

**ENTERPRISE COMMUNITY  
DEVELOPMENT DISTRICT**

**AGENDA PACKAGE**

**WEDNESDAY, SEPTEMBER 3, 2025**

CALL IN: 1-646-838-1601, CONFERENCE ID: 562622539#



313 CAMPUS STREET  
CELEBRATION, FLORIDA 34747  
407-566-1935

# Enterprise Community Development District

## Board of Supervisors

Kimberly Locher, Chairman  
 Anthony Kasper, Vice Chairman  
 Gregg Harkness, Assistant Secretary  
 Sam Lau, Assistant Secretary  
 Henry Thrash, Assistant Secretary

## Staff

Angel Montagna, District Manager  
 Sarah Sandy, District Counsel  
 Kathy Leo, District Engineer  
 Gregory Kolb, District Engineer  
 Russ Simmons, Field Manager

## Meeting Agenda Wednesday, September 3, 2025 – 10:30 a.m.

- 
1. **Call to Order and Roll Call**
  2. **Pledge of Allegiance**
  3. **Motion to approve the agenda**
  4. **Audience Comments – Three- (3) Minute Time Limit**
  5. **Administrative**
    - A. Acceptance of Resignation of Mr. Sam Lau – Seat 4 Term 11/2026 Page 3
    - B. Appointing Kristy Coulter to Seat 4
  6. **Public Hearing for Adoption of the Fiscal Year 2026 Budget**
    - A. Proposed Fiscal Year 2026 Budget Page 4
    - B. Public Comment
    - C. Resolution 2025-06 Adopting the Budget ..... Page 15
    - D. Resolution 2025-07 Levying the Assessments ..... Page 18
  7. **Staff Reports**
    - A. District Manager
      - i. Announcement of November Landowner Meeting Date
    - B. Field Inspection Report Page 20
      - i. Boardwalk Inspection Report Page 23
      - ii. GIS Update
    - C. Utility Operations: Utility Report Page 76
    - D. District Counsel
    - E. District Engineer Report
    - F. District Representative/The Celebration Company
    - G. Mattamy Homes/Island Village
  8. **Business Items**
    - A. FOG Discussion
    - B. Ratification of Filing the Fiscal Year 2024 Audit ..... Page 111
    - C. Resolution 2025-08 Setting Fiscal Year 2026 Meeting Schedule ..... Page 145
  9. **Consent Agenda**
    - A. Financial Statements (*May, June and July*) Page 147
    - B. Check Registers (*June*) ..... Page 194
  10. **Supervisor Requests**
  11. **Adjournment**

*The next meeting is scheduled for Wednesday, October 1, 2025, at 10:30 a.m.*

**From:** [Lau, Sam](#)  
**To:** [Montagna, Angel](#)  
**Cc:** [Slaughter, Mona](#); [Burgess, Brenda](#)  
**Subject:** Resignation from Enterprise CDD Board  
**Date:** Monday, June 30, 2025 3:22:44 PM

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Angel et al,

I am writing to formally tender my resignation from the Enterprise CDD Board effective immediately. I have notified the Company, and they will have folks lined up for the August meeting as new Board members. Let me know if you need anything else from me. Thank you for the opportunity to serve on the Board.

Sincerely,

Samuel Lau

**ENTERPRISE**  
**Community Development District**

***Annual Operating and Debt Service Budget***

**Fiscal Year 2026**

**Modified Tentative Budget**

Prepared by:





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**Enterprise**  
**Community Development District**

**Operating Budget**  
**Fiscal Year 2026**

**ENTERPRISE**

Community Development District

General Fund

**Summary of Revenues, Expenditures and Changes in Fund Balances**General Fund  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	Adopted	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	May-	PROJECTED	BUDGET
	FY 2025	4/30/2025	9/30/2025	FY 2025	FY 2026
REVENUES					
Interest - Investments	\$ 150,000	\$ 97,398	\$ 71,087	168,485	\$ 150,000
Right-of-Way Fees	\$ 330,000	\$ 237,880	\$ 173,619	411,499	\$ 330,000
Interest - Tax Collector	\$ -	\$ 361	\$ 263	624	\$ -
Special Assmnts- Tax Collector	\$ 364,867	\$ 364,496	\$ -	364,496	\$ 364,877
Special Assmnts- Discounts	\$ (14,595)	\$ (13,962)	\$ (10,190)	(24,152)	\$ (14,595)
TOTAL REVENUES	830,272	686,173	234,778	920,951	830,282

