INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Celebration Community Development District

September 29, 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
Gary Hudspeth, 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, September 29, 2026, at 5:00 p.m.

The Regular Meeting of the **Celebration Community Development District** will be held on **September 29, 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. **RESOLUTION APPOINTING OFFICERS**
   - **A.** Resolution 2026-13 Designating Officers…….Page 5
4. **MOTION TO APPROVE THE AGENDA**
5. **PUBLIC COMMENTS**
   (Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
6. **THIRD PARTY REPRESENTATIVES**
   - **A.** CROA
   - **B.** Sheriff
   - **C.** Mattamy
   - **D.** Esteban Espinal- Osceola County Traffic Study
7. **STAFF REPORTS**
   - **A.** Vendor Reports
     - **i.** United Landscape
     - **ii.** Premier Lakes……...Page 7
     - **iii.** Clarke
   - **B.** District Counsel
   - **C.** Field Inspection Report
     - **i.** September 2026 Report……Page 15

D. District Engineer

i. September 2026 Report……Page 22

E. District Manager

i. Discussion of Vendor Contracts……Page 24

ii. Discussion of Downtown Christmas Lights

8. BUSINESS ITEMS

A. Consideration of Resolution 2026-16 Meeting Schedule……...Page 26

B. Consideration of Kilwin's Confectionary Shoppe Agreement……..……..……...Page 29

C. Discussion of CDD Use Agreement in easement applications

D. Ratification of Requisition #2 of Island Village Series 2021 Bonds…….Page 31

E. Consideration of Resolution 2026-14 Conveyance of Real Property and Improvements…….Page 35

F. Consideration of Resolution 2026-15 Series 2021 Project……Page 76

9. CONSENT AGENDA

A. Consideration of August 25, 2026 Meeting Minutes……..……...Page 83

B. Consideration of August 2026 Financials……..…Page 90

C. Consideration of August 2026 Check Register……..…Page 109

10. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

11. PUBLIC COMMENTS

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

12. ADJOURNMENT

3A

Resolution 2026-13 Designating Officers

RESOLUTION 2026-13

A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR 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 Statues; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") now desires to designate the Officers of the District per Chapter 190, Florida Statutes.

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

1. The following persons are elected to the offices shown, to wit:

_____	Chairman
_____	Vice-Chair
_____	Secretary
_____	Treasurer
_____	Assistant Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 29th day of September.

ATTEST:

_____

Name: _____
Secretary / Assistant Secretary

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

_____

Name: _____
Chair / Vice Chair of the Board of Supervisors

7Aii

Premier Lakes September 2026 Report

Celebration CDD

Aquatics Report

9/11/2026

www.premierlakesfl.com

CustomerSupport@PremierLakesFL.com

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

Evalyn





Comments:
Filamentous Algae bloom observed along the shoreline. Open water is clear.

Action Required
Algae Treatment

Target:
Filamentous Algae

Rianhard





Comments:
Planktonic Algae observed in the one cove near the hotel. The rest of the lake is in good condition.

Action Required
Algae Treatment

Target:

CV3





Comments:
This pond is in good condition with minor duckweed floating.

Action Required
Floating weed treatment

Target:
Duckweed

Cv4





Comments:
This pond has decaying slender spikerush

Action Required
Monitor Slender Spikerush

Target:
Slender Spikerush

CV5





Comments:
This pond appears to have some planktonic algae throughout the water column.

Action Required
Algae Treatment

Target:
Planktonic Algae

NV3





Comments:
Sporadic algae observed.

Action Required
Algae Treatment

Target:
Filamentous Algae

NV1A





Comments:
Some minor algae observed outside beneficial plants.

Action Required
Algae Treatment

Target:
Filamentous Algae

4A





Comments:
This lake is in good condition.

Action Required
Routine Maintenance

Target:

NV2





Comments:
Filamentous algae observed towards one cove. Open water clear.

Action Required
Algae Treatment

Target:
Filamentous Algae

NV1B





Comments:
Minor Filamentous Algae observed along shoreline. Open water clear.

Action Required
Algae Treatment.

Target:
Filamentous Algae

Management Summary

We continue to see algae blooms across most ponds. Shoreline and submerged vegetation is very minimal. We will continue to treat the algae blooms aggressively to keep the growth to a minimal level. Ideally, we will begin to start to see some cold fronts in the next few months that will reduce the water temperatures and slow the growth substantially.

Thank you!

7Ci

September 2026 Field Report



Celebration CDD September Field Inspection

Tuesday, August 25 2026

13 Items Identified

13 Items Incomplete

Kyle Goldberg

Inframark



Item 1 - Light Pole Replacement

Assigned To: Inframark

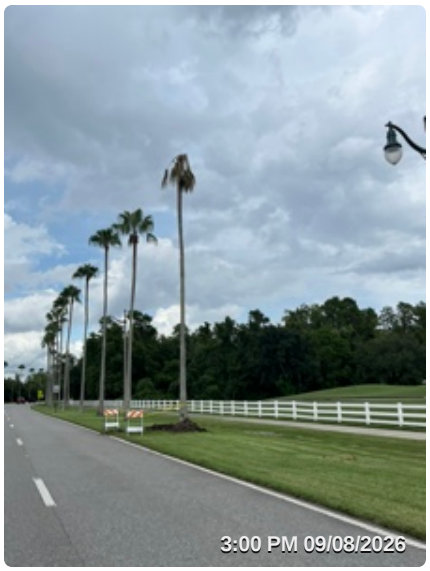
The light pole that was struck by Starbucks has been replaced.



Item 2 - Speaker Repair

Assigned To: Sound F/X

Some speakers have been damaged around downtown.



Item 3 - Dead Palm Tree

Assigned To: United Land Services

A palm tree on Celebration boulevard was struck by lightning and must be removed.



Item 4 - Asphalt Washout

Assigned To: Board Update

Some areas on the 417 have washed out due to increased amount of rain. District staff met with I-4 personnel. This is not CDD responsibility.



Item 5 - Clogged Drain

Assigned To: Board Update

While vacuuming a clogged alleyway drain, hardened material usually used for pool repair, was discovered. Location: 704 Mulberry Ave.

Item 6 - Removed Algae

Assigned To: Inframark

Clumped algae blocking storm drain systems has been removed.







Item 7 - Storm Drain Sealing

Assigned To: Inframark

Hydraulic cement was applied to cracks in a storm drain basin. Location: 1101 Croton Pl

Item 8 - Removed Broken Bench

Assigned To: Inframark

A broken bench on the corner of Mosaic and Tapestry has been removed, and a replacement will be ordered.





Item 9 - Splash Pad Pump

Assigned To: Inframark

The outer ring pump for the splash pad is not functioning properly, a technician has been called to repair it.

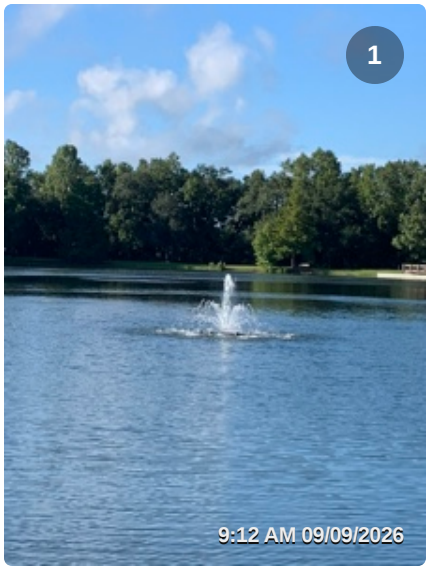




Item 10 - Fountain Screen Cleaning

Assigned To: Premier Lakes

The Lake Rianhard fountain's screen was clogged. The screen was cleaned and the fountain appears to be functioning properly.







Item 11 - Damaged Sod

Assigned To: United Land Services

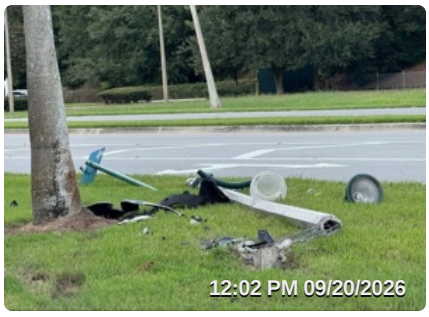
Some sod was damaged by the on ramp to the 417.



Item 12 - Sidewalk Project Update

Assigned To: Inframark

The sidewalk replacement project is currently working in Longmeadow, Mulberry, and Teal.



Item 13 - Downed Light pole

Assigned To: Inframark

A light pole was struck on Celebration Blvd and Campus Street. A replacement will be installed this month.

7Di

September 2026 District Engineer Report

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

September 21, 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 OAC meetings.
2. Water Street canal undermined concrete repair site visit and coordinate with contractor for site visit for pricing a repair.
3. Prepare and highlight Ph 2B plats denoting CROA vs CCDD Tracts. Perform Ph 2B north half and south half turnover site inspections to include multiple visits due to the size of the phase and number of punchlist items being found and number of root barriers to dig at to confirm lengths and prepare separate punchlists with detailed location maps for each half.
4. Research and corresp. on 545 Campus St. for garage addition that County denied permit for existing encroachment into utility easement. Two utility easements; one with Florida Power, and other with Vista Tel-Com.
5. Island Village Ph. 2A turnover document review and corresp. with Attorney. Double check tract name listing on all documents. Review and sign Engineer Certs and Requisition form.
6. Site visit with Mattamy to Phase 2B ponds along powerline easement where area between ponds is flooded during the wet season.

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

Sincerely,

Mark Vincutonis

Mark Vincutonis, P.E.

8 Broadway, Suite 104 – Kissimmee, Florida 34741-5708 – Phone: 407-847-9433
Engineering Fax: 321-442-1045 – Surveying Fax: 407-847-2499 – Email: hwa@hansonwalter.com
Website: www.hansonwalter.com

7Ei

Discussion of Vendor Contracts

FY2026 Current Contracts & Terms

Contractor/Vendor	Services/Description	Contract Amount	Inception Date	Effective Date	Expiration Date	RFP Schedule	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**	**10/1/2022**	**9/30/2027**	**2/15/2027**	**three-year term, renew for 2 one-year periods, price for 10% Merus 3.0**
Complete IT Corp	Office security cameras	$19,586	8/23/2026	8/23/2026	auto renewal		unless we term
GOGov	reporting system	$16,860	4/30/2023	4/30/2024	auto renewal		unless we term
Hanson Walter & Associates	engineering services	hourly	2/7/2006	10/1/2024	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**	**$1,095,905**	**2/1/2024**	**10/1/2024**	**9/30/2027**	**2/15/2027**	**three-year term, 2 one-year renewals. Year 1: $1,063,986, year 2: $1,095,905, year 3: $1,128,783, the two optional renewals will remain at $1,128,783**
Jan Carpenter with Latham Luna Eden & Beaudine (formerly Shuffield Lowman)	legal services	hourly	10/18/2006	10/1/2024	auto renewal		unless we term
McDirmit Davis	auditing	$5,200	10/29/2024	FY2024	FY2028		Five-year engagement beginning FY2024, price the same all five years
Osceola County Sheriff	sheriff details		1/17/2013	suspended	suspended		unless we term
Vigilant Solutions	Motorala License Plate Reader Syste	$24,800	4/15/2024	4/15/2024	4/16/2029		
Premier Lakes	pond aeration	$3,600	12/17/2024	2/1/2025	auto renewals		increase 4% annually
Premier Lakes	aquatic maintenance	$132,000	12/17/2024	2/1/2025	auto renewals		increase 4% annually
RCID	drainage interlocal	$22,000	3/16/1995	3/16/2000	Perpetual		calculated annually by RCID
USA Seal & Stripe	street sweeping	$90,750	2/1/2021	10/1/2026	9/30/2031		can renew for one additional one-year period
United Landscaping Amendment Agreement	landscaping		2/1/2026	2/1/2026	9/30/2026		
McDirmit Audit Engagement Letter FY2026	Auditing	$5,200	10/30/2025	FY2026	FY2028		agreement period of 1 year, can be renew three additional one-year terms
Total: Current Contract Amount		**$2,883,546**					

COLOR CODE= MANDATORY	
COLOR CODE= BEST PRACTICE	

8A

Consideration of Resolution 2026-16

Meeting Schedule

RESOLUTION 2026-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2027.

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

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings: and

WHEREAS, the Board of Supervisors ("Board") has proposed the fiscal year 2027 annual meeting schedule as attached in Exhibit A.

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

1. The fiscal year 2027 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

Passed and Adopted this 29th day of September, 2026.

Attest: **Celebration Community Development District**

Secretary/Assistant Secretary

Chairman/Vice Chairman

Exhibit A: FY 2027 Meeting Schedule

NOTICE OF MEETING SCHEDULE
CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Celebration Community Development District will hold meetings for fiscal year 2027 at the District Office located at 313 Campus Street, Celebration, Florida 34747, at 5:00 p.m. generally on the fourth Tuesday of every month, unless otherwise noted below. Following are the dates for all meetings and workshops:

October 27, 2026
November 17, 2026 *(third Tuesday)*
December 15, 2026 *(third Tuesday)*
January 26, 2027
February 23, 2027
March 9, 2027, budget workshop
March 23, 2027
April 13, 2027, budget workshop
April 27, 2027
May 12, 2027, budget workshop
May 25, 2027, budget approval
June 22, 2027
July 27, 2027, budget hearing
August 24, 2027
September 28, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Meetings may be continued to a date, time, and location to be specified on the record at the meetings without further publication of notice.

