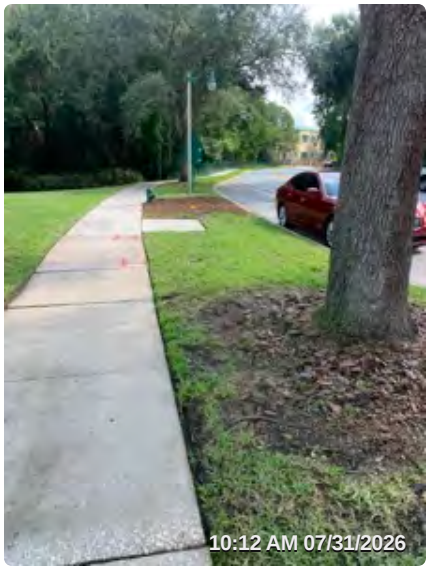




Item 8 - Pressure Washing

Assigned To: Inframark

The Island Village Esplanade has been pressure washed.



Item 9 - Tree Removal

Assigned To: United Land Services

A tree at the 851 building has been removed.



Item 10 - Irrigation Leak

Assigned To: United Land Services

Main leak on Celebration Ave near Golfpark.

Item 11 - Stump Grinding

Assigned To: Inframark

Stump grinding at 1345 Flagstone has been completed. Four zone lines were cut then repaired.



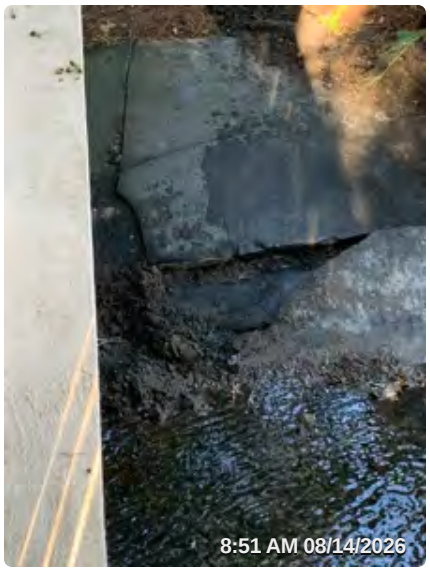




Item 12 - Clogged Drain

Assigned To: Inframark

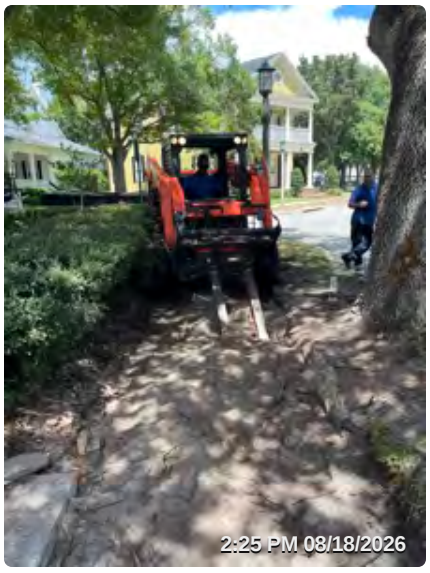
A clogged drain at 1100 Oak Pond Dr has been cleaned out.



Item 13 - Additional Water Street Repairs

Assigned To: Inframark

Additional cracks along the Water Street Canal have also been patched.



Item 14 - Concrete Project Update

Assigned To: Inframark

The concrete crew is continuing to work on Greenbrier, Camelia, and Iris.

August 17, 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 with Mattamy.
3. Charleston Place lot split area sketch and legal preparation, Prepare lot split merge form and submittal to Osceola County Property Appraiser
4. Research and corresp. on Duke Energy Easement at high school pond for landscape restoration
5. Island Village Ph 3 and Ph 2-4 Crossing plat review and County requested right of way permit agreements, conf. call & corresp. with attorney.
6. Island Village Esplanade Steps repair site inspection with Mattamy
7. Research Bloom Street and Celebration Hotel drainage in CCDD Tract.
8. Research and corresp. on master infrastructure and golf course permits that possibly cover the CCDD owned wetland parcel by Campus Street.
9. Research and Corresp. on easements for golf course access & use of CCDD ponds and wetlands and for CCDD access across golf course.
10. Water Street canal undermined concrete repair site visit.

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

Sincerely,
Mark Vincutonis
Mark Vincutonis, P.E.

Celebration CDD
Current Contract List

Contractor/Vendor	Services/Description	Contract Amount	Inception Date	Effective Date	Expiration Date	Notes
Campus Suite	website maintenance/monitoring	$1,552	10/15/2021	10/15/2021	auto renewal	unless we term
Clarke Mosquito Control	mosquito control	$249,029	3/11/1998	10/29/2025	10/29/2026	three-year term, renew for 2 one-year periods, price for 10% Merus 3.0
Churchill	fountain				auto renewal	unless we term
GOGov	reporting system	$16,860	4/30/2023	4/30/2023	auto renewal	unless we term
Hanson Walter & Associates	engineering services	hourly	2/7/2006	10/1/2023	auto renewal	unless we term
Inframark, Management	management	$96,591	3/29/1994	2/1/2022	annual renewals	
Inframark, Field	field services	$1,120,473	3/29/1994	2/1/2022	annual renewals	
United landscaping	landscaping	$1,063,986	2/1/2024	10/1/2022	2/1/2027	three-year term, 2 one-year renewals. year 2: $1,095,905, year 3: $1,128,783, the two optional renewals will remain at $1,128,7
Jan Carpenter with Latham Luna Eden & Beaudine (formerly Shuffield Lowman)	legal services	hourly	10/18/2006	10/1/2023	auto renewal	unless we term
McDirmit Davis	auditing	$5,200	1/19/2018	FY2024	9/30/2028	three-year engagement, FY2024 audit is the third year
Osceola County Sheriff	sheriff details		1/17/2013	suspended	suspended	unless we term
RCID	drainage interlocal	$22,000	3/16/1995	3/16/2000		calculated annually by RCID
Premier Lakes, Inc	aquatic maintenance	$132,000	2/1/2025	1/15/2025	1/31/2026	automatically renews Jan 15th for one-year terms at 4%(16 month pricing)
Premier Lakes, Inc	aerator maintenance	$3,600	2/1/2025	1/15/2025	1/31/2026	automatically renews Jan 15th for one-year terms at 4%(5 quarter pricing)
USA Seal & Stripe	street sweeping	$108,000	2/1/2021	2/1/2024	2/1/2026	can renew for two additional one-year periods
		$2,819,291				

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida ("HB 7013") and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

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

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A.** The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this **25th** day of **AUGUST** 2026.

