INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Celebration
Community Development District

October 27, 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, October 27, 2026, at 5:30 p.m.

The Regular Meeting of the **Celebration Community Development District** will be held on **October 27, 2026, at 5:30 p.m. at 313 Campus Street, Celebration, FL 34747.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

THE REGULAR MEETING OF BOARD OF SUPERVISORS

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

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

   A. CROA

   B. Mattamy
6. **STAFF REPORTS**

   A. Titanium Transition Update- Chris Tarase

   B. Vendor Reports

   i. Accounting Staff Update

   ii. United Landscape

   iii. Premier Lakes…….Page 5

   iv. Clarke

   C. District Counsel

   D. Field Inspection Report

   i. October 2026 Report……...Page 13

   E. District Engineer

   i. October 2026 Report……...Page 19

   F. District Manager

   i. Discussion of Memorial Application……Page 21

   ii. Discussion of Special Finance Meeting

7. BUSINESS ITEMS

A. Consideration of Pond Proposal FY2027…….Page 24

B. Consideration of Lake Rianhard Fountain Replacement…….Page 28

C. Consideration of Fence Installation on Greenbrier……..Page 33

D. Consideration of Resolution 2027-01……...Page 35

E. Discussion of CROA Requests for Design Guidelines & the Delegation of Authority Agreement…….....Page 37

F. Discussion of & Possible Action on FDOT Offer for Parcel 8004……..…...Page 47

8. CONSENT AGENDA

A. Consideration of September 29, 2026 Meeting……...Page 66

B. Consideration of September 2026 Financials……...Page 73

C. Consideration of September 2026 Check Register……...Page 92

9. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

10. PUBLIC COMMENTS

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

11. ADJOURNMENT

6Biii

Premier Lakes October 2026 Report

Celebration CDD

Aquatics Report

10/14/2026

www.premierlakesfl.com

CustomerSupport@PremierLakesFL.com

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

SV31





Comments:
This lake is in great condition.

Action Required
Routine Maintenance

Target:

SV33





Comments:
Algae coating decaying Slender Spikerush. Will need additional treatment.

Action Required
Submerged & Algae Treatment

Target:
Slender Spikerush and Filamentous Algae

IV34





Comments:
Planktonic algae bloom observed.

Action Required
Algae Treatment

Target:
Planktonic Algae

IV35





Comments:
This lake is in good condition.

Action Required
Routine Maintenance

Target:

IV36





Comments:
Minor floating weeds observed.

Action Required
Floating weed treatment

Target:
Duckweed and Salvina

IV37





Comments:
Minor floating weeds observed.

Action Required
Floating weed treatment

Target:
Duckweed and Salvina

IV38





Comments:
This lake is in good condition. Some shoreline work is being completed by developer.

Action Required
Routine Maintenance.

Target:

IV39





Comments:
Planktonic algae observed along the one windblown shoreline. Rest of the lake is clear.

Action Required
Algae Treatment

Target:
Planktonic Algae

SV32





Comments:
Algae bloom observed

Action Required
Algae Treatment

Target:
Filamentous Algae

SV29





Comments:
This lake is in good condition.

Action Required
Routine Maintenance

Target:

Management Summary

I surveyed the Island Village section of the property during this inspection. Overall, most lakes were in fair to good condition with some algae blooms in need of treatment. They will be addressed during the next maintenance cycle.
There is some slender spikerush on a lake or two, which will also be treated during the next maintenance visit.
Shoreline weeds are very minimal across all ponds in Island Village.

Next week looks to be our first cold front with a meaningful drop in temperature. Ideally, this will begin to lower the water temperatures throughout Celebration and begin to slow the growth.

Thank you!

6Di

October 2026 Field Report



Celebration CDD October Field Inspection

Thursday, October 1 2026

10 Items Identified

10 Items Incomplete

Kyle Goldberg

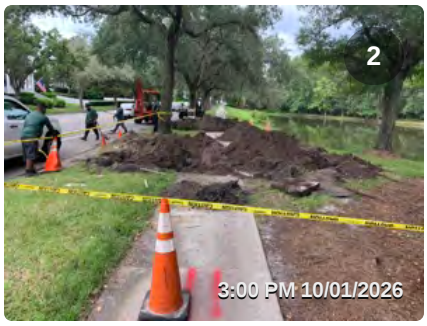
Inframark

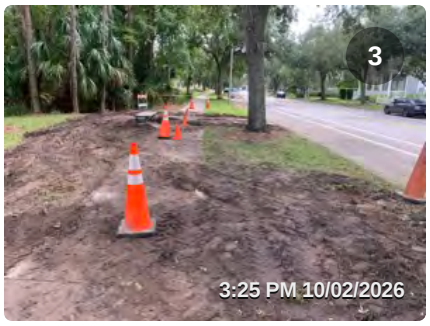
Item 1 - Mainline Repair

Assigned To: Inframark

Mainline was rerouted across the street from 405 Celebration Ave.





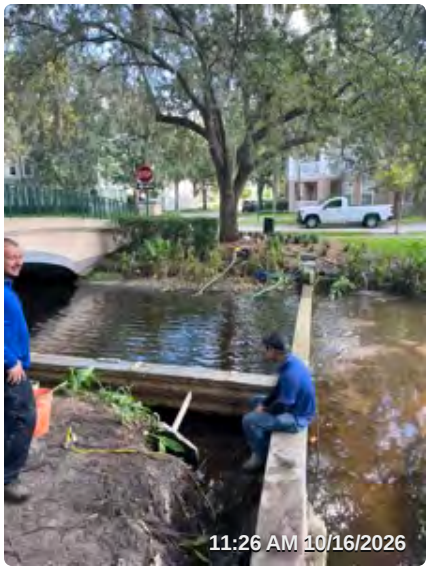




Item 2 - Sidewalk Project Update

Assigned To: Inframark

The sidewalk project is continuing. Crew is working on Teal and Mulberry.



Item 3 - Water Street Canal

Assigned To: Inframark

A concrete wall was poured to prevent water from washing out the sides of the canal.



Item 4 - Island Village Construction Update

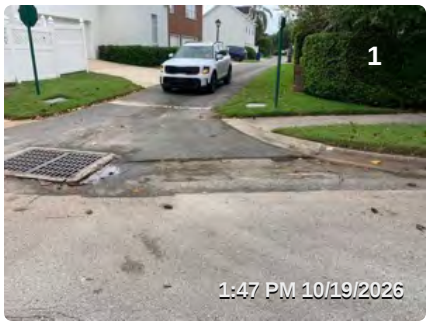
Assigned To: Mattamy

The bridge beams for the phase 4 bridge have been delivered and installed.

Item 5 - Alleyways

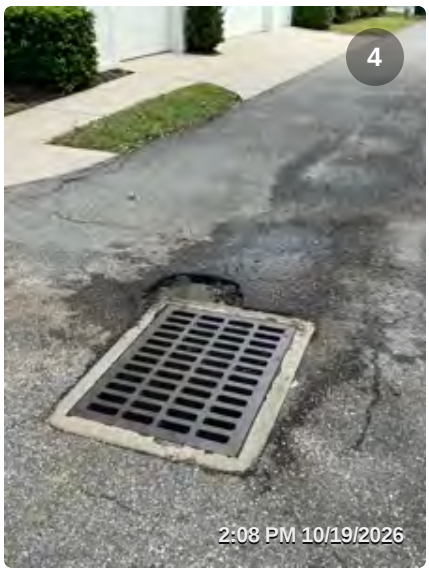
Assigned To: Seal N Stripe/Inframark

Multiple alleyway potholes have been identified to be repaired.











Item 6 - Sidewalk Roots Update

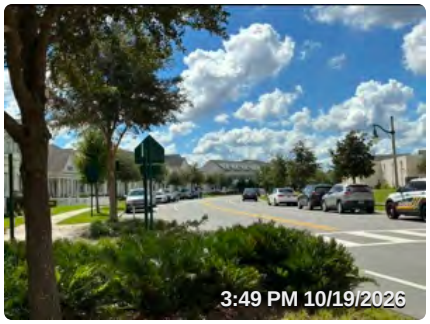
Assigned To: Inframark

A picture of a trailer full of roots from the sidewalk project.



Item 7 - Tree Trimming Update

Assigned To: Brightview/Inframark



Item 8 - Island Village Tree Trimming

Assigned To: Inframark

Field staff has been cutting low hanging limbs from trees in Island Village.



Item 9 - Boardwalk Repair

Assigned To: Inframark

Multiple areas on the boardwalk have been repaired due to damage via fallen trees.



Item 10 - Bollard Painting

Assigned To: Inframark

Multiple bollards have been painted.

6Ei

October 2026 District Engineer Report

October 16, 2026

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

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

Dear Mr. Satterwhite;

As requested, please accept this letter as a monthly summary update of items or tasks that our office has been working on or assisting with:

1. Island Village weekly OAC meetings.
2. Phase 3 and F2-F4 Final plat comments and corresp. with attorney and Mattamy and County
3. FDOT I-4 Poinciana Connector Project corresp. and parcels review.
4. Research plats and easements around Acadias North Village for fountain in pond.
5. Review Sabal Palm gas route notification request.
6. Research boardwalk exhibit with lengths and locations.
7. Golf course ponds easements review and corresp.
8. Island Village Ph 2B site visit for pond grading and wet season flooding over existing grades.

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

Sincerely,

Mark Vincutonis

Mark Vincutonis, P.E.

6Fi

Memorial Application

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT
Memorial Donation Application and Agreement

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

• Applicant will be responsible for the cost of the memorial, plus a fee for administration and installation. Commemorative benches, doggy stations, or other monuments/equipment must be purchased new or fully renovated by the CCDD.

• The CCDD has no duty to guarantee or maintain the donated item beyond the guarantee given by the manufacturer from whom the benches, doggy stations, or other monuments/equipment were purchased.

• The CCDD will make best efforts, but shall bear no duty, to replace a commemorative item that is stolen or is damaged by vandalism, weather, normal wear and tear, age, disease, etc.

• The CCDD has no duty to replace, relocate or reinstall any memorial item that has been removed due to construction, paving, change in landscape design, site safety or maintenance concerns, etc.

• The CCDD staff shall confer with Applicant concerning the location and type of bench, tree, doggy station, or other monument/equipment; however, the final determination of location and type of bench, tree, doggy station, or other monument/equipment, rests with the CCDD.

• All benches, trees, doggy stations, or other monuments/equipment donated through this program are the property of the CCDD.

• Not all open spaces or parks are suitable for a bench, tree, doggy station, or other monument/equipment donation. The CCDD staff will make the final decision regarding bench, tree, doggy station, or other monument/equipment location, style, type and availability.

• The CDDD has not made any representation that a payment for a memorial is a charitable deduction by the Applicant for tax purposes. Applicant must contact its own tax advisor.

[SIGNATURES FOLLOW ON NEXT PAGE]

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

Applicant Name: Jennifer Schreiber

Signature of Applicant: Jennifer Mah

Address: 617 Celebration Ave

Email Address: jennifer@imaginationrealty.net

Phone: 407-973-5575

Memorial Bench type and location requested: bench on Lake Across from the hotel on path
Tree type and location requested: or tree where he was struck by lightening
Doggy Station type and location requested: _____
Monument/Equipment type and location requested: _____

Proposed wording for plaque, if requested: please see below:

_____

Cost: $100 (supplied by CCDD) Accepted by Applicant: Jennifer Mah

CCDD Staff Name: _____ Approval Date: _____
Payment received: _____ Date: _____
Payment Method: _____

If there is not a bench near where he died, the plaque can be installed at the tree where he was struck by lightening

Matthew Jenkins
4/20/06 - 9/8/26
Forever Loved

7A

Consideration of Pond Proposal FY2027

One-Time Work Order Agreement

Customer Name: Celebration CDD
Property Contact: Kerry Satterwhite
Work Order Description: CV2E - Lake Rianhard - Fountain Wire Replacement
Premier Lakes Consultant: Alex Kurth
Consultant Phone Number: 239-707-1575

This Agreement, dated **September 29th, 2026**, is made by and between Premier Lakes, Inc., hereinafter known as "Premier Lakes," and **Celebration CDD,** hereinafter known as "Customer."

Both Customer and Premier Lakes agree to the following terms and conditions:

1. **General Conditions:** Premier Lakes will provide the contract services enumerated below to the Customer under the terms and conditions of this Agreement, and the Customer agrees to pay Premier Lakes for those services as listed below under the terms and conditions of this agreement.

2. **Service Area:** The "Service Area" is described as **Lake CV2E - Lake Rianhard.**

3. **One-Time Services:** Premier Lakes will perform the **replacement and extension of existing 150' Cord Assembly as follows:**

    a. **Power Cable, 8/3 AWG, 250FT, Quick Disconnect Assembly**
    b. **Light Cable, 250FT, Quick Disconnect Assembly**

4. **Payment Terms:** The total agreement amount is **$6,927.00.** The total agreement amount will be invoiced upon completion of services. The customer agrees to pay Premier Lakes within thirty (30) days of the invoice. If the customer fails to pay any invoice within sixty (60) days of the invoice date, then a service charge of 1% per month (12% per annum) will be charged to the customer by Premier Lakes on balances not paid within sixty (60) days.

5. **Forms of Payment:** Premier Lakes accepts payment by check, ACH, debit, and credit card.

6. **Credit & Debit Card Fees:** Premier Lakes will charge customers a 3% processing fee for invoices paid by Credit or Debit card.

7. **Contract Void Ab Initio:** This contract will be void ab initio if Premier Lakes, in its sole discretion, determines that the condition of the Service Area has materially declined between the date of this Agreement and the commencement date of the Agreement. If Premier Lakes commences services under this Agreement, this paragraph will not apply.

8. **Force Majeure:** Premier Lakes shall not be liable for any delay in performing the Services nor for any failure to provide the Services due to any cause beyond its reasonable control.

9. **Enforcement and Governing Law:** A default by either Party under this agreement shall entitle the other Party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages and injunctive relief under Florida law.

10. **Safety:** Premier Lakes agrees to use its best efforts and specialized equipment, products, and procedures to provide safe and effective results hereunder, and Premier Lakes will use all due care to protect the property of the Customer. Premier Lakes will not be liable for plant damage due to disease, pestilence, flood, weather, or any other means unrelated to Premier Lakes' activities. In addition, some collateral damage to beneficial plants might be necessary to treat nuisance plants. Premier Lakes will use its best efforts and professional expertise to limit any damage to beneficial plants, but in no event will Premier Lakes be liable for collateral damage that is less than ten percent (10%) of the beneficial plant population.

11. **Insurance:** Premier Lakes will maintain general liability and other insurances as necessary, given the scope and nature of the services. Premier Lakes will be responsible for those damages, claims, causes of action, injuries, or legal costs to the extent of its direct negligence or misconduct. No party to this agreement will be liable to the other for incidental, consequential, or purely economic damages.

12. **E-Verify:** Premier Lakes utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

13. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.

Total Agreement Amount: $6,927.00

Accepted and Approved:

Celebration CDD

Signature:

Printed Name:

Title:

Date:

Customer Address for Notice Purposes:

Premier Lakes, Inc.

Signature:

Name: Alex Kurth

Title: President

Date:

Please Remit All Payments & Contracts to: 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33544.

7B

Consideration of Lake Rianhard Fountain Replacement

One-Time Work Order Agreement

Customer Name: Celebration CDD
Property Contact: Kerry Satterwhite
Work Order Description: CV2E - Lake Rianhard - Fountain Replacement
Premier Lakes Consultant: Alex Kurth
Consultant Phone Number: 239-707-1575

This Agreement, dated **October 23rd, 2026**, is made by and between Premier Lakes, Inc., hereinafter known as "Premier Lakes," and **Celebration CDD,** hereinafter known as "Customer."

Both Customer and Premier Lakes agree to the following terms and conditions:

1. **General Conditions:** Premier Lakes will provide the contract services enumerated below to the Customer under the terms and conditions of this Agreement, and the Customer agrees to pay Premier Lakes for those services as listed below under the terms and conditions of this agreement.