There may be occasions when Supervisors or staff will participate via telephone or other communication media technology. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Manager at (407) 566-1935 at least two (2) calendar days prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8771 (TTY)/(800) 955-8770 (Voice) for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and accordingly, the person may need to ensure a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Kerry Satterwhite District Manager

Publication date:
Thursday, October 8, 2026
Osceola News Gazette

8B

Consideration of Kilwin's Confectionary Shoppe Agreement

CELEBRATION CDD LETTERHEAD

September __, 2026

Red Dot Chocolates, Inc. d/b/a
Kilwin's Confectionary Shoppe
671 Front Street, Suite 140
Celebration, Florida 34747
Attn: Joanna Lella, Pres.
Cherie Kirton, V. Pres.

Dear _____:

We are writing to you on behalf of the Celebration Community Development District (the "District"). As you know, the District is a special purpose government and owns infrastructure and amenities through the Celebration community for the use of the public. Our amenities, including the downtown splash pad, serve our landowners and residents, as well as guests and customers of the downtown businesses (our "Users").

We want to thank you for your cooperation and graciousness in allowing your customers and our users access to your restroom facilities when in need. This helps the community at large and allows the District to offer its downtown amenities. The District agrees to reimburse you $1000 per month($12000/yr) to cover any costs you may incur.

Please assist the District and acknowledge your agreement to continue to extend this courtesy to the District and the community.

Very truly yours,

Kerry Satterwhite
District Manager

Agreed:

_____
Name:_____

8D

Ratification of Requisition #2 of Island Village Series 2021 Bonds

FORM OF REQUISITION 2021 ACQUISITION AND CONSTRUCTION ACCOUNT

Celebration Community Development District
Osceola County, Florida

U.S. Bank National Association, as Trustee
Orlando, Florida

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2021
(CELEBRATION BOULEVARD AND PHASE 1 PROJECTS)

The undersigned, a Responsible Officer of the Celebration Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as successor trustee (the "Trustee"), dated as of June 15, 1994, as amended, and as supplemented by that certain Eleventh Supplemental Trust Indenture dated as of August 1, 2021 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

(A) Requisition Number; **#2**

(B) Name of Payee; Mattamy Orlando, LLC

(C) Amount Payable; $78,216.00

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

(E) Account from which disbursement to be made:
2021 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;

2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;

3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area One Project;

4. each disbursement represents a Cost of the Assessment Area One Project which has not previously been paid; and

5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

CELEBRATION COMMUNITY
DEVELOPMENT DISTRICT

By:_____
Responsible Officer

Date:_____

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the Assessment Area One Project and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the Assessment Area One Project improvements being acquired from the proceeds of the 2021 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Assessment Area One Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Assessment Area One Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the Assessment Area One Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

DAN B. TURNER LICENSE No. 96594 STATE OF FLORIDA PROFESSIONAL ENGINEER

_____
District Engineer

9-21-26

8D

Ratification of Requisition #2 of Island Village Series 2021 Bonds

8E

Consideration of Resolution 2026-14 Conveyance of Real Property and Improvements

RESOLUTION 2026-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYANCE OF REAL PROPERTY AND IMPROVEMENTS FROM MATTAMY ORLANDO LLC LOCATED IN CELEBRATION ISLAND VILLAGE PHASE 2A; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND ACCEPT ALL DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Celebration Community Development District (the "District") is a local unit of special-purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the "Act"), for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of certain infrastructure within and without the boundaries of the premises to be governed by the District; and

WHEREAS, the District has the authority, generally under the Act, and specifically under Section 190.012, *Florida Statutes*, to acquire real property and improvements for, among other things, the purposes of operating and maintaining systems, facilities, and basic infrastructure 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, 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, Mattamy Orlando LLC, a Delaware limited liability company authorized to transact business in the State of Florida ("Developer"), has requested the transfer and acceptance of real property and infrastructure improvements, as more particularly described in the Special Warranty Deed, Bill of Sale Absolute and Agreement, Agreement Regarding Taxes, Owner's Affidavit, Post-Closing Conveyance Agreement, Limited Liability Company Affidavit, and Non-Foreign Affidavit, attached hereto as Exhibit "A" (the "Conveyance Documents"), from Developer to the District; and

WHEREAS, the District Counsel and the District Manager have reviewed the Conveyance Documents from Developer, and Hanson, Walter & Associates, Inc. (the "District Engineer") and LJA Engineering, Inc. (f/k/a Donald W. McIntosh Associates, Inc.) (the "Consulting Engineer") have also reviewed the Conveyance Documents and both have provided certificates for the conveyance, attached hereto as Exhibit "B," to evidence compliance with plans and specifications and the requirements of the District for accepting the conveyances.

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

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

2. Approval of Acquisition and Transfer of the Real Property and Improvements. The Board hereby approves the transfer and acceptance of the real property and improvements described in the Conveyance Documents in Exhibit "A," from Developer to the District, and approves and accepts the substantially final form of the Conveyance Documents.

3. Authorization of District Staff. 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 conveyance of the real property and improvements described in the Conveyance Documents, and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute the Conveyance Documents and all necessary or desirable certificates, documents, papers, and agreements, and review and accept any revisions necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.

4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Manager, District Counsel, District Engineer, are hereby ratified and authorized on behalf of the District.

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

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

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Celebration Community Development District, this 29th day of September, 2026.

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

ATTEST:

_____
Print: _____
Secretary/Asst. Secretary

By: _____
Tom Touzin
Chairman

EXHIBIT "A"

CONVEYANCE DOCUMENTS

1. Special Warranty Deed
2. Bill of Sale Absolute and Agreement
3. Agreement Regarding Taxes
4. Owner's Affidavit
5. Post-Closing Conveyance Agreement
6. Limited Liability Company Affidavit
7. Non-Foreign Affidavit

THIS INSTRUMENT PREPARED BY
AND TO BE RETURNED TO:
Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine LLP
Post Office Box 3353
Orlando, Florida 32802

SPECIAL WARRANTY DEED

(Celebration Community Development District – Celebration Island Village Phase 2A)

THIS SPECIAL WARRANTY DEED made as of this ____ day of _____, 2026 by **MATTAMY ORLANDO LLC**, a Delaware limited liability company d/b/a MATTAMY HOMES, whose principal address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811 ("Grantor"), to the **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 ("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 2026 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.

[SIGNATURES 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:

Signed, sealed and delivered in the presence of:

Print Name: Tanner Adams
Address: 2450 Maitland Center Pkwy Ste 300 Maitland FL 32751

Print Name: [illegible]
Address: 2450 Maitland Ctr Pkwy Ste 300, Maitland FL 32751

GRANTOR:

MATTAMY ORLANDO LLC,
a Delaware limited liability company

By: _____
Print: Elizabeth Manchester
Title: Vice President

Address: 2450 Maitland Center Parkway Suite 300 Maitland FL 32751

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 10TH day of SEPT 2026, by Elizabeth Manchester, as the Vice President of Mattamy Orlando LLC, a Delaware limited liability company, on behalf of said entity. Said person is [✓] personally known to me or [ ] has produced _____ as identification.

GILLIAN CHUNG-MILLER
Notary Public - State of Florida
Commission # HH 355683
My Comm. Expires Feb 26, 2027
Bonded through National Notary Assn.

Notary Public; State of Florida
Print Name: GILLIAN CHUNG-MILLER
My Commission Expires: 2/26/2027
My Commission No.: 355683

EXHIBIT "A"

Description of the Property

Phase 2A Tracts 1.05.10, 2.01.01, 2.01.02, 2.01.04, 2.01.05, 2.01.06, 2.01.07, 2.01.09, 2.01.11, 2.02.01, 2.02.02, 2.02.03, 2.04.01, 2.06.01, 2.06.02, 2.06.03A, 2.06.03B, 2.06.03C, and 2.06.04, according to the Plat thereof, as recorded in Plat Book 35, Pages 145-157, Public Records of Osceola County, Florida

BILL OF SALE ABSOLUTE AND AGREEMENT

(Celebration Community Development District – Celebration Island Village Phase 2A)

THIS BILL OF SALE ABSOLUTE AND AGREEMENT ("Agreement") is made as of 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 **MATTAMY ORLANDO LLC**, a Delaware limited liability company d/b/a MATTAMY HOMES, whose principal address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811 ("Developer").

RECITALS

WHEREAS, Developer 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, both Developer and the District find it to be in the best interest of both parties for the District to perpetually own, operate and maintain the Improvements, as the District may deem reasonable or appropriate, within its sole discretion, for the benefit of the District; and

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

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 by reference.

2. **KNOW ALL MEN BY THESE PRESENTS** that Developer, of the County of Osceola and the State of Florida, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) lawful money of the United States, to it paid by the District, 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 District, its executors, administrators and assigns, and the District hereby accepts, all of Developer's right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever.

3. The Developer represents and warrants to the District that to the best of Developer's knowledge, Developer has good and lawful right, title and interest in the Improvements and that the Improvements are free and clear of any and all liens, encumbrances, claims and demands, Developer will freely and fully warrant and defend the Improvements against the lawful claims of any person

claiming by, through or under the Developer, but against none other, and that the Improvements are in good working conditions, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

4. All personal property described and conveyed herein is conveyed with all express or implied warranties of merchantability fitness for use or other warranties not expressly stated herein, as applicable.

5. Developer agrees to indemnify and defend the District against, and to hold the District harmless from, any and all claims, actions, causes of action, losses, expenses, demands, liabilities, costs and repair expenses, including, but not limited to, the fees and expenses of any attorneys and experts reasonably incurred by the District, directly or indirectly arising out of or resulting from Developer's design, installation and construction of the Improvements for a period of five (5) years after the Effective Date of this Agreement.

6. This Agreement may be executed in any number of counterparts, including by electronic or digital signature in accordance with Chapter 668, Florida Statutes, each of which shall be deemed an original. All fully executed counterparts shall be construed together and shall constitute one and the same agreement.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

COUNTERPART SIGNATURE PAGE TO BILL OF SALE
Celebration Community Development District – Celebration Island Village Phase 2A)

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: Tanner Adams

Print:

DEVELOPER:

MATTAMY ORLANDO LLC,
a Delaware limited liability company

By: _____
Print: Elizabeth Manchester
Title: Vice President

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 10TH day of SEPT., 2026, by Elizabeth Manchester, as the Vice President of Mattamy Orlando LLC, a Delaware limited liability company, on behalf of said entity. Said person is [✓] personally known to me or [ ] has produced _____ as identification.

GILLIAN CHUNG-MILLER
Notary Public - State of Florida
Commission # HH 355683
My Comm. Expires Feb 26, 2027
Bonded through National Notary Assn.

Notary Public; State of Florida
Print Name: GILLIAN CHUNG-MILLER
My Commission Expires: 2/26/2027
My Commission No.: 355683

COUNTERPART SIGNATURE PAGE TO BILL OF SALE

Celebration Community Development District – Celebration Island Village Phase 2A)

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:_____
Name: Tom Touzin
Title: Chairman

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 Tom Touzin, as Chairman of the Board of Supervisors, of the **CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**, a community development district organized under the laws of the State of Florida, and was attested to by _____, as the Secretary/Assistant Secretary of the **CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**, on behalf of the community development district, who are [ ] personally known to me, or [ ] have each produced a valid driver's license as identification.

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

EXHIBIT "A"

LIST AND DESCRIPTION OF IMPROVEMENTS

1. Stormwater Management Pond improvements, bank, berm, overflow weir, skimmer, spreader swale, etc.
2. Stormwater System Pipes and Inlets
3. Alley improvements
4. Sidewalks
5. Signage & Striping
6. Hardscape (decorative entry columns, doggy potty stations, trash cans)
7. Street lighting, pond sidewalk bollard lighting, directional up lighting
8. Retaining Walls, including any railings, supporting public improvements
9. Guardrails
10. Boardwalk
11. Covered pavilion and seating bench
12. Landscaping and Irrigation

The foregoing Improvements are located on the following real property tracts:

Phase 2A Tracts 1.05.10, 2.01.01, 2.01.02, 2.01.04, 2.01.05, 2.01.06, 2.01.07, 2.01.09, 2.01.11, 2.02.01, 2.02.02, 2.02.03, 2.04.01, 2.06.01, 2.06.02, 2.06.03A, 2.06.03B, 2.06.03C, and 2.06.04, according to the Plat thereof, as recorded in Plat Book 35, Pages 145-157, Public Records of Osceola County, Florida

AGREEMENT REGARDING TAXES

(Celebration Community Development District – Celebration Island Village Phase 2A)

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 **MATTAMY ORLANDO LLC**, a Delaware limited liability company d/b/a MATTAMY HOMES, whose principal address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811 ("Developer").

WITNESSETH

WHEREAS, Developer 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, Developer 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 development activities within the boundaries of the District, Developer has, simultaneously with the execution of this Agreement, conveyed the Property and the Improvements to the District 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 Developer to the District, Developer and the District 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. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2025 and all prior years have been paid in full.

3. Developer 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, subject to the adjustment of the amount of the ad-valorem taxes and assessments for 2026 if the Property is deemed exempt in accordance with Section 5 hereof.

4. District shall, within thirty (30) days of receipt, forward to the Developer, 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 District actually receives in its office.