ATTEST:	**CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**
Secretary/Assistant Secretary	Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Memorandum

To: Board of Supervisors

From: District Management

Date: August 25, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

---

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives, and Annual Reporting Form

Celebration Community Development District ("District")
Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor ("Board") meetings per year to conduct District-related business and discuss community needs.
Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of four Board meetings were held during the fiscal year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper of general circulation, and or via electronic communication.
Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management or third party vendor.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within District Management services agreement
Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.
Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (https://flauditor.gov/) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (https://flauditor.gov/) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (https://flauditor.gov/) to the results to the District's website for public inspection, and transmit to the State of Florida.

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

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

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____ Date: _____

Printed Name: _____

Celebration Community Development District

District Manager: _____ Date: _____

Printed Name: _____

Celebration Community Development District

PO Box 470452
Celebration, FL 34747

Toll Free: 1-855-USA-SEAL
Phone: 407-780-8220

Celebration Community Development District
Re: Request for Five-Year Street Sweeping Service Agreement

Dear Board Members,
On behalf of USA Seal & Stripe, I would like to thank you for the opportunity to continue serving the Celebration community. We appreciate the relationship we have built and remain committed to providing dependable, high-quality street sweeping services.

We respectfully request consideration for a **five-year service agreement** utilizing the **original service areas** at the price of $3,000 per sweep service. A multi-year agreement will allow us to continue providing consistent, reliable service while maintaining the equipment, staffing, and scheduling necessary to meet the District's expectations.

Due to the unpredictability of fuel costs, we ask that the agreement include the option for **an annual** price adjustment of up to 2.5%, only if necessary, to offset significant increases in fuel expenses. Any adjustment would be applied only when warranted and would help ensure the continued quality and reliability of the services provided.

We value our partnership with Celebration CDD and look forward to continuing to serve the community for many years to come.

Sincerely,
Jeff Jarzombek
USA Seal & Stripe

MINUTES OF MEETING
CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Celebration Community Development District was held Tuesday, July 28, 2026, at 5:00 p.m. at the District Office, 313 Campus Street, Celebration, Florida 34747.

Present and constituting a quorum were:

Tom Touzin	Chairman
David Hulme	Vice Chairman
Shel Hart	Assistant Secretary
Jack McLaughlin	Assistant Secretary
Greg Filak	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
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. Hulme, with all in favor, the meeting agenda was approved.

FOURTH ORDER OF BUSINESS **Public Comment Period**

A resident Ms. McMahon shared her concerns with the Board regarding bats in the community.

FIFTHORDER OF BUSINESS **Third Party Representatives**

Don Town advised the Board that CROA was currently undergoing its budget planning process.

Officer Jerry Weiland from the Sheriff's Department provided the Board with law enforcement updates and criminal activity status within the District and distributed the blotter for review. He also advised the Board of a current scam involving individuals posing as police officers and contacting residents by phone in an attempt to obtain money. Officer Weiland emphasized that legitimate law enforcement officers will not call individuals to request funds or payments. Mr. Touzin expressed concern regarding the clarity and usefulness of the blotter report. Officer Weiland explained that the blotter is not publicly available due to access restrictions and stated that he would consult with legal counsel to determine what additional information could be shared with the Board. Mr. McLaughlin commented that he could not recall the last time he observed active patrols or deputies within the District. Mr. Touzin concurred, noting his perception that there had been a decrease in deputy presence throughout the community. Board members continued to express their frustration regarding the perceived decrease in law enforcement presence within the District, and additional discussion ensued.

SIXTH ORDER OF BUSINESS **Staff Reports**

Mr. Winternitz from United Landscape provided the Board with an update regarding landscape maintenance and pest control activities within the District. He reported that treatment for cinch bugs as been applied throughout certain areas within the District. Mr. Satterwhite provided updates to the Board on irrigation improvements within the District.

Mr. Kurth with Premier Lakes provided the Board with an update on current algae conditions in the ponds and presented an overview of his report.

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

Ms. Carpenter provided the Board with updates regarding the pond permitting process and ongoing communications with the golf course attorney. She also reported on the status of the interlocal agreement with the County and advised that the application to transfer the Charleston parcel to CROA had been submitted to the Property Appraiser's Office. Ms. Carpenter further noted that she is coordinating with the District engineer, Inframark staff, and Mattamy Homes regarding the conveyance of the next development phase and the closeout of the 2021 bond fund balance.

The Board briefly discussed the status of the Island Village bridge and whether the District should engage legal counsel to communicate with Mattamy's attorneys regarding the matter.

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 been completed. Mr. Simmons advised the Board that the palm trees had been trimmed. He further noted that he would revisit potential landscape enhancement projects with the Board following the start of the new fiscal year budget on October 1, 2026. Mr. Simmons advised the Board that staff is waiting on a replacement pole and fixtures for downtown.

Mr. Vincutonis presented his Engineer's Report to the Board, and discussed the need to convey certain parcels within Island Village to CROA and provided an update on communications with the County regarding odors emanating from the Academy Row storm sewer system.

Mr. Satterwhite provided a brief update on the sidewalk project and advised the Board that Inframark had added additional personnel to support operations. He also noted that work within the Main Village area is continuing as planned. Mr. Satterwhite also informed the Board that the quarterly site visit with the arborist had been rescheduled.

SEVENTH ORDER OF BUSINESS **Public Hearing for Adoption of the FY2027 Budget**

The Chairman Mr. Touzin opened the public hearing. Inframark Vice President, Ms. Montagna presented the proposed budget and provided a detailed line-item review of revenues and expenditures. Mr. Hart then presented an in-depth overview of the District's financial condition, including reserve levels and long-term fiscal considerations. Mr. McLaughlin shared historical context regarding prior financial contributions and expenditures, as well as their impact on the District's current reserve balances.

The Board discussed the need to fund future sidewalk renovation projects, including a review of claim-

related expenditures incurred over the past five years and the potential financial implications for the District.

During the public hearing, Don Town of 518 Longmeadow Lane asked what the District's reserve balance target should be and how the Board intended to achieve that goal. He expressed support for a larger assessment increase to strengthen the District's financial position.

Howard Halligan of 1401 Craftsman Avenue, a new resident, stated that the proposed 19.3% increase represented a reasonable compromise but did not believe it would be sufficient to address the District's long-term needs. He emphasized the importance of developing a clear financial roadmap so residents can better understand future funding requirements and plan accordingly.

Mr. Filak commented on the extent of the District's deferred maintenance needs, estimating that approximately $20 million would be required to address existing infrastructure deficiencies. He encouraged the Board to pursue a more sustainable long-term funding strategy to adequately meet those obligations.