2. **Service Area:** The "Service Area" is described as **Lake CV2E - Lake Rianhard.**

3. **One-Time Services:** Premier Lakes will perform the **replacement of existing fountain as follows:**

    a. **Remove existing fountain**
    b. **Install new 5HP Vertex Vertical Tri-Tier Fountain**
    c. **Install 3-fixture LED Lighting System**
    d. **Install new 250ft light and power cables.**
    e. Install the cable in conduit.

4. **Payment Terms:** The total agreement amount is **$19,200.00.** The total agreement amount will be invoiced upon completion of services. The customer agrees to pay Premier Lakes within thirty (30) days of the invoice. If the customer fails to pay any invoice within sixty (60) days of the invoice date, then a service charge of 1% per month (12% per annum) will be charged to the customer by Premier Lakes on balances not paid within sixty (60) days.

5. **Forms of Payment:** Premier Lakes accepts payment by check, ACH, debit, and credit card.

6. **Credit & Debit Card Fees:** Premier Lakes will charge customers a 3% processing fee for invoices paid by Credit or Debit card.

7. **Contract Void Ab Initio:** This contract will be void ab initio if Premier Lakes, in its sole discretion, determines that the condition of the Service Area has materially declined between the date of this Agreement and the commencement date of the Agreement. If Premier Lakes commences services under this Agreement, this paragraph will not apply.

8. **Force Majeure:** Premier Lakes shall not be liable for any delay in performing the Services nor for any failure to provide the Services due to any cause beyond its reasonable control.

9. **Enforcement and Governing Law:** A default by either Party under this agreement shall entitle the other Party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages and injunctive relief under Florida law.

10. **Safety:** Premier Lakes agrees to use its best efforts and specialized equipment, products, and procedures to provide safe and effective results hereunder, and Premier Lakes will use all due care to protect the property of the Customer. Premier Lakes will not be liable for plant damage due to disease, pestilence, flood, weather, or any other means unrelated to Premier Lakes' activities. In addition, some collateral damage to beneficial plants might be necessary to treat nuisance plants. Premier Lakes will use its best efforts and professional expertise to limit any damage to beneficial plants, but in no event will Premier Lakes be liable for collateral damage that is less than ten percent (10%) of the beneficial plant population.

11. **Insurance:** Premier Lakes will maintain general liability and other insurances as necessary, given the scope and nature of the services. Premier Lakes will be responsible for those damages, claims, causes of action, injuries, or legal costs to the extent of its direct negligence or misconduct. No party to this agreement will be liable to the other for incidental, consequential, or purely economic damages.

12. **E-Verify:** Premier Lakes utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

13. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.

Total Agreement Amount: $19,200.00

Accepted and Approved:

Celebration CDD

Signature:

Printed Name:

Title:

Date:

Customer Address for Notice Purposes:

Premier Lakes, Inc.

Signature:

Name: Alex Kurth

Title: President

Date:

Please Remit All Payments & Contracts to: 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33544.



7C

Consideration of Fence Installation on Greenbrier

Fence Direct

www.tencedirecth.com

ORLANDO
9337 3 Orango Brossent Rvd
Orlando, FL 22337
Office: 407.857.5770
info@fencedirecth.com

TAMPA
6311 E 1cfsporough Ave
Tampa, FL 38610
Office: 813 444.4309
tanyyn@fencedirecth.com

Insured / Bonded b\/a

Ho. _____
INITIWATE I PONTRACT
Estimata Date: 10/7/26
Estimata Valid For 15 Days
Prepared By: ABEL BUENO
Tol. #: (407) 800-2121

CUSTOMER INFORMATION:

Namo CELEBRATION CDD
Address: BRNL ON GREEN BRIEKAUK/K8
CELEBRATION SE, 34441
Suddivision OSCEON/CELEBRATION

Contact # (321) 316-2333 (Kerry)
Alternato #:
Email: ksatterhwite@azuria.com
Gate Code:

FENCE #1:

PVC (Vinyl) | Aluminum ☒Conm | Steel ☐Res ☐Comm | Chain Link ☐Res ☐Cumn | Wood

Style Model: 3-RAILS/CLOSE TOP & BOTTOM
Total Linear Feat: 208 Height: 5 Width: 6
Color: FOREST GREEN Post Caps: Standard

GATES:
4 ft. Walk: _____ 5 ft. Walk: _____
6 ft. Double: _____ 10 ft. Double: _____
Other: _____ Size: _____ Qty: _____
Notes: CENTER RAIL AS PHOTO.

FENCE #2:

PVC (Vinyl) ☐ | Aluminum ☐Rvs ☐Comm | Steel ☐Res ☐Comn | Chain Link ☐Res ☐Cumn | Wood ☐

Style/Model: _____
Total Linear Feat: _____ Height: _____ Width: _____
Color: _____ Post Caps: _____

GATES:
4 ft. Walk: _____ 5 ft. Walk: _____
8 ft. Double: _____ 10 ft. Double: _____
Other: _____ Size: _____ Qty: _____
Notes: _____

SPECIFICATIONS:

☒ Top Level Fence ☐ Follew Conteur of Greund

Pool on Property ☒ YES ☒ NO

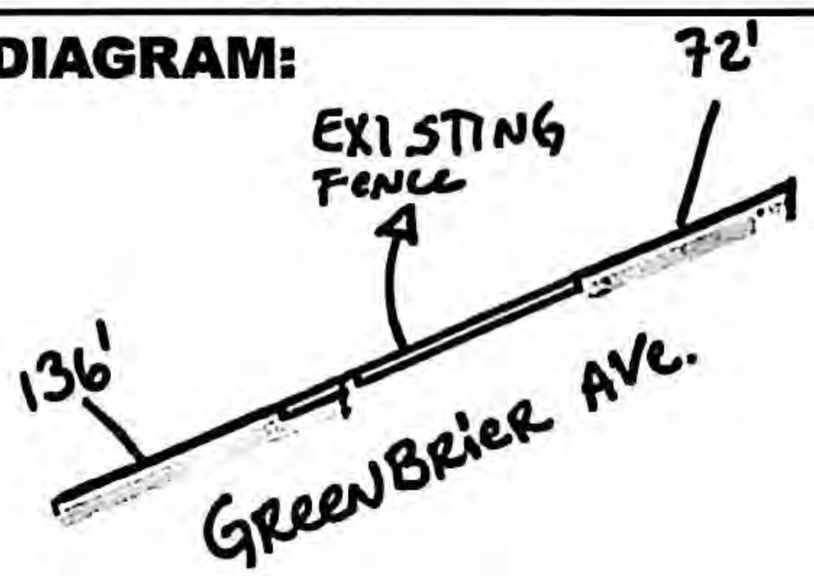
Removal & Removal of Existing Fence _____ Ft NO ☒

Clearing of Fence Line Needed YES ☒ NO ☐

Clearing to be Donk by CLIENT ☒ FD ☐ N/A ☐
(Fee Applies If Fence Direct, Reler to Pig. 2)

HOA Approval Req.	Permit Required
YES ☐ NO ☒	YES ☒ NO ☐
Who's Appbying	FD COMM Wno'S Applying

FENCE DIAGRAM:



Estimate Amount:
11,200

FINANCING: ☒ YES ☐ NO
Amount: _____
Terms: _____
Accl. #: _____
Auth. #: _____

SPECIAL NOTES:
-Please see Attached Documents for Fence Details
-Commercial permit Included(Could have EXTRA CHARGE per County Revision)
- 6-9 Weeks, WATING TIME after County APPROVAL

AGREEMENT TO FENCE DIRECT INSTALLATION

This proposal only becomes a contract when accepted by offiest of Fence Direct. Fonce Direct Grectly sells to the Purchas et the fence procast or discsore discrubed, sobjsct to all labeo and contriacst, on this contiact and on the terms of service page. Contract prics is for the sapsed fmitage. Foral foctage may only. Sold voiaition on the toms of a servic of fense. Indement oossiher, manpower, and equijomont aoolmorte, ele, deo inaka the completion of the contract. Purchaser sxpced thst under no urscorscowles will Fenss Divod aflow a redutiisal in the contract price, we will reimbemement be made to compensate Purchaser for sald expended or inconvecilences. Respunsioiilons wil rememberent will acased ds that which is described in this sesction. Verate responsiibilities by Fencs Direct employzed will not bs honeved.

CONTRACT AMOUNT: $ 11,200
DEPOSIT AMOUNT: $ 2,100
BALANCE DUE UPON INSTALLATION: $ 9,100

APPROVED & ACCEPTED BY:

7D

Consideration of Resolution 2027-01

Resolution 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS RECOGNIZING THE CONTRIBUTIONS OF DAVID HULME.

WHEREAS, the Celebration Community Development District ("District") is a special-purpose District created by law and established by the Florida Land and Water Adjudicatory Commission, pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is a special-purpose local government, charged with the sole duty and responsibility of managing the works of the District, including designing, financing, constructing, and operating capital infrastructure to support Celebration, a planned community in Osceola County, Florida; and

WHEREAS, the major function of the District was and is the pin-pointed management of the works of the District, including roads and alleys, street lighting, sidewalks, landscaping, stormwater management, aquatic weed control, and mosquito control; and

WHEREAS, David Hulme has made a lasting positive impact on the District through his exceptional courtesy, unwavering loyalty, and commitment to excellence.

WHEREAS, Mr. Hulme consistently demonstrates a detail-focused approach in all that he does, ensuring that tasks are completed accurately and thoroughly. His dependable nature, positive attitude, and dedication to serving others have earned him respect and appreciation of those around him.

WHEREAS, Mr. Hulme provided leadership and oversight in serving on the Board of Supervisors since November 2022 as Assistant Secretary from November 2022 through October 2024, as Vice Chairman from November 2024 through November 2026, and

WHEREAS, the District is fortunate to benefit from Mr. Hulme's contributions, and his professionalism and teamwork continue to make a meaningful difference every day.

NOW, THEREFORE, BE IT RESOLVED, that the members of the Board of Supervisors of the Celebration Community Development District, for and on behalf of themselves and on behalf of the District, express their appreciation and gratitude to Mr. Hulme for his efforts and contributions to the ongoing success of the Celebration community.

UNANIMOUSLY APPROVED and EXECUTED this 27th day of October, 2026.

Tom Touzin, Seat 4, Chairman	Shel Hart, Seat 1, Assistant Secretary
Gary Hudspeth, Seat 3, Assistant Secretary	Jack McLaughlin, Seat 5, Assistant Secretary

7E

Discussion of CROA Requests for Design Guidelines & the Delegation of Authority Agreement

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

MICHAEL J. BEAUDINE
KEITH T. BROWN
JAN ALBANESE CARPENTER
CATHERINE R. CHOE
DANIEL H. COULTOFF
RYAN P. EATON
JENNIFER S. EDEN
LENA R. FUCILE
DOROTHY F. GREEN

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

BRUCE D. KNAPP
MATTHEW G. KRAUSE
PETER G. LATHAM
JUSTIN M. LUNA
LORI T. MILVAIN
L. WILLIAM PORTER, III
BRANDON E. POWNALL
CHRISTINA Y. TAYLOR
KRISTEN E. TRUCCO
DANIEL A. VELASQUEZ

To: Celebration CDD Board of Supervisors
From: District Counsel (Jan Albanese Carpenter, Esq. and Ryan P. Eaton, Esq.)
Regarding: CROA's Comments and Requests to Design Guidelines
Date: October 27, 2026

LLEB has reviewed questions and requests from CROA relating to their Design Guidelines and the Architectural Review Committee's (ARC) delegated authority from the District. Below are brief explanations and suggested responses to each item for Board review and discussion.

1. Is the Delegation of Authority still in effect?

There is a Delegation of Authority Agreement from 2011 that is currently in effect, which delegates authority to CROA and the ARC to review and approve homeowner applications for improvements to verge areas owned by the District.

However, with newer issues and necessary clarifications, we have prepared an updated draft to be executed by CROA and the District. It will add certain restrictions to these homeowner improvement applications and contain an annual extension option, which will ultimately be in the District's sole discretion.

2. Does the District still require a Use Agreement (or any other document(s)) from a homeowner before they are allowed to complete work in the street easement?

The District does not currently have a Use Agreement with CROA. We recommend requesting the Use Agreement (or other document(s)) they are referring to so we can review and clarify the District's authority. The Delegation of Authority, to our knowledge, is the only document currently governing CROA and the ARC's review of homeowner improvements to the verges.

3. **Does the District own and maintain all public sidewalks on residential streets throughout Celebration? If that is not the case, please let us know of the sidewalk areas and their proper owners.**

   The District owns most of the sidewalks in front of residential single-family homes with a few exceptions. To provide an accurate response, we will work with the District Engineer and District Manager to identify the areas owned by the County or other parties.

4. **Does the District have a current written standard, policy, or specification for homeowner work in the easement strip or for the care of street trees?**

   The District owns all trees in the verges, and the updated Delegation of Authority clarifies that CROA has no authority to review or approve any application affecting these trees. Similarly, the updated Delegation of Authority incorporates Resolution No. 2023-08, which governs the maintenance responsibilities of homeowners and the District for all trees located in the verges.

   The updated Delegation of Authority will also specify the restrictions and obligations relating to homeowner work for the installation and maintenance of utilities and certain limited improvements. The ARC will be required to enforce these in their application review process.

AGREEMENT FOR THE
DELEGATION OF AUTHORITY
(Improvements in Verges)

THIS AGREEMENT FOR THE DELEGATION OF AUTHORITY (this "Agreement") is made and entered into as of this ____ day of _____, 2026 (the "Effective Date"), by and between **CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**, a community development district created pursuant to the provisions of Chapter 190, *Florida Statutes*, having a mailing address of 313 Campus Street, Celebration, Florida 34747 (the "District"), and **CELEBRATION RESIDENTIAL OWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, having a mailing address of 851 Celebration Avenue, Celebration, Florida 34747 (the "CROA").

WHEREAS, 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 (for the purpose, among other things, of financing and managing the acquisition, construction, operation and maintenance of the major infrastructure within and without the boundaries of the premises to be governed by the District);

WHEREAS, the District has constructed and/or acquired, and now owns, certain properties, infrastructure, facilities and amenities within the District including, but not limited to, landscaping, street trees, street lighting, etc. (the "Facilities"), in those areas of between the back of the street curb and the sidewalks in front of residential properties (the "Verges");

WHEREAS, the CROA, separate and apart from the District, currently owns, operates and maintains its own property, infrastructure, and facilities within the District's boundaries;

WHEREAS, the CROA has certain responsibilities for the management, maintenance, operation and control of the "Residential Properties" as defined in the Declaration of Covenants, Conditions and Restrictions recorded in Book 1298, Page 1889, Public Records of Osceola County, Florida (the "Declaration"), as amended from time to time;

WHEREAS, the CROA, through its Architectural Review Committee (the "ARC") requires the owners of Residential Properties (the "Owners") to first obtain the prior written approval of the ARC before making certain improvements or modifications to the Residential Properties, including the installation of mailboxes, stepping-stones, and electric lights in the Verges;

DRAFT

WHEREAS, for the sake of efficiency, the District desires to delegate the duty to review, approve or deny an Owner's application for certain limited improvements to the Verges to the ARC;

WHEREAS, the District and the CROA desire to clarify the scope of the delegation of approvals for limited improvements to the Verges;

WHEREAS, the ARC, through the CROA, desires to accept and assume such delegation of responsibilities, subject to the terms and conditions as set forth in this Agreement.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars ($10.00), the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties hereby agree as follows:

1. **Incorporation of Recitals**. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. **Scope of Delegation**. District hereby delegates to the CROA and the ARC the right to review, approve, or deny an Owner's application solely concerning the addition, change, or removal of mailboxes, stepping stones (or other hard surface walkway), and small plantings (the "Improvements"), provided that none of the foregoing materially impair the Facilities or the Verges. The CROA and the ARC shall not review or approve any Owner applications that exceed the scope of this Agreement, and the same shall be directed to the District for review, approval, or denial.