5. Subsequent to the District's acceptance of the Property and Improvements, and only in the event the Property is not conveyed to another governmental entity, or the Property is not otherwise deemed exempt already, the District 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, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property and/or Improvements, as applicable.

6. Developer 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 Developer and District dated as of even date herewith.

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
(Celebration Community Development District – Celebration Island Village Phase 2A)

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: Tanner Adams

_____
Print: RALPH CHARLES BELL

MATTAMY ORLANDO LLC, a Delaware limited liability company

By: _____
Print: Elizabeth Manchester
Title: Vice President

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT,
a Florida community development district

ATTEST:

_____
Print: _____
Secretary/Asst. Secretary

By: _____
Print: Tom Touzin
Title: Chairman

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
(Celebration Community Development District – Celebration Island Village Phase 2A)

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:_____

MATTAMY ORLANDO LLC, a Delaware limited liability company

By: _____
Print: Elizabeth Manchester
Title: 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

Phase 2A Tracts 1.05.10, 2.01.01, 2.01.02, 2.01.04, 2.01.05, 2.01.06, 2.01.07, 2.01.09, 2.01.11, 2.02.01, 2.02.02, 2.02.03, 2.04.01, 2.06.01, 2.06.02, 2.06.03A, 2.06.03B, 2.06.03C, and 2.06.04, according to the Plat thereof, as recorded in Plat Book 35, Pages 145-157, Public Records of Osceola County, Florida

IMPROVEMENTS

1. Stormwater Management Pond improvements, bank, berm, overflow weir, skimmer, spreader swale, etc.
2. Stormwater System Pipes and Inlets
3. Alley improvements
4. Sidewalks
5. Signage & Striping
6. Hardscape (decorative entry columns, doggy potty stations, trash cans)
7. Street lighting, pond sidewalk bollard lighting, directional up lighting
8. Retaining Walls, including any railings, supporting public improvements
9. Guardrails
10. Boardwalk
11. Covered pavilion and seating bench
12. Landscaping and Irrigation

OWNER'S AFFIDAVIT

(Celebration Community Development District – Celebration Island Village Phase 2A)

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, the undersigned authority, personally appeared Elizabeth Manchester ("Affiant") as Vice President of MATTAMY ORLANDO LLC, a Delaware limited liability company, authorized to transact business in the State of Florida, d/b/a MATTAMY HOMES, whose principal address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811 ("Owner"), who being first duly sworn on oath says:

1. That Affiant knows of her own knowledge that Owner is the fee simple title holder to certain lands located in Osceola County, Florida (the "Property") and of certain infrastructure improvements on the Property (the "Improvements"), as more particularly described on Exhibit "A" attached hereto, and that Affiant as the Vice President 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 free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the Celebration Island Village, Phase 2A plat, as recorded in Plat Book 35, Pages 145-157, of the Official Records of Osceola County, Florida (the "Plat"), ALTA Commitment for Title Insurance issued by First American Title Insurance Company, having Commitment Number 2240-2839736 and with an effective date of July 22, 2026 at 8:00 a.m. (the "Title Report").

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. Except as identified in the Plat and Title Report, 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 the Celebration Community Development District (the "District"), a Florida community development district and local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, to accept the Owner's conveyance of the Property and Improvements to the District.

9. That 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 District 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 District 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 [47-2432811]; (v) has a mailing address of 4901 Vineland Road, Suite 450, Orlando, Florida 32811. Affiant understands that this certification may be disclosed to the Internal Revenue Service by the District 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. 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 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.

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

[SIGNATURES ON FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 9/10, 2026

WITNESSES:

Signed, sealed and delivered in the presence of:

Print: Tanner Adams

Print: RALPH CAMPBELL III

MATTAMY ORLANDO LLC,
a Delaware limited liability company

By: _____
Print: Elizabeth Manchester
Title: Vice President

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 10TH day of SEPTEMBER, 2026, by Elizabeth Manchester, as the Vice President of Mattamy Orlando LLC, a Delaware limited liability company, on behalf of said entity. Said person is [✓] personally known to me or [ ] has produced _____ as identification.

GILLIAN CHUNG-MILLER
Notary Public - State of Florida
Commission # HH 355683
My Comm. Expires Feb 26, 2027
Bonded through National Notary Assn.

Notary Public; State of Florida
Print Name: GILLIAN CHUNG-MILLER
My Commission Expires: 2/26/2027
My Commission No.: 355683

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Phase 2A Tracts 1.05.10, 2.01.01, 2.01.02, 2.01.04, 2.01.05, 2.01.06, 2.01.07, 2.01.09, 2.01.11, 2.02.01, 2.02.02, 2.02.03, 2.04.01, 2.06.01, 2.06.02, 2.06.03A, 2.06.03B, 2.06.03C, and 2.06.04, according to the Plat thereof, as recorded in Plat Book 35, Pages 145-157, Public Records of Osceola County, Florida

IMPROVEMENTS

1. Stormwater Management Pond improvements, bank, berm, overflow weir, skimmer, spreader swale, etc.
2. Stormwater System Pipes and Inlets
3. Alley improvements
4. Sidewalks
5. Signage & Striping
6. Hardscape (decorative entry columns, doggy potty stations, trash cans)
7. Street lighting, pond sidewalk bollard lighting, directional up lighting
8. Retaining Walls, including any railings, supporting public improvements
9. Guardrails
10. Boardwalk
11. Covered pavilion and seating bench
12. Landscaping and Irrigation

POST-CLOSING CONVEYANCE AGREEMENT

(Celebration Community Development District – Celebration Island Village Phase 2A)

THIS POST-CLOSING CONVEYANCE AGREEMENT (this "**Agreement**"), dated as of _____ ___, 2026 (the "**Effective Date**"), is entered into by and between **MATTAMY ORLANDO LLC**, a Delaware limited liability company (the "**Mattamy**"), whose address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811, and the **CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the "**District**"), whose address is c/o Inframark, LLC, 313 Campus Street, Celebration, Florida 34747.

WHEREAS, on the date hereof, Mattamy has conveyed by Special Warranty Deed real property to the District, including that certain parcel known as Osceola County Parcel Identification Number 26-25-27-3687-TRAC-1020 and as further described in **Exhibit "A"** attached hereto and incorporated herein (the "**CCDD Parcel"**).

WHEREAS, Mattamy owns residential Lot 321, the front and side of which lot is adjacent to the CCDD Parcel.

WHEREAS, Mattamy plans to construct a home on Lot 321, and, as a part of that construction, has agreed to install, construct, complete and convey certain infrastructure improvements on the adjacent CCDD Parcel to the District, as specified herein and in **Exhibit "B"** attached hereto and incorporated herein (the "**Improvements**") .

WHEREAS, the parties desire to set forth these post-closing terms and agreements for the Improvements which are to be located on the CCDD Parcel.

NOW, THEREFORE, in consideration of the District's acceptance of ownership of the CDD Parcel from the Mattamy on the date hereof, the parties agree as follows:

1. **Post-Closing Obligation.** The parties acknowledge that a residential home is not yet constructed on Lot 321 and that completing the Improvements prior to the construction and completion of the home would be inefficient and costly due to the location and nature of the Improvements. Within twenty-four (24) months of the Effective Date of this Agreement, Mattamy shall have completed all the Improvements on the CCDD parcel, in accordance with the plans approved by Osceola County on October 18th, 2022 (the "Plans"). The construction and/or installation of the sidewalks, street trees and root barriers, uniform grading of the CCDD parcel, irrigation lines and valves, and final residential sodding of the CCDD Parcel, shall be completed, and after the District Engineer's certification that all Improvements have been constructed, installed and completed in accordance with the Plans and any other applicable plans, permits and regulations, Mattamy shall to convey the Improvements to the District by separate Bill of Sale.

2. **Miscellaneous**

A. Inspection. The District Engineer shall inspect and certify to the District that construction of the Improvements has been constructed, installed and completed in accordance with this Agreement, within twenty (20) business days of Mattamy having provided notice to

District that the Improvements have been completed.

B. Extension and Termination. This Agreement shall terminate upon the District Engineer's certification that construction of the Improvements has been constructed, installed and completed and the District has accepted a Bill of Sale for the Improvements.

In the event Mattamy is unable to construct, install and complete the Improvements on the CCDD Parcel within the twenty-four month time period provided herein, Mattamy may request one twelve (12) month extension, which shall be granted by the District in its reasonable discretion (considering public use of the CCDD Parcel and any potential for injury or increased costs). Any further request by Mattamy for an extension, shall be considered by the District in its sole discretion.

C. Modification. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless agreed to in writing by both parties.

[SIGNATURE PAGES TO FOLLOW]

COUNTERPART SIGNATURE PAGE FOR THE POST-CLOSING CONVEYANCE AGREEMENT

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in their respective names by their duly authorized representatives as of the day and year first set forth above.

Signed, sealed and delivered in our presence:

(Signature)

Tanner Adams
(Print Name)

(Signature)

TONAL CHARLES BELL
(Print Name)

"MATTAMY"

MATTAMY ORLANDO LLC, a Delaware limited liability company

By: _____
Print: Elizabeth Manchester
Title: Vice President

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 10TH day of SEPTEMBER, 2026, by Elizabeth Manchester, as Vice President of Mattamy Orlando LLC, a Delaware limited liability company, on its behalf. Said person is [✓] personally known to me or [ ] has produced _____ as identification.

GILLIAN CHUNG-MILLER
Notary Public - State of Florida
Commission # HH 355683
My Comm. Expires Feb 26, 2027
Bonded through National Notary Assn.

Gillian Chung-Miller
Notary Public; State of Florida
Print Name: GILLIAN CHUNG-MILLER
My Commission Expires: 2/26/2027
My Commission No.: 355683

COUNTERPART SIGNATURE PAGE FOR THE POST-CLOSING CONVEYANCE AGREEMENT

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in their respective names by their duly authorized representatives as of the day and year first set forth above.

Signed, sealed and delivered in our presence:

"DISTRICT"

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT,
a Florida community development district

ATTEST:

By:_____

By: _____
Secretary/Asst. Secretary

Print: Tom Touzin

Title: Chairman

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 Tom Touzin, as Chairman of the Board of Supervisors of the Celebration Community Development District, a Florida community development district, on its behalf. Said person is [ ] personally known to me or [ ] has produced _____ as identification.

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

Exhibit "A"

The Improvements are located on the following real property tract:

Tract 2.01.02 of Celebration Island Village Phase 2A, according to the plat thereof, as recorded in Plat Book 35 Pages 145 through 157, Public Records of Osceola County, Florida.

IMPROVEMENTS

1. Sidewalks
2. Residential Sod
3. Street Trees
4. Uniform Grading
5. Residential Irrigation
6. Root Barriers

THIS INSTRUMENT PREPARED BY
AND TO BE RETURNED TO:
Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine LLP
Post Office Box 3353
Orlando, Florida 32802

LIMITED LIABILITY COMPANY AFFIDAVIT

(Celebration Island Village Phase 2A)

BEFORE ME, a notary public authorized in the State and County aforesaid to administer oaths and take acknowledgments, this day personally appeared **ELIZABETH MANCHESTER** (the "**Affiant**"), who upon being duly sworn, deposes and says:

1. Affiant has personal knowledge of the facts stated herein.

2. Affiant is a Vice President of **MATTAMY ORLANDO LLC,** a Delaware limited liability company (the "**Company**") and is authorized to make this affidavit on behalf of the Company.

3. The Company is the owner of that certain real property located in Osceola County, Florida and more particularly described on **Exhibit "A"** attached hereto (the "**Property**").

4. Affiant has the authority to bind the Company, and said authority is in conformity with all governing documents of the Company, including but not limited to the Articles of Organization and Operating Agreement of the Company. Affiant is authorized, as Vice President of the Company, to execute and deliver any and all documents required to convey the Property to Celebration Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Osceola County, Florida, and said authority is in conformity with all governing documents of the Company.

5. The Company has not been terminated or dissolved, and is duly organized, validly existing, and in good standing under the laws of the State of Delaware since the date of its formation on November 26, 2014, and is currently in existence under valid Articles of Organization.

6. That neither the Company nor any member of the Company is a debtor in bankruptcy nor has been a debtor in bankruptcy since becoming a member of the Company, and no creditors have acquired or are attempting to acquire control of the Company by executing on or attaching or seizing the member's interest in the Company.

7. Affiant further states that she 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 she has fully read this affidavit and understand its contents.

8. This affidavit is given to induce Mattamy Homes Title Agency, LLC, as agent for First American Title Insurance Company, to issue its title policy insuring the contemplated transaction.

FURTHER AFFIANT SAYETH NAUGHT.

IN WITNESS WHEREOF, the undersigned has sworn to and executed this Limited Liability Company Affidavit, the date and year set out below.

DATED as of 9/10, 2026.

WITNESSES:

Signed, sealed and delivered in the presence of:

Print Name: Tanner Adams
Address: 2450 Maitland Center Pkwy Ste 300 Maitland FL 32751

Print Name: RALAH CHARLES BELL
Address: 2450 MAITLAND CTR. PKWY STE 300 MAITLAND, FL 32751

AFFIANT:

ELIZABETH MANCHESTER
Address: 2450 Maitland Center Parkway Suite 300 Maitland FL 32751

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 10TH day of SEPT., 2026, by ELIZAETH MANCHESTER. She ☑ is personally known to me OR ☐ produced a valid state Driver's License or _____ as identification.

GILLIAN CHUNG-MILLER
Notary Public - State of Florida
Commission # HH 355683
My Comm. Expires Feb 26, 2027
Bonded through National Notary Assn.