**EXPENDITURES****Administrative**

P/R-Board of Supervisors	\$ 3,000	\$ -	\$ -	-	\$ 3,000
FICA Taxes	\$ 1,000	\$ -	\$ -	-	\$ 230
ProfServ-Engineering	\$ 100,000	\$ 47,507	\$ 34,673	82,180	\$ 100,000
ProfServ-Info Technology	\$ 1,300	\$ 591	\$ 431	1,022	\$ 1,300
ProfServ-Legal Services	\$ 10,000	\$ 8,406	\$ 6,135	14,541	\$ 10,000
ProfServ-Mgmt Consulting	\$ 66,000	\$ 38,500	\$ 27,500	66,000	\$ 69,300
ProfServ-Property Appraiser	\$ 200	\$ 141	\$ 59	200	\$ -
Auditing Services	\$ 5,000	\$ 4,800	\$ 200	5,000	\$ 5,000
Communication - Telephone	\$ 1,700	\$ 399	\$ 291	690	\$ 1,700
Postage and Freight	\$ 500	\$ 51	\$ 37	88	\$ 500
Insurance - General Liability	\$ 19,000	\$ 16,911	\$ 2,089	19,000	\$ 19,000
Printing and Binding	\$ 500	\$ -	\$ -	-	\$ 500
Legal Advertising	\$ 3,000	\$ 701	\$ 512	1,213	\$ 2,000
Misc-Records Storage	\$ -	\$ 5,880	\$ 4,292	10,172	\$ 12,000
Misc-Assessment Collection Cost	\$ 7,297	\$ 7,011	\$ 5,117	12,128	\$ 7,298
Misc-Contingency	\$ 1,000	\$ 395	\$ 288	683	\$ 500
Misc-Web Hosting	\$ 1,600	\$ 1,593	\$ 7	1,600	\$ 1,600
Office Supplies	\$ 400	\$ -	\$ -	-	\$ 400
Annual District Filing Fee	\$ 175	\$ 175	\$ -	175	\$ 175
<b>Total Administrative</b>	<b>221,672</b>	<b>133,061</b>	<b>81,632</b>	<b>214,693</b>	<b>234,502</b>

**Other Public Safety**

Contracts-Sheriff	\$ 20,000	\$ -	\$ -	\$ -	\$ 20,000
<b>Total Other Public Safety</b>	<b>20,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>20,000</b>

**Physical Environment**

Contracts-Water Quality	\$ 13,000	\$ 14,377	\$ 10,493	\$ 24,870	\$ 15,000
Contracts-Aquatic Control	\$ 6,000	\$ 3,055	\$ 2,230	\$ 5,285	\$ 6,000
Contracts-Pest Control	\$ 14,000	\$ 10,224	\$ 7,462	\$ 17,686	\$ 18,000
R&M-Wetland	\$ 500	\$ -	\$ -	\$ -	\$ 500
<b>Total Physical Environment</b>	<b>33,500</b>	<b>27,656</b>	<b>20,185</b>	<b>47,841</b>	<b>39,500</b>

**ENTERPRISE**

Community Development District

General Fund

**Summary of Revenues, Expenditures and Changes in Fund Balances**General Fund  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	Adopted BUDGET FY 2025	ACTUAL THRU 4/30/2025	PROJECTED May- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
<b><i>Flood Control/Stormwater Mgmt</i></b>					
R&M-Road Drainage	\$ 7,000	\$ -	\$ -	\$ -	\$ 7,000
<b><i>Total Flood Control/Stormwater Mgmt</i></b>	<b>7,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,000</b>
<b><i>Field</i></b>					
ProfServ-Field Management	\$ 193,000	\$ 112,583	\$ 80,417	\$ 193,000	\$ 202,650
Contracts-Landscape	\$ 150,000	\$ 81,667	\$ 59,605	\$ 141,272	\$ 150,000
Contracts-Irrigation	\$ 16,000	\$ -	\$ -	\$ -	\$ 16,000
Contracts-Trees & Trimming	\$ -	\$ -	\$ -	\$ -	\$ -
Contracts - Trees & Shrub Maintenance	\$ 20,000	\$ -	\$ -	\$ -	\$ 20,000
Contracts-Other Landscape	\$ -	\$ -	\$ -	\$ -	\$ -
Contracts-Pine Straw	\$ 35,000	\$ -	\$ -	\$ -	\$ 35,000
Contracts - Trash & Debris Removal	\$ 2,000	\$ -	\$ -	\$ -	\$ 2,000
Electricity - General	\$ 600	\$ 307	\$ 224	\$ 531	\$ 600
Utility - Refuse Removal	\$ 10,000	\$ 1,583	\$ 1,155	\$ 2,738	\$ 10,000
R&M-Boardwalks	\$ 12,000	\$ -	\$ -	\$ -	\$ 12,000
R&M-Common Area	\$ 12,000	\$ 7,687	\$ 5,610	\$ 13,297	\$ 12,000
R&M-Other Landscape	\$ 15,000	\$ 8,742	\$ 6,380	\$ 15,122	\$ 15,000
R&M-Irrigation	\$ 10,000	\$ 6,485	\$ 4,733	\$ 11,218	\$ 10,000
R&M-Sidewalks	\$ 15,000	\$ 37,440	\$ 27,326	\$ 64,766	\$ 25,000
R&M-Hardscape Cleaning	\$ 7,000	\$ -	\$ -	\$ -	\$ 7,000
R&M-Painting	\$ 23,000	\$ 915	\$ 668	\$ 1,583	\$ 23,000
R&M-Maintenance Building	\$ 8,000	\$ 11,850	\$ 8,649	\$ 20,499	\$ 8,000
Misc-Contingency	\$ 10,000	\$ 4,838	\$ 3,531	\$ 8,369	\$ 10,000
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -
<b><i>Total Field</i></b>	<b>538,600</b>	<b>274,097</b>	<b>198,299</b>	<b>472,396</b>	<b>558,250</b>
<b><i>Road and Street Facilities</i></b>					
Electricity - Streetlights	\$ 19,000	\$ 10,637	\$ 7,763	\$ 18,400	\$ 19,000
R&M-Road Cleaning	\$ 7,000	\$ 2,483	\$ 1,812	\$ 4,295	\$ 7,000
R&M-Roads & Alleyways	\$ 2,500	\$ -	\$ -	\$ -	\$ 2,500
R&M-Signage	\$ 2,000	\$ -	\$ -	\$ -	\$ 2,000
R&M-Streetlights	\$ 13,000	\$ -	\$ -	\$ -	\$ 13,000
<b><i>Total Road and Street Facilities</i></b>	<b>43,500</b>	<b>13,120</b>	<b>9,576</b>	<b>22,696</b>	<b>43,500</b>
<b>TOTAL EXPENDITURES</b>	<b>864,272</b>	<b>447,934</b>	<b>309,692</b>	<b>757,626</b>	<b>902,752</b>
Excess (deficiency) of revenues	\$ -	\$ -	\$ -	\$ -	\$ -
Over (under) expenditures	(34,000)	238,239	(74,913)	163,326	(72,470)
Contribution to (Use of) Fund Balance	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