3. **Utilities**. All utilities servicing the Improvements and/or located within the Verges, including, without limitation, irrigation systems, irrigation lines, sprinkler heads, and any other utility lines, electricity, conduits, or appurtenances, shall be the sole responsibility of the Owner of the Residential Property served thereby. The District shall have no obligation to install, operate, maintain, repair, or replace any such utilities, and the Owner shall bear all associated costs.

4. **Tree Ownership and Maintenance**. The CROA and the District acknowledge and agree that (i) the District owns all trees located within the Verges, (ii) the CROA has no authority to review or approve any application affecting trees located within the Verges, and (iii) the CROA will comply with the rules and requirements of Resolution No. 2023-08, adopted by the District on May 23, 2023, which governs the maintenance responsibilities of the Owners and the District with respect to all trees located within the Verges.

5. **Owner Improvements**. The District shall have no obligation to replace, repair, or maintain any Improvements installed by an Owner pursuant to Section 2 above. The Improvements

shall be installed and maintained at the role expense of the Owner, and the District shall not be liable for any damage to or removal of such Improvements arising from the District's operation, maintenance, repair, or replacement of trees, landscaping, sidewalks or any other of the Facilities.

6. **Prohibition on Utilities Beneath Sidewalks**. The installation, placement, operation or maintenance of any electric wiring, conduit, cable, pipe, or other utility of any kind beneath the sidewalks located within or adjacent to the Verges is expressly prohibited. Neither the CROA nor the ARC shall approve any Owner application contemplating such installation, and any such installation made in violation of this Section 6 may be removed by the District at the sole cost and expense of the responsible Owner. Osceola County may also impose fines for violations of this Section 6.

7. **Term of Delegation**. This Agreement shall be effective, and deemed in full force and effect, as of the Effective Date and shall continue for a term of one (1) year. Thereafter, this Agreement may be extended annually for additional one (1) year terms at the sole discretion of the District. CROA shall request extensions of the Agreement at least sixty (60) days prior to the expiration of any one-year term.

8. **Full Revocability**. This Agreement is fully revocable by either Party, with or without cause, upon ten (10) days' prior written notice to the other party, delivered in accordance with Section 9 below.

9. **Notices**. Any notice required or permitted to be given by the terms of this Agreement or under any applicable law by either party shall be in writing and shall be either hand delivered or sent by recognized overnight courier (e.g. Federal Express) to the addresses first listed above.

10. **Third Party Beneficiaries**. The delegation of authority and other services provided under this Agreement are solely for the benefit of the District and the CROA and neither this Agreement nor any services rendered hereunder shall give rise to or shall be deemed to or construed so as to confer any rights on any other party as a third-party beneficiary or otherwise, including any owners of property within the District.

11. **Acknowledgement of Public Records Law**. The District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes. The CROA agrees to comply with all applicable requirements of the "Sunshine Law," the "Public Records Law," the Community Development Districts Law, and all other statutes and regulations applicable to the CROA. For the purposes of this agreement in general and specifically the Indemnity detailed in Section 15 below, the CROA will have complied with these requirements by performing the following actions regarding any

ARC meeting involving CCDD matters: (a) Publish notice of each meeting 48 hours in advance on the Celebration Front Porch website and outside the regular meeting room in the Celebration Community Center. (b) Prepare minutes of each meeting consisting of a general summary indicating the items considered and actions taken at the meeting. (c) Provide a copy of the minutes and any application considered at the meeting to the CCDD within 7 days following the meeting, which will be stored and maintained for public review by the CCDD. The CROA recognizes and agrees that all records related to the District, the facilities, and this Agreement may be public records and are subject to the requirements of applicable law pertaining to public records.

12. **Governing Law and Jurisdiction**. This Agreement shall be interpreted and enforced under the laws of the State of Florida. Any litigation arising under this Agreement shall be venued in the Circuit Court of Osceola County, Florida. THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO THE PERSONAL JURISDICTION AND VENUE OF A COURT IN OSCEOLA COUNTY, FLORIDA.

13. **Independent Contractor Status**. At all times hereunder, the CROA shall undertake all duties, obligations, and responsibilities as an independent contractor, and not as an agent or representative of the District. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the District and the CROA. The CROA has no authority to enter into any contracts or agreements, whether oral or written, on behalf of the District.

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

15. **Indemnification**. The CROA agrees to indemnify, save harmless, and defend the District, its officers, directors, board members, employees, agents and assigns, from and against any and all liabilities, claims, penalties, forfeitures, suits, legal, or administrative proceedings, demands, fines, punitive damages, losses, liabilities and interests, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees, which shall include fees incurred in any administrative, judicial, or appellate proceeding) which District, its officers, directors, board members, employees, agents and assigns, may hereafter incur, become responsible for or pay out to the extent arising out of (i) CROA's breach of any term or provision of this Agreement, or (ii) any negligent or intentional act or omission of CROA, its agents, employees or sub-contractors, in the performance of this Agreement.

16. **Counterparts**. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document.

[*SIGNATURES CONTAINED ON THE FOLLOWING PAGE(S)*]

DRAFT

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

WITNESSES

_____
Print Name: _____
Address: _____
_____

_____
Print Name: _____
Address: _____
_____

"DISTRICT"

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT,
a community development district created Pursuant to the provisions of Chapter 190, Florida Statutes

By: _____
Name: _____
Title: _____

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by _____, as _____ of the CELEBRATION COMMUNITY DEVELOPMENT DISTRICT, a community development district created pursuant to the provisions of Chapter 190, Florida Statutes. Said person is personally known to me or has produced a valid driver's license as identification.

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

DRAFT

WITNESSES

_____

Print Name: _____

Address: _____

_____

_____

Print Name: _____

Address: _____

_____

"CROA"

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

By: _____

Name: _____

Title: _____

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by _____, as _____ of the CELEBRATION RESIDENTIAL OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation. Said person is personally known to me or has produced a valid driver's license as identification.

_____

Notary Public; State of Florida

Print Name: _____

My Commission Expires: _____

My Commission No.: _____

DRAFT

7F

Discussion of and Possible Action on FDOT Offer for Parcel 8004

ORIGIN ID:KYOA (813) 287-8191
VINCENT SMITH
AMERICAN ACQUISITION GROUP, LLC
711 NORTH SHERRILL STREET
SUITE B
TAMPA, FL 33609
UNITED STATES US

SHIP DATE: 14OCT26
ACTWGT: 1.00 LB
CAD: 9548558/INET4535

BILL SENDER

TO **ATTN: TOM TOUZIN, CHAIRMAN**
CELEBRATION COMMUNITY DEVELOPMENT
313 CAMPUS STREET

CELEBRATION FL 34747

(813) 287-8191 REF: DVP # 00052.25.23
INV: PAREL 8004
PO: PROJECT 2 MI-4 TWO 24 (CAL86) DEPT: OFFER PACKAGE

58KJJ70DF/484B

FedEx Express

J26102601200 1uv

FRI - 16 OCT 5:00P
** 2DAY **

TRK# 0201 **8786 5148 1869**

SP ISMA

34747
FL-US MCO

After printing this label:
CONSIGNEE COPY - PLEASE PLACE IN FRONT OF POUCH
1. Fold the printed page along the horizontal line.
2. Place label in shipping pouch and affix it to your shipment.

Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on fedex.com. FedEx will not be responsible for any claim in excess of $100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of $100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is $1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.

Docusign Envelope ID: 1DEC3AE4-FC04-8700-826C-6045F1B05359

October 15, 2026

FedEx No.: 8786 5148 1869

Celebration Community Development District
c/o Inframark, LLC
Attn: Tom Touzin, Chairman
313 Campus Street
Celebration, FL 34747

ITEM/SEGMENT NO.:	431456-1
MANAGING DISTRICT:	05
FAP:	N/A
STATE ROAD NO.:	400 (Interstate 4)
COUNTY:	Osceola
PARCEL NO.:	8004

RE: Binding Offer Package

Dear Mr. Touzin,

As you are aware, the Florida Department of Transportation (FDOT) is in the process of negotiating the acquisition of right of way for the project referenced above. American Acquisition Group, LLC is the consultant firm contracted to provide right of way acquisition services for this project. This package represents FDOT's notification and fair market value offer to you for the purchase of the property identified by parcel number above. This letter is intended to help you understand the need and purpose of each document contained in this package.

(1) **STATEMENT OF OFFER** – This is the official offer from FDOT for the necessary acquisition from your property. Please sign on the Receipt Acknowledged By line, print your name, add the date, keep the copy and return the original statement to me in the envelope provided. This is not an agreement and in no way will bind you to a settlement.

(2) **DONATION LETTER** – This letter is to be used if you care to donate the area of acquisition to FDOT in lieu of receiving monetary compensation. If you choose to do this, please sign, and return the donation form to me and I will contact you for final steps.

(3) **PURCHASE AGREEMENT** – This is a standard FDOT purchase agreement which provides a breakdown of the compensation for land and improvements to be acquired. The summary of values is based on the approved appraisal.

(4) **TAXPAYER IDENTIFICATION FORM** – This form is to be used to record your taxpayer identification number prior to closing so that gross proceeds of the sale can be reported to the IRS in accordance with state procedures. For individuals, this number is your social security number but for other entities it is your employer identification number (EIN).

(5) **LEGAL DESCRIPTION & RIGHT OF WAY MAP** – This describes the area to be acquired by FDOT.

(6) **APPRAISAL** – A copy of the FDOT's appraisal is included for your review.

711 North Sherrill Street – Suite B
Tampa, Florida 33609-1109
Ph. 813-287-8191 – Fax 813-287-8197

Docusign Envelope ID: 1DEC3AE4-FC04-8700-826C-6045F1B05359

Celebration Community Development District
c/o Inframark, LLC
Attn: Tom Touzin, Chairman

Please contact me at 305-785-8517 with any questions.

Sincerely,

Vincent Smith

Vincent Smith, Right of Way Agent
American Acquisition Group, LLC
vincent@americanacquisition.com
(305) 785-8517

CC: Attorney Kent L. Hipp, kent.hipp@gray-robinson.com
CC: Records Management

Enclosures as stated herein

Docusign Envelope ID: 1DEC3AE4-FC04-8700-826C-6045F1B05359

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

STATEMENT OF OFFER

575-030-08
RIGHT OF WAY
06/23

Celebration Community Development District
c/o Inframark, LLC
Attn: Tom Touzin, Chairman
313 Campus Street
Celebration, FL 34747

ITEM/SEGMENT NO.:	431456-1
DISTRICT:	05
FEDERAL PROJECT NO.:	N/A
STATE ROAD NO.:	400 (Interstate 4)
COUNTY:	Osceola
PARCEL NO.:	8004

Dear Mr. Touzin,

As you are probably aware, the State of Florida Department of Transportation is in the process of acquiring the needed right of way for the above referenced facility. A determination has been made that either a part or all of your property will be needed. A search of the Public Records of the County in which this property is situated has been made and it was determined that property is owned by you.

The interest being acquired in your property is: Permanent Easement

In addition, the following list will identify the buildings, structures, fixtures, and other improvements which are considered to be a part of the real property acquired, or personal property being acquired, if any: N/A

The following items were excluded: N/A

You are further advised that the Department's offer of just compensation for the property required for the construction of this facility is based on the Fair Market Value of the property and that the Department's offer to you is not less than the approved appraised value of the property.

The following represents a summary of the Department's offer to you and the basis therefore:

Land	$ 206,600.00
Improvements	$ 0.00
Real Estate Damages	$ 0.00
Total	$ 206,600.00

This Statement of Offer is not a contract; if you agree to accept this offer, you will be required to sign a purchase agreement. Any additional information you may require can be obtained through the Department's Representative that contacted you. If that representative is not readily available, please contact:
Joseph Murphy at (813) 503-8000.

Sincerely,
Vincent Smith
Chad Marcus, MI-4 ROW Program Lead
By: Vincent Smith
Right of Way Agent, Consultant

	FedEx No.: 8786 5148 1869	
Delivered By	Type or Print Name	Date
Receipt Acknowledged By	Type or Print Name	Date

Docusign Envelope ID: 1DEC3AE4-FC04-8700-826C-6045F1B05359

PURCHASE AGREEMENT

ITEM SEGMENT NO.: 431456-1
DISTRICT: 05
FEDERAL PROJECT NO.: N/A
STATE ROAD NO.: 400 (Interstate 4)
COUNTY: Osceola
PARCEL NO.: 8004

Seller: CELEBRATION COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes

Buyer: State of Florida, Department of Transportation

Buyer and Seller hereby agree that Seller shall sell and Buyer shall buy the following described property pursuant to the following terms and conditions:

I. Description of Property:

(a) Estate Being Purchased: ☐ Fee Simple ☒ Permanent Easement ☐ Temporary Easement ☐ Leasehold

(b) Real Property Described As: See attached legal description Exhibit "A"

(c) Personal Property: N/A

(d) Outdoor Advertising Structure(s) Permit Number(s): N/A

Buildings, Structures, Fixtures and Other Improvements Owned By Others: N/A
These items are **NOT** included in this agreement. A separate offer is being, or has been, made for these items.

II. PURCHASE PRICE

(a)	**Real Property**		
	Land	1.	$ 206,600.00
	Improvements	2.	$ 0.00
	Real Estate Damages (Severance/Cost-to-Cure)	3.	$ 0.00
	Total Real Property	**4.**	**$ 206,600.00**
(b)	**Total Personal Property**	**5.**	**$ 0.00**
(c)	**Fees and Costs**		
	Attorney Fees	6.	$ 0.00
	Appraiser Fees	7.	$ 0.00
	_____ Fee(s)	8.	$ 0.00
	Total Fees and Costs	**9.**	**$ 0.00**
(d)	**Total Business Damages**	**10.**	**$ 0.00**
(e)	**Total of Other Costs**	**11.**	**$ 0.00**
	List: _____		

Total Purchase Price (Add Lines **4, 5, 9, 10** and **11**) **$ 206,600.00**

Total Global Settlement Amount

(f)	Portion of Total Purchase Price or Global Settlement Amount to be paid to Seller by Buyer at Closing	$ 206,600.00
(g)	Portion of Total Purchase Price or Global Settlement Amount to be paid to Seller by Buyer upon surrender of possession or _____	$ 0.00

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III. Additional Terms

(a) Seller is responsible for all taxes due on the property up to, but not including, the day of closing.

(b) Seller is responsible for delivering marketable title to Buyer. Marketable title shall be determined according to applicable title standards adopted by the Florida Bar in accordance with Florida Law subject only to those exceptions that are acceptable to Buyer. Seller shall be liable for any encumbrances not disclosed in the public records or arising after closing as a result of actions of the Seller.

(c) Seller shall maintain the property described in **Section I** of this agreement until the day of closing. The property shall be maintained in the same condition existing on the date of this agreement, except for reasonable wear and tear.

(d) Any occupancy of the property described in **Section I** of this agreement by Seller extending beyond the day of closing must be pursuant to a lease from Buyer to Seller.

(e) The property described in **Section I** of this agreement is being acquired by Buyer for transportation purposes under threat of condemnation pursuant to **Section 337.25 Florida Statutes**.

(f) Pursuant to **Rule 14-10.004, Florida Administrative Code,** Seller shall deliver completed **Outdoor Advertising Permit Cancellation Form(s), Form Number 575-070-12**, executed by the outdoor advertising permit holder(s) for any outdoor advertising structure(s) described in **Section I** of this agreement and shall surrender, or account for, the outdoor advertising permit tag(s) at closing.

(g) Seller agrees that the real property described in **Section I** of this agreement shall be conveyed to Buyer by conveyance instrument(s) acceptable to Buyer.