Mr. Touzin closed the Public hearing and called for a motion to approve Resolution 2026-09; Adopting Fiscal Year 2027 Budget. Mr. Filak initiated a discussion outlining his reasons for not supporting the proposed budget. The Board engaged in extensive discussion regarding alternative approaches to addressing the projected budget shortfall, including the potential issuance of a bond. Supervisor Hart agreed that a hybrid funding approach should be considered to balance immediate needs with long-term financial sustainability.

Following further discussion, the Board reached a consensus to schedule a special meeting dedicated to exploring funding options and developing a comprehensive long-term financial strategy for the District.

> Mr. McLaughlin made a MOTION to approve Resolution 2026-09; Adopting Fiscal Year 2027 Budget, seconded by Mr. Hart, with Mr. Filak opposed, the Board approved Resolution 2026-09.
> 4-1

Mr. Touzin called for a vote on Resolution 2026-10; Levying Fiscal Year 2027 Assessments to approve the proposed rate increase.

> Mr. McLaughlin made a MOTION to approve Resolution 2026-10; Levying Fiscal Year 2027 Assessments, seconded by Mr. Hart, with all in favor, the Board approved Resolution 2026-10.

EIGHTH ORDER OF BUSINESS **Business Items**

Mr. McLaughlin nominated Gary Hudspeth to fill the vacant Supervisor Seat 3 position following the resignation of Greg Filak. The Board engaged in a detailed discussion regarding the appointment process, including the possibility of delaying consideration of the appointment for 30 days to allow additional time for interest from other potential candidates.

Following discussion, a motion had been made and seconded, and Mr. Satterwhite advised that Chairman Touzin call for a vote.

> Mr. McLaughlin made a MOTION to nominate Gary Hudspeth for Supervisor Seat 3 to fill the vacancy due to the resignation of Greg Filak, seconded by Mr. Touzin, with Mr. Filak and Mr. Hulme opposed, the Board approved the nomination of Gary Hudspeth for Supervisor Seat 3. 3-2

Mr. Satterwhite recommended that the $250,000 previously allocated for pond renovation improvements be reallocated to the sidewalk improvement project. Following discussion, the Board unanimously approved the reallocation of funds.

Mr. Satterwhite also informed the Board that the cost of the fence project on Greenbrier had increased by approximately $3,000 since the project was last reviewed in December. After discussion, the Board and staff agreed that the project would be completed in-house, with a not-to-exceed budget of $5,000.

NINETH ORDER OF BUSINESS **Consent Agenda**

The Board approved the consent agenda consisting of the June 2026 financials and check register, and the meeting minutes held on June 23, 2026.

> Mr. Touzin made a MOTION to approve the consent agenda, seconded by Mr. McLaughlin with all in favor, the consent agenda consisting of the June 2026 financials, June 2026 check register, and the meeting minutes held on June 23, 2026, were approved.

TENTH ORDER OF BUSINESS **Supervisor Requests**

Mr. Filak inquired about the public restroom facilities for the splash pad. In response, Mr. Satterwhite discussed potential options with the Board and suggested entering into a long-term agreement with Kilwins for public access to its restroom facilities. The proposed agreement would include a stipend to assist with any necessary renovations or improvements associated with accommodating public use.

Mr. Filak requested that the Board consider amending the sidewalk use resolution to require notification when homeowners utilize heavy equipment on District sidewalks during property improvement or construction projects. He expressed the importance of keeping the Board informed of such activities to help monitor potential impacts to District infrastructure. The Board discussed the request and its potential implementation.

Mr. Hulme requested that the vendor contract review spreadsheet be presented at the next meeting.

ELEVENTH ORDER OF BUSINESS **Public Comment Period**

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

TWELVETH ORDER OF BUSINESS **Adjournment**

The meeting was adjourned at 7:44 p.m.

Mr. Touzin made a MOTION to adjourn the meeting, seconded by Mr. McLaughlin, with all in favor, the meeting was adjourned at 7:44 p.m.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

The next regular meeting is scheduled for Tuesday, August 25, 2026, at 5:00 p.m.

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

CELEBRATION Community Development District

Financial Report

July 31, 2026

CLEAR PARTNERSHIPS



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CELEBRATION

Community Development District

Financial Statements

(Unaudited)

July 31, 2026

Balance Sheet
July 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	SERIES 2013A DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2025 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2025 CAPITAL PROJECTS FUND	TOTAL
ASSETS								
Cash - Checking Account	$ 3,477,925	$ 2,794,657	$ -	$ -	$ -	$ -	$ -	$ 6,272,582
Accounts Receivable	84,421	-	-	-	-	-	-	84,421
Due From Other Gov'tl Units	80	-	-	-	-	-	-	80
Due From Other Funds	55,059	-	7,119	-	14,331	-	-	76,510
Investments:								
Money Market Account	699,115	-	-	-	-	-	-	699,115
Acquisition & Construction Account	-	-	-	-	-	-	5,820,289	5,820,289
Construction Fund	-	-	-	-	-	76,531	-	76,531
Prepayment Account	-	-	1	81	-	-	-	82
Reserve Fund	-	-	196,563	207,000	215,242	-	-	618,805
Revenue Fund	-	-	519,630	182,627	170,354	-	-	872,611
Prepaid Items	22,168	-	-	-	-	-	-	22,168
Deposits	3,719	-	-	-	-	-	-	3,719
TOTAL ASSETS	**$ 4,342,487**	**$ 2,794,657**	**$ 723,313**	**$ 389,708**	**$ 399,927**	**$ 76,531**	**$ 5,820,289**	**$ 14,546,912**
LIABILITIES								
Accounts Payable	$ 94,666	$ -	$ -	$ -	$ -	$ -	$ -	$ 94,666
Accrued Expenses	5,400	-	-	-	-	-	-	5,400
Unearned Revenue	530,535	-	-	-	-	-	-	530,535
Due To Other Districts	48,684	-	-	-	-	-	-	48,684
Other Current Liabilities	206,677	-	-	-	-	-	-	206,677
Due To Other Funds	-	47,180	-	29,330	-	-	-	76,510
TOTAL LIABILITIES	**885,962**	**47,180**	**-**	**29,330**	**-**	**-**	**-**	**962,472**
FUND BALANCES								
Nonspendable:								
Prepaid Items	22,168	-	-	-	-	-	-	22,168
Deposits	3,719	-	-	-	-	-	-	3,719
Restricted for:								
Debt Service	-	-	723,313	360,378	399,927	-	-	1,483,618
Capital Projects	-	-	-	-	-	76,531	5,820,289	5,896,820
Assigned to:								
Operating Reserves	1,427,175	-	-	-	-	-	-	1,427,175
Unassigned:	2,003,463	2,747,477	-	-	-	-	-	4,750,940
TOTAL FUND BALANCES	**$ 3,456,525**	**$ 2,747,477**	**$ 723,313**	**$ 360,378**	**$ 399,927**	**$ 76,531**	**$ 5,820,289**	**$ 13,584,440**
TOTAL LIABILITIES & FUND BALANCES	**$ 4,342,487**	**$ 2,794,657**	**$ 723,313**	**$ 389,708**	**$ 399,927**	**$ 76,531**	**$ 5,820,289**	**$ 14,546,912**