Summary of Revenues, Expenditures and Changes in Fund Balances  
General Fund  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	Adopted BUDGET FY 2025	ACTUAL THRU 4/30/2025	PROJECTED May- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
Net change in fund balance	(34,000)	238,239	(74,913)	163,326	(72,470)
FUND BALANCE, BEGINNING	3,370,219	3,370,219	-	3,370,219	3,533,545
FUND BALANCE, ENDING	<u>\$ 3,336,219</u>	<u>\$ 3,608,458</u>	<u>\$ (74,913)</u>	<u>\$ 3,533,545</u>	<u>\$ 3,461,075</u>

**Enterprise**  
**Community Development District**

**Water and Sewer Fund**  
**Fiscal Year 2026**

ENTERPRISE

Community Development District

Water And Sewer FundFund

Summary of Revenues, Expenses and Changes in Net Assets  
Water And Sewer Fund  
Fiscal Year 2026 Budget

Account #	ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
		BUDGET	THRU	May-	PROJECTED	BUDGET
		FY 2025	4/30/2025	9/30/2025	FY 2025	FY 2026
OPERATING REVENUES						
361001	Interest - Investments	\$ 205,000	\$ 328,389	\$ -	\$ 328,389	205,000
343610	Water Revenue	1,872,662	1,184,992	846,423	2,031,415	1,900,000
343620	Sewer Revenue	3,817,916	2,710,141	1,935,815	4,645,956	3,817,916
343630	Irrigation Fees	1,592,925	1,212,687	866,205	2,078,892	1,600,000
369900	Other Miscellaneous Revenues	30,000	24,676	17,626	42,302	30,000
369970	Connection Fees - W/S	200,000	98,331	70,236	168,567	200,000
TOTAL OPERATING REVENUES		7,718,503	5,559,216	3,736,305	9,295,521	7,752,916
OPERATING EXPENSES						
Personnel and Administration						
511001	P/R-Board of Supervisors	3,000	1,200	1,800	3,000	3,000
521001	FICA Taxes	250	92	158	250	230
531013	ProfServ-Engineering	35,000	36,950	(1,950)	35,000	35,000
531017	ProfServ-Financial Advisor	5,000		5,000	5,000	5,000
531023	ProfServ-Legal Services	16,000		16,000	16,000	16,000
531027	ProfServ-Mgmt Consulting	66,600	38,850	27,750	66,600	69,930
531045	ProfServ-Trustee Fees	4,000		4,000	4,000	4,000
532002	Auditing Services	5,000	4,800	200	5,000	5,000
	Travel and Per Diem			-	-	
541003	Communication - Telephone	1,200	902	298	1,200	1,200
541006	Postage and Freight	500	10	490	500	500
545002	Insurance - General Liability	44,500	39,076	5,424	44,500	44,500
547001	Printing and Binding	500		500	500	500
548002	Legal Advertising	500		500	500	500
549001	Miscellaneous Services	5,000		5,000	5,000	5,000
549915	Misc-Web Hosting	1,600		1,600	1,600	1,600
551002	Office Supplies	500		500	500	500
Total Personnel and Administration		189,150	121,880	67,270	189,150	192,460
Water Utility Services						
534005	Contracts-Bulk Potable Water	900,000	457,550	442,450	900,000	900,000
534006	Contracts-Bulk Wastewater	2,500,000	1,389,919	1,110,081	2,500,000	2,500,000
534025	Contracts-Misc Labor	5,000		5,000	5,000	5,000
534064	Contracts-Irrigation (Re-Use)	1,600,000	781,501	818,499	1,600,000	1,600,000
559001	Depreciation Expense			-	-	
Total Water Utility Services		5,005,000	2,628,970	2,376,030	5,005,000	5,005,000
Field						
531016	ProfServ-Field Management	424,400	362,612	61,788	424,400	445,620
534138	Contracts-Utility Service	1,380,600	575,231	805,369	1,380,600	1,449,630
543006	Electricity - General	125,000	75,980	49,020	125,000	125,000
543080	Internet - Lift stations	34,000	20,165	13,835	34,000	34,000
544028	Rental - Container	2,400		2,400	2,400	2,400
	R&M-Lift Station			-	-	
	R&M-Pump Station			-	-	
546150	R&M-Meter Change-Out	800,000		800,000	800,000	1,000,000
546160	R&M-Utility Maintenance	1,100,000	583,771	516,229	1,100,000	1,100,000
546907	R&M-Maintenance Building	8,000	3,010	4,990	8,000	8,000
549900	Misc-Contingency	198,500		198,500	150,000	150,000