(h) Seller and buyer agree that this agreement represents the full and final agreement for the herein described sale and purchase and no other agreements or representations, unless incorporated into this agreement, shall be binding on the parties.

(i) Other: Buyer and seller agree that all fees, cost and business damage claims associated with this agreement are identified in Section II of this agreement.

(j) Seller and Buyer agree that a real estate closing pursuant to the terms of this agreement shall be contingent on delivery by Seller of an executed Public Disclosure Affidavit in accordance with **Section 286.23, Florida Statutes**.

IV. Closing Date

The closing will occur no later than 60 days after Final Agency Acceptance.

V. Typewritten or Handwritten Provisions

Any typewritten or handwritten provisions or terms inserted into or attached to this agreement as addenda must be initialed by both Seller and Buyer, to indicate acceptance by both.

☐ There is an addendum to this agreement. Page _____ is made a part of this agreement.
☒ There is not an addendum to this agreement.

Docusign Envelope ID: 1DEC3AE4-FC04-8700-826C-6045F1B05359

VI. Acknowledgement of Final Agency Acceptance Required; Signatures

Seller and Buyer hereby acknowledge and agree that their signatures as Seller and Buyer below constitute their acceptance of this agreement as a binding real estate contract.

It is mutually acknowledged that this Purchase Agreement is subject to Final Agency Acceptance by Buyer pursuant to **Section 119.0711, Florida Statutes**. A closing shall not be conducted prior to 30 days from the date this agreement is signed by Seller and Buyer to allow public review of the transaction. Final Agency Acceptance shall not be withheld by Buyer absent evidence of fraud, coercion, or undue influence involving this agreement. Final Agency Acceptance shall be evidenced by the signature of Buyer in **Section VII** of this agreement.

Seller(s)

_____
Signature Date

_____
Type or Print Name

_____
Signature Date

_____
Type or Print Name

Buyer

State of Florida Department of Transportation

BY: _____
Signature Date

_____
Type or Print Name and Title

VII. FINAL AGENCY ACCEPTANCE

The Buyer has granted Final Agency Acceptance this _____ day of _____, _____.

BY: _____
Signature

_____
Type or Print Name and Title

Legal Review: _____
Date

_____
Type or Print Name and Title

Docusign Envelope ID: 1DEC3AE4-FC04-8700-826C-6045F1B05359

EXHIBIT "A"

PARCEL 8004 **SECTION 92130**
PERPETUAL EASEMENT **F.P. NO. 431456-1**

THAT PART OF:

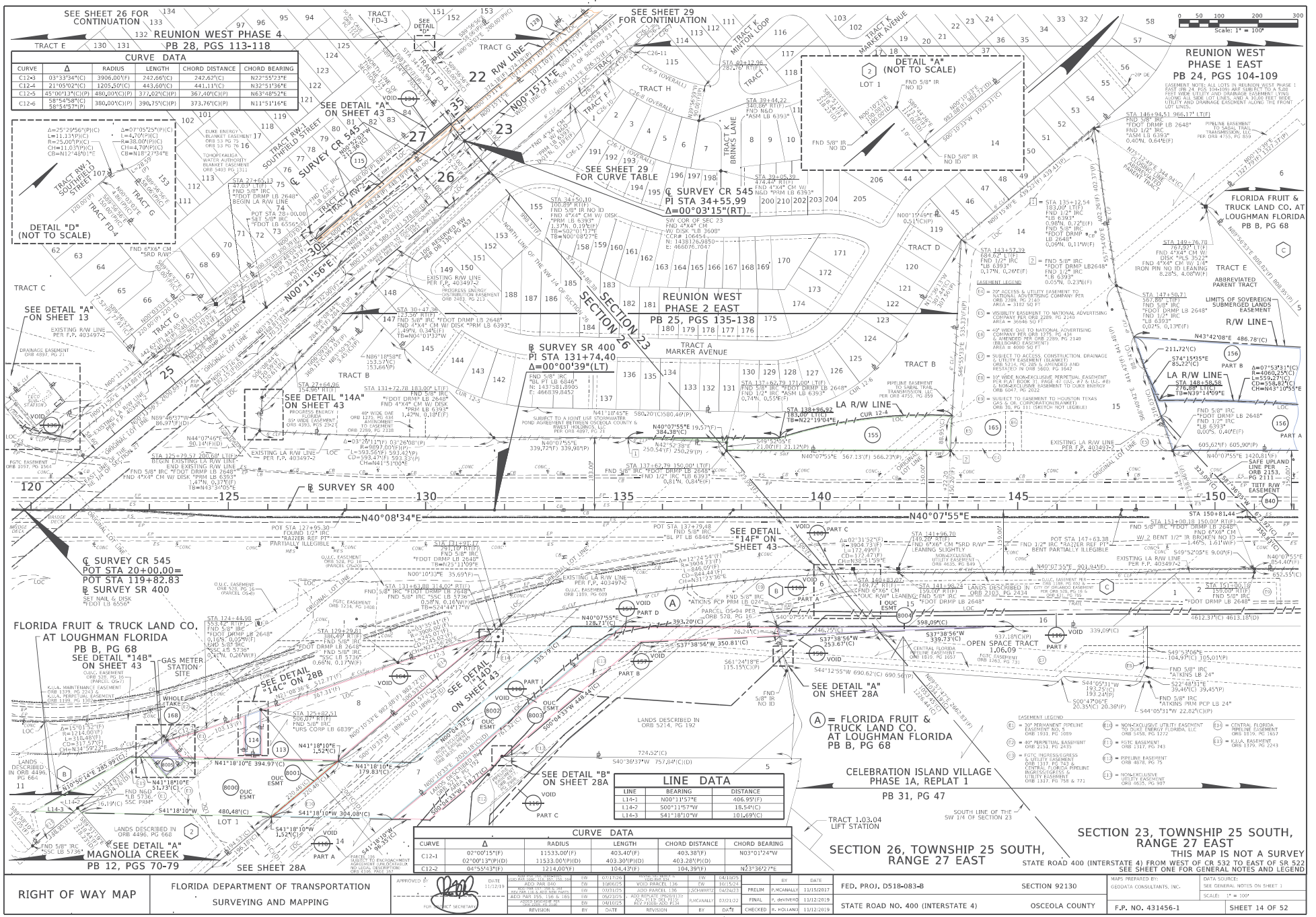
OPEN SPACE TRACT 1.06.09, Celebration Island Village Phase 1A, Replat 1, as recorded in Plat Book 31, Page 47, of the Public Records of Osceola County, Florida.

DESCRIBED AS FOLLOWS:

Commence at a 5”x5” concrete monument with a 2.5” brass disk stamped “JONES WOOD GENTRY RLS 1585 RLS 1819 T25S 23/26 R27E”, marking the Southwest corner of the Southeast 1/4 of Section 23, Township 25 South, Range 27 East, Osceola County, Florida, as shown on the Florida Department of Transportation Right of Way Map for State Road 400, Section 92130, Financial Project Number 431456-1; thence South 89°57’47” West along the South line of the Southwest 1/4 of said Section 23, a distance of 1034.19 feet to the POINT OF BEGINNING; thence departing said South line, run South 37°38’56” West, a distance of 253.67 feet to a point on the Westerly line of OPEN SPACE TRACT 1.06.09, Celebration Island Village Phase 1A, Replat 1, as recorded in Plat Book 31, Page 47, of the Public Records of Osceola County, Florida; thence North 61°24’18” West along said Westerly line, a distance of 26.24 feet to the Northwest corner of said OPEN SPACE TRACT 1.06.09, said point being on the Southerly line of Parcel OS-9A per lands described in Official Records Book 528, page 16 of the Public Records of Osceola County, Florida; thence North 40°07’55” East along said Southerly line and the Northerly line of said OPEN SPACE TRACT 1.06.09, a distance of 598.09 feet; thence departing said Northerly line, run South 37°38’56” West, a distance of 339.73 feet to the POINT OF BEGINNING.

CONTAINING 7,688 square feet, more or less.

Docusign Envelope ID: 1DEC3AE4-FC04-8700-826C-8045F1B05359



CURVE	Δ	RADIUS	LENGTH	CHORD DISTANCE	CHORD BEARING
C12-3	03°33'34"(C)	3906.00'(F)	242.66'(C)	242.62'(C)	N22°55'23"E
C12-4	21°05'02"(C)	1205.50'(C)	443.60'(C)	441.11'(C)	N32°51'36"E
C12-5	45°00'13"(C)(P)	480.00'(C)(P)	377.02'(C)(P)	367.40'(C)(P)	N63°48'52"E
C12-6	58°54'58"(C) 58°54'57"(P)	380.00'(C)(P)	390.75'(C)(P)	373.76'(C)(P)	N11°51'16"E

CURVE	Δ	RADIUS	LENGTH	CHORD DISTANCE	CHORD BEARING
C12-1	02°00'15"(F) 02°00'13"(P)(D)	11533.00'(F) 11533.00'(P)(D)	403.40'(F) 403.30'(P)(D)	403.38'(F) 403.28'(P)(D)	N03°01'24"W
C12-2	04°55'43"(F)	1214.00'(F)	104.43'(F)	104.39'(F)	N23°36'27"E

APPROVED	DATE	REVISION	BY	DATE
FOR DISTRICT SECRETARY	11/12/19	ADD PAR 840	EW	10/06/15
		ADD PAR 135, 136 & ADD SEW PARCEL	EW	09/21/15
		ADD PAR 135, 136 & 185	EW	09/23/15
		ADDED LEGEND ME	BW	04/10/25
		REVISION	BY	DATE
		ADD REPLACE SPECIFIC ...	EW	04/10/25
		REVISION	BY	DATE

		DRAWN	P.MCANALLY
PRELIM	P.MCANALLY	CHECKED	R. HOLLAND
FINAL	R. deVIVERO		

07/17/26	04/10/25
10/15/24	
SCHWARTZ 04/24/23	
07/21/22	
11/15/2017	
11/12/2019	
11/12/2019	

MAPS PREPARED BY: GEODATA CONSULTANTS, INC.
DATA SOURCE: SEE GENERAL NOTES ON SHEET 1
SCALE: 1" = 100'

08/06/2026

Docusign Envelope ID: 1DEC3AE4-FC04-8700-826C-6045F1B05359

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

REQUEST FOR TAXPAYER IDENTIFICATION NUMBER

575-030-27
RIGHT OF WAY
10/16

Celebration Community Development District
c/o Inframark, LLC
Attn: Tom Touzin, Chairman
313 Campus Street
Celebration, FL 34747

ITEM/SEGMENT NO.: 431456-1
MANAGING DISTRICT: 05
F.A.P. NO.: N/A
STATE ROAD NO.: 400 (Interstate 4)
COUNTY: Osceola
PARCEL NO.: 8004

The Florida Department of Transportation will be acquiring, or has acquired property owned by you for a transportation project or will be processing a payment to you related to the above referenced parcel. Pursuant to s. 17.0315 & s. 215.422, Florida Statutes, we must obtain your correct Taxpayer Identification Number (TIN) for processing of any payment, and for real estate proceeds, reporting to the Internal Revenue Service (IRS) in compliance with federal regulations.

If you fail to furnish your correct TIN you may be subject to an IRS penalty. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

See the attached instruction for how to enter names and TINs. If you have any questions please let us know.

Name	**Phone Number**
Business Name, if different from above	**Phone Number**
Address (number, street, and apt. or suite no.)	**OWNERSHIP INTEREST** ☐ Sole Owner ☐ Part Owner with _____ % interest ☐ Not Applicable (Vendor Only)
City, State, and ZIP Code	

TAXPAYER IDENTIFICATION NUMBER (TIN)

For individuals, this is your social security number (SSN): ___ ___ ___ - ___ ___ - ___ ___ ___ ___

For other entities, it is your employer identification number (EIN): ___ ___ - ___ ___ ___ ___ ___ ___ ___

If you do not have a TIN, see attached instructions for **How to get a TIN.**

Below, choose one number that accurately describes the business or the individual.

☐ **1 - CORPORATION, PROFESSIONAL ASSOCIATION OR PROFESSIONAL CORPORATION**
(A corporation formed under the laws of any state within the United states.)

☐ **2 - NOT FOR PROFIT CORPORATION** (Section 501(c)(3) Internal Revenue Code)

☐ **3 - PARTNERSHIP, JOINT VENTURE, ESTATE, TRUST OR MULTIPLE MEMBER LLC**

☐ **4 - INDIVIDUAL, SOLE PROPRIETOR, SELF EMPLOYED OR SINGLE MEMBER LLC**

☐ **5 - NONCORPORATE RENTAL AGENT**

☐ **6 - GOVERNMENTAL ENTITY** (City, County, State or U.S. Government)

☐ **7 - FOREIGN CORPORATION OR ENTITY** (A foreign entity formed under the laws of a country other than the United States.) If YES is marked below, complete and attach Form W-8ECI.
Is income effectively connected with business in the United States? ☐ YES ☐ NO

☐ **8 - NONRESIDENT ALIEN** (An individual temporarily in the U.S. who is not a U.S. citizen or resident.)

Docusign Envelope ID: 1DEC3AE4-FC04-8700-826C-6045F1B05359

REQUEST FOR TAXPAYER IDENTIFICATION NUMBER

CERTIFICATION

Under penalties of perjury, I certify that the number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me).

Sign Here _____ **Date** _____

Title _____ **Email (optional)** _____

Docusign Envelope ID: 1DEC3AE4-FC04-8700-826C-6045F1B05359

Instructions for

Names and Taxpayer Identification Numbers

1. Individuals should enter the name shown on your social security card. If you have changed your last name due to marriage without informing the Social Security Administration of the name change, enter your first name, the last name shown on your social security card, and your new last name. Individuals may enter their EIN (if you have one).

2. Married Couples should give the name and SSN of either person.

3. Custodian Accounts (Guardianship) must give the ward's name and SSN. Do not furnish the TIN of the guardian.

4. For a **Trust Account that is not a legal or valid trust under state law,** give the name and SSN of the actual owner.

5. Limited Liability Company (LLC) - If a single-member LLC (including a foreign LLC with a domestic owner) disregarded as an entity separate from its owner under Treasury regulations section 301.7701-3, enter the owner's name on the "Name" line and enter the LLC name on the "Business Name" line. You may use either your SSN or EIN. If the LLC is a corporation, partnership, etc., enter the entity's EIN.

6. For a **Sole Proprietor or a Single-Owner LLC** enter your **individual** name as shown on your social security card. You may enter your business, trade, or "doing business as (DBA) name on the "Business name" line. You may enter either your SSN or EIN (if you have one). The IRS prefers that you use your SSN.

7. For a **Valid Trust**, name the trust and give the EIN for the trust. Do not furnish the TIN of the trustee.

8. For an **Estate**, the name should be shown as "The estate of (name of decedent)". Give the SSN of the decedent if he/she died in the calendar year of the closing. Give the EIN for the estate for any subsequent years following the death of the decedent. Do not furnish the TIN of the personal representative.

9. For an **Association, Club, Religious, Charitable, Educational, or other tax-exempt organization**, give the name and EIN of the organization.

10. For a **Partnership or Multi-Member LLC** give the name and EIN for the partnership, or LLC.

If you do not have a TIN, apply for one immediately. To apply for an SSN, get **Form SS-5**, Application for a Social Security Card, from your local Social Security Administration office or by calling 1-800-772-1213. Use **Form W-7**, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or **Form SS-4**, Application for Employer Identification Number, to apply for an EIN. You can get Forms W-7 and SS-4 from the IRS by calling 1-800-TAX-FORM (1-800-829-3676) or from the IRS Web Site at **www.irs.gov**.