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	$ 300,000	$ 250,000	$ 144,242	$ (105,758)	48.08%
Right-of-Way Fees Electricity	955,000	795,830	779,899	(15,931)	81.66%
Right-of-Way Fees Gas	-	-	2,099	2,099	0.00%
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	4,031	1,181	106.08%
Building Rental Income	19,619	5,410	4,423	(987)	22.54%
Building Operating Cost Income	15,000	12,500	9,632	(2,868)	64.21%
Special Assmnts- Tax Collector	5,309,148	5,309,148	5,307,702	(1,446)	99.97%
Special Assmnts- Discounts	(212,366)	(212,366)	(187,683)	24,683	88.38%
Other Miscellaneous Revenues	8,500	8,500	29,149	20,649	342.93%
TOTAL REVENUES	**6,438,701**	**6,211,872**	**6,133,494**	**(78,378)**	**95.26%**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	15,000	13,000	7,800	5,200	52.00%
FICA Taxes	1,148	995	398	597	34.67%
ProfServ-Arbitrage Rebate	600	600	1,000	(400)	166.67%
ProfServ-Dissemination Agent	3,000	-	-	-	0.00%
ProfServ-Engineering	24,000	20,000	63,321	(43,321)	263.84%
ProfServ-Legal Services	40,000	33,330	54,891	(21,561)	137.23%
ProfServ-Mgmt Consulting	106,614	88,845	88,845	-	83.33%
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%
ProfServ- Answering Service	4,500	3,750	5,884	(2,134)	130.76%
Auditing Services	5,200	5,200	5,200	-	100.00%
Communication - Telephone	10,000	8,330	4,506	3,824	45.06%
Postage and Freight	700	580	66	514	9.43%
Insurance - Property	106,654	106,654	97,476	9,178	91.39%
Insurance - General Liability	30,879	30,879	104,095	(73,216)	337.11%
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	5,670	11	5,659	0.16%
Legal Advertising	2,000	1,667	3,659	(1,992)	182.95%
Misc-Assessment Collection Cost	106,183	106,183	102,404	3,779	96.44%
Payroll Services	114	95	116	(21)	101.75%
Office Supplies	4,200	3,500	8,339	(4,839)	198.55%
Software	17,000	17,000	15,750	1,250	92.65%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	534,669	495,905	616,502	(120,597)	115.31%
Public Safety					
Contracts-Security Camera	24,800	20,670	31,753	(11,083)	128.04%
Security Service - Sheriff	200,000	166,670	74,224	92,446	37.11%
Total Public Safety	224,800	187,340	105,977	81,363	47.14%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Physical Environment					
Contracts-Aquatic Control	150,000	125,000	121,325	3,675	80.88%
Contracts-Pest Control	300,000	250,000	208,028	41,972	69.34%
R&M-Wetland	1,000	830	-	830	0.00%
R&M - Aerators	3,800	3,170	-	3,170	0.00%
Total Physical Environment	454,800	379,000	329,353	49,647	72.42%
Flood Control/Stormwater Mgmt					
R&M-Storm Drain Cleaning	30,000	25,000	7,750	17,250	25.83%
R&M-Stormwater System	50,000	41,667	125,421	(83,754)	250.84%
Total Flood Control/Stormwater Mgmt	80,000	66,667	133,171	(66,504)	166.46%
Field					
ProfServ-Field Management	1,212,484	1,010,403	1,132,975	(122,572)	93.44%
Contracts-Fountain	9,000	7,500	3,082	4,418	34.24%
Contracts-Landscape	1,328,782	1,107,318	929,693	177,625	69.97%
Contracts-Mulch	121,167	121,167	120,000	1,167	99.04%
Contracts-Trees & Trimming	200,000	166,667	174,868	(8,201)	87.43%
Contracts-Annuals	20,000	16,667	13,323	3,344	66.62%
Fuel, Gasoline and Oil	20,000	16,667	11,551	5,116	57.76%
Electricity - General	75,000	62,500	42,230	20,270	56.31%
Utility - Water	100,000	83,333	39,856	43,477	39.86%
Utility - Refuse Removal	25,000	20,833	27,278	(6,445)	109.11%
R&M-Aeration	25,000	20,830	-	20,830	0.00%
R&M-Boardwalks	100,000	83,333	4,740	78,593	4.74%
R&M-Common Area	90,000	75,000	84,253	(9,253)	93.61%
R&M-Equipment	40,000	33,333	8,451	24,882	21.13%
R&M-Fountain	10,000	8,330	1,694	6,636	16.94%
R&M-Other Landscape	225,000	187,500	103,216	84,284	45.87%
R&M-Irrigation	100,000	83,333	34,660	48,673	34.66%
R&M-Roads & Alleyways	25,000	20,833	18,763	2,070	75.05%
R&M-Sidewalks	50,000	41,670	20,743	20,927	41.49%
R&M-Pressure Washing	25,000	20,833	-	20,833	0.00%
Splash Pool Maintenance	5,000	4,167	8,221	(4,054)	164.42%
R&M- Tree Removal/Replacement	100,000	83,330	62,815	20,515	62.82%
R&M-Painting	20,000	16,667	11,274	5,393	56.37%
Misc-Contingency	15,000	12,500	14,393	(1,893)	95.95%
Building Op Costs	15,000	12,500	22,577	(10,077)	150.51%
Total Field	3,956,433	3,317,214	2,890,656	426,558	73.06%
Road and Street Facilities					
Electricity - Streetlights	210,000	175,000	149,846	25,154	71.36%
R&M-Road Cleaning	108,000	90,000	90,640	(640)	83.93%
R&M-Streetlights	120,000	100,000	73,054	26,946	60.88%
R&M-Signage/Radar Sign Maintenance	20,000	16,667	3,612	13,055	18.06%
Total Road and Street Facilities	458,000	381,667	317,152	64,515	69.25%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Reserves					
Reserves-Annual Contribution	730,000	-	732,887	(732,887)	100.40%
Total Reserves	730,000	-	732,887	(732,887)	100.40%
TOTAL EXPENDITURES & RESERVES	**6,438,702**	**4,827,793**	**5,125,698**	**(297,905)**	**79.61%**
Excess (deficiency) of revenues Over (under) expenditures	-	1,384,079	1,007,796	(376,283)	0.00%
Net change in fund balance	$ -	$ 1,384,079	$ 1,007,796	$ (376,283)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**2,448,729**	**2,448,729**	**2,448,729**		
FUND BALANCE, ENDING	**$ 2,448,729**	**$ 3,832,808**	**$ 3,456,525**		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	$ -	$ -	$ 82,680	$ 82,680	0.00%
TOTAL REVENUES	**-**	**-**	**82,680**	**82,680**	**0.00%**
EXPENDITURES					
TOTAL EXPENDITURES	**-**	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	-	82,680	82,680	0.00%
Net change in fund balance	$ -	$ -	$ 82,680	$ 82,680	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**-**	**-**	**2,664,797**		
FUND BALANCE, ENDING	**$ -**	**$ -**	**$ 2,747,477**		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	$ -	$ -	$ 22,210	$ 22,210	0.00%
Special Assmnts- Tax Collector	424,664	424,664	424,558	(106)	99.98%
Special Assmnts- Discounts	(16,987)	(16,987)	(15,013)	1,974	88.38%
TOTAL REVENUES	**407,677**	**407,677**	**431,755**	**24,078**	**105.91%**
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	8,493	8,493	8,191	302	96.44%
Total Administration	8,493	8,493	8,191	302	96.44%
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%**
Excess (deficiency) of revenues Over (under) expenditures	3,708	3,708	23,339	19,631	0.00%
Net change in fund balance	$ 3,708	$ 3,708	$ 23,339	$ 19,631	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**699,974**	**699,974**	**699,974**		
FUND BALANCE, ENDING	**$ 703,682**	**$ 703,682**	**$ 723,313**		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	$ -	$ -	$ 13,119	$ 13,119	0.00%
Special Assmnts- Tax Collector	440,599	440,599	440,509	(90)	99.98%
Special Assmnts- Discounts	(17,624)	(17,624)	(15,577)	2,047	88.39%
TOTAL REVENUES	**422,975**	**422,975**	**438,051**	**15,076**	**103.56%**
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	8,812	8,812	8,499	313	96.45%
Total Administration	8,812	8,812	8,499	313	96.45%
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%**
Excess (deficiency) of revenues Over (under) expenditures	(605)	(605)	14,783	15,388	0.00%
OTHER FINANCING SOURCES (USES)					
Operating Transfers-Out	-	-	(5,660)	(5,660)	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**-**	**(5,660)**	**(5,660)**	**0.00%**
Net change in fund balance	$ (605)	$ (605)	$ 9,123	$ 9,728	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**351,255**	**351,255**	**351,255**		
FUND BALANCE, ENDING	**$ 350,650**	**$ 350,650**	**$ 360,378**		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	$ -	$ -	$ 13,483	$ 13,483	0.00%
Special Assmnts- Tax Collector	437,774	437,774	457,793	20,019	104.57%
Special Assmnts- Discounts	(17,511)	(17,511)	(16,188)	1,323	92.44%
TOTAL REVENUES	**420,263**	**420,263**	**455,088**	**34,825**	**108.29%**
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	8,755	8,755	8,832	(77)	100.88%
Total Administration	8,755	8,755	8,832	(77)	100.88%
Debt Service					
Debt Retirement Series A	95,000	95,000	95,000	-	100.00%
Interest Expense	-	-	(1)	1	0.00%
Interest Expense Series A	342,775	342,775	342,775	-	100.00%
Total Debt Service	437,775	437,775	437,774	1	100.00%
TOTAL EXPENDITURES	**446,530**	**446,530**	**446,606**	**(76)**	**100.02%**
Excess (deficiency) of revenues Over (under) expenditures	(26,267)	(26,267)	8,482	34,749	0.00%
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)	$ 4,612	$ 30,879	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**395,315**	**395,315**	**395,315**		
FUND BALANCE, ENDING	**$ 369,048**	**$ 369,048**	**$ 399,927**		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	$ -	$ -	$ 2,171	$ 2,171	0.00%
TOTAL REVENUES	**-**	**-**	**2,171**	**2,171**	**0.00%**
EXPENDITURES					
TOTAL EXPENDITURES	**-**	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	-	2,171	2,171	0.00%
OTHER FINANCING SOURCES (USES)					
Interfund Transfer - In	-	-	6,254	6,254	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**-**	**6,254**	**6,254**	**0.00%**
Net change in fund balance	$ -	$ -	$ 8,425	$ 8,425	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**-**	**-**	**68,106**		
FUND BALANCE, ENDING	**$ -**	**$ -**	**$ 76,531**		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	$ -	$ -	$ 172,900	$ 172,900	0.00%
TOTAL REVENUES	**-**	**-**	**172,900**	**172,900**	**0.00%**
EXPENDITURES					
TOTAL EXPENDITURES	**-**	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	-	172,900	172,900	0.00%
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	$ -	$ -	$ 176,770	$ 176,770	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**-**	**-**	**5,643,519**		
FUND BALANCE, ENDING	**$ -**	**$ -**	**$ 5,820,289**		