Summary of Revenues, Expenses and Changes in Net Assets  
Water And Sewer Fund  
Fiscal Year 2026 Budget

Account #	ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 4/30/2025	PROJECTED May- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
	<i>Total Field</i>	4,072,900	1,620,769	2,452,131	4,024,400	4,314,650
	<i>Total Debt Service</i>	-	-	-	-	-
	TOTAL OPERATING EXPENSES	9,267,050	4,371,619	4,895,431	9,218,550	9,512,110
	Operating income (loss)	(1,548,547)	1,187,597	(1,159,126)	76,971	(1,759,194)
391000	TOTAL NET ASSETS, BEGINNING	33,325,534	33,325,534	-	33,325,534	33,402,505
	TOTAL NET ASSETS, ENDING	\$ 31,776,987	\$ 34,513,131	\$ (1,159,126)	\$ 33,402,505	\$ 31,643,312



**Enterprise**  
**Community Development District**

**Supporting Budget Schedules**  
**Fiscal Year 2026**

**ENTERPRISE**

Community Development District

General Fund

**Fiscal Year 2026 vs. Fiscal Year 2025**

Parcel	Owner	Square Feet	Operations & Maintenance					
			FY 2026			FY 2025		Increase/ (Decrease) FY2026 vs. FY2025
			O&M Sq. Ft. /Unit	O&M per Sq. Ft./Unit	Total O&M	O&M per Sq. Ft./Unit	Total O&M	
Lot 2 - Health Center	ADVENTIST HEALTH SYSTEM SUNBELT INC	848,000	848,000	\$ 0.18821	\$ 159,603.09	0.18821	\$ 159,598.67	0.00%
Lot 3a	215 CELEBRATION PLACE INC	130,102	130,102	\$ 0.18821	\$ 24,486.65	0.18821	\$ 24,485.97	0.00%
Lot 4a C-15	OVERTURE DEV GROUP LLC	127,000	127,000	\$ 0.18821	\$ 23,902.82	0.18821	\$ 23,902.16	0.00%
Lot 7 - C-12	CELEBRATION CO THE	20,000	20,000	\$ 0.18821	\$ 3,764.22	0.18821	\$ 3,764.12	0.00%
Lot 9	SMART CITY TELECOMMUNICATIONS	2,025	2,025	\$ 0.18821	\$ 381.13	0.18821	\$ 381.12	0.00%
Lot 6 - C-18	WATER TOWER RETAIL LLC	130,000	130,000	\$ 0.18821	\$ 24,467.45	0.18821	\$ 24,466.78	0.00%
Lot 5a	INLAND 200 CELEBRATION PLACE	174,175	174,175	\$ 0.18821	\$ 32,781.68	0.18821	\$ 32,780.78	0.00%
Lot 5b	OLD BRIDGE PARK CELEBRATION	74,676	74,676	\$ 0.18821	\$ 14,054.86	0.18821	\$ 14,054.47	0.00%
Lot 5c - C-15	INLAND 220 CELEBRATION PLACE	197,620	197,620	\$ 0.18821	\$ 37,194.30	0.18821	\$ 37,193.27	0.00%
Lot 1a	CELEBRATION SELF STORAGE LLC	8,820	8,820	\$ 0.18821	\$ 1,660.02	0.18821	\$ 1,659.98	0.00%
Lot 1b	COMMUNITY CHURCH AT CELEBRATION INC THE	30,000	30,000	\$ 0.18821	\$ 5,646.34	0.18821	\$ 5,646.18	0.00%
Lot 3 C -14b	ADVENTIST HEALTH SYSTEM/ SUNBELT INC	130,000	130,000	\$ 0.18821	\$ 24,467.45	0.18821	\$ 24,466.78	0.00%
Mona Lisa Hotel	VARIOUS OWNERS	66,240	240	\$ 51.94629	\$ 12,467.11	51.94485	\$ 12,466.76	0.00%
	<b>Total</b>	<b>1,938,658</b>			<b>\$ 364,877.13</b>		<b>\$ 364,867.02</b>	<b>0.00%</b>
Lot 4b	TCC (Lift Station)	-			-			
Lot 8 - C-13	Osceola Co. (Fire Station)	-			-			
	<b>Total</b>	<b>1,938,658</b>			<b>\$ 364,877</b>		<b>\$ 364,867</b>	