If you do not have a TIN, write "Applied For" in the space for the TIN, sign and date the form. **Note:** Writing "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

Docusign Envelope ID: 1DEC3AE4-FC04-8700-826C-6045F1B05359

Florida Department of Transportation

RON DESANTIS
GOVERNOR

JARED W. PERDUE, P.E.
SECRETARY

Donation of Property to the Florida Department of Transportation

Celebration Community Development District
c/o Inframark, LLC
Attn: Tom Touzin, Chairman
313 Campus Street
Celebration, FL 34747

ITEM/SEGMENT NO.:	431456-1
MANAGING DISTRICT:	5
F.A.P. NO.:	N/A
STATE ROAD NO.:	400 (Interstate 4)
COUNTY:	Osceola
PARCEL NO.:	8004
INTEREST CONVEYED:	Permanent Easement

This is to advise that the undersigned, as owner of the property or property interest referenced above and as shown on Right of Way maps for referenced project, desires to make a voluntary donation of said property or property interest to the State of Florida for the use and benefit of the Florida Department of Transportation.

The undersigned hereby acknowledges that he/she has been fully advised by a Department representative of his/her right to have the referenced property or property interest appraised, to accompany the appraiser during the appraisal inspection of the property, to receive full compensation for the above referenced property, and to receive reimbursement for reasonable fees and costs incurred, if any. Having been fully informed of the above rights, I hereby waive those rights unless otherwise noted below.

Owner's Signature

Type or Print Property Owner's Name

Street Address

City, State, Zip Code

Date

Docusign Envelope ID: 1DEC3AE4-FC04-8700-826C-6045F1B05359

Florida Department of Transportation

INSTRUCTIONS FOR COMPLETION OF THE DONATION OF PROPERTY TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FORM 575-030-12)

This form should be printed on official DOT letterhead.

DATE AND INSIDE ADDRESS:	Space is provided for a date and inside address of the property owner.
PROJECT/PARCEL INFORMATION:	The following information can be located in the legal documents and Right of Way map for each project and is required on official Department forms: Item/Segment No. Managing District F.A.P. No. State Road No. County Parcel No.
OWNER'S SIGNATURE BLOCK:	The owner must sign and provide an address and date before the Department can accept the donation.
ORIGINAL:	Parcel File
COPIES:	Owner(s)

Docusign Envelope ID: 1DEC3AE4-FC04-8700-826C-6045F1B05359

ACQUISITION PROCESS

The rights explained in this pamphlet are derived from Chapter 73, Florida Statutes. The relevant portions of Chapter 73 concerning the real estate acquisition process of real property are provided for your information at www.FDOT.gov.

Effective: October 13, 2017

The Florida Department of Transportation's (FDOT) mission is to provide a safe transportation system that ensures the mobility of people and goods, enhances economic prosperity and preserves the quality of our environment and communities.

To accomplish our mission, sometimes it is necessary for us to acquire private property. Because you are the owner of property that will be needed for a transportation facility, we have prepared this pamphlet to briefly explain our acquisition process as well as your rights and options.

PROPERTY/PROJECT INFORMATION LETTER



We will provide a letter that includes information about the property we are seeking to acquire, no later than the time we make you a written offer to purchase your property. This letter will explain the nature of the transportation project and will describe the portion of your property we need to acquire.

We will also provide a point of contact for you located within the Office of Right of Way.

PROPERTY APPRAISAL

Prior to making an offer to purchase your property, a real estate appraiser or other real estate expert will contact you to arrange an onsite inspection of the property.



We encourage you to be present during the inspection and to provide any information which might affect the value of your property. Should you choose to obtain your own appraisal and share this opinion with us, the opinion will be considered during the negotiation process. Additionally, FDOT will reimburse you for reasonable costs of obtaining real estate appraisers or other experts' services to assist you with assessing the value of the property we are acquiring.

OFFER TO PURCHASE



Our offer to purchase your property will be made in writing to you either in person or by certified mail and will not be less than the amount we have determined to be the fair market value of the property.

After you have reviewed our offer, you may choose to make a counteroffer. If you do so, we will consider your counteroffer and will seek to arrive at a mutually agreeable purchase price.

OWNER REPRESENTATIVE & CONDEMNATION

You may designate someone to represent you during negotiations and we will work with your representative to resolve any issues. If you choose to be represented by an attorney licensed to practice law in Florida, you will be reimbursed for reasonable fees paid to the attorney. However, the amount of fees paid by FDOT may be limited by law.

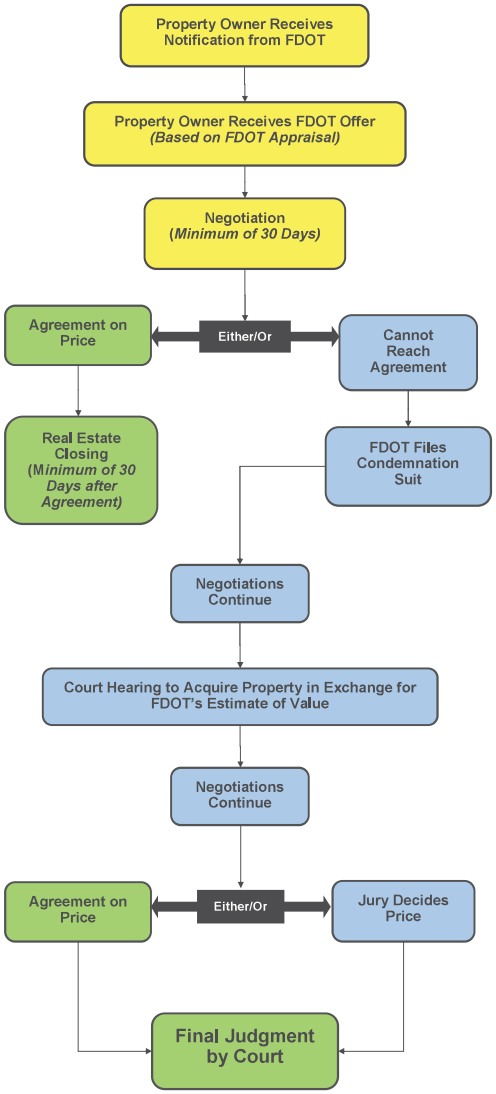
If we are unable to reach a mutually agreeable purchase price, we may choose to file a condemnation action, which will not occur less than 30 days from the date we make our written offer to purchase. But, FDOT will continue to negotiate with you or your representative throughout the litigation process.

FDOT CONTACT INFORMATION

If you would like copies of the appraisal, right of way maps or construction plans, we will provide the documents within 15 days of your request. However, some of the documents may not be complete at the time of your request, but we will either inform you of when we will provide the completed version of the requested information or provide you the most recent information available.

Please feel free to contact us if you have additional questions or if you need more information about the project or the acquisition process.

DISTRICT	COUNTIES IN THE DISTRICT	TELEPHONE #
1	Charlotte, Collier, DeSoto, Glades, Hardee, Hendry, Highlands, Lee, Manatee, Okeechobee, Polk & Sarasota	(863) 519-2401
2	Alachua, Baker, Bradford, Clay, Columbia, Dixie, Duval, Gilchrist, Hamilton, Lafayette, Levy, Madison, Nassau, Putnam, Suwannee, St. Johns, Taylor & Union.	(386) 758-3743
3	Bay, Calhoun, Escambia, Franklin, Gadsden, Gulf, Holmes, Jackson, Jefferson, Leon, Liberty, Okaloosa, Santa Rosa, Wakulla, Walton & Washington	(850) 330-1250
4	Broward, Palm Beach, Martin, St. Lucie & Indian River	(954) 777-4242
5	Brevard, Flagler, Lake, Marion, Orange, Osceola, Seminole, Sumter & Volusia	(386) 943-5087
6	Miami-Dade & Monroe	(305) 470-5150
7	Citrus, Hernando, Hillsborough, Pasco & Pinellas	(813) 975-6722
Turnpike	Any county on Florida's Turnpike	(407) 264-3436



A CLS COMPANY
American Acquisition Group, LLC
711 North Sherrill St. • Suite B • Tampa, FL 33609



American Acquisition Group, LLC.
711 North Sherrill St. Suite B
Tampa, FL 33609
813-287-8191

Docusign Envelope ID: 1DEC3AE4-FC04-8700-826C-6045F1B05359



ProMap

Date Generated: 10/26/2026

0 240 480 960 1,440 1,920 Feet

This map was prepared for the Osceola CountyProperty Appraiser's Office. It is maintained for the function of this office only. It is not intended for conveyance, nor is it a survey.

Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser



ProMap

Date Generated: 10/26/2026

0 240 480 960 1,440 1,920 Feet

This map was prepared for the Osceola CountyProperty Appraiser's Office. It is maintained for the function of this office only. It is not intended for conveyance, nor is it a survey.

Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser

8A

9-29-26 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, September 29, 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
Gary Hudspeth	Assistant Secretary

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

Kerry Satterwhite	Area Manager: Inframark, Management Division
Melissa Williams	Administrative Assistant III: Inframark
Jan Carpenter	Attorney: Latham, Luna, Eden & Beaudine
Mark Vincutonis	Engineer: Hanson, Walter & Associates
Russ Simmons	Field Services: Inframark
Kyle Goldberg	Field Services: Inframark
Residents of the Public	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

The meeting was called to order at 5:00 p.m. Mr. Satterwhite conducted roll call and indicated a quorum was present for the meeting.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The *Pledge of Allegiance* was conducted.

THIRD ORDER OF BUSINESS **Resolution Appointing Officers**

> Mr. McLaughlin made a MOTION to approve Resolution 2026-13 Designating Officers, seconded by Mr. Touzin, with all in favor, Resolution 2026-13 Designating Officers was approved.

FOURTH ORDER OF BUSINESS **Approval of the Meeting Agenda**

The Board approved the meeting agenda with changes made to move 8B on the agenda to after the public comment period.

FIFTH ORDER OF BUSINESS **Public Comment Period**

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

SIXTH ORDER OF BUSINESS **Third Party Representatives**

Mr. Satterwhite presented the Kilwin's Confectionary Shoppe Agreement to the Board, followed by Board discussion and review of the agreement.

Mr. McLaughlin made a MOTION to approve the Kilwin's Confectionary Shoppe Agreement, seconded by Mr. Hulme, with all in favor, the Kilwin's Confectionary Shoppe Agreement was approved.

The CROA representative expressed appreciation for the Board's appointment of Mr. Hudspeth as its representative at CROA meetings and noted that CROA is currently working on revisions to its guidelines and covenants.

Deputy Jerry Weiland attended the meeting and reviewed law enforcement activity within the District since September 1, 2026, noting that 114 traffic citations had been issued during that period. He also provided updates on upcoming District events, including the CROA Yard Sales and Fall Festival, and advised that several deputies would be present at these events. Mr. Weiland noted that, although Halloween was approaching, details regarding related activities had not yet been provided. He reminded residents to remain vigilant during the upcoming holiday season and encouraged motorists to exercise caution and adhere to safe driving practices throughout the District.

Mr. McLaughlin inquired whether zone deputies continue to patrol the Celebration community and expressed concern that enforcement efforts are not focused primarily on traffic stops, which is a major issue within the community. Mr. Weiland confirmed that zone deputies are still actively patrolling the area. Board members expressed concerns regarding what they perceived to be a lack of law enforcement presence and patrol activity within the District. Mr. Weiland acknowledged the Board's concerns and discussed law enforcement efforts within the community.

Mr. Hulme inquired whether the Sheriff's Office could participate in a Scout event by providing a

presentation and demonstrations involving the K-9 unit and a helicopter. Mr. Weiland stated that he would look into the request and advised that such events generally require at least three weeks' advance notice and the completion of the necessary request forms. Mr. Satterwhite stated that he would provide Mr. Hulme with the appropriate email contact information following the meeting.

Tanner Adams the representative from Mattamy, was present at the meeting, and provided a brief update regarding Phase 2A projects and ongoing maintenance activities. Ms. Carpenter provided additional details on these matters to the Board, and discussion ensued.

Mr. Espinal with Osceola County discussed information related to a traffic study with the Board. Mr. Satterwhite advised that he and Mr. McLaughlin had previously met with County representatives to discuss the matter and determined that the cost to the District would be excessive. As a result, the District did not move forward with the proposed traffic study. Board discussion ensued.

SEVENTH 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 United Landscape would begin its fall biweekly schedule in the conservation areas, including vegetation cutbacks and tree plantings. A total of 20 trees are scheduled for delivery on October 12, 2026. Mr. Winternitz also advised that sod installation is scheduled for the following week, along with the planting of seasonal annual flowers.

Mr. Touzin noted that a palm tree was missing from a homeowner's lot and requested that the matter be investigated further.

Mr. Hudspeth reported a significant depression in the roadway along Celebration Boulevard. In response, Mr. Simmons advised that the issue was caused by a leak and noted that the necessary water pipe had been received and that repairs were expected to be completed as soon as possible.
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. Mr. Kurth presented options for relocating the fountain farther into the pond to help deter damage caused by individuals fishing in the area. He noted that the proposal included both 150-foot and 250-foot cable options, as well as the possibility of utilizing a larger gauge wire. Mr. Satterwhite requested that Mr. Kurth provide a formal proposal for the Board's consideration. Board discussion ensued.

With the representative from Clarke not present at the meeting, Mr. Satterwhite provided the Board with

an update regarding concerns related to mosquito-borne illnesses. He advised that he had been in communication with the Sherrif regarding the availability of mosquito awareness materials and educational templates that could be distributed to residents.

Ms. Carpenter provided the Board with updates regarding County matters, including ongoing discussions related to e-bikes and eminent domain proceedings.

Mr. Simmons reviewed the field inspection report with the Board. Mr. Satterwhite informed the Board that staff members had experienced confrontational interactions with homeowners regarding ongoing sidewalk project updates within the District. He noted that some residents had become verbally aggressive toward staff and suggested that it may be necessary to request the presence of a Sheriff's deputy at future interactions or project-related activities to help ensure staff safety. Board discussion ensued.

Mr. Vincutonis discussed his Engineer's Report to the Board.

Mr. Satterwhite reviewed vendor contract matters with the Board. Mr. Touzin referenced the downtown Christmas lighting display and noted that Lexin had historically installed lights in four oak trees located within the downtown area. A discussion followed regarding the Christmas lighting arrangements. Mr. Satterwhite advised the Board that an email had been received from CROA regarding updates to ARC requirements. The Board discussed the proposed changes, including the original architectural guidelines and the associated use agreement.

EIGHTH ORDER OF BUSINESS **Business Items**

The Board reviewed and approved Resolution 2026-16 Meeting Schedule with changes to the time being moved to 5:30 p.m. instead of 5:00 p.m., and to change the date May 11, 2026, to May 12, 2026.

> Mr. Touzin made a MOTION to approve Resolution 2026-16 Meeting Schedule, with amended changes of changing the meeting time from 5:00 p.m. to 5:30 p.m., and changing the date of May 11, 2026 to May 12, 2026, seconded by Mr. Hudspeth, with all in favor, Resolution 2026-16 was approved with amended changes.

Board discussion ensued regarding CDD use Agreement in easement applications.

Ms. Carpenter discussed with the Board Ratification of Requisition #2 of Island Village Series 2021 Bonds.

> Mr. McLaughlin made a MOTION to approve ratification of Requisition #2 of Island Village Series 2021 Bonds, seconded by Mr. Hulme, with all in favor, Ratification of Requisition #2 of Island Village Series 2021 Bonds was approved.

The Board reviewed and approved Resolution 2026-14 Conveyance of Real Property and Improvements.

> Mr. McLaughlin made a MOTION to approve Resolution 2026-14 Conveyance of Real Property and Improvements, seconded by Mr. Hulme, with all in favor, Resolution 2026-14 was approved.

The Board reviewed and approved Resolution 2026-15 Series 2021 Project.

> Mr. McLaughlin made a MOTION to approve Resolution 2026-15 Series 2021 Project, seconded by Mr. Hulme, with all in favor, Resolution 2026-15 was approved.

The Board discussed the potential expansion of the Farmers Market, including opportunities, operational considerations, and potential impacts on the community.

NINTH ORDER OF BUSINESS **Consent Agenda**

The Board approved the consent agenda consisting of the August 2026 financials and check register, and the meeting minutes held on August 25, 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 August 2026 financials, August 2026 check register, and the meeting minutes held on August 25, 2026, were approved.