Notary Public; State of Florida
Print Name: GILLIAN CHUNG-MILLER
My Commission Expires: 2/26/2027
My Commission No.: 355683

EXHIBIT "A"

LEGAL DESCRIPTION

Phase 2A Tracts 1.05.10, 2.01.01, 2.01.02, 2.01.04, 2.01.05, 2.01.06, 2.01.07, 2.01.09, 2.01.11, 2.02.01, 2.02.02, 2.02.03, 2.04.01, 2.06.01, 2.06.02, 2.06.03A, 2.06.03B, 2.06.03C, and 2.06.04, according to the Plat thereof, as recorded in Plat Book 35, Pages 145-157, Public Records of Osceola County, Florida

NON-FOREIGN AFFIDAVIT

THIS NON-FOREIGN AFFIDAVIT (the "**Affidavit**") is provided pursuant to the requirements of Section 1445 of the Internal Revenue Code ("**Code**") in order to induce **CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the "**Transferee**"), to purchase from **MATTAMY ORLANDO LLC**, a Delaware limited liability company (the "**Transferor**"), an interest in the real property described below and to not withhold any portion of the sale proceeds. I acknowledge that this Non-Foreign Affidavit will be relied upon by Transferee and by **LATHAM, LUNA, EDEN & BEAUDINE, LLP.**

As such, under penalties of perjury, the undersigned swears and affirms that the following information is true and correct:

Transferor's Legal Name: Mattamy Orlando LLC, a Delaware limited liability company

Transferor's Address: 4901 Vineland Road
Suite 450
Orlando, Florida 32811

EIN: 47-2432811

Legal Description: See attached **Exhibit "A"**

Transferor is not a foreign corporation, foreign partnership, foreign trust, foreign estate or a non-resident alien for purposes of U.S. income taxation (as such terms are defined in the Code and Income Tax Regulations). Transferor is not a disregarded entity as defined in §1.1445-2(b)(2)(iii).

Additionally, the undersigned authorizes the submission of this Affidavit to the Internal Revenue Service if and when such submission is required and that any false statement contained herein could be punished by fine, imprisonment or both.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned has sworn to and executed this Non-Foreign Affidavit the date and year set out below.

DATED as of 9/10, 2026.

MATTAMY ORLANDO LLC,
a Delaware limited liability company

By: _____
Print Name: Elizabeth Manchester
Title: Vice President

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization, this 10TH day of SEPT, 2026, by Elizabeth Manchester, as Vice President of **MATTAMY ORLANDO LLC**, a Delaware limited liability company, on behalf of the limited liability company. Said person is [✓] personally known to me or [_] has produced _____ as identification.

GILLIAN CHUNG-MILLER
Notary Public - State of Florida
Commission # HH 355683
My Comm. Expires Feb 26, 2027
Bonded through National Notary Assn.

_____
Notary Public; State of Florida
Print Name: GILLIAN CHUNG-MILLER
Commission No.: 355683
My Commission Expires: 2/26/2027

EXHIBIT "A"

Legal Description

Phase 2A Tracts 1.05.10, 2.01.01, 2.01.02, 2.01.04, 2.01.05, 2.01.06, 2.01.07, 2.01.09, 2.01.11, 2.02.01, 2.02.02, 2.02.03, 2.04.01, 2.06.01, 2.06.02, 2.06.03A, 2.06.03B, 2.06.03C, and 2.06.04, according to the Plat thereof, as recorded in Plat Book 35, Pages 145-157, Public Records of Osceola County, Florida

EXHIBIT "B"

ENGINEER CERTIFICATES

[To Be Attached]

CERTIFICATE OF DISTRICT ENGINEER

(Celebration Community Development District – Celebration Island Village Phase 2A)

I, **Mark Vincutonis, P.E.** of **Hanson, Walter & Associates, Inc.**, a Florida corporation, and licensed to provide professional engineering services to the public in the State of Florida under Florida Certificate of Authorization No. 3265, with offices located at 8 Broadway, Suite 104, Kissimmee, Florida 34741 ("HWA"), hereby acknowledges and certifies the following, to the best of my knowledge, information and belief, to be true and correct in all respects :

1. That I, through HWA currently serve as District Engineer to the Celebration Community Development District (the "District").

2. That the District proposes to accept from **MATTAMY ORLANDO LLC**, a Delaware limited liability company d/b/a MATTAMY HOMES ("Developer"), for ownership, operation and maintenance, certain real property described in Exhibit "A" attached hereto and incorporated herein (collectively, the "Property"), plus infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, also as described more completely in Exhibit "A" attached hereto and incorporated herein (collectively, the "Improvements"). Any real property being conveyed to the District is being transferred at only nominal cost to the District, so no review of an appraisal or similar documentation as to reasonableness of purchase price or other valuation is required or being rendered.

3. That this certification (the "Certification") is provided in conjunction with, and in support of, the District's approval of the conveyance of the Property and Improvements from Developer to the District and the District's acceptance of such Property and Improvements. The District will rely on this Certification for such purposes.

4. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with known plans, specifications, contracts and permits required and/or approved by any known governmental authorities, as applicable. The Property and Improvements are in a condition acceptable for acceptance by the District.

5. That the Improvements are properly permitted by the appropriate governmental entities, and that copies of the applicable plans, specifications and permits relating to the Improvements, if any, that have actually been provided to HWA are being held by HWA as records of the District on its behalf.

6. I have reviewed the actual cost of the Improvements built or constructed by or at the direction of the Developer, and the District is paying no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by the District Engineer.

[Signature page to follow.]

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER
(Celebration Community Development District – Celebration Island Village Phase 2A)

DATED: SEPT. 14, 2026

Witness: _____
Print: KIRK HASLAM

Witness: _____
Print: Robyn Souser

_____
Mark Vincutonis, P.E.
Professional License No.: FL 54646
on behalf of the company,
Hanson, Walter & Associates, Inc., a Florida corporation
8 Broadway, Suite 104
Kissimmee, Florida 34741

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 14th day of September, 2026 by MARK VINCUTONIS of Hanson, Walter & Associates, Inc., a Florida corporation, on behalf of said corporation. Said person is [ ] personally known to me or [ ] has produced a valid driver's license as identification.

(SEAL)

_____
Notary Public; State of Florida
Print Name: Angely Andino Fuentes
Comm. Exp.: 10-22-2029
Comm. No.: HH 732898

NOTARY PUBLIC STATE OF FLORIDA
ANGELY ANDINO FUENTES
Commission # HH 732898
Expires October 22, 2029

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Phase 2A Tracts 1.05.10, 2.01.01, 2.01.02, 2.01.04, 2.01.05, 2.01.06, 2.01.07, 2.01.09, 2.01.11, 2.02.01, 2.02.02, 2.02.03, 2.04.01, 2.06.01, 2.06.02, 2.06.03A, 2.06.03B; 2.06.03C, and 2.06.04, according to the Plat thereof, as recorded in Plat Book 35, Pages 145-157, Public Records of Osceola County, Florida

IMPROVEMENTS

1. Stormwater Management Pond improvements, bank, berm, overflow weir, skimmer, spreader swale, etc.
2. Stormwater System Pipes and Inlets
3. Alley improvements
4. Sidewalks
5. Signage & Striping
6. Hardscape (decorative entry columns, doggy potty stations, trash cans)
7. Street lighting, pond sidewalk bollard lighting, directional up lighting
8. Retaining Walls, including any railings, supporting public improvements
9. Guardrails
10. Boardwalk
11. Covered pavilion and seating bench
12. Landscaping and Irrigation

CERTIFICATE OF ENGINEER

(Celebration Community Development District – Celebration Island Village Phase 2A)

I, Dan Turner, P.E. of **LJA Engineering, Inc. (f/k/a Donald W. McIntosh Associates, Inc.)**, a Texas corporation, and licensed to provide professional engineering services to the public in the State of Florida under Florida Certificate of Authorization No. 31200, with offices located at [1950 Summit Park Drive, Suite 600, Orlando, FL 32810] ("LJA"), hereby acknowledges and certifies the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through LJA (formerly operating as Donald W. McIntosh Associates, Inc.), served as engineer of record **to MATTAMY ORLANDO LLC**, a Delaware limited liability company d/b/a MATTAMY HOMES ("Developer"), for the design, permitting, and construction of the infrastructure improvements relating to the Assessment Area One Project within the Celebration Community Development District (the "District").

2. That the District proposes to accept from Developer, for ownership, operation and maintenance, certain real property described in Exhibit "A" attached hereto and incorporated herein (collectively, the "Property"), plus infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, also as described more completely in Exhibit "A" attached hereto and incorporated herein (collectively, the "Improvements"). Any real property being conveyed to the District is being transferred at only nominal cost to the District, so no review of an appraisal or similar documentation as to reasonableness of purchase price or other valuation is required or being rendered.

3. That this certification (the "Certification") is provided in conjunction with, and in support of, the District's approval of the conveyance of the Property and Improvements from Developer to the District and the District's acceptance of such Property and Improvements. The District will rely on this Certification for such purposes.

4. That LJA prepared the Engineer's Report and Capital Improvement Program Supplement No. 3 for the Celebration Island Village Assessment Area One Project dated July 27, 2021, as well as the engineering plans, specifications, and permit applications for the Improvements.

5. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with the plans, specifications, contracts and permits required and/or approved by any known governmental authorities, as applicable. The Property and Improvements are in a condition acceptable for acceptance by the District.

6. That the Improvements are properly permitted by the appropriate governmental entities, and that copies of the applicable plans, specifications and permits relating to the Improvements, if any, that have been provided to LJA are available and have been or will be provided to the District Engineer upon request.

7. In addition to his own investigations, Mark Vincutonis, P.E., of Hanson, Walter & Associates, Inc. ("HWA"), who is serving as District Engineer to the District, is entitled to rely upon the representations and certifications contained herein in rendering the District Engineer's certifications regarding the Property and Improvements. This Certification is made for the benefit of the District and HWA, in their capacity as District Engineer.

[Signature page to follow.]

SIGNATURE PAGE TO CERTIFICATE OF ENGINEER

(Celebration Community Development District – Celebration Island Village Phase 2A)

DATED: September 9, 2026

Witness: Mallany Sabadin

Print: Mallany Sabadin

DAN B. TURNER LICENSE No. 96594 STATE OF FLORIDA PROFESSIONAL ENGINEER

9-9-26

[DAN TURNER], P.E.
Professional License No.: [96594]
on behalf of the company,
LJA Engineering, Inc., a Texas corporation

Witness: _____

Print: Barbara M. Demmer

[_____]

[_____]

STATE OF FLORIDA
COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 9 day of September, 2026 by [Dan Turner] of LJA Engineering, Inc. (f/k/a Donald W. McIntosh Associates, Inc.), a Texas corporation, on behalf of said corporation. Said person is [✓] personally known to me or [ ] has produced a valid driver's license as identification.

Ina Michelle Boswell
Notary Public; State of Florida
(SEAL)

INA MICHELLE BOSWELL
MY COMMISSION # HH 374666
EXPIRES: April 8, 2027

Print Name: Ina Michelle Boswell
Comm. Exp.: April 8, 2027
Comm. No.: HH 374666

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Phase 2A Tracts 1.05.10, 2.01.01, 2.01.02, 2.01.04, 2.01.05, 2.01.06, 2.01.07, 2.01.09, 2.01.11, 2.02.01, 2.02.02, 2.02.03, 2.04.01, 2.06.01, 2.06.02, 2.06.03A, 2.06.03B, 2.06.03C, and 2.06.04, according to the Plat thereof, as recorded in Plat Book 35, Pages 145-157, Public Records of Osceola County, Florida

IMPROVEMENTS

1. Stormwater Management Pond improvements, bank, berm, overflow weir, skimmer, spreader swale, etc.
2. Stormwater System Pipes and Inlets
3. Alley improvements
4. Sidewalks
5. Signage & Striping
6. Hardscape (decorative entry columns, doggy potty stations, trash cans)
7. Street lighting, pond sidewalk bollard lighting, directional up lighting
8. Retaining Walls, including any railings, supporting public improvements
9. Guardrails
10. Boardwalk
11. Covered pavilion and seating bench
12. Landscaping and Irrigation

8F

Consideration of Resolution 2026-15

Series 2021 Project

RESOLUTION 2026-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE ASSESSMENT AREA ONE PROJECT IS COMPLETE; DECLARING AND ACCEPTING THAT THE ASSESSMENT AREA ONE PROJECT IS COMPLETE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, on August 5, 2021, the Board of Supervisors ("**Board**") of the Celebration Community Development District ("**District**") adopted Resolution 2021-14, authorizing, among other things, the issuance of not-to-exceed $8,500,000 in aggregate principal amount of its Special Assessment Bonds in order to finance the costs of the construction, installation, and acquisition of public infrastructure, improvements, and services on lands within the District;

WHEREAS, the District authorized and issued the $7,545,000 Celebration Community Development District Special Assessment Bonds, Series 2021 ("**Series 2021 Bonds**"), pursuant to the Master Trust Indenture between the District and Sun Bank National Association, as Trustee, dated June 15, 1994 ("**Master Trust Indenture**") and the Eleventh Supplemental Trust Indenture between the District and U.S. Bank National Association, as Trustee, dated August 1, 2021 ("**Eleventh Supplemental Indenture**"), for the purpose of acquiring and constructing all or a portion of the District referred to as "Assessment Area One Project";

WHEREAS, the District approved the Second Supplement to Engineer's Report and Capital Improvement Program Supplement No. 2 (Celebration Island Village), dated June 22, 2021, and the Engineer's Report and Capital Improvement Program Supplement No. 3, Celebration Island Village Assessment Area One Project dated July 27, 2021, both prepared by Donald W McIntosh Associates, Inc., and as supplemented from time to time (the "**Engineer's Report**"), which identifies and describes the public infrastructure deemed necessary for the Assessment Area One Project (the "**Assessment Area One Project**") financed, in part, by the Series 2021 Bonds;

WHEREAS, the Assessment Area One Project has been completed;

WHEREAS, pursuant to Section 5.04(b) of the Master Trust Indenture, the District Engineer, Hanson, Walter & Associates, Inc., and the Consulting Engineer retained by the District to prepare the Engineer's Report for the Series 2021 Bonds, LJA Engineering, Inc. (f/k/a Donald W. McIntosh Associates, Inc.) **(**"**LJA**"), both executed and delivered Engineer Certificates, both dated September 14, 2026 (collectively, the "**Engineer Certifications**"), attached hereto as ***Exhibit "A*****,"** established the completion of the Assessment Area One Project and the completion date for the Assessment Area One Project; and

WHEREAS, Section 170.08, *Florida Statutes*, requires that upon completion of the Assessment Area One Project, the District is to credit each of the assessments the difference, if any, between the amounts assessed and the actual cost of the improvements.