**RESOLUTION 2025-06**  
**[FY 2026 ASSESSMENT RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ENTERPRISE COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; RATIFICATION OF ACTIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

**WHEREAS**, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

3. **RESERVED**

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.

- a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. **Future Collection Methods.** The District’s decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 3<sup>rd</sup> day of September 2025.

ATTEST:

**ENTERPRISE COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

- Exhibit A:** Budget
- Exhibit B:** Assessment Roll

**RESOLUTION 2025-07**  
**[FY 2026 APPROPRIATION RESOLUTION]**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE ENTERPRISE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; RATIFYING ACTIONS OF DISTRICT STAFF AND BOARD CHAIR; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Enterprise Community Development District ("**District**") prior to June 15, 2025, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

**WHEREAS**, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

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

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

**SECTION 1. BUDGET**

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Enterprise Community Development District for the Fiscal Year Ending September 30, 2026."

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

## **SECTION 3. BUDGET AMENDMENTS**

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

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

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

**PASSED AND ADOPTED THIS 3<sup>rd</sup> DAY OF SEPTEMBER 2025.**

ATTEST:

**ENTERPRISE COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary / Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:** FY 2026 Budget

# ENTERPRISE AUDIT, JUNE 2025

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Wednesday, June 4, 2025

8 Issues Identified





### **OBSERVATION 1**

Assigned To Sitex

Pond between Nine Story and Hospital. No visible algae bloom, extremely clear.



### **OBSERVATION 1 CONT.**

Assigned To Sitex



### **OBSERVATION 2**

Assigned To Sitex

Pond behind pep boys, excessive amount of algae along entirety of pond, needs treatment.



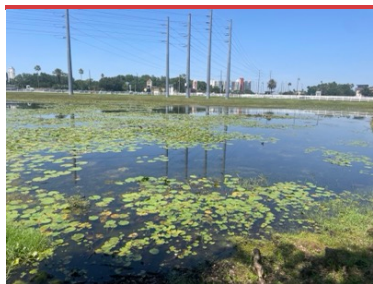
### **MAIN PUMP STATION**



### **OBSERVATION 3**

Assigned To Sitex

Pond adjacent to Walgreens. Immense algae bloom throughout pond, bright green and fresh.



#### **OBSERVATION 4**

Assigned To Sitex

Pond at intersection of 192 and Celebration Place.

Accumulation of slender spikerush and other sub-surface vegetation along bank of pond and throughout Lilly-pads.



#### **BOARDWALK OBSERVATION**

No damage nor any disrepair.



#### **OBSERVATION 5**

Assigned To Sitex


Pond at 192 and Celebration Avenue. Small algae bloom in center of point with build up of algae throughout vegetation on banks.

# BOARDWALK EVALUATION

for the Enterprise CDD:  
a Structural Condition Assessment



The Town of  
Celebration, FL 34747

**EHLERT BRYAN**  
consulting structural engineers 

Wayne C. Bryan, PE | Thomas A. Bouffard, PE | Jason B. Sparrow, PE, SE | Alexander P. Salmin, PE  
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Appendix D: Boardwalk Diagrams (Component Labels)

Appendix E: Glossary of Terms



## CONDITION ASSESSMENT

**Date:** June 24, 2025  
**Client:** Enterprise Community Development District (ECDD)  
**Attn:** Mr. Kerry Satterwhite  
**Project:** ECDD Boardwalks Structural Condition Assessment  
**EB #** 2550053.00.F  
**From:** Mr. Brian McSweeney, SE

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### 1.0 INTRODUCTION

Pursuant to our Agreement dated June 4, 2025, Ehlert Bryan visited the boardwalk located adjacent to US 192 / West Irlo Bronson Memorial Highway that is on the outskirts of the community of Celebration, Florida. We are pleased to present our structural condition assessment report for this boardwalk.

### 2.0 PURPOSE

The purpose of the assessment was to identify areas of deterioration, distress, and / or damage to the visually accessible portions of the boardwalk and supporting pilings / foundations that would adversely affect their functionality and safety, and to identify serviceability issues.