TENTH ORDER OF BUSINESS **Supervisor Requests**

With there being no supervisor's requests to discuss, the Board moved to the next order of business.

ELEVENTH ORDER OF BUSINESS **Public Comment Period**

A resident inquired as to which entity is responsible for Downy Park. Mr. Simmons responded that CROA is responsible for the maintenance and oversight of that area.

TWELFTH ORDER OF BUSINESS **Adjournment**

The meeting was adjourned at 7:42 p.m.

Mr. Hudspeth made a MOTION to adjourn the meeting, seconded by Mr. Hulme, with all in favor, the meeting was adjourned at 7:42 p.m.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

The next regular meeting is scheduled for Tuesday, October 27, 2026, at 5:30 p.m.

8B

September 2026 Financials

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Celebration Community Development District

Financial Report

September 30, 2026

CLEAR PARTNERSHIPS



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Reserve Fund…..... …..... …..……	5
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Cash and Investment Report…..... ……	12
Right-of-Way Fees Electricity …..... ……	13
Due To Other Districts …..... ……	14

CELEBRATION

Community Development District

Financial Statements

(Unaudited)

September 30, 2026

Balance Sheet
September 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	SERIES 2013A DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2025 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2025 CAPITAL PROJECTS FUND	TOTAL
ASSETS								
Cash - Checking Account	$ 2,647,365	$ 2,811,028	$ -	$ -	$ -	$ -	$ -	$ 5,458,393
Accounts Receivable	100,633	-	-	-	-	-	-	100,633
Due From Other Gov'tl Units	80	-	-	-	-	-	-	80
Due From Other Districts	25,000	-	-	-	-	-	-	25,000
Due From Other Funds	55,062	-	7,119	-	14,331	-	-	76,512
Investments:								
Money Market Account	705,025	-	-	-	-	-	-	705,025
Acquisition & Construction Account	-	-	-	-	-	-	5,854,901	5,854,901
Construction Fund	-	-	-	-	-	78,217	-	78,217
Prepayment Account	-	-	6,208	200	-	-	-	6,408
Reserve Fund	-	-	196,250	206,800	215,242	-	-	618,292
Revenue Fund	-	-	523,602	178,731	172,647	-	-	874,980
Prepaid Items	22,168	-	-	-	-	-	-	22,168
Deposits	3,719	-	-	-	-	-	-	3,719
TOTAL ASSETS	**$ 3,559,052**	**$ 2,811,028**	**$ 733,179**	**$ 385,731**	**$ 402,220**	**$ 78,217**	**$ 5,854,901**	**$ 13,824,328**
LIABILITIES								
Accounts Payable	$ 186,882	$ -	$ -	$ -	$ -	$ -	$ -	$ 186,882
Accrued Expenses	16,529	-	-	-	-	-	-	16,529
Unearned Revenue	530,535	-	-	-	-	-	-	530,535
Due To Other Districts	61,236	-	-	-	-	-	-	61,236
Other Current Liabilities	206,677	-	-	-	-	-	-	206,677
Due To Other Funds	-	47,180	-	29,330	-	-	-	76,510
TOTAL LIABILITIES	**1,001,859**	**47,180**	**-**	**29,330**	**-**	**-**	**-**	**1,078,369**
FUND BALANCES								
Nonspendable:								
Prepaid Items	22,168	-	-	-	-	-	-	22,168
Deposits	3,719	-	-	-	-	-	-	3,719
Restricted for:								
Debt Service	-	-	733,179	356,401	402,220	-	-	1,491,800
Capital Projects	-	-	-	-	-	78,217	5,854,901	5,933,118
Assigned to:								
Operating Reserves	1,427,175	-	-	-	-	-	-	1,427,175
Unassigned:	1,104,131	2,763,848	-	-	-	-	-	3,867,979
TOTAL FUND BALANCES	**$ 2,557,193**	**$ 2,763,848**	**$ 733,179**	**$ 356,401**	**$ 402,220**	**$ 78,217**	**$ 5,854,901**	**$ 12,745,959**
TOTAL LIABILITIES & FUND BALANCES	**$ 3,559,052**	**$ 2,811,028**	**$ 733,179**	**$ 385,731**	**$ 402,220**	**$ 78,217**	**$ 5,854,901**	**$ 13,824,328**

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A %OF ADOPTED BUD	SEP-26 ACTUAL
REVENUES						
Interest - Investments	$ 300,000	$ 300,000	$ 168,052	$ (131,948)	56.02%	$ 10,147
Right-of-Way Fees Electricity	955,000	955,000	980,017	25,017	102.62%	94,388
Right-of-Way Fees Gas	-	-	2,369	2,369	0.00%	121
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	3,800	4,031	231	106.08%	-
Building Rental Income	19,619	19,619	5,543	(14,076)	28.25%	560
Building Operating Cost Income	15,000	15,000	12,040	(2,960)	80.27%	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	57,384	48,884	675.11%	9,912
TOTAL REVENUES	**6,438,701**	**6,438,701**	**6,389,455**	**(49,246)**	**99.24%**	**116,332**
EXPENDITURES						
Administration						
P/R-Board of Supervisors	15,000	15,000	9,200	5,800	61.33%	1,400
FICA Taxes	1,148	1,148	398	750	34.67%	-
ProfServ-Arbitrage Rebate	600	600	1,500	(900)	250.00%	-
ProfServ-Dissemination Agent	3,000	3,000	-	3,000	0.00%	-
ProfServ-Engineering	24,000	24,000	85,015	(61,015)	354.23%	14,119
ProfServ-Legal Services	40,000	40,000	82,050	(42,050)	205.13%	21,806
ProfServ-Mgmt Consulting	106,614	106,614	106,614	-	100.00%	8,885
ProfServ-Property Appraiser	3,600	3,600	4,974	(1,374)	138.17%	-
ProfServ-Special Assessment	24,612	24,612	24,612	-	100.00%	-
ProfServ-Trustee Fees	10,000	10,000	10,288	(288)	102.88%	-
ProfServ-Web Site Development	2,000	2,000	3,655	(1,655)	182.75%	-
ProfServ- Answering Service	4,500	4,500	6,748	(2,248)	149.96%	455
Auditing Services	5,200	5,200	5,200	-	100.00%	-
Communication - Telephone	10,000	10,000	5,410	4,590	54.10%	452
Postage and Freight	700	700	4,578	(3,878)	654.00%	4,512
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	6,800	11	6,789	0.16%	-
Legal Advertising	2,000	2,000	3,659	(1,659)	182.95%	-
Misc-Assessment Collection Cost	106,183	106,183	102,404	3,779	96.44%	-
Payroll Services	114	114	121	(7)	106.14%	-
Office Supplies	4,200	4,200	8,553	(4,353)	203.64%	-
Software	17,000	17,000	15,750	1,250	92.65%	-
Annual District Filing Fee	175	175	175	-	100.00%	-
Total Administration	534,669	534,669	691,523	(156,854)	129.34%	51,629

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A %OF ADOPTED BUD	SEP-26 ACTUAL
Public Safety						
Contracts-Security Camera	24,800	24,800	32,452	(7,652)	130.85%	350
Security Service - Sheriff	200,000	200,000	74,224	125,776	37.11%	-
Total Public Safety	224,800	224,800	106,676	118,124	47.45%	350
Physical Environment						
Contracts-Aquatic Control	150,000	150,000	145,775	4,225	97.18%	12,225
Contracts-Pest Control	300,000	300,000	249,835	50,165	83.28%	20,903
R&M-Wetland	1,000	1,000	-	1,000	0.00%	-
R&M - Aerators	3,800	3,800	-	3,800	0.00%	-
Total Physical Environment	454,800	454,800	395,610	59,190	86.99%	33,128
Flood Control/Stormwater Mgmt						
R&M-Storm Drain Cleaning	30,000	30,000	7,750	22,250	25.83%	-
R&M-Stormwater System	50,000	50,000	125,421	(75,421)	250.84%	-
Total Flood Control/Stormwater Mgmt	80,000	80,000	133,171	(53,171)	166.46%	-
Field						
ProfServ-Field Management	1,212,484	1,212,484	1,359,570	(147,086)	112.13%	113,298
Contracts-Splash Pad	9,000	9,000	3,163	5,837	35.14%	-
Contracts-Landscape	1,328,782	1,328,782	1,117,824	210,958	84.12%	94,065
Contracts-Mulch	121,167	121,167	120,000	1,167	99.04%	-
Contracts-Trees & Trimming	200,000	200,000	223,691	(23,691)	111.85%	2,923
Contracts-Annuals	20,000	20,000	16,672	3,328	83.36%	3,350
Fuel, Gasoline and Oil	20,000	20,000	15,754	4,246	78.77%	1,966
Electricity - General	75,000	75,000	47,949	27,051	63.93%	2,853
Utility - Water	100,000	100,000	65,428	34,572	65.43%	15,648
Utility - Refuse Removal	25,000	25,000	34,146	(9,146)	136.58%	2,916
R&M-Aeration	25,000	25,000	-	25,000	0.00%	-
R&M-Boardwalks	100,000	100,000	6,615	93,385	6.62%	-
R&M-Common Area	90,000	90,000	104,224	(14,224)	115.80%	11,150
R&M-Equipment	40,000	40,000	11,373	28,627	28.43%	661
R&M-Fountain	10,000	10,000	1,830	8,170	18.30%	-
R&M-Other Landscape	225,000	225,000	118,951	106,049	52.87%	2,835
R&M-Irrigation	100,000	100,000	42,696	57,304	42.70%	5,721
R&M-Roads & Alleyways	25,000	25,000	30,569	(5,569)	122.28%	2,057
R&M-Sidewalks	50,000	50,000	20,825	29,175	41.65%	-
R&M-Pressure Washing	25,000	25,000	-	25,000	0.00%	-
Splash Pool Maintenance	5,000	5,000	8,817	(3,817)	176.34%	596
R&M- Tree Removal/Replacement	100,000	100,000	62,815	37,185	62.82%	-
R&M-Painting	20,000	20,000	11,315	8,685	56.58%	41
Misc-Contingency	15,000	15,000	15,016	(16)	100.11%	568
Building Op Costs	15,000	15,000	34,233	(19,233)	228.22%	6,765
Total Field	3,956,433	3,956,433	3,473,476	482,957	87.79%	267,413

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A %OF ADOPTED BUD	SEP-26 ACTUAL
Road and Street Facilities						
Electricity - Streetlights	210,000	210,000	175,166	34,834	83.41%	12,649
R&M-Road Cleaning	108,000	108,000	96,473	11,527	89.33%	3,000
R&M-Streetlights	120,000	120,000	151,150	(31,150)	125.96%	12,667
R&M-Signage/Radar Sign Maintenance	20,000	20,000	4,451	15,549	22.26%	-
Total Road and Street Facilities	458,000	458,000	427,240	30,760	93.28%	28,316
Reserves						
Sidewalk Project - Main Village	-	-	48,188	(48,188)	0.00%	48,188
Reserves-Annual Contribution	730,000	730,000	1,005,107	(275,107)	137.69%	183,128
Total Reserves	730,000	730,000	1,053,295	(323,295)	144.29%	231,316
TOTAL EXPENDITURES & RESERVES	**6,438,702**	**6,438,702**	**6,280,991**	**157,711**	**97.55%**	**612,152**
Excess (deficiency) of revenues Over (under) expenditures	-	-	108,464	108,465	0.00%	(495,820)
Net change in fund balance	$ -	$ -	$ 108,464	$ 108,465	0.00%	$ (495,820)
FUND BALANCE, BEGINNING (OCT 1, 2025)	**2,448,729**	**2,448,729**	**2,448,729**			
FUND BALANCE, ENDING	**$ 2,448,729**	**$ 2,448,729**	**$ 2,557,193**			

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A %OF ADOPTED BUD	SEP-26 ACTUAL
REVENUES						
Interest - Investments	$ -	$ -	$ 99,051	$ 99,051	0.00%	$ 8,063
TOTAL REVENUES	**-**	**-**	**99,051**	**99,051**	**0.00%**	**8,063**
EXPENDITURES						
Field						
Capital Projects	-	800,000	-	800,000	0.00%	-
Total Field	-	800,000	-	800,000	0.00%	-
TOTAL EXPENDITURES	**-**	**800,000**	**-**	**800,000**	**0.00%**	**-**
Excess (deficiency) of revenues Over (under) expenditures	-	(800,000)	99,051	899,051	0.00%	8,063
Net change in fund balance	$ -	$ (800,000)	$ 99,051	$ 899,051	0.00%	$ 8,063
FUND BALANCE, BEGINNING (OCT 1, 2025)	**-**	**2,664,797**	**2,664,797**			
FUND BALANCE, ENDING	**$ -**	**$ 1,864,797**	**$ 2,763,848**			

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A %OF ADOPTED BUD	SEP-26 ACTUAL
REVENUES						
Interest - Investments	$ -	$ -	$ 26,193	$ 26,193	0.00%	$ 2,006
Special Assmnts- Tax Collector	424,664	424,664	424,558	(106)	99.98%	-
Special Assmnts- Prepayment	-	-	5,883	5,883	0.00%	-
Special Assmnts- Discounts	(16,987)	(16,987)	(15,013)	1,974	88.38%	-
TOTAL REVENUES	**407,677**	**407,677**	**441,621**	**33,944**	**108.33%**	**2,006**
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	33,205	29,497	895.50%	2,006
Net change in fund balance	$ 3,708	$ 3,708	$ 33,205	$ 29,497	895.50%	$ 2,006
FUND BALANCE, BEGINNING (OCT 1, 2025)	**699,974**	**699,974**	**699,974**			
FUND BALANCE, ENDING	**$ 703,682**	**$ 703,682**	**$ 733,178**			

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A %OF ADOPTED BUD	SEP-26 ACTUAL
REVENUES						
Interest - Investments	$ -	$ -	$ 15,421	$ 15,421	0.00%	$ 1,145
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**	**440,353**	**17,378**	**104.11%**	**1,145**
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%	-
Interest Expense Series A	239,768	239,768	239,819	(51)	100.02%	-
Total Debt Service	414,768	414,768	419,819	(5,051)	101.22%	-
TOTAL EXPENDITURES	**423,580**	**423,580**	**428,318**	**(4,738)**	**101.12%**	**-**
Excess (deficiency) of revenues Over (under) expenditures	(605)	(605)	12,035	12,640	0.00%	1,145
OTHER FINANCING SOURCES (USES)						
Operating Transfers-Out	-	-	(6,889)	(6,889)	0.00%	(615)
TOTAL FINANCING SOURCES (USES)	**-**	**-**	**(6,889)**	**(6,889)**	**0.00%**	**(615)**
Net change in fund balance	$ (605)	$ (605)	$ 5,146	$ 5,751	0.00%	$ 530
FUND BALANCE, BEGINNING (OCT 1, 2025)	**351,255**	**351,255**	**351,255**			
FUND BALANCE, ENDING	**$ 350,650**	**$ 350,650**	**$ 356,401**			

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A %OF ADOPTED BUD	SEP-26 ACTUAL
REVENUES						
Interest - Investments	$ -	$ -	$ 15,776	$ 15,776	0.00%	$ 1,148
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**	**457,381**	**37,118**	**108.83%**	**1,148**
EXPENDITURES						
Administration						
Misc-Assessment Collection Cost	8,755	8,755	8,832	(77)	100.88%	-
Total Administration	8,755	8,755	8,832	(77)	100.88%	-
Debt Service						
Debt Retirement Series A	95,000	95,000	95,000	-	100.00%	-
Interest Expense	-	-	(1)	1	0.00%	-
Interest Expense Series A	342,775	342,775	342,775	-	100.00%	-
Total Debt Service	437,775	437,775	437,774	1	100.00%	-
TOTAL EXPENDITURES	**446,530**	**446,530**	**446,606**	**(76)**	**100.02%**	**-**
Excess (deficiency) of revenues Over (under) expenditures	(26,267)	(26,267)	10,775	37,042	0.00%	1,148
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)	$ 6,905	$ 33,172	0.00%	$ 1,148
FUND BALANCE, BEGINNING (OCT 1, 2025)	**395,315**	**395,315**	**395,315**			
FUND BALANCE, ENDING	**$ 369,048**	**$ 369,048**	**$ 402,219**			