CELEBRATION

Community Development District

Supporting Schedules

July 31, 2026

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

Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	Allocated by Fund: General Fund	Series 2013A Debt Service Fund	Series 2021 Debt Service Fund	Series 2025 Debt Service Fund
ASSESSMENTS LEVIED FY26				$ 6,631,911	$ 5,308,783	$ 424,644	$ 440,598	$ 457,886
Allocation %				100%	80%	6%	7%	7%
11/14/25	$ 48,324	$ 2,515	$ 986	$ 51,826	$ 41,486	$ 3,318	$ 3,443	$ 3,578.21
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

July 31, 2026

GENERAL FUNDS

Account Name	Bank Name	Investment Type	Maturity	Yield	Balance
Checking Account - Operating	Valley National Bank	Checking Account	n/a	3.53%	$3,477,925
				Subtotal	**$3,477,925**
Money Market	Bank United	Money Market	n/a	3.32%	$699,115
				Subtotal	**$699,115**

RESERVE FUND

Reserve Account	Valley National Bank	Government Checking (Reserve)	n/a	3.56%	$2,794,657
				Subtotal	**$2,794,657**

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%	$519,630
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%	$182,627
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%	$170,354
2021 Series Acquisition and Construction Fund	US Bank	US Bank Nat'l Association Commercial Paper	n/a	3.50%	$76,531
2025 Series Acquisition and Construction Fund	US Bank	US Bank Nat'l Association Commercial Paper	n/a	3.50%	$5,820,289
				Subtotal	$7,388,317
				TOTAL	**$14,360,015**

Right-of-Way Fees Electricity

July 31, 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
7/16/2026	June	83,696.30
7/31/2026	July	75,000.00
Total		**$ 779,898.73**

Note: July will be received in mid August.