Based on conversations with Mr. Kerry Satterwhite, we understand that the wood plank decking and guardrail components (typically the top and bottom rails) are being regularly repaired or replaced by the maintenance staff. This maintenance is constant and ongoing for the boardwalk. While this report includes observations related to these elements and discussions related to their maintenance, our primary focus is on the guardrail posts, joists, beams, bracing, and helical pile supports of the boardwalk that are not part of the routine maintenance.

We also included observations related to non-structural components and items where we felt it prudent to do so. This is not within the scope of work and is only intended to bring attention to potential hazards or conditions that should be further assessed by a qualified contractor or electrical engineer for repair or remediation. All observations were logged in an Excel database created for this project by Ehlert Bryan.

Refer to the Glossary in Appendix E for the terminology used within this report and the database.

### 3.0 DESCRIPTION & LOCATION

This boardwalk is an elevated walkway that serves pedestrians from US 192, the adjacent Shoppes at Celebration Place, and residents from the Celebration Community as pedestrian traffic. It is assumed that cyclists, other types of pedestrian transit, and maintenance team golf-carts utilize the boardwalk as well.

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The boardwalk consists of three converging branches. The western branch is approximately 215 feet in length, the Northern branch to US 192 is 40 feet in length, and the eastern branch is approximately 850 feet in length. According to hand-labeled documents furnished to Ehler Bryan, the main straight length of the boardwalk was constructed in 1996 with the north branch extension added between 2014 and 2015 (per Google maps).

The boardwalk did not have an assigned number or labeling system provided by the Enterprise Community Development District (ECDD) and thus has been labeled as Boardwalk 00 for consistency in this report. Refer to Appendix A for a set of maps of this boardwalk. The first map in Appendix A provides an overview of the boardwalk in association with key landmarks in the vicinity, the second map provides a more detailed view of the boardwalk, and the third enlarged diagram shows how we numbered the supports (often generically called “piles”) along the extent of the boardwalk.

The boardwalk sits within a transition zone between dry, landscaped areas on the north side and wetlands on the south side (photo #1). The environmental conditions around the boardwalk are considered harsh for the steel and wood materials used to construct the boardwalk substructure and superstructure. The north side of the boardwalk closest to US 192 has little shelter from the weather as it is adjacent to maintained areas of low grass and landscaping. This side therefore is exposed to prolonged periods of sunlight, rainfall, potentially irrigation water, and possible chemical landscape treatments. The south side abuts a heavily forested wetland that appears to be infrequently maintained and is shaded and moist for significant portions of the day.

In general, both wood and steel have longer service lives when kept in cool, dry conditions than in hot, humid climates or when exposed to insect activity. The age of the structure is critical here because the current condition is highly dependent on the amount of time the materials have been exposed to the surrounding environmental and service conditions.

The superstructure of the boardwalk consists of wood beams, joists, deck planks, and guardrail posts that appear to have been preservative treated lumber. At the end of each segment of boardwalk, the wood framing terminates at concrete abutments and transitions to concrete-paved walkways. The guardrail system consists of 2x horizontal wood framing fastened to wood posts with galvanized steel cable rails in between the wood rails. The substructure of the boardwalk consists of galvanized steel helical piles placed in pairs that are at times joined with galvanized steel angle cross-bracing welded to both piles to provide lateral stability. Refer to Appendix D for a labeled diagram of key boardwalk structural elements.

Both the superstructure and substructure were largely the same throughout, however the newer north branch to US 192 was supported by round wood timber piles in lieu of the steel helical piles.



**Photo 1:** Galvanized steel helical piles in dry land vs. wetland (from left to right)

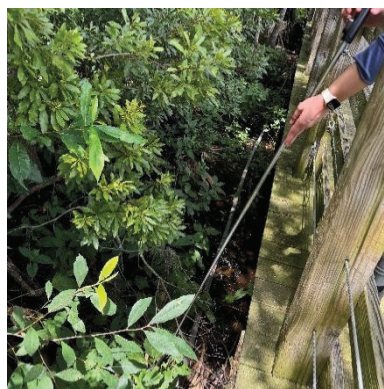
## 4.0 SURVEY AND OBSERVATIONS

The Ehlert Bryan survey team consisted of Mr. Brian McSweeney, SE, and Ms. Analiese Majetich, PE. The field work was performed on June 16, 2025.

### 4.1 Survey Methodology

Observations were primarily visual in nature. Limited physical probing of visually deteriorating elements was performed or where deterioration was suspected. At boardwalk surfaces, we observed the guardrails and decking, verifying the sway or vibration by “feel” using the “heel drop” technique on the decking and “hand-applied lateral force” technique on the guardrails. Below the boardwalks, we observed the foundation elements, piles, abutments/stem walls, bracing, and superstructure framing from beneath.

Observations were made at the upper surface of each boardwalk and from below on foot. Visual access was occasionally limited by underbrush, waterlogged areas, or regions of framing that were tight to the ground. In difficult to access spaces we used a cellphone camera in tandem with an extension device to capture photos and videos and reviewed them for visible issues (photo 2).