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

1. Recitals. The recitals are true and correct and are hereby incorporated into and form a material part of this Agreement.

2. Authority for this Resolution. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170 and 190, *Florida Statues*.

3. Acceptance and Certifications of Completion of the Assessment Area One Project. The Board hereby accepts the Engineer Certifications and upon reliance thereon certifies the Assessment Area One Project is complete in accordance with the Master Trust Indenture and Eleventh Supplemental Indenture.

4. Final Assessments. The Board noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes,* and other applicable law, relating to the imposition, levy, collection and enforcement of special assessments and imposed and levied special assessments pursuant to Resolution Numbers 2021-10, 2021-11, 2021-12, 2021-13, and 2021-20. Resolution 2021 -20 levied assessments in the amount of the Bonds at $7,545,000. The Engineer Certifications indicates that the cost of the Assessment Area One Project was in excess of $7,545,000. The Assessment Area One Project cost and benefit therefore does not exceed the par amount of the 2021 Special Assessments, as required by Section 170.08*, Florida Statutes*.

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.

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

7. Effective Date. This resolution shall take effect immediately upon its adoption.

[SIGNATURES FOLLOW]

PASSED AND ADOPTED this 29th day of September, 2026.

ATTEST:

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Secretary

By: Tom Touzin
Chairman

EXHIBIT "A"

ENGINEER CERTIFICATES

[To Be Attached]

ENGINEER'S CERTIFICATE

The undersigned representative of HANSON, WALTER & ASSOCIATES, INC, as the designated engineer ("**District Engineer**") for the Celebration Community Development District in connection with the $7,545,000 "Celebration Community Development District Special Assessment Revenue Bonds, Series 2021" ("**Series 2021 Bonds**") hereby certify:

1. The District Engineer reviewed the "Celebration Community Development District Engineer's Report" as last supplemented by the Third Supplement revised on July 27, 2021 (collectively, the "**Engineer's Report**"), which identifies and describes the public infrastructure deemed necessary for Assessment Area One, financed with the Series 2021 Bonds, referred to therein as the Capital Improvement Plan for Assessment Area One ("**Assessment Area One Project**"). Assessment Area One is identified in the Engineer's Report as Celebration Blvd Extension, CIV Phase 1 and CIV 2A in Table 1 of the Engineer's Report and the total cost was anticipated to be $53,354,169.

2. The Assessment Area One Project has been substantially completed in accordance with the Engineer's Report with no substantial deviations.

3. Pursuant to Section 5.04(b) of the Master Trust Indenture, the Completion Date is hereby established as of the date of this Certificate.

4. The final cost to complete the Assessment Area One Project, as described in the Engineer's Report, was in excess of $7,545,000, which was the par amount of the Series 2021 Bonds.

Hanson, Walter & Associates, Inc.

By: Mark Vincutonis

Name: Mark Vincutonis, P.E.

Title: PROJECT MANAGER

Dated: SEPT. 14, 2026

ENGINEER'S CERTIFICATE

The undersigned representative of LJA Engineering, Inc. (f/k/a Donald W. McIntosh Associates, Inc.), as the original consulting engineer ("**LJA**") for the Celebration Community Development District in connection with the $7,545,000 "Celebration Community Development District Special Assessment Revenue Bonds, Series 2021" ("**Series 2021 Bonds**") hereby certify:

1. LJA prepared the "Celebration Community Development District Engineer's Report" dated March 25, 2025 and last revised July 27, 2021, amended from time to time (collectively, the "**Engineer's Report**"), which identifies and describes the public infrastructure deemed necessary for Assessment Area One, financed with the Series 2021 Bonds, referred to therein as the Capital Improvement Plan for Assessment Area One ("**Assessment Area One Project**"). Assessment Area One is identified in the Engineer's Report as Celebration Blvd Extension, CIV Phase 1 and CIV 2A in Table 1 of the Engineer's Report and the total cost was anticipated to be $53,354,169.

2. The Assessment Area One Project has been substantially completed in accordance with the Engineer's Report with no substantial deviations.

3. Pursuant to Section 5.04(b) of the Master Trust Indenture, we understand and agree that the Completion Date shall be established as of the date of this Certificate.

4. The final cost to complete the Assessment Area One Project, as described in the Engineer's Report, was in excess of $7,545,000.

5. Hanson, Walter & Associates, Inc. ("HWA"), who is serving as District Engineer to the District, is entitled to rely upon the representations contained herein by LJA. This Certification is made for the benefit of the District and HWA, in their capacity as District Engineer.

DAN B. TURNER LICENSE No. 96594 STATE OF FLORIDA PROFESSIONAL ENGINEER

9-14-26

LJA Engineering, Inc.

By: _____

Name: Dan Turner, P.E.

Title: Senior Project Manager

Dated: September 14, 2026

9A

8-25-26 Meeting Minutes

MINUTES OF MEETING
CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Celebration Community Development District was held Tuesday, August 25, 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 (via remotely)

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. Mr. Filak attended the meeting remotely fifteen minutes after the meeting began.

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. Touzin, with all in favor, the meeting agenda was approved.

FOURTH ORDER OF BUSINESS **Public Comment Period**

A resident expressed concerns regarding the use of e-bikes within the community and shared their frustrations with the Board. The Board responded by noting that they have engaged in ongoing discussions with both the County and the School Board regarding applicable rules, regulations, and enforcement responsibilities related to e-bike usage. The resident also raised concerns regarding the mowing of the area behind their home, stating that they would prefer the grass not be cut in an effort to encourage additional growth. The resident expressed frustrations regarding garbage truck activity in the area and a dead tree. The Board acknowledged these concerns and noted that staff would investigate the matters further and provide any necessary follow-up.

FIFTH ORDER OF BUSINESS **Third Party Representatives**

With a representative from CROA not present at the meeting, the Board moved onto the next agenda item.

Deputy Jerry Weiland attended the meeting remotely and asked if the Board had any questions. Mr. Filak inquired about the community's Flock camera system. Mr. Weiland responded that there are eight Motorola license plate reader cameras installed throughout the community. A discussion followed regarding the procedures for addressing camera malfunctions, including repair and replacement processes. The Board also discussed the effectiveness of the cameras in assisting law enforcement with identifying and locating criminal suspects and other offenders within the community.

Mr. Filak further noted that, because the District is expected to assume ownership of the camera system within the next year, District Counsel should review the existing agreement, including all contract terms and warranty provisions, to ensure the District is adequately protected and informed of any future maintenance, repair, or replacement obligations.

With a representative from Mattamy not present at the meeting, Ms. Carpenter advised the Board that a meeting is scheduled next month with Mattamy.

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 next month annuals will be

replaced, and advised the Board that an order has been placed for poinsettias. Mr. Hulme inquired whether there had been any reports of unsatisfactory reclaimed water service within the District. Mr. Winternitz responded that no such reports had been received.

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.

With the representative from Clarke not present at the meeting, the Board moved onto the next agenda item.

Ms. Carpenter provided the Board with updates regarding the pond permitting process and ongoing communications with the golf course attorney, and a brief discussion of CDD parcels on the golf course ensued. Ms. Carpenter reviewed the Interlocal and Easement Agreement between Osceola County and Celebration CDD with the Board, noting several minor revisions that were highlighted in yellow. She recommended that the Board approve the agreement subject to the proposed changes. Mr. Touzin agreed and encouraged Board members to review the document and submit any additional questions or comments to Ms. Carpenter or Mr. Satterwhite no later than Friday, August 28, 2026. The Board discussed the matter and agreed that, should any significant concerns arise during their review, the item could be placed back on the agenda for further consideration at the next meeting. Otherwise, the Board expressed support for approving the agreement in an effort to move the matter toward resolution.

> Mr. McLaughlin made a MOTION to approve the Interlocal and Easement Agreement between Osceola County and Celebration CDD, seconded by Mr. Hart, with all in favor, the Interlocal and Easement Agreement was approved.

Ms. Carpenter discussed Resolution 2026-12 Approving the Conveyance of a Portion of Formal Parcel with the Board, and the Board agreed to approve.

> Mr. McLaughlin made a MOTION to approve Resolution 2026-12 Approving the Conveyance of a Portion of Former Parcel, seconded by Mr. Filak, with all in favor, the Board approved Resolution 2026-12.

Mr. Simmons reviewed the field inspection report with the Board and asked if the Board had any further questions, which the Board stated they did not. Mr. Simmons informed the Board that he was currently awaiting a quote for additional dirt and reported that the seawall project remains incomplete. He explained that efforts are being made to address ongoing water-related issues as part of the project in

order to achieve cost savings for the District. The Board inquired about the status of a quote for a proposed fence. Mr. Simmons stated that Kyle was still awaiting pricing information and noted that, if the fence were installed by District staff, a permit would not be required. Mr. Simmons also advised the Board that the light pole near Starbucks has been successfully installed.

Mr. Vincutonis discussed his Engineer's Report to the Board. Ms. Carpenter commented on item number 5 and noted that an agreement with the County would be required regarding the irrigation lines, as the County would want documentation confirming that the Celebration CDD would be responsible for the irrigation infrastructure. Discussion ensued among the Board regarding this matter. Mr. Hart departed the meeting at 6:02 p.m. Mr. Hulme asked questions regarding a pond, and a brief discussion followed.

Mr. Satterwhite noted that, although it was not included on the agenda, he has a meeting scheduled with Joe tomorrow to discuss a long-term agreement regarding the restrooms. The Board inquired whether the restroom repairs had been paid for and, if so, by whom. Mr. Satterwhite advised that Joe had paid for the repairs. Mr. Satterwhite also provided the Board with updates regarding the sidewalk project and recent tree loss within the District. A brief discussion ensued regarding GOGOV policies and procedures between the Board and staff. Mr. Satterwhite discussed vendor contracts, contract renewals, and the District's processes and policies related to RFPs. He provided an overview of the current procedures and answered questions from the Board regarding contract administration and procurement practices. Mr. Satterwhite stated that he would update and reformat the vendor contract list and provide the revised document to the Board at the next meeting. Discussion ensued regarding the tracking and management of vendor agreements and renewal schedules.

SEVENTH ORDER OF BUSINESS **Business Items**

The Board reviewed and approved Resolution 2026-11 Goals and Objectives.

> Mr. McLaughlin made a MOTION to approve Resolution 2026-11 Goals and Objectives, seconded by Mr. Hulme, with all in favor, Resolution 2026-11 was approved.

Mr. Satterwhite discussed the USA Seal & Stripe Street Sweeping Agreement with the Board. Mr. Satterwhite stated that the proposal being considered included an increase in cost and requested a five-year contract term. He noted that the Board had budgeted for the proposed increase.

The Board discussed the proposal, including the contract term, associated costs, and budgetary considerations.

> Mr. McLaughlin made a MOTION to approve USA Seal & Stripe Street Sweeping Agreement, seconded by Mr. Hulme, with all in favor, the USA Seal & Stripe Street Sweeping Agreement was approved for five years.

EIGHTH ORDER OF BUSINESS **Consent Agenda**

The Board approved the consent agenda consisting of the July 2026 financials and check register, and the meeting minutes held on July 28, 2026.

> Mr. McLaughlin made a MOTION to approve the consent agenda, seconded by Mr. Hulme, with all in favor, the consent agenda consisting of the July 2026 financials, July 2026 check register, and the meeting minutes held on July 28, 2026, were approved.

NINTH ORDER OF BUSINESS **Supervisor Requests**

Mr. Hulme inquired about the status of property tax notices, and a discussion ensued regarding the tax bill process and related notifications. Mr. Satterwhite noted that Ms. Burgess had contacted the County to ensure that all required information had been received and processed. He advised that the matter would be reflected on the November tax bill.

Mr. Hulme noted that this would be the final meeting attended by Mr. Filak and stated that a representative would need to be present at the next meeting for CROA. The Board discussed the transition and any potential gaps in representation or coverage until a replacement representative is designated. Discussion ensued.