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
ACH	07/10/26	Vendor	DUKE ENERGY-ACH	052826-ACH	BILL PRD 5/27/26 - 6/25/26	Due To Other Districts	206500	($11,100.73)
ACCRUAL	07/31/26	ACC	DUKE ENERGY-ACH	Journal Entry	BILL PRD JULY 2026	Due To Other Districts	206500	($14,000.00)
					DUE TO OTHER DISTRICTS A/C #206500			**($48,684.34)**

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 7/1/26 to 7/31/26

(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 # 100853							
001	07/01/26	TERMINIX INTERNATIONAL CO.	473142615	July Pest control	Contracts-Pest Control	534125-53001	$125.99
						Check Total	*$125.99*
CHECK # 100854							
001	07/01/26	SCIENS ORLANDO, LLC	QMON-8374	Fire Protection inspection July to Sept 2026	Building Op Costs	563034-53901	$105.00
						Check Total	*$105.00*
CHECK # 100855							
001	07/01/26	CELEBRATION HARDWARE	501903	June Supplies	R&M-Common Area	546016-53901	$219.90
						Check Total	*$219.90*
CHECK # 100856							
001	07/01/26	INFRAMARK LLC	182418	May CC charges	R&M-Common Area	546016-53901	$545.60
001	07/01/26	INFRAMARK LLC	182418	May CC charges	R&M-Equipment	546022-53901	$49.24
001	07/01/26	INFRAMARK LLC	182418	May CC charges	R&M-Irrigation	546041-53901	$923.55
001	07/01/26	INFRAMARK LLC	182418	May CC charges	Building Op Costs	563034-53901	$25.92
001	07/01/26	INFRAMARK LLC	182418	May CC charges	Office Supplies	551002-51301	$98.90
001	07/01/26	INFRAMARK LLC	182418	May CC charges	Reserves-Annual Contribution	568024-58001	$991.74
001	07/01/26	INFRAMARK LLC	182418	May CC charges	ProfServ-Web Site Development	531047-51301	$201.91
001	07/01/26	INFRAMARK LLC	182418	May CC charges	Postage and Freight	541006-51301	$1.48
						Check Total	*$2,838.34*
CHECK # 100857							
001	07/01/26	VANGUARD CLEANING SYSTEMS	41916	July Svc Charge	Building Op Costs	563034-53901	$438.00
						Check Total	*$438.00*
CHECK # 100858							
001	07/01/26	SUPERIOR METALWORKS LLC	INV-260032	Celebration Ave Railing	Reserves-Annual Contribution	568024-58001	$45,504.00
						Check Total	*$45,504.00*
CHECK # 100859							
001	07/06/26	SUNBELT METALS & MANUFACTURING, INC.	19162	June aluminum grates	R&M-Stormwater System	546090-53801	$3,972.00
						Check Total	*$3,972.00*
CHECK # 100860							
001	07/06/26	SOUTHERN PINE LUMBER CO. OF ORLANDO, INC.	40088949	July Repair parts	R&M-Boardwalks	546009-53901	$1,562.60
						Check Total	*$1,562.60*
CHECK # 100861							
001	07/06/26	PREMIER LAKES INC	4134	July service	Contracts-Aquatic Control	534067-53001	$925.00
001	07/06/26	PREMIER LAKES INC	4133	July service	Contracts-Fountain	534023-53901	$125.00
001	07/06/26	PREMIER LAKES INC	4151	July service	Contracts-Aquatic Control	534067-53001	$11,300.00
						Check Total	*$12,350.00*

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 7/1/26 to 7/31/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100862							
001	07/06/26	VOICE NATION LLC	888584772	July service	ProfServ- Answering Service	531064-51301	$534.99
						Check Total	*$534.99*
CHECK # 100863							
001	07/06/26	CELEBRATION HARDWARE	502194	July Supplies	Building Op Costs	563034-53901	$25.98
001	07/06/26	CELEBRATION HARDWARE	502164	July Supplies	Building Op Costs	563034-53901	$25.98
001	07/06/26	CELEBRATION HARDWARE	502150	July Supplies	R&M-Common Area	546016-53901	$85.98
						Check Total	*$137.94*
CHECK # 100864							
001	07/06/26	COMPLETE IT	20587	July service	Contracts-Security Camera	534036-52001	$209.00
						Check Total	*$209.00*
CHECK # 100865							
001	07/06/26	CARTER ELECTRIC INC	12680-135	May Electrical repair	Building Op Costs	563034-53001	$420.00
						Check Total	*$420.00*
CHECK # 100866							
001	07/09/26	INFRAMARK LLC	183670	JULY 26 FEES	ProfServ-Mgmt Consulting	531027-51201	$8,884.50
001	07/09/26	INFRAMARK LLC	183670	JULY 26 FEES	ProfServ-Field Management	531016-53901	$113,297.52
001	07/09/26	INFRAMARK LLC	183836	June Sidewalk Project	Reserves-Annual Contribution	568024-58001	$41,400.00
001	07/09/26	INFRAMARK LLC	183819	May Sidewalk Project	Reserves-Annual Contribution	568024-58001	$60,600.00
						Check Total	*$224,182.02*
CHECK # 100867							
001	07/09/26	MLC HVAC LLC	26-117-001	MARCH HVAC REPAIRS	Building Op Costs	563034-53001	$1,433.00
						Check Total	*$1,433.00*
CHECK # 100868							
001	07/09/26	CELEBRATION HARDWARE	502391	July Splash Pad Maintenance	R&M-Fountain	546032-53901	$135.67
001	07/09/26	CELEBRATION HARDWARE	502866	July Splash Pad Maintenance	R&M-Fountain	546032-53901	$60.72
001	07/09/26	CELEBRATION HARDWARE	502870	JULY Supplies	R&M-Common Area	546016-53901	$128.97
						Check Total	*$325.36*
CHECK # 100869							
001	07/09/26	UNITED LAND SERVICES	214478	June Pine Straw Mulch	Contracts-Mulch	534065-53901	$60,000.00
001	07/09/26	UNITED LAND SERVICES	214422	June Landscape Improvement	R&M-Other Landscape	546036-53901	$2,580.00
001	07/09/26	UNITED LAND SERVICES	214422	June Landscape Improvement	Misc-Contingency	549900-53901	$77.40
						Check Total	*$62,657.40*
CHECK # 100870							
001	07/10/26	ORLANDO SENTINEL	OSA41168	April meeting advertisement	Legal Advertising	548002-51301	$244.29
						Check Total	*$244.29*