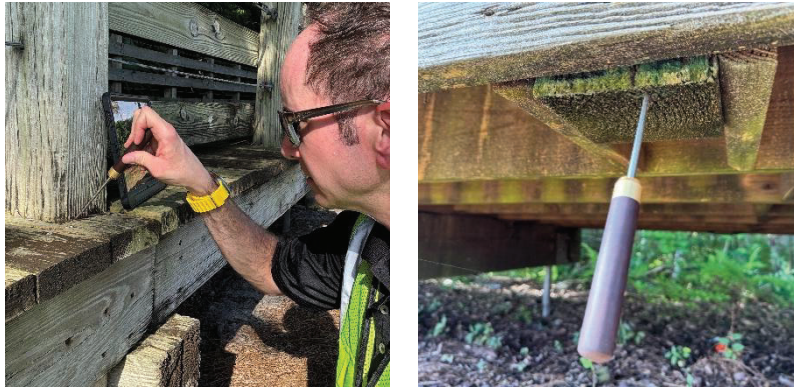


**Photo 2:** Example of camera and extension arm used for tight/inaccessible spaces

Physical probing with an ice pick was intermittently performed upon the wood elements of the boardwalk (including but not limited to, guardrails, framing, and piles) that appeared to be deteriorating (photo 3). The depth that the ice pick penetrates the wood member, when moderate pressure is applied, provides a qualitative indicator of how severe and to what extent the wood is soft and potentially degraded. Wood



that does not allow significant penetration of the pick indicates a structurally sound material, and some very minor surface softness is typical even in unblemished wood.



**Photo 3:** Probing guardrail post with an ice pick to test for deterioration.

A handful of helical piles and braces exhibiting surface corrosion were selected for excavation to investigate the extent of corrosion beneath the soil / typical wetland bed at the surface. Excavation was performed using a hand trowel (photo 4).



**Photo 4:** Excavation of steel helical piles and braces using a hand trowel

## 4.2 Database Documentation Approach

Each pile or supporting element was numbered to record the locations of our observations in ascending order from west to east. From the start point, piles or supports on the left-hand side of the boardwalk are labeled with odd numbers and supports on the right-hand side are assigned even numbers, unless otherwise noted.

The support or pile numbers are used to reference bays of framing. A beam that spans across the width of the boardwalk starting at pile 3 would be listed as spanning from 3 to 4. A joist spanning from piles 3 and 4 to 5 and 6 would be noted as being the span between 3 and 5, or 4 and 6 depending upon the side to which it is most closely located. Guardrail posts that are located between two piles are referenced as the adjacent lower pile number with a half-designation (i.e., a guardrail post would be “6.5” when located between piles 6 and 8 on the even-numbered side of the boardwalk). See Appendix A for the start and end point of the boardwalk, and for a detailed view showing the numbering where the three segments of boardwalk join.

The database in Appendix B contains our structural observations taken during the assessment of the boardwalk and is sorted by support number. In Appendix C, a version of the same database sorts the observations by severity. This sorted version is intended to simplify the process of locating the most critical conditions for repair and remediation.

Existing structural conditions were classified as follows for the purposes of our observations, in order from least severe to most severe:

- 0 – N/A: This category is reserved for general observations and non-structural items.
- 4 – Good: No immediate action is required. Continue regular maintenance for these items.
- 3 – Fair: Reassess these items or conditions within the next five years.
- 2 – Poor: Address this item in the next two years.
- 1 – Severe: These items need immediate attention.

For severe items, safety issues are noted in the database and should be immediately addressed. If no timeline for repairs is given for a severe item, it should be addressed within the next one-to-two months.

#### 4.3 Observations

Overall, the boardwalk was in good-to-fair condition. We rated it as such due to the generally sound condition of the substructure – including steel helical piles, wood piles, bracing, beams, and joists – at the elevated portions of the boardwalk. These are the regions where there is a gap between the underside of the framing and the grade below. Elevated portions are generally in much better shape than portions of the boardwalk that are very close to or in direct contact with the soil. It is recommended that another structural condition assessment of this boardwalk be performed approximately five years from the date of this report, so that conditions rated as “fair” can be re-evaluated and new or worsening conditions can be documented and addressed.

The elements of the boardwalk that are most heavily deteriorated, weathered, and damaged include:

- Beam Ends
- Steel Helical Piles and Bracing
- Cable rail segments
- Rim Joists
- Embedded framing in soil or framing in contact with soil, especially at the North Branch
- Guardrail Posts

No record of decking or guardrail replacements was made available to us, nor was a schedule for replacement of these items or general maintenance routines. However, we understand that maintenance of these elements is nearly continuous.

#### Decking

Many of the deck boards appeared to be slightly weathered, with few that were warped and rotted. Relative to other components of the boardwalk, accelerated deterioration is to be expected for the deck planks given their flat-wise exposure to the elements and frequent foot, bike, and other traffic. It is unclear if some decking is original to the boardwalk’s construction or is simply many years old. Given the regular replacement of decking boards and the aggressive environmental conditions, it is likely that even heavily weathered boards are not original but simply aging. It appears that the typical fasteners being used for deck board fastening to the supporting joists are stainless-steel screws. We understand that the deck boards are routinely power-washed during scheduled maintenance, and the west end of the boardwalk deck appeared to have been power-washed recently (photo 5).