Mr. McLaughlin expressed his frustrations with the Sheriff's Department and Jerry Weiland regarding the lack of available data and information. He stated that the District had been seeking information but had not received the requested data. Mr. Satterwhite noted that he had reached out multiple times to obtain the information but had not received a response. Mr. McLaughlin further stated that Celebration has a traffic problem and emphasized that the District should be provided with the relevant traffic data and information necessary to evaluate and address those concerns. Discussion ensued regarding the availability of traffic-related data and potential next steps for obtaining the requested information.

Mr. Touzin stated that he was pleased the Board had agreed to remove funding for the Sheriff's Department from the budget. He expressed his opinion that there had been an overall lack of enforcement by the Sheriff's Department within the District and did not believe the level of service provided justified the expenditure. Discussion ensued regarding law enforcement services, enforcement efforts within the community, and the Board's budgetary decisions related to public safety resources.

Mr. Touzin thanked Mr. Filak for his years of service and contributions to the District, expressing appreciation for his dedication and commitment during his tenure. Mr. Hulme also thanked Mr. Filak for his years of service as a Board member and for his friendship, acknowledging the positive impact he had made on the Board and the community. Mr. Filak thanked the Board members for their remarks, and expressed his appreciation for the opportunity to serve the District.

TENTH ORDER OF BUSINESS **Public Comment Period**

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

ELEVENTH ORDER OF BUSINESS **Adjournment**

The meeting was adjourned at 7:26 p.m.

Mr. McLaughlin made a MOTION to adjourn the meeting, seconded by Mr. Touzin, with all in favor, the meeting was adjourned at 7:26 p.m.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

The next regular meeting is scheduled for Tuesday, September 29, 2026, at 5:00 p.m.

9B

August 2026 Financials

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

CELEBRATION Community Development District

Financial Report

August 31, 2026

CLEAR PARTNERSHIPS



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CELEBRATION

Community Development District

Financial Statements

(Unaudited)

August 31, 2026

Balance Sheet
August 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	$ 3,004,638	$ 2,802,964	$ -	$ -	$ -	$ -	$ -	$ 5,807,602
Accounts Receivable	94,421	-	-	-	-	-	-	94,421
Due From Other Gov'tl Units	80	-	-	-	-	-	-	80
Due From Other Funds	55,062	-	7,119	-	14,331	-	-	76,512
Investments:								
Money Market Account	701,085	-	-	-	-	-	-	701,085
Acquisition & Construction Account	-	-	-	-	-	-	5,837,571	5,837,571
Construction Fund	-	-	-	-	-	77,373	-	77,373
Prepayment Account	-	-	5,884	-	-	-	-	5,884
Reserve Fund	-	-	196,563	207,000	215,242	-	-	618,805
Revenue Fund	-	-	521,607	178,201	171,498	-	-	871,306
Prepaid Items	22,168	-	-	-	-	-	-	22,168
Deposits	3,719	-	-	-	-	-	-	3,719
TOTAL ASSETS	**$ 3,881,173**	**$ 2,802,964**	**$ 731,173**	**$ 385,201**	**$ 401,071**	**$ 77,373**	**$ 5,837,571**	**$ 14,116,526**
LIABILITIES								
Accounts Payable	$ 62,388	$ -	$ -	$ -	$ -	$ -	$ -	$ 62,388
Accrued Expenses	5,400	-	-	-	-	-	-	5,400
Unearned Revenue	530,535	-	-	-	-	-	-	530,535
Due To Other Districts	25,136	-	-	-	-	-	-	25,136
Other Current Liabilities	206,677	-	-	-	-	-	-	206,677
Due To Other Funds	-	47,180	-	29,332	-	-	-	76,512
TOTAL LIABILITIES	**830,136**	**47,180**	**-**	**29,332**	**-**	**-**	**-**	**906,648**
FUND BALANCES								
Nonspendable:								
Prepaid Items	22,168	-	-	-	-	-	-	22,168
Deposits	3,719	-	-	-	-	-	-	3,719
Restricted for:								
Debt Service	-	-	731,173	355,869	401,071	-	-	1,488,113
Capital Projects	-	-	-	-	-	77,373	5,837,571	5,914,944
Assigned to:								
Operating Reserves	1,427,175	-	-	-	-	-	-	1,427,175
Unassigned:	1,597,975	2,755,784	-	-	-	-	-	4,353,759
TOTAL FUND BALANCES	**$ 3,051,037**	**$ 2,755,784**	**$ 731,173**	**$ 355,869**	**$ 401,071**	**$ 77,373**	**$ 5,837,571**	**$ 13,209,878**
TOTAL LIABILITIES & FUND BALANCES	**$ 3,881,173**	**$ 2,802,964**	**$ 731,173**	**$ 385,201**	**$ 401,071**	**$ 77,373**	**$ 5,837,571**	**$ 14,116,526**

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	AUG-26 ACTUAL
REVENUES						
Interest - Investments	$ 300,000	$ 275,000	$ 155,932	$ (119,068)	51.98%	$ 9,722
Right-of-Way Fees Electricity	955,000	875,413	885,629	10,216	92.74%	105,730
Right-of-Way Fees Gas	-	-	2,248	2,248	0.00%	149
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	5,951	4,983	(968)	25.40%	560
Building Operating Cost Income	15,000	13,750	10,836	(2,914)	72.24%	1,204
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	47,472	38,972	558.49%	18,322
TOTAL REVENUES	**6,438,701**	**6,318,246**	**6,271,150**	**(47,096)**	**97.40%**	**135,687**
EXPENDITURES						
Administration						
P/R-Board of Supervisors	15,000	14,000	7,800	6,200	52.00%	-
FICA Taxes	1,148	1,071	398	673	34.67%	-
ProfServ-Arbitrage Rebate	600	600	1,500	(900)	250.00%	500
ProfServ-Dissemination Agent	3,000	-	-	-	0.00%	-
ProfServ-Engineering	24,000	22,000	70,895	(48,895)	295.40%	7,575
ProfServ-Legal Services	40,000	36,663	60,244	(23,581)	150.61%	5,353
ProfServ-Mgmt Consulting	106,614	97,730	97,730	-	91.67%	8,885
ProfServ-Property Appraiser	3,600	3,600	4,974	(1,374)	138.17%	-
ProfServ-Special Assessment	24,612	24,612	24,612	-	100.00%	-
ProfServ-Trustee Fees	10,000	10,000	10,288	(288)	102.88%	-
ProfServ-Web Site Development	2,000	1,550	3,655	(2,105)	182.75%	-
ProfServ- Answering Service	4,500	4,125	6,292	(2,167)	139.82%	408
Auditing Services	5,200	5,200	5,200	-	100.00%	-
Communication - Telephone	10,000	9,163	4,958	4,205	49.58%	452
Postage and Freight	700	638	66	572	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	6,237	11	6,226	0.16%	-
Legal Advertising	2,000	1,833	3,659	(1,826)	182.95%	-
Misc-Assessment Collection Cost	106,183	106,183	102,404	3,779	96.44%	-
Payroll Services	114	105	121	(16)	106.14%	5

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	AUG-26 ACTUAL
Office Supplies	4,200	3,850	8,553	(4,703)	203.64%	214
Software	17,000	17,000	15,750	1,250	92.65%	-
Annual District Filing Fee	175	175	175	-	100.00%	-
Total Administration	534,669	513,558	639,893	(126,335)	119.68%	23,392
Public Safety						
Contracts-Security Camera	24,800	22,737	32,102	(9,365)	129.44%	350
Security Service - Sheriff	200,000	183,337	74,224	109,113	37.11%	-
Total Public Safety	224,800	206,074	106,326	99,748	47.30%	350
Physical Environment						
Contracts-Aquatic Control	150,000	137,500	133,550	3,950	89.03%	12,225
Contracts-Pest Control	300,000	275,000	228,932	46,068	76.31%	20,903
R&M-Wetland	1,000	913	-	913	0.00%	-
R&M - Aerators	3,800	3,487	-	3,487	0.00%	-
Total Physical Environment	454,800	416,900	362,482	54,418	79.70%	33,128
Flood Control/Stormwater Mgmt						
R&M-Storm Drain Cleaning	30,000	27,500	7,750	19,750	25.83%	-
R&M-Stormwater System	50,000	45,833	125,421	(79,588)	250.84%	-
Total Flood Control/Stormwater Mgmt	80,000	73,333	133,171	(59,838)	166.46%	-
Field						
ProfServ-Field Management	1,212,484	1,111,444	1,246,273	(134,829)	102.79%	113,298
Contracts-Splash Pad	9,000	8,250	3,163	5,087	35.14%	81
Contracts-Landscape	1,328,782	1,218,050	1,023,758	194,292	77.04%	94,065
Contracts-Mulch	121,167	121,167	120,000	1,167	99.04%	-
Contracts-Trees & Trimming	200,000	183,333	220,768	(37,435)	110.38%	45,900
Contracts-Annuals	20,000	18,333	13,323	5,010	66.62%	-
Fuel, Gasoline and Oil	20,000	18,333	13,788	4,545	68.94%	2,237
Electricity - General	75,000	68,750	45,097	23,653	60.13%	2,867
Utility - Water	100,000	91,667	49,780	41,887	49.78%	4,540
Utility - Refuse Removal	25,000	22,917	31,230	(8,313)	124.92%	2,661
R&M-Aeration	25,000	22,913	-	22,913	0.00%	-
R&M-Boardwalks	100,000	91,667	6,615	85,052	6.62%	1,876
R&M-Common Area	90,000	82,500	93,074	(10,574)	103.42%	8,118
R&M-Equipment	40,000	36,667	10,713	25,954	26.78%	2,262
R&M-Fountain	10,000	9,163	1,830	7,333	18.30%	136
R&M-Other Landscape	225,000	206,250	116,116	90,134	51.61%	12,900
R&M-Irrigation	100,000	91,667	36,975	54,692	36.98%	2,315
R&M-Roads & Alleyways	25,000	22,917	28,513	(5,596)	114.05%	9,750