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A %OF ADOPTED BUD	SEP-26 ACTUAL
REVENUES						
Interest - Investments	$ -	$ -	$ 2,627	$ 2,627	0.00%	$ 230
TOTAL REVENUES	**-**	**-**	**2,627**	**2,627**	**0.00%**	**230**
EXPENDITURES						
TOTAL EXPENDITURES	**-**	**-**	**-**	**-**	**0.00%**	**-**
Excess (deficiency) of revenues Over (under) expenditures	-	-	2,627	2,627	0.00%	230
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	-	-	7,484	7,484	0.00%	615
TOTAL FINANCING SOURCES (USES)	**-**	**-**	**7,484**	**7,484**	**0.00%**	**615**
Net change in fund balance	$ -	$ -	$ 10,111	$ 10,111	0.00%	$ 845
FUND BALANCE, BEGINNING (OCT 1, 2025)	**-**	**-**	**68,106**			
FUND BALANCE, ENDING	**$ -**	**$ -**	**$ 78,217**			

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A %OF ADOPTED BUD	SEP-26 ACTUAL
REVENUES						
Interest - Investments	$ -	$ -	$ 207,512	$ 207,512	0.00%	$ 17,330
TOTAL REVENUES	**-**	**-**	**207,512**	**207,512**	**0.00%**	**17,330**
EXPENDITURES						
TOTAL EXPENDITURES	**-**	**-**	**-**	**-**	**0.00%**	**-**
Excess (deficiency) of revenues Over (under) expenditures	-	-	207,512	207,512	0.00%	17,330
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	$ -	$ -	$ 211,382	$ 211,382	0.00%	$ 17,330
FUND BALANCE, BEGINNING (OCT 1, 2025)	**-**	**-**	**5,643,519**			
FUND BALANCE, ENDING	**$ -**	**$ -**	**$ 5,854,901**			

CELEBRATION

Community Development District

Supporting Schedules

September 30, 2026

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

Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	Allocated by Fund: General Fund	Series 2013A Debt Service Fund	Series 2021 Debt Service Fund	Series 2025 Debt Service Fund
ASSESSMENTS LEVIED FY26				$ 6,631,911	$ 5,308,783	$ 424,644	$ 440,598	$ 457,886
Allocation %				100%	80%	6%	7%	7%
11/14/25	$ 48,324	$ 2,515	$ 986	$ 51,826	$ 41,486	$ 3,318	$ 3,443	$ 3,578.21
11/20/25	$ 1,764,672	$ 75,029	$ 36,014	$ 1,875,715	$ 1,501,492	$ 120,103	$ 124,615	$ 129,505
12/11/25	$ 2,728,438	$ 116,008	$ 55,682	$ 2,900,128	$ 2,321,525	$ 185,697	$ 192,673	$ 200,233
12/19/25	$ 846,266	$ 35,312	$ 17,271	$ 898,849	$ 719,520	$ 57,554	$ 59,716	$ 62,059
01/09/26	$ 170,312	$ 5,406	$ 3,476	$ 179,194	$ 143,443	$ 11,474	$ 11,905	$ 12,372
02/05/26	$ 98,898	$ 2,169	$ 2,018	$ 103,085	$ 82,519	$ 6,601	$ 6,849	$ 7,117
03/05/26	$ 231,289	$ 2,485	$ 4,720	$ 238,495	$ 190,913	$ 15,271	$ 15,845	$ 16,466
04/07/26	$ 141,073	$ 46	$ 2,879	$ 143,999	$ 115,270	$ 9,220	$ 9,567	$ 9,942
05/07/26	$ 48,910	$ (1,428)	$ 998	$ 48,481	$ 38,808	$ 3,104	$ 3,221	$ 3,347
06/01/26	$ 107,140	$ (3,184)	$ 2,187	$ 106,142	$ 84,966	$ 6,796	$ 7,052	$ 7,328
06/04/26	$ 21,181	$ (630)	$ 432	$ 20,984	$ 16,797	$ 1,344	$ 1,394	$ 1,449
R/E INSTALLMENT								
11/20/25	$ 180	$ -	$ 4	$ 183	$ 147	$ 12	$ 12	$ 13
12/11/25	$ 1,213	$ 13	$ 25	$ 1,251	$ 1,001	$ 80	$ 83	$ 86
01/09/26	$ 25,500	$ 767	$ 524	$ 26,791	$ 21,446	$ 1,715	$ 1,780	$ 1,850
02/05/26	$ 2,921	$ 29	$ 60	$ 3,010	$ 2,409	$ 193	$ 200	$ 208
03/05/26	$ 1,518	$ -	$ 31	$ 1,549	$ 1,240	$ 99	$ 103	$ 107
04/07/26	$ 27,475	$ -	$ 561	$ 28,036	$ 22,443	$ 1,795	$ 1,863	$ 1,936
05/07/26	$ 1,535	$ (39)	$ 31	$ 1,527	$ 1,222	$ 98	$ 101	$ 105
06/04/26	$ 1,329	$ (40)	$ 27	$ 1,317	$ 1,054	$ 84	$ 87	$ 91
TOTAL	$ 6,268,175	$ 234,459	$ 127,926	$ 6,630,561	$ 5,307,702	$ 424,558	$ 440,509	$ 457,793
% COLLECTED				100%	100%	100%	100%	100%

Cash and Investment Report

September 30, 2026

GENERAL FUNDS

Account Name	Bank Name	Investment Type	Maturity	Yield	Balance
Checking Account - Operating	Valley National Bank	Checking Account	n/a	3.56%	$2,647,365
				Subtotal	**$2,647,365**
Money Market	Bank United	Money Market	n/a	3.56%	$705,025
				Subtotal	**$705,025**

RESERVE FUND

Reserve Account	Valley National Bank	Government Checking (Reserve)	n/a	3.56%	$2,811,028
				Subtotal	**$2,811,028**

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%	$6,208
2013A Series Reserve Fund	US Bank	First American Funds Inc. SHSInstitutional Govt. Fund	n/a	3.27%	$196,250
2013A Series Revenue Fund	US Bank	First American Funds Inc. SHSInstitutional Govt. Fund	n/a	3.27%	$523,602
2021 Series Prepayment Fund	US Bank	US Bank Nat'l Association Commercial Paper	n/a	3.50%	$200
2021 Series Reserve Fund	US Bank	US Bank Nat'l Association Commercial Paper	n/a	3.50%	$206,800
2021 Series Revenue Fund	US Bank	US Bank Nat'l Association Commercial Paper	n/a	3.50%	$178,731
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%	$172,647
2021 Series Acquisition and Construction Fund	US Bank	US Bank Nat'l Association Commercial Paper	n/a	3.50%	$78,217
2025 Series Acquisition and Construction Fund	US Bank	US Bank Nat'l Association Commercial Paper	n/a	3.50%	$5,854,901
				Subtotal	$7,432,797
				TOTAL	**$13,596,216**

Right-of-Way Fees Electricity

September 30, 2026

Posting Date	Payment Month	Amount $
11/20/2025	October	97,766.90
12/18/2025	November	80,883.23
1/15/2026	December	71,899.38
2/15/2026	January	87,850.16
3/17/2026	February	76,699.93
4/16/2026	March	62,569.62
5/18/2026	April	73,367.23
6/22/2026	May	70,165.98
7/15/2026	June	83,696.30
8/14/2026	July	95,729.89
9/17/2026	August	89,388.29
9/30/2026	September	90,000.00
Total		**$ 980,016.91**

Note: Sept will be received in mid October.

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)
ACH	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
ACH	09/14/26	Vendor	DUKE ENERGY-ACH	082826-ACH	BILL PRD 7/29/26 - 8/26/26	Due To Other Districts	206500	($11,099.57)
ACCRUAL	09/30/26	ACC	DUKE ENERGY-ACH	Journal Entry	BILL PRD SEP 2026	Due To Other Districts	206500	($14,000.00)
ACCRUAL	09/30/26	ACC	SHERIFF YEARLY EXPENSE	Journal Entry	BILL PRD SEP 2026	Due To Other Districts	206500	($20,000.00)
ACCRUAL	09/30/26	ACC	SHERIFF INTERLOCAL AGREEMENTS	Journal Entry	BILL PRD SEP 2026	Due To Other Districts	206500	($5,000.00)
					DUE TO OTHER DISTRICTS A/C #206500			**($61,236.10)**

8C

September 2026 Check Register

Payment Register by Bank Account

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

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
VALLEY NATIONAL BANK - (ACCT# XXXXX3965)									
Manual Che	100949	09/01/26	Vendor	SUNBELT RENTALS INC	188321786-0001	Aug Equipment Rental	Light pole repair Aug Equipment Rental	001-546095-53901	$1,030.83
Manual Che	100950	09/01/26	Vendor	TERMINIX INTERNATIONAL CO.	475147187	Aug Pest Control	AUG PEST CONTORL	001-534125-53001	$151.00
Manual Che	100951	09/01/26	Vendor	REXEL USA	S146158739.001	Aug Repair parts	Aug STREET LIGHTS REPAIRS	001-546095-54101	$371.62
Manual Che	100951	09/01/26	Vendor	REXEL USA	S146142272.001	Aug Repair parts	AUG STREET LIGHTS	001-546095-54101	$30.00
Manual Che	100952	09/01/26	Vendor	USA SEAL & STRIPE, LLC	21724	Aug Alley Repairs	Aug Asphalt patch	001-546081-53901	$2,250.00
Manual Che	100953	09/01/26	Vendor	CONCRETE MIX USA LLC	4875	Aug Sidewalk Project	Aig concrete for sidewalk project	001-568024-58001	$2,170.67
Manual Che	100954	09/01/26	Vendor	J & J'S LAWN AND TREE SERVICE INC	69681	Aug DEBRIS REMOVAL	Aug tree root removal	001-568024-58001	$3,900.00
Manual Che	100955	09/01/26	Vendor	CELEBRATION HARDWARE	509351	Aug Supplies	Aug Can Liners	001-546016-53901	$128.97
Manual Che	100955	09/01/26	Vendor	CELEBRATION HARDWARE	509456	Aug Repair parts	AUG FASTENERS	001-546016-53901	$0.88
Manual Che	100955	09/01/26	Vendor	CELEBRATION HARDWARE	509308	Aug Supplies	Aug concrete mix	001-546016-53901	$43.92
Manual Che	100955	09/01/26	Vendor	CELEBRATION HARDWARE	509823	Aug Splash Pad Maintenance	Aug Splash Pad	001-546032-53901	$136.04
Manual Che	100955	09/01/26	Vendor	CELEBRATION HARDWARE	509871	Aug Supplies	Aug cable ties	001-546016-53901	$12.99
Manual Che	100956	09/01/26	Vendor	UNITED LAND SERVICES	222758	May Landscape Projects - Lift Station	R&M-Other Landscape	001-546036-53901	$12,900.00
Manual Che	100957	09/01/26	Vendor	GRAINGER	9048569371	Aug Supplies	Aug Conference room ceiling tiles	001-563034-53901	$3,834.09
Manual Che	100958	09/01/26	Vendor	VANGUARD CLEANING SYSTEMS	42191	Sept Cleaning Service	MTHLY CLEANING SVCS Sept Service	001-563034-53901	$438.00
Manual Che	100959	09/04/26	Vendor	UNITED LAND SERVICES	222977	August tree removal	AUGUST GRNDS MAINT	001-534085-53901	$1,200.00
Manual Che	100959	09/04/26	Vendor	UNITED LAND SERVICES	222977	August tree removal	AUG FUEL SURCHARGE	001-549900-53901	$36.00
Manual Che	100960	09/04/26	Vendor	SOUTHERN OUTDOORS & MORE INC	INV-002631	August bollard repair	August bollard replacement	001-546016-53901	$5,250.00
Manual Che	100961	09/04/26	Vendor	PREMIER LAKES INC	4479	Sept Aquatic Control Service	Sept Island Village Ponds	001-534067-53001	$925.00
Manual Che	100961	09/04/26	Vendor	PREMIER LAKES INC	4497	Sept Aquatic Service	Sept Pond Maintenance	001-534067-53901	$11,300.00
Manual Che	100962	09/04/26	Vendor	VOICE NATION LLC	888595366	Sept Answering Service	ProfServ- Answering Service	001-531064-51301	$455.31
Manual Che	100963	09/04/26	Vendor	REXEL USA	S144999338.002	Aug Lamps	AUG STREET LIGHTS	001-546095-54101	$60.00
Manual Che	100963	09/04/26	Vendor	REXEL USA	S146120828.003	Aug Lamps	AUG STREET LIGHTS	001-546095-54101	$1,008.56
Manual Che	100963	09/04/26	Vendor	REXEL USA	S146121183.001	Sept Photo Cells	SEPT STREET LIGHTS	001-546095-54101	$424.32
Manual Che	100964	09/04/26	Vendor	CONCRETE MIX USA LLC	4888	Aug Sidewalk Project	Aug concrete for sidewalk project	001-568024-53901	$2,095.49
Manual Che	100965	09/04/26	Vendor	INFRAMARK LLC	188523	Sept Service	MANAGEMENT FEE Sept 2026	001-531027-51201	$8,884.50
Manual Che	100965	09/04/26	Vendor	INFRAMARK LLC	188523	Sept Service	Sept 2026 FIELD MGMT	001-531016-53901	$113,297.52
Manual Che	100966	09/15/26	Vendor	INFRAMARK LLC	188778	Sept Sidewalk Project	Reserves-Annual Contribution	001-568024-58001	$51,600.00
Manual Che	100967	09/15/26	Vendor	CELEBRATION HARDWARE	510279	Sept Supplies	Sept Insecticides	001-546016-53901	$10.58
Manual Che	100967	09/15/26	Vendor	CELEBRATION HARDWARE	510295	Sept Repair parts	SEPT FASTENERS	001-546016-53901	$38.97
Manual Che	100967	09/15/26	Vendor	CELEBRATION HARDWARE	510276	Sept Supplies	Sept Can Liners	001-546016-53901	$207.67
Manual Che	100967	09/15/26	Vendor	CELEBRATION HARDWARE	510778	Sept Painting Supplies	R&M-Painting	001-546313-53901	$41.26
Manual Che	100967	09/15/26	Vendor	CELEBRATION HARDWARE	510989	Sept Repair parts	R&M-Common Area	001-546016-53901	$25.77
Manual Che	100967	09/15/26	Vendor	CELEBRATION HARDWARE	510892	Sept Splash Pad Maintenance	Splash Pool Maintenance	001-546197-53901	$27.97
Manual Che	100967	09/15/26	Vendor	CELEBRATION HARDWARE	511043	Sept Supplies	Sept Can Liners	001-546016-53901	$39.99
Manual Che	100967	09/15/26	Vendor	CELEBRATION HARDWARE	511098	Sept Repair parts	SEPT IRR REPAIRS-	001-546041-53901	$24.99
Manual Che	100967	09/15/26	Vendor	CELEBRATION HARDWARE	511037	Sept Supplies	SEPT FASTENERS	001-546016-53901	$3.00
Manual Che	100967	09/15/26	Vendor	CELEBRATION HARDWARE	511145	Sept Supplies	Sept Plumbing repairs	001-546016-53901	$6.99
Manual Che	100967	09/15/26	Vendor	CELEBRATION HARDWARE	511028	Sept Repair parts	Sept Couplers	001-546016-53901	$47.60
Manual Che	100968	09/15/26	Vendor	BRIGHTVIEW LANDSCAPING	9841745	June safety pruning	Contracts-Trees & Trimming	001-534085-53901	$14,700.00
Manual Che	100969	09/15/26	Vendor	UNITED LAND SERVICES	223719	Sept Landscape Improvement	Sept Plant replacement	001-546036-53901	$2,125.00
Manual Che	100969	09/15/26	Vendor	UNITED LAND SERVICES	223719	Sept Landscape Improvement	Sept Fuel Surcharge	001-549900-53901	$63.75
Manual Che	100969	09/15/26	Vendor	UNITED LAND SERVICES	223722	Sept Fall annuals	Sept annual rotation	001-534117-53901	$3,349.50
Manual Che	100969	09/15/26	Vendor	UNITED LAND SERVICES	223722	Sept Fall annuals	SEPT FUEL SURCHARGE	001-549900-53901	$100.48