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 7/1/26 to 7/31/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100871							
001	07/10/26	CELEBRATION HARDWARE	503093	July Tools	R&M-Common Area	546016-53901	$8.59
						Check Total	*$8.59*
CHECK # 100872							
001	07/10/26	PREFERRED GOVERNMENTAL INSURANCE TRUST	GLBI368629	INS DEDUBTIBLE-Morales Period 2019-2020	Insurance - General Liability	545002-51301	$50,000.00
						Check Total	*$50,000.00*
CHECK # 100873							
001	07/10/26	UNITED LAND SERVICES	214466	April Sod	R&M-Other Landscape	546036-53901	$1,850.00
001	07/10/26	UNITED LAND SERVICES	214466	April Sod	Misc-Contingency	549900-53901	$55.50
001	07/10/26	UNITED LAND SERVICES	214814	July Landscape Improvement	R&M-Other Landscape	546036-53901	$3,754.35
						Check Total	*$5,659.85*
CHECK # 100874							
001	07/14/26	REXEL USA	S145737478.001	July Streetlight Repair parts	R&M-Streetlights	546095-54101	$65.00
						Check Total	*$65.00*
CHECK # 100875							
001	07/14/26	LATHAM, LUNA, EDEN & BEAUDINE, LLP	154277	June Billing - ISLAND VILLAGE	ProfServ-Legal Services	531023-51401	$237.00
001	07/14/26	LATHAM, LUNA, EDEN & BEAUDINE, LLP	154276	JUNE LEGAL SVCS - GENERAL	ProfServ-Legal Services	531023-51401	$3,792.00
						Check Total	*$4,029.00*
CHECK # 100876							
001	07/14/26	J & J'S LAWN AND TREE SERVICE INC	67806	JULY DEBRIS REMOVAL	Utility - Refuse Removal	543020-53901	$2,925.00
						Check Total	*$2,925.00*
CHECK # 100877							
001	07/16/26	REXEL USA	S145770163.001	July Repair parts	R&M-Streetlights	546095-54101	$2,534.68
						Check Total	*$2,534.68*
CHECK # 100878							
001	07/16/26	USA SEAL & STRIPE, LLC	423	July Street Sweeping	R&M-Road Cleaning	546080-54101	$2,832.50
						Check Total	*$2,832.50*
CHECK # 100879							
001	07/16/26	CONCRETE MIX USA LLC	4701	JULY CONCRETE MIX	Reserves-Annual Contribution	568024-58001	$2,181.41
001	07/16/26	CONCRETE MIX USA LLC	4708	JULY Sidewalk Project	Reserves-Annual Contribution	568024-58001	$1,268.51
						Check Total	*$3,449.92*
CHECK # 100880							
001	07/16/26	CLARKE ENVIRONMENTAL MOSQUITO	001040008	July 2026 MOSQUITO MGMT	Contracts-Pest Control	534125-53001	$20,752.42
						Check Total	*$20,752.42*
CHECK # 100881							
001	07/16/26	ORLANDO SENTINEL	OSA66478	MAY LEGAL NOTICE	Legal Advertising	548002-51301	$194.52
						Check Total	*$194.52*

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 7/1/26 to 7/31/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100882							
001	07/16/26	PROPET DISTRIBUTORS	2005919	July Supplies	R&M-Common Area	546016-53901	$1,783.16
						Check Total	*$1,783.16*
CHECK # 100883							
001	07/16/26	CELEBRATION HARDWARE	503870	July Supplies	R&M-Common Area	546016-53901	$133.14
						Check Total	*$133.14*
CHECK # 100884							
001	07/23/26	UNITED LAND SERVICES	216320	July Landscape Maint.	Contracts-Landscape	534050-53901	$94,065.24
						Check Total	*$94,065.24*
CHECK # 100885							
001	07/23/26	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	168919469-001	July Repair parts	R&M-Irrigation	546041-53901	$1,415.39
						Check Total	*$1,415.39*
CHECK # 100886							
001	07/23/26	LYNCH FUEL COMPANY LLC	17398280	July 15 Fuel Delivery	Fuel, Gasoline and Oil	540004-53901	$966.46
						Check Total	*$966.46*
CHECK # 100887							
001	07/23/26	CONCRETE MIX USA LLC	4737-01	July Sidewalk Project	Reserves-Annual Contribution	568024-53901	$2,835.95
						Check Total	*$2,835.95*
CHECK # 100888							
001	07/23/26	HANSON, WALTER & ASSOCIATES, I	5296716	ENGG SVCS THRU JUNE 2026	ProfServ-Engineering	531013-51501	$12,289.29
						Check Total	*$12,289.29*
CHECK # 100889							
001	07/29/26	PREMIER LAKES INC	4250	July Fountain Repair	R&M-Fountain	546032-53901	$800.00
						Check Total	*$800.00*
CHECK # 100890							
001	07/29/26	CELEBRATION HARDWARE	504912	July Supplies	R&M-Common Area	546016-53901	$128.97
001	07/29/26	CELEBRATION HARDWARE	505123	July Supplies	R&M-Fountain	546032-53901	$111.06
001	07/29/26	CELEBRATION HARDWARE	505391	July Repair parts	R&M-Common Area	546016-53901	$10.53
						Check Total	*$250.56*
CHECK # 100891							
001	07/30/26	RENTAL WORLD OF OSCEOLA	485755	July tools for sidewalk project	Reserves-Annual Contribution	568024-58001	$2,149.49
						Check Total	*$2,149.49*
CHECK # 100892							
001	07/30/26	CELEBRATION HARDWARE	505786	July Repair parts	R&M-Common Area	546016-53901	$2.99
						Check Total	*$2.99*