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	AUG-26 ACTUAL
R&M-Sidewalks	50,000	45,837	20,825	25,012	41.65%	82
R&M-Pressure Washing	25,000	22,917	-	22,917	0.00%	-
Splash Pool Maintenance	5,000	4,583	8,221	(3,638)	164.42%	-
R&M- Tree Removal/Replacement	100,000	91,663	62,815	28,848	62.82%	-
R&M-Painting	20,000	18,333	11,274	7,059	56.37%	-
Misc-Contingency	15,000	13,750	14,448	(698)	96.32%	55
Building Op Costs	15,000	13,750	27,468	(13,718)	183.12%	4,891
Total Field	3,956,433	3,636,821	3,206,067	430,754	81.03%	308,034
Road and Street Facilities						
Electricity - Streetlights	210,000	192,500	162,517	29,983	77.39%	12,671
R&M-Road Cleaning	108,000	99,000	93,473	5,527	86.55%	2,833
R&M-Streetlights	120,000	110,000	138,483	(28,483)	115.40%	65,429
R&M-Signage/Radar Sign Maintenance	20,000	18,333	4,451	13,882	22.26%	839
Total Road and Street Facilities	458,000	419,833	398,924	20,909	87.10%	81,772
Reserves						
Reserves-Annual Contribution	730,000	-	821,979	(821,979)	112.60%	82,499
Total Reserves	730,000	-	821,979	(821,979)	112.60%	82,499
TOTAL EXPENDITURES & RESERVES	**6,438,702**	**5,266,519**	**5,668,842**	**(402,323)**	**88.04%**	**529,175**
Excess (deficiency) of revenues Over (under) expenditures	-	1,051,727	602,308	(449,419)	0.00%	(393,488)
Net change in fund balance	$ -	$ 1,051,727	$ 602,308	$ (449,419)	0.00%	$ (393,488)
FUND BALANCE, BEGINNING (OCT 1, 2025)	**2,448,729**	**2,448,729**	**2,448,729**			
FUND BALANCE, ENDING	**$ 2,448,729**	**$ 3,500,456**	**$ 3,051,037**			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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	AUG-26 ACTUAL
REVENUES						
Interest - Investments	$ -	$ -	$ 90,987	$ 90,987	0.00%	$ 8,307
TOTAL REVENUES	**-**	**-**	**90,987**	**90,987**	**0.00%**	**8,307**
EXPENDITURES						
TOTAL EXPENDITURES	**-**	**-**	**-**	**-**	**0.00%**	**-**
Excess (deficiency) of revenues Over (under) expenditures	-	-	90,987	90,987	0.00%	8,307
Net change in fund balance	$ -	$ -	$ 90,987	$ 90,987	0.00%	$ 8,307
FUND BALANCE, BEGINNING (OCT 1, 2025)	**-**	**-**	**2,664,797**			
FUND BALANCE, ENDING	**$ -**	**$ -**	**$ 2,755,784**			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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	AUG-26 ACTUAL
REVENUES						
Interest - Investments	$ -	$ -	$ 24,187	$ 24,187	0.00%	$ 1,978
Special Assmnts- Tax Collector	424,664	424,664	424,558	(106)	99.98%	-
Special Assmnts- Prepayment	-	-	5,883	5,883	0.00%	5,883
Special Assmnts- Discounts	(16,987)	(16,987)	(15,013)	1,974	88.38%	-
TOTAL REVENUES	**407,677**	**407,677**	**439,615**	**31,938**	**107.83%**	**7,861**
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	31,199	27,491	841.40%	7,861
Net change in fund balance	$ 3,708	$ 3,708	$ 31,199	$ 27,491	841.40%	$ 7,861
FUND BALANCE, BEGINNING (OCT 1, 2025)	**699,974**	**699,974**	**699,974**			
FUND BALANCE, ENDING	**$ 703,682**	**$ 703,682**	**$ 731,173**			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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	AUG-26 ACTUAL
REVENUES						
Interest - Investments	$ -	$ -	$ 14,276	$ 14,276	0.00%	$ 1,157
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**	**439,208**	**16,233**	**103.84%**	**1,157**
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	180,000	(5,000)	102.86%	5,000
Interest Expense Series A	239,768	239,768	239,819	(51)	100.02%	50
Total Debt Service	414,768	414,768	419,819	(5,051)	101.22%	5,050
TOTAL EXPENDITURES	**423,580**	**423,580**	**428,318**	**(4,738)**	**101.12%**	**5,050**
Excess (deficiency) of revenues Over (under) expenditures	(605)	(605)	10,890	11,495	0.00%	(3,893)
OTHER FINANCING SOURCES (USES)						
Operating Transfers-Out	-	-	(6,274)	(6,274)	0.00%	(615)
TOTAL FINANCING SOURCES (USES)	**-**	**-**	**(6,274)**	**(6,274)**	**0.00%**	**(615)**
Net change in fund balance	$ (605)	$ (605)	$ 4,616	$ 5,221	0.00%	$ (4,508)
FUND BALANCE, BEGINNING (OCT 1, 2025)	**351,255**	**351,255**	**351,255**			
FUND BALANCE, ENDING	**$ 350,650**	**$ 350,650**	**$ 355,869**			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	AUG-26 ACTUAL
REVENUES						
Interest - Investments	$ -	$ -	$ 14,627	$ 14,627	0.00%	$ 1,145
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**	**456,232**	**35,969**	**108.56%**	**1,145**
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 Series A	342,775	342,775	342,775	-	100.00%	-
Total Debt Service	437,775	437,775	437,775	-	100.00%	-
TOTAL EXPENDITURES	**446,530**	**446,530**	**446,607**	**(77)**	**100.02%**	**-**
Excess (deficiency) of revenues Over (under) expenditures	(26,267)	(26,267)	9,625	35,892	0.00%	1,145
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)	$ 5,755	$ 32,022	0.00%	$ 1,145
FUND BALANCE, BEGINNING (OCT 1, 2025)	**395,315**	**395,315**	**395,315**			
FUND BALANCE, ENDING	**$ 369,048**	**$ 369,048**	**$ 401,071**			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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	AUG-26 ACTUAL
REVENUES						
Interest - Investments	$ -	$ -	$ 2,398	$ 2,398	0.00%	$ 227
TOTAL REVENUES	**-**	**-**	**2,398**	**2,398**	**0.00%**	**227**
EXPENDITURES						
TOTAL EXPENDITURES	**-**	**-**	**-**	**-**	**0.00%**	**-**
Excess (deficiency) of revenues Over (under) expenditures	-	-	2,398	2,398	0.00%	227
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	-	-	6,869	6,869	0.00%	615
TOTAL FINANCING SOURCES (USES)	**-**	**-**	**6,869**	**6,869**	**0.00%**	**615**
Net change in fund balance	$ -	$ -	$ 9,267	$ 9,267	0.00%	$ 842
FUND BALANCE, BEGINNING (OCT 1, 2025)	**-**	**-**	**68,106**			
FUND BALANCE, ENDING	**$ -**	**$ -**	**$ 77,373**			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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	AUG-26 ACTUAL
REVENUES						
Interest - Investments	$ -	$ -	$ 190,182	$ 190,182	0.00%	$ 17,282
TOTAL REVENUES	**-**	**-**	**190,182**	**190,182**	**0.00%**	**17,282**
EXPENDITURES						
TOTAL EXPENDITURES	**-**	**-**	**-**	**-**	**0.00%**	**-**
Excess (deficiency) of revenues Over (under) expenditures	-	-	190,182	190,182	0.00%	17,282
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	$ -	$ -	$ 194,052	$ 194,052	0.00%	$ 17,282
FUND BALANCE, BEGINNING (OCT 1, 2025)	**-**	**-**	**5,643,519**			
FUND BALANCE, ENDING	**$ -**	**$ -**	**$ 5,837,571**			

CELEBRATION

Community Development District

Supporting Schedules

August 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

August 31, 2026

GENERAL FUNDS

Account Name	Bank Name	Investment Type	Maturity	Yield	Balance
Checking Account - Operating	Valley National Bank	Checking Account	n/a	3.55%	$3,004,638
				Subtotal	**$3,004,638**
Money Market	Bank United	Money Market	n/a	3.32%	$701,085
				Subtotal	**$701,085**

RESERVE FUND

Reserve Account	Valley National Bank	Government Checking (Reserve)	n/a	3.55%	$2,802,964
				Subtotal	**$2,802,964**

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%	$5,884
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%	$521,607
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%	$178,201
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%	$171,498
2021 Series Acquisition and Construction Fund	US Bank	US Bank Nat'l Association Commercial Paper	n/a	3.50%	$77,373
2025 Series Acquisition and Construction Fund	US Bank	US Bank Nat'l Association Commercial Paper	n/a	3.50%	$5,837,571
				Subtotal	$7,410,939
				TOTAL	**$13,919,626**

Right-of-Way Fees Electricity

August 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
7/15/2026	June	83,696.30
8/14/2026	July	95,729.89
8/31/2026	August	85,000.00
Total		**$ 885,628.62**

Note: Aug will be received in mid September

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	062826-ACH	BILL PRD 5/27/26 - 6/25/26	Due To Other Districts	206500	($11,100.73)
ACH	07/31/26	Vendor	DUKE ENERGY-ACH	072926-ACH	BILL PRD 6/26/26 - 7/28/26	Due To Other Districts	206500	($11,136.47)
	08/05/26	Vendor	DUKE ENERGY-ACH	INVOICE	DUE TO ECDD THROUGH 3/26/26 TO 6/25/26	Due To Other Districts	206500	$34,684.28
ACCRUAL	08/31/26	ACC	DUKE ENERGY-ACH	Journal Entry	BILL PRD AUG 2026	Due To Other Districts	206500	($14,000.00)
					DUE TO OTHER DISTRICTS A/C #206500			**($25,136.53)**

9C

August 2026 Check Register

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 8/01/2026 to 8/31/2026

(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 # 100898							
001	08/03/26	VANGUARD CLEANING SYSTEMS	42047	August MTHLY CLEANING SVCS	Building Op Costs	563034-53901	$438.00
						Check Total	*$438.00*
CHECK # 100899							
001	08/06/26	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	169375509-001	July Repair parts	Reserves-Annual Contribution	568024-53901	$1,154.18
001	08/06/26	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	169377108-001	July Repair parts	R&M-Irrigation	546041-53901	$1,407.90
						Check Total	*$2,562.08*
CHECK # 100900							
001	08/06/26	USA SEAL & STRIPE, LLC	21714	August Asphalt repair	R&M-Roads & Alleyways	546081-53901	$7,500.00
						Check Total	*$7,500.00*
CHECK # 100901							
001	08/06/26	CONCRETE MIX USA LLC	4783	JULY CONCRETE MIX	Reserves-Annual Contribution	568024-58001	$2,102.65
						Check Total	*$2,102.65*
CHECK # 100902							
001	08/06/26	PREMIER LAKES INC	4314	August Service	Contracts-Aquatic Control	534067-53001	$11,300.00
001	08/06/26	PREMIER LAKES INC	4350	August Service	Contracts-Aquatic Control	534067-53001	$925.00
						Check Total	*$12,225.00*
CHECK # 100903							
001	08/06/26	VOICE NATION LLC	888590132	August Service Answering Mach.	ProfServ- Answering Service	531064-51301	$408.00
						Check Total	*$408.00*
CHECK # 100904							
001	08/06/26	ADP INC	727741332	JULY ADP FEES	Payroll Services	549405-51301	$2.70
						Check Total	*$2.70*
CHECK # 100905							
001	08/06/26	CELEBRATION HARDWARE	505961	July Supplies	R&M-Common Area	546016-53901	$15.34
001	08/06/26	CELEBRATION HARDWARE	506005	July Supplies	R&M-Common Area	546016-53901	$19.17
001	08/06/26	CELEBRATION HARDWARE	506423	August Repair parts	R&M-Common Area	546016-53901	$29.99
						Check Total	*$64.50*
CHECK # 100906							
001	08/06/26	UNITED LAND SERVICES	218897	July Landscape Improvement	R&M-Other Landscape	546036-53901	$890.00
						Check Total	*$890.00*
CHECK # 100907							
001	08/06/26	COMPLETE IT	20897	August Security Camera backup	Contracts-Security Camera	534036-52001	$209.00
						Check Total	*$209.00*
CHECK # 100908							
001	08/06/26	INFRAMARK LLC	185382	July billing Sidewalk Proj.	Reserves-Annual Contribution	568024-53901	$79,800.00
001	08/06/26	INFRAMARK LLC	184661	Misc Charges June	Postage and Freight	541006-51301	$2.34
001	08/06/26	INFRAMARK LLC	184661	Misc Charges June	Reserves-Annual Contribution	568024-58001	$533.03
001	08/06/26	INFRAMARK LLC	184661	Misc Charges June	R&M-Irrigation	546041-53901	$535.89
001	08/06/26	INFRAMARK LLC	184661	Misc Charges June	R&M-Common Area	546016-53901	$320.79
001	08/06/26	INFRAMARK LLC	184661	Misc Charges June	R&M-Common Area	546016-51301	$63.63
						Check Total	*$81,255.68*

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 8/01/2026 to 8/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100909							
001	08/06/26	RENTAL WORLD OF OSCEOLA	147152	August equipment rental	Reserves-Annual Contribution	568024-53901	$277.50
						Check Total	*$277.50*
CHECK # 100910							
001	08/07/26	CONCRETE MIX USA LLC	4798	AUGUST CONCRETE MIX	Reserves-Annual Contribution	568024-58001	$2,115.18
						Check Total	*$2,115.18*
CHECK # 100911							
001	08/11/26	ORLANDO SENTINEL	142222	July Publish Public Notices	Legal Advertising	548002-51301	$1,698.18
						Check Total	*$1,698.18*
CHECK # 100912							
001	08/11/26	SOUTHERN PINE LUMBER CO. OF ORLANDO, INC.	40089442	August Lumber	R&M-Boardwalks	546009-53901	$890.40
001	08/11/26	SOUTHERN PINE LUMBER CO. OF ORLANDO, INC.	40089443	August Lumber	R&M-Boardwalks	546009-53901	$94.80
						Check Total	*$985.20*
CHECK # 100913							
001	08/11/26	SCIENS ORLANDO, LLC	WO-23611	July Fire Protection	Building Op Costs	563034-53901	$1,863.00
						Check Total	*$1,863.00*
CHECK # 100914							
001	08/11/26	PIP PRINTING & SIGNWORKS	161454	July street signs	R&M-Signage/Radar Sign Maintenance	546994-54101	$443.39
						Check Total	*$443.39*
CHECK # 100915							
001	08/11/26	CELEBRATION HARDWARE	506720	Aug Supplies	R&M-Common Area	546016-53901	$14.66
001	08/11/26	CELEBRATION HARDWARE	506639	August Tools	R&M-Common Area	546016-53901	$41.02
001	08/11/26	CELEBRATION HARDWARE	506766	August Supplies	R&M-Common Area	546016-53901	$85.98
001	08/11/26	CELEBRATION HARDWARE	506802	August Tools	R&M-Common Area	546016-53901	$13.99
						Check Total	*$155.65*
CHECK # 100916							
001	08/11/26	REXEL USA	S145988753.001	August LED lamps	R&M-Streetlights	546095-54101	$1,462.03
						Check Total	*$1,462.03*
CHECK # 100917							
001	08/11/26	CONCRETE MIX USA LLC	4805	August Sidewalk Project	Reserves-Annual Contribution	568024-58001	$2,120.55
001	08/11/26	CONCRETE MIX USA LLC	4817	August Sidewalk Project	Reserves-Annual Contribution	568024-58001	$2,124.13
						Check Total	*$4,244.68*
CHECK # 100918							
001	08/13/26	INFRAMARK LLC	186019	August Fees	ProfServ-Field Management	531016-53901	$113,297.52
001	08/13/26	INFRAMARK LLC	186019	August Fees	ProfServ-Mgmt Consulting	531027-51201	$8,884.50
						Check Total	*$122,182.02*
CHECK # 100919							
001	08/13/26	RENTAL WORLD OF OSCEOLA	487954	AUG Sidewalk Project	Reserves-Annual Contribution	568024-53901	$1,000.00
001	08/13/26	RENTAL WORLD OF OSCEOLA	487954	AUG Sidewalk Project	Misc-Contingency	549900-53901	$19.25
						Check Total	*$1,019.25*
CHECK # 100920							
001	08/13/26	REXEL USA	S146004367.001	AUG LED lamps	R&M-Streetlights	546095-54101	$805.88
						Check Total	*$805.88*