Payment Register by Bank Account

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

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
Manual Che	100969	09/15/26	Vendor	UNITED LAND SERVICES	223913	Aug Sod Install	Contracts-Trees & Trimming	001-534085-53901	$1,292.65
Manual Che	100970	09/15/26	Vendor	REXEL USA	S146142272.002	Sept Streetlights Repair parts	R&M-Streetlights	001-546095-54101	$60.00
Manual Che	100970	09/15/26	Vendor	REXEL USA	S146065737.004	Sept Streetlights Repair parts	R&M-Streetlights	001-546095-54101	$123.26
Manual Che	100971	09/15/26	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	170164257-002	Sept Repair parts	SEPT IRR REPAIRS	001-546041-53901	$7.86
Manual Che	100971	09/15/26	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	170707867-001	Sept Repair parts	SEPT IRR REPAIRS	001-546041-53901	$715.41
Manual Che	100971	09/15/26	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	170700436-001	Sept Repair parts	R&M-Irrigation	001-546041-53901	$1,039.84
Manual Che	100971	09/15/26	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	170893461-001	Sept Irrigation Repair parts	R&M-Irrigation	001-546041-53901	$293.89
Manual Che	100972	09/15/26	Vendor	USA SEAL & STRIPE, LLC	21727	Sept Asphalt repair	Sept Alley repairs	001-546081-53901	$1,500.00
Manual Che	100972	09/15/26	Vendor	USA SEAL & STRIPE, LLC	091126-	SEPT 11 SWEEPING SERVICE	R&M-Road Cleaning	001-546080-54101	$3,000.00
Manual Che	100973	09/15/26	Vendor	LYNCH FUEL COMPANY LLC	17534744	Fuel Sept 3	Fuel, Gasoline and Oil	001-540004-53901	$753.35
Manual Che	100974	09/15/26	Vendor	CONCRETE MIX USA LLC	4918	Sept Sidewalk Project	Sept concrete for sidewalk project	001-568024-58001	$2,251.22
Manual Che	100975	09/16/26	Vendor	CELEBRATION HARDWARE	511435	Sept Repair parts	Sept connectors	001-546016-53901	$67.96
Manual Che	100976	09/16/26	Vendor	LATHAM, LUNA, EDEN & BEAUDINE, LLP	156903	August Fees - Eminent Domain	ProfServ-Legal Services	001-531023-51401	$79.00
Manual Che	100976	09/16/26	Vendor	LATHAM, LUNA, EDEN & BEAUDINE, LLP	156902	August Fees - Island Village Conveyances	ProfServ-Legal Services	001-531023-51401	$2,396.00
Manual Che	100976	09/16/26	Vendor	LATHAM, LUNA, EDEN & BEAUDINE, LLP	156901	August Legal Fees - General	General Aug Legal Services	001-531023-51401	$5,777.72
Manual Che	100977	09/16/26	Vendor	HANSON, WALTER & ASSOCIATES, I	5297145	August Eng. Fees	ENGG SVCS THRU August 2026	001-531013-51501	$14,119.42
Manual Che	100978	09/16/26	Vendor	CLARKE ENVIRONMENTAL MOSQUITO	001040735	SEPT 2026 MOSQUITO MGMT	Contracts-Pest Control	001-534125-53001	$20,752.38
Manual Che	100979	09/16/26	Vendor	SOUND F/X ENTERTAINMENT SYSTEMS LLC	6984	Sept Repair parts	Sept Repair and Replace speakers	001-546016-53901	$190.00
Manual Che	100980	09/18/26	Vendor	REXEL USA	S146285724.001	Sept Streetlights Repair parts	R&M-Streetlights	001-546095-54101	$1,418.47
Manual Che	100981	09/18/26	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	171164157-001	Sept Irrigation Repair parts	R&M-Irrigation	001-546041-53901	$535.63
Manual Che	100981	09/18/26	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	170893781-001	Sept Irrigation Repair parts	R&M-Irrigation	001-546041-53901	$359.62
Manual Che	100981	09/18/26	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	170707867-002	Sept Irrigation Repair parts	R&M-Irrigation	001-546041-53901	$89.47
Manual Che	100981	09/18/26	Vendor	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	171164094-001	Sept Irrigation Repair parts	R&M-Irrigation	001-546041-53901	$2,127.98
Manual Che	100982	09/18/26	Vendor	CONCRETE MIX USA LLC	4934	Sept Sidewalk Project	Sept concrete for sidewalk project	001-568024-58001	$2,018.52
Manual Che	100982	09/18/26	Vendor	CONCRETE MIX USA LLC	4944	Sept Sidewalk Project	Sept Sidewalk Project concrete for sidewalk project	001-568024-58001	$2,057.90
Manual Che	100983	09/18/26	Vendor	CELEBRATION HARDWARE	511663	Sept Repair parts	Sept Fittings	001-546016-53901	$11.57
Manual Che	100983	09/18/26	Vendor	CELEBRATION HARDWARE	511772	Sept Supplies	Sept Supplies Can Liners	001-546016-53901	$79.98
Manual Che	100984	09/22/26	Vendor	CELEBRATION HARDWARE	511980	Sept chlorine for splash pad	Splash Pool Maintenance	001-546197-53901	$47.94
Manual Che	100984	09/22/26	Vendor	CELEBRATION HARDWARE	512283	Sept LIGHT FIXTURE	R&M-Streetlights	001-546095-53901	$1,079.64
Manual Che	100985	09/22/26	Vendor	REXEL USA	S146175997.001	SEPT Repair parts	SEPT STREET LIGHTS	001-546095-54101	$378.41
Manual Che	100985	09/22/26	Vendor	REXEL USA	S146286155.001	SEPT STREET LIGHTS	R&M-Streetlights	001-546095-54101	$177.53
Manual Che	100986	09/22/26	Vendor	LYNCH FUEL COMPANY LLC	17320152-02	June 15 delivery	Fuel, Gasoline and Oil	001-540004-53901	$1,212.42
Manual Che	100987	09/22/26	Vendor	CONCRETE MIX USA LLC	4950	SEPT Sidewalk Project	Reserves-Annual Contribution	001-568024-58001	$1,923.65
Manual Che	100988	09/24/26	Vendor	CELEBRATION HARDWARE	512407	Sept Repair parts	SEPT FASTENERS	001-546016-53901	$15.08
Manual Che	100988	09/24/26	Vendor	CELEBRATION HARDWARE	512443	Sept Repair parts	Sept Fittings	001-546016-53901	$65.51
Manual Che	100989	09/24/26	Vendor	UNITED LAND SERVICES	225840	Sept Service	EPT GRNDS MAINT	001-534050-53901	$94,065.24
Manual Che	100990	09/25/26	Vendor	REXEL USA	S144999338.003	Sept Repair parts	SEPT STREET LIGHTS	001-546095-54101	$60.00
Manual Che	100991	09/25/26	Vendor	CONCRETE MIX USA LLC	4967	Sept Sidewalk Project	Sept concrete for sidewalk project	001-568024-58001	$2,113.39
Manual Che	100992	09/25/26	Vendor	CELEBRATION HARDWARE	512519	SEPT Supplies	SEPT Sidewalk project	001-568024-58001	$44.99
Manual Che	100992	09/25/26	Vendor	CELEBRATION HARDWARE	512552	SEPT Supplies	SEPT can liners	001-546016-53901	$133.85
Manual Che	100992	09/25/26	Vendor	CELEBRATION HARDWARE	512515	SEPT Repair parts	SEPT Sidewalk project	001-568024-58001	$77.97
Manual Che	100993	09/25/26	Vendor	UNITED LAND SERVICES	226085	SEPT tree removal	SEPT TREE MAINT	001-534085-53901	$1,030.00
Manual Che	100994	09/25/26	Vendor	INFRAMARK LLC	189770	August Sidewalk Project	Reserves-Annual Contribution	001-568024-58001	$30,600.00
Manual Che	100995	09/25/26	Vendor	COUNTRY CASUAL TEAK	235287	SEPT REPLACEMENT BROKEN BENCHES	R&M-Common Area	001-546016-53901	$5,812.44
Manual Che	300222	09/04/26	Vendor	DUKE ENERGY - ACH	081426-1701-ACH	SVC PRD 7/27-8/6/26	ELECTRIC SVC PRD 7/27-8/6/26	001-543006-53901	$2,866.51
Manual Che	300222	09/04/26	Vendor	DUKE ENERGY - ACH	081426-1701-ACH	SVC PRD 7/27-8/6/26	ELECTRIC - BUILDING OP COSTS SVC PRD 7/27-8/6/26	001-563034-53901	$462.82

Payment Register by Bank Account

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

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
Manual Che	300222	09/04/26	Vendor	DUKE ENERGY - ACH	081426-1701-ACH	SVC PRD 7/27-8/6/26	IRRIGATON SVC PRD 7/27-8/6/26	001-546041-53901	$198.95
Manual Che	300222	09/04/26	Vendor	DUKE ENERGY - ACH	081426-1701-ACH	SVC PRD 7/27-8/6/26	STREETLIGHTS SVC PRD 7/27-8/6/26	001-543013-54101	$1,534.06
Manual Che	300223	09/11/26	Vendor	REPUBLIC SERVICES - ACH	0690-000832981-ACH	AUG REFUSE REMOVAL	Utility - Refuse Removal	001-543020-53901	$1,481.76
Manual Che	300224	09/14/26	Vendor	ENTERPRISE CDD - UTILITY	082426-1022-ACH	SVC PRD 7/13-8/12/26	Utility - Water	001-543018-53901	$958.56
Manual Che	300225	09/14/26	Vendor	ENTERPRISE CDD - UTILITY	082426-2021-ACH	SVC PRD 7/13-8/12/26	Utility - Water	001-543018-53901	$871.51
Manual Che	300226	09/14/26	Vendor	ENTERPRISE CDD - UTILITY	082426-3021-ACH	SVC PRD 7/13-8/12/26	Utility - Water	001-543018-53901	$537.36
Manual Che	300227	09/14/26	Vendor	ENTERPRISE CDD - UTILITY	082426-4022-ACH	SVC PRD 7/13-8/12/26	Utility - Water	001-543018-53901	$336.48
Manual Che	300228	09/14/26	Vendor	ENTERPRISE CDD - UTILITY	082426-5021-ACH	SVC PRD 7/13-8/12/26	Utility - Water	001-543018-53901	$697.20
Manual Che	300229	09/14/26	Vendor	ENTERPRISE CDD - UTILITY	082426-6022-ACH	SVC PRD 7/13-8/12/26	Utility - Water	001-543018-53901	$474.72
Manual Che	300230	09/14/26	Vendor	ENTERPRISE CDD - UTILITY	082426-0010-ACH	SVC PRD 7/13-8/12/26	Utility - Water	001-543018-53901	$9.99
Manual Che	300231	09/14/26	Vendor	ENTERPRISE CDD - UTILITY	082426-5611-ACH	SVC PRD 7/13-8/12/26	Utility - Water	001-543018-53901	$23.31
Manual Che	300232	09/14/26	Vendor	ENTERPRISE CDD - UTILITY	082426-0013-ACH	SVC PRD 7/13-8/12/26	Utility - Water	001-543018-53901	$458.74
Manual Che	300233	09/14/26	Vendor	ENTERPRISE CDD - UTILITY	082426-2722-ACH	SVC PRD 7/13-8/12/26	Utility - Water	001-543018-53901	$654.00
Manual Che	300234	09/16/26	Vendor	SMART CITY TELECOM - AUTOPAY	090126-0231-ACH	SVC PRD 9/1-9/30/26	BILL PRD 9/1-9/30/26	001-541003-51301	$129.12
Manual Che	300235	09/16/26	Vendor	SMART CITY TELECOM - AUTOPAY	090126-0025-ACH	SVC PRD 9/1-9/30/26	Communication - Telephone	001-541003-51301	$182.56
Manual Che	300236	09/16/26	Vendor	SMART CITY TELECOM - AUTOPAY	090126-1187-ACH	SVC PRD 9/1-9/30/26	Communication - Telephone	001-541003-51301	$140.32
Manual Che	300237	09/22/26	Vendor	HOME DEPOT - ACH	082826-6774	Sept Invoice	Sept Sidewalk project	001-568024-58001	$737.72
Manual Che	300237	09/22/26	Vendor	HOME DEPOT - ACH	082826-6774	Sept Invoice	Sept Supplies	001-546016-53901	$583.83
Manual Che	300237	09/22/26	Vendor	HOME DEPOT - ACH	082826-6774	Sept Invoice	Sept Plumbing repairs	001-563034-53001	$395.17
Manual Che	300237	09/22/26	Vendor	HOME DEPOT - ACH	082826-6774	Sept Invoice	Sept Asphalt patch	001-546081-53901	$287.64
Manual Che	300238	09/30/26	Vendor	ENTERPRISE CDD - UTILITY	092226-2722-ACH	SVC PRD 8/12-9/11/26	Utility - Water	001-543018-53901	$686.40
Manual Che	300239	09/30/26	Vendor	ENTERPRISE CDD - UTILITY	092226-1022-ACH	SVC PRD 8/12-9/11/26	Utility - Water	001-543018-53901	$1,017.99
Manual Che	300240	09/30/26	Vendor	ENTERPRISE CDD - UTILITY	092226-2021-ACH	SVC PRD 8/12-9/11/26	Utility - Water	001-543018-53901	$750.55
Manual Che	300241	09/30/26	Vendor	ENTERPRISE CDD - UTILITY	092226-3021-ACH	SVC PRD 8/12-9/11/26	Utility - Water	001-543018-53901	$632.40
Manual Che	300242	09/30/26	Vendor	ENTERPRISE CDD - UTILITY	092226-4022-ACH	SVC PRD 8/12-9/11/26	Utility - Water	001-543018-53901	$349.44
Manual Che	300243	09/30/26	Vendor	ENTERPRISE CDD - UTILITY	092226-5021-ACH	SVC PRD 8/12-9/11/26	Utility - Water	001-543018-53901	$692.88
Manual Che	300244	09/30/26	Vendor	ENTERPRISE CDD - UTILITY	092226-6022-ACH	SVC PRD 8/12-9/11/26	Utility - Water	001-543018-53901	$457.44
Manual Che	300245	09/30/26	Vendor	ENTERPRISE CDD - UTILITY	092226-0010-ACH	SVC PRD 8/12-9/11/26	Utility - Water	001-543018-53901	$13.32
Manual Che	300246	09/30/26	Vendor	ENTERPRISE CDD - UTILITY	092226-0013-ACH	SVC PRD 8/12-9/11/26	Utility - Water	001-543018-53901	$521.75
Manual Che	300247	09/30/26	Vendor	ENTERPRISE CDD - UTILITY	092226-5611-ACH	SVC PRD 8/12-9/11/26	LAKE ESPLANADE FOUNTAIN SVC PRD 8/12-9/11/26	001-543018-53901	$23.31
ACH	DD942	09/28/26	Vendor	VERIZON WIRELESS - ACH	6153207416-ACH	SVC PRD 8/12-9/11/26	Contracts-Security Camera	001-534036-51301	$140.80
								Account Total	**$466,015.00**

Total Amount Paid	**$466,015.00**