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

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Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100893							
001	07/30/26	PREFERRED GOVERNMENTAL INSURANCE TRUST	GLBI386029	Deductible claim Maureen Sunshine	Insurance - General Liability	545002-51301	$25,000.00
						Check Total	*$25,000.00*
CHECK # 100894							
001	07/30/26	REXEL USA	S145770163.002	July Repair parts Streetlights	R&M-Streetlights	546095-54101	$1,707.24
						Check Total	*$1,707.24*
CHECK # 100895							
001	07/30/26	CONCRETE MIX USA LLC	4778	July Sidewalk Project	Reserves-Annual Contribution	568024-58001	$2,041.79
001	07/30/26	CONCRETE MIX USA LLC	4783-01	July Sidewalk Project	Reserves-Annual Contribution	568024-58001	$2,102.65
						Check Total	*$4,144.44*
CHECK # 100896							
001	07/31/26	CELEBRATION HARDWARE	505908	JULY SPLASH PAD CHLORINE	R&M-Fountain	546032-53901	$22.77
001	07/31/26	CELEBRATION HARDWARE	505858	July Supplies	R&M-Common Area	546016-53901	$85.98
						Check Total	*$108.75*
CHECK # 100897							
001	07/31/26	LLS TAX SOLUTIONS, INC.	004222	Arbitrage Services	ProfServ-Arbitrage Rebate	531002-51301	$500.00
						Check Total	*$500.00*
CHECK # 300190							
001	07/06/26	DUKE ENERGY - ACH	061226-1701	SVC PRD 4/29-6/4/26	Electricity - General	543006-53901	$3,911.56
001	07/06/26	DUKE ENERGY - ACH	061226-1701	SVC PRD 4/29-6/4/26	Building Op Costs	563034-53901	$379.35
001	07/06/26	DUKE ENERGY - ACH	061226-1701	SVC PRD 4/29-6/4/26	Electricity - Streetlights	543013-54101	$1,511.05
001	07/06/26	DUKE ENERGY - ACH	061226-1701	SVC PRD 4/29-6/4/26	R&M-Irrigation	546041-53901	$196.62
						Check Total	*$5,998.58*
CHECK # 300191							
001	07/07/26	REPUBLIC SERVICES - ACH	0690-000824921-ACH	JUNE REFUSE REMOVAL	Utility - Refuse Removal	543020-53901	$1,978.19
						Check Total	*$1,978.19*
CHECK # 300192							
001	07/13/26	ENTERPRISE CDD - UTILITY	062226-5611-ACH	5/13-6/12/26	Utility - Water	543018-53901	$19.98
						Check Total	*$19.98*
CHECK # 300193							
001	07/13/26	ENTERPRISE CDD - UTILITY	062226-2722-ACH	SVC PRD 5/13-6/12/26	Utility - Water	543018-53901	$619.44
						Check Total	*$619.44*
CHECK # 300194							
001	07/13/26	ENTERPRISE CDD - UTILITY	062226-2021-ACH	SVC PRD 5/13-6/12/26	Utility - Water	543018-53901	$356.63
						Check Total	*$356.63*

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CHECK # 300195							
001	07/13/26	ENTERPRISE CDD - UTILITY	062226-4022-ACH	SVC PRD 5/13-6/12/26	Utility - Water	543018-53901	$358.08
						Check Total	*$358.08*
CHECK # 300196							
001	07/13/26	ENTERPRISE CDD - UTILITY	062226-6022-ACH	5/13-6/12/26	Utility - Water	543018-53901	$308.40
						Check Total	*$308.40*
CHECK # 300197							
001	07/13/26	ENTERPRISE CDD - UTILITY	062226-5021-ACH	5/13-6/12/26	Utility - Water	543018-53901	$649.68
						Check Total	*$649.68*
CHECK # 300198							
001	07/13/26	ENTERPRISE CDD - UTILITY	062226-3021-ACH	SVC PRD 5/13-6/12/26	Utility - Water	543018-53901	$556.80
						Check Total	*$556.80*
CHECK # 300200							
001	07/09/26	HOME DEPOT - ACH	062826-6774-ACH	APRIL/MAY/JUNE PURCHASES	R&M-Fountain	546032-53901	$105.80
001	07/09/26	HOME DEPOT - ACH	062826-6774-ACH	APRIL/MAY/JUNE PURCHASES	R&M-Common Area	546016-53901	$149.70
001	07/09/26	HOME DEPOT - ACH	062826-6774-ACH	APRIL/MAY/JUNE PURCHASES	R&M-Sidewalks	546084-53901	$210.57
001	07/09/26	HOME DEPOT - ACH	062826-6774-ACH	APRIL/MAY/JUNE PURCHASES	R&M-Irrigation	546041-53901	$45.80
001	07/09/26	HOME DEPOT - ACH	062826-6774-ACH	APRIL/MAY/JUNE PURCHASES	R&M-Common Area	546016-53901	$82.94
001	07/09/26	HOME DEPOT - ACH	062826-6774-ACH	APRIL/MAY/JUNE PURCHASES	Reserves-Annual Contribution	568024-58001	$52.40
001	07/09/26	HOME DEPOT - ACH	062826-6774-ACH	APRIL/MAY/JUNE PURCHASES	R&M-Fountain	546032-53901	$67.84
001	07/09/26	HOME DEPOT - ACH	062826-6774-ACH	APRIL/MAY/JUNE PURCHASES	R&M-Fountain	546032-53901	($67.84)
001	07/09/26	HOME DEPOT - ACH	062826-6774-ACH	APRIL/MAY/JUNE PURCHASES	R&M-Sidewalks	546084-53901	$209.60
001	07/09/26	HOME DEPOT - ACH	062826-6774-ACH	APRIL/MAY/JUNE PURCHASES	Reserves-Annual Contribution	568024-58001	$92.49
001	07/09/26	HOME DEPOT - ACH	062826-6774-ACH	APRIL/MAY/JUNE PURCHASES	R&M-Sidewalks	546084-53901	($52.40)
001	07/09/26	HOME DEPOT - ACH	062826-6774-ACH	APRIL/MAY/JUNE PURCHASES	R&M-Sidewalks	546084-53901	($104.80)
001	07/09/26	HOME DEPOT - ACH	062826-6774-ACH	APRIL/MAY/JUNE PURCHASES	R&M-Common Area	546016-53901	$1,570.61
						Check Total	*$2,362.71*
CHECK # 300201							
001	07/16/26	SMART CITY TELECOM - AUTOPAY	070126-0025-ACH	SVC PRD 7/1-7/31/26	Communication - Telephone	541003-51301	$182.56
						Check Total	*$182.56*
CHECK # 300202							
001	07/16/26	SMART CITY TELECOM - AUTOPAY	070126-1187-ACH	SVC PRD 7/1-7/31/26	Communication - Telephone	541003-51301	$140.32
						Check Total	*$140.32*
CHECK # 300203							
001	07/15/26	SMART CITY TELECOM - AUTOPAY	070126-0231-ACH	SVC PRD JULY 2026	Communication - Telephone	541003-51301	$129.12
						Check Total	*$129.12*

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

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CHECK # 300204							
001	07/24/26	REPUBLIC SERVICES - ACH	0690-000826967	JULY REFUSE REMOVAL	Utility - Refuse Removal	543020-53901	$1,093.39
						Check Total	*$1,093.39*
CHECK # DD939							
001	07/27/26	VERIZON WIRELESS - ACH	6148359465-ACH	SVC PRD 6/12-7/11/26	Contracts-Security Camera	534036-52001	$140.80
						Check Total	*$140.80*
						Fund Total	**$612,758.09**

RESERVE FUND - 002

CHECK # 300199							
002	07/13/26	ENTERPRISE CDD - UTILITY	062226-ACH	temp meter BILL PRD 5/13-6/12/26	Utility - Water	543018-53901	$6.66
						Check Total	*$6.66*
						Fund Total	**$6.66**

Total Checks Paid	**$612,764.75**