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 8/01/2026 to 8/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100921							
001	08/13/26	CONCRETE MIX USA LLC	4822-01	AUG Sidewalk Project	Reserves-Annual Contribution	568024-58001	$2,131.29
						Check Total	*$2,131.29*
CHECK # 100922							
001	08/17/26	SCIENS ORLANDO, LLC	WO-24418	Annual sprinkler system inspection	Building Op Costs	563034-53901	$156.00
						Check Total	*$156.00*
CHECK # 100923							
001	08/17/26	PROPET DISTRIBUTORS	2006487	Aug Pet Supplies	R&M-Common Area	546016-53901	$2,030.36
						Check Total	*$2,030.36*
CHECK # 100924							
001	08/17/26	CELEBRATION HARDWARE	507536	Aug Splash Pad Maintenance	Contracts-Splash Pad	534023-53901	$80.70
001	08/17/26	CELEBRATION HARDWARE	507697	Aug Repair Fittings	R&M-Common Area	546016-53901	$7.58
001	08/17/26	CELEBRATION HARDWARE	507732	Aug Stretch Fill	R&M-Common Area	546016-53901	$35.99
001	08/17/26	CELEBRATION HARDWARE	507401	Aug Supplies	R&M-Common Area	546016-53901	$152.96
						Check Total	*$277.23*
CHECK # 100925							
001	08/17/26	LATHAM, LUNA, EDEN & BEAUDINE, LLP	155848	July service Eminent Domain	ProfServ-Legal Services	531023-51401	$79.00
001	08/17/26	LATHAM, LUNA, EDEN & BEAUDINE, LLP	155846	July service General	ProfServ-Legal Services	531023-51401	$3,629.30
001	08/17/26	LATHAM, LUNA, EDEN & BEAUDINE, LLP	155847	July service Island Village	ProfServ-Legal Services	531023-51401	$1,645.00
						Check Total	*$5,353.30*
CHECK # 100926							
001	08/17/26	LLS TAX SOLUTIONS, INC.	004244	Aug Arbitrage Services for Period Ended 4/30/26	ProfServ-Arbitrage Rebate	531002-51301	$500.00
						Check Total	*$500.00*
CHECK # 100927							
001	08/17/26	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	169881723-001	Aug Sidewalk Project	Reserves-Annual Contribution	568024-58001	$20.84
						Check Total	*$20.84*
CHECK # 100928							
001	08/17/26	USA SEAL & STRIPE, LLC	424	8/14 service	R&M-Road Cleaning	546080-54101	$2,832.50
						Check Total	*$2,832.50*
CHECK # 100929							
001	08/17/26	LYNCH FUEL COMPANY LLC	17477141	8/13 delivery	Fuel, Gasoline and Oil	540004-53901	$1,065.85
001	08/17/26	LYNCH FUEL COMPANY LLC	17477140	8/13 delivery	Fuel, Gasoline and Oil	540004-53901	$1,170.91
						Check Total	*$2,236.76*
CHECK # 100930							
001	08/17/26	CONCRETE MIX USA LLC	4841	Aug Sidewalk Project	Reserves-Annual Contribution	568024-58001	$1,735.70
001	08/17/26	CONCRETE MIX USA LLC	4835	Aug Sidewalk Project	Reserves-Annual Contribution	568024-58001	$2,075.80
						Check Total	*$3,811.50*
CHECK # 100931							
001	08/20/26	REXEL USA	S145988753.002	Aug Repair parts fuses	R&M-Streetlights	546095-54101	$287.40
						Check Total	*$287.40*
CHECK # 100932							
001	08/20/26	CLARKE ENVIRONMENTAL MOSQUITO	001040428	August Mosquito Service	Contracts-Pest Control	534125-53001	$20,752.42
						Check Total	*$20,752.42*

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 8/01/2026 to 8/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100933							
001	08/20/26	SESCO LIGHTING, INC.	INV362124	Aug Streetlight Repair parts	R&M-Streetlights	546095-54101	$28,138.00
001	08/20/26	SESCO LIGHTING, INC.	INV362123	Aug Streetlight Fixtures	R&M-Streetlights	546095-54101	$28,138.00
001	08/20/26	SESCO LIGHTING, INC.	INV362127	Aug Streetlight Repair parts	R&M-Streetlights	546095-54101	$2,353.83
						Check Total	*$58,629.83*
CHECK # 100934							
001	08/20/26	CELEBRATION HARDWARE	508174	Aug Tools & Supplies	R&M-Common Area	546016-53901	$46.94
						Check Total	*$46.94*
CHECK # 100935							
001	08/20/26	UNITED LAND SERVICES	220506	August Service Maint.	Contracts-Landscape	534050-53901	$94,065.25
						Check Total	*$94,065.25*
CHECK # 100936							
001	08/20/26	INFRAMARK LLC	186759	Aug Sidewalk Project	Reserves-Annual Contribution	568024-58001	$56,400.00
						Check Total	*$56,400.00*
CHECK # 100937							
001	08/20/26	HANSON, WALTER & ASSOCIATES, I	5296889	Engineering July service	ProfServ-Engineering	531013-51501	$7,574.71
						Check Total	*$7,574.71*
CHECK # 100938							
001	08/20/26	ENVIRO TREE SERVICE, LLC	15472	PALM PRUNING	Contracts-Trees & Trimming	534085-53901	$30,000.00
						Check Total	*$30,000.00*
CHECK # 100939							
001	08/26/26	CELEBRATION HARDWARE	508527	Aug sand	R&M-Common Area	546016-53901	$34.95
001	08/26/26	CELEBRATION HARDWARE	508597	Aug Splash Pad Maintenance	R&M-Common Area	546016-53901	$60.72
001	08/26/26	CELEBRATION HARDWARE	508455	Aug Supplies	R&M-Common Area	546016-53901	$141.96
						Check Total	*$237.63*
CHECK # 100940							
001	08/26/26	REXEL USA	S145988753.003	Aug LED's Streetlights	R&M-Streetlights	546095-54101	$406.44
001	08/26/26	REXEL USA	S146020022.001	Aug LIGHT FIXTURE	R&M-Streetlights	546095-54101	$360.00
						Check Total	*$766.44*
CHECK # 100941							
001	08/26/26	CONCRETE MIX USA LLC	4856	Aug Sidewalk Project	Reserves-Annual Contribution	568024-58001	$1,526.27
						Check Total	*$1,526.27*
CHECK # 100942							
001	08/26/26	PIP PRINTING & SIGNWORKS	161561	Aug street signs	R&M-Signage/Radar Sign Maintenance	546994-54101	$33.16
						Check Total	*$33.16*
CHECK # 100943							
001	08/28/26	SOUTHERN PINE LUMBER CO. OF ORLANDO, INC.	40089712	Aug Supplies	R&M-Boardwalks	546009-53901	$890.72
						Check Total	*$890.72*
CHECK # 100944							
001	08/28/26	PIP PRINTING & SIGNWORKS	160823	MAY SIGNAGE	R&M-Signage/Radar Sign Maintenance	546994-54101	$805.50
						Check Total	*$805.50*

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 8/01/2026 to 8/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100945							
001	08/28/26	REXEL USA	S146120828.001	Aug Repair parts Streetlights	R&M-Streetlights	546095-54101	$886.43
001	08/28/26	REXEL USA	S146120828.002	Aug Repair parts Streetlights	R&M-Streetlights	546095-54101	$90.00
						Check Total	*$976.43*
CHECK # 100946							
001	08/28/26	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	170165747-001	Aug Repair parts	R&M-Irrigation	546041-53901	$200.17
001	08/28/26	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	170164257-001	Aug Repair parts	R&M-Irrigation	546041-53901	$1,915.90
						Check Total	*$2,116.07*
CHECK # 100947							
001	08/28/26	INFRAMARK LLC	187186	JULY fees	Office Supplies	551002-51301	$214.45
001	08/28/26	INFRAMARK LLC	187186	JULY fees	R&M-Equipment	546022-53901	$2,261.83
001	08/28/26	INFRAMARK LLC	187186	JULY fees	Reserves-Annual Contribution	568024-58001	$702.99
						Check Total	*$3,179.27*
CHECK # 100948							
001	08/28/26	CELEBRATION HARDWARE	509221	Aug Supplies	R&M-Sidewalks	546084-53901	$27.45
001	08/28/26	CELEBRATION HARDWARE	509206	Aug Supplies	R&M-Sidewalks	546084-53901	$54.90
						Check Total	*$82.35*
CHECK # 300205							
001	08/05/26	DUKE ENERGY - ACH	071526-ACH	SVC PRD 5/28-7/7/26	Electricity - General	543006-53901	$3,827.61
001	08/05/26	DUKE ENERGY - ACH	071526-ACH	SVC PRD 5/28-7/7/26	Building Op Costs	563034-53901	$493.02
001	08/05/26	DUKE ENERGY - ACH	071526-ACH	SVC PRD 5/28-7/7/26	Electricity - Streetlights	543013-54101	$1,388.27
001	08/05/26	DUKE ENERGY - ACH	071526-ACH	SVC PRD 5/28-7/7/26	R&M-Irrigation	546041-53901	$207.35
						Check Total	*$5,916.25*
CHECK # 300207							
001	08/11/26	ENTERPRISE CDD - UTILITY	072226-2722-ACH	SVC PRD 6/10-7/13/26	Utility - Water	543018-53901	$703.68
						Check Total	*$703.68*
CHECK # 300208							
001	08/11/26	ENTERPRISE CDD - UTILITY	072226-1022-ACH	SVC PRD 6/10-7/13/26	Utility - Water	543018-53901	$1,286.91
						Check Total	*$1,286.91*
CHECK # 300209							
001	08/11/26	ENTERPRISE CDD - UTILITY	072226-2021-ACH	SVC PRD 6/10-7/13/26	Utility - Water	543018-53901	$1,033.51
						Check Total	*$1,033.51*
CHECK # 300210							
001	08/11/26	ENTERPRISE CDD - UTILITY	072226-4022	SVC PRD 6/10-7/13/26	Utility - Water	543018-53901	$345.12
						Check Total	*$345.12*
CHECK # 300211							
001	08/11/26	ENTERPRISE CDD - UTILITY	072226-5021-ACH	SVC PRD 6/10-7/13/26	Utility - Water	543018-53901	$686.40
						Check Total	*$686.40*
CHECK # 300212							
001	08/11/26	ENTERPRISE CDD - UTILITY	072226-6022-ACH	SVC PRD 6/10-7/13/26	Utility - Water	543018-53901	$351.60
						Check Total	*$351.60*
CHECK # 300213							
001	08/11/26	ENTERPRISE CDD - UTILITY	072226-5611-ACH	SVC PRD 6/10-7/13/26	Utility - Water	543018-53901	$16.65
						Check Total	*$16.65*

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 8/01/2026 to 8/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300214							
001	08/11/26	ENTERPRISE CDD - UTILITY	072226-0013-ACH	SVC PRD 6/10-7/13/26	Utility - Water	543018-53901	$430.78
						Check Total	*$430.78*
CHECK # 300215							
001	08/11/26	ENTERPRISE CDD - UTILITY	072226-3021	SVC PRD 6/12-7/31	Utility - Water	543018-53901	$526.56
						Check Total	*$526.56*
CHECK # 300216							
001	08/11/26	ENTERPRISE CDD - UTILITY	072226-6001-ACH	SVC PRD 6/12-7/31	Utility - Water	543018-53901	$3.33
						Check Total	*$3.33*
CHECK # 300217							
001	08/14/26	SMART CITY TELECOM - AUTOPAY	080126-0231-ACH	SVC PRD 8/1-8/31/26	Communication - Telephone	541003-51301	$129.12
						Check Total	*$129.12*
CHECK # 300218							
001	08/14/26	SMART CITY TELECOM - AUTOPAY	080126-0025-ACH	SVC PRD 8/1-8/31/26	Communication - Telephone	541003-51301	$182.56
						Check Total	*$182.56*
CHECK # 300219							
001	08/14/26	SMART CITY TELECOM - AUTOPAY	080126-1187-ACH	SVC PRD 8/1-8/31/26	Communication - Telephone	541003-51301	$140.32
						Check Total	*$140.32*
CHECK # 300220							
001	08/20/26	REPUBLIC SERVICES - ACH	0690-000829057-ACH	JULY REFUSE REMOVAL	Utility - Refuse Removal	543020-53901	$1,291.68
						Check Total	*$1,291.68*
CHECK # 300221							
001	08/27/26	REPUBLIC SERVICES - ACH	0690-000831030-ACH	AUG REFUSE REMOVAL	Utility - Refuse Removal	543020-53901	$1,179.01
						Check Total	*$1,179.01*
CHECK # 963							
001	08/07/26	ENTERPRISE CDD	080526-3965	DUE TO ECDD THRU JUNE 26 REIMB TO DUKE ENERGY	Due To Other Districts	206500-0	$34,684.28
						Check Total	*$34,684.28*
CHECK # DD940							
001	08/10/26	HOME DEPOT - ACH	072826-6774	Misc Charges July	R&M-Common Area	546016-53901	$702.88
001	08/10/26	HOME DEPOT - ACH	072826-6774	Misc Charges July	Reserves-Annual Contribution	568024-58001	$6,593.06
001	08/10/26	HOME DEPOT - ACH	072826-6774	Credit Memo 000536	July Supplies	546016-53901	($15.92)
						Check Total	*$7,280.02*
CHECK # DD941							
001	08/27/26	VERIZON WIRELESS - ACH	6150832037-ACH	SVC PRD 8/12-9/11/26	Contracts-Security Camera	534036-51301	$140.80
						Check Total	*$140.80*
						Fund Total	**$598,958.32**

Total Checks Paid	**$598,958.32**