**Photo 5:** Pressure washed deck planks on west end of boardwalk

### Guardrails

The guardrail system for the boardwalk consists of (4) 2x horizontal wood members fastened to the primary guardrail posts, with a supplemental cable railing system slotted through the posts behind and alternating with the wood rails.

The wood railing along the north side of the boardwalk appeared to be more aged/weathered than the south railing and was rough to the touch. The top handrails are not offset from the guardrail posts with wood shims as required by modern-day code to enable a hand to pass by (it was not likely a code requirement at the time of the boardwalk's construction).

The supplemental cable railing had repeated instances of deterioration or localized failures. There is visible surface rust on the turnbuckles and clamps; some of the cables have broken or have detached from the posts and are missing their connectors; and some cables are loose but still intact (photo 6).



**Photo 6:** Loose cable rails and connectors with surface rust

The guardrail posts serve the critical purpose of securing the railing against pedestrian live loads (horizontal loads, typically) and were very rigid when tested using a hand-applied load. The high rigidity of the guardrail is due to the guardrail posts being bolted to the primary support beams (above pile locations) or bolted to vertical blocking between the rim and first interior joist (at intermediate locations between piles) (photo 7).

Many of these guardrail posts are in good condition, while some posts are rotting adjacent to the penetration through the deck at the top of the rim joist, with deterioration extending down to the post's



bottom end grain (photo 8). In some cases, the framing (typically the rim joist) in abutting the post is also rotting. The compromised posts are looser to the touch compared to those in good condition. The tops of the guardrail posts are generally in good condition as the posts are protected by a light gage metal cap that appears to be fastened with two screws. This cap protects the top end grain of the wood from direct moisture exposure.



**Photo 7:** Rigid guardrail construction, bolted to beam (left) or bolted to vertical blocking (right)



**Photo 8:** Guardrail post rot at rim joist (left) and at the end grain (center, right)

#### Sleeper Type/Buried Superstructure Segments/North Branch

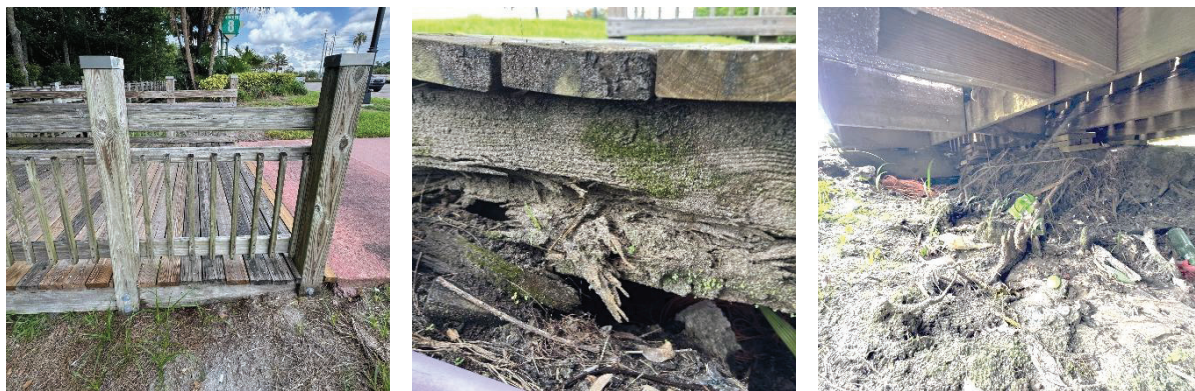
Referring to photo 9, the wood beams, joists, and decking that are in contact with the soil exhibited heavy rot and softness from prolonged exposure to moisture/saturation and insect activity. This condition most frequently occurred along the north side of the boardwalk where the grade rose steeply to meet US 192 and at the three boardwalk-to-abutment transitions.





**Photo 9:** Locations of rotted wood framing in contact with soil

The framing at the transition between the abutment and north access branch is of specific concern as the rim joist on the west side is heavily rotted and in severe condition (photo 10). Additionally, there is a stockpile of wood that has been wedged beneath the framing for the north branch and what looks potentially like a root ball present. The purpose of this stockpile is unknown though it appears to be supporting a rotted interior joist that may be abandoned (we could not discern this for certain). This stack of wood and the roots prevented further evaluation of the interior joists at this location. This therefore warrants further investigation of these obscured framing members when the deck planks are replaced along this entry segment. Proper support of the framing should also be verified at that time to ensure that a complete load path from the joists to the subgrade is available in this area approaching the abutment.



**Photo 10:** North access branch framing in poor to severe condition

#### Piles & Braces

There are many instances of steel helical piles and angle braces with light surface corrosion. However, there are several notable instances where there is more moderate corrosion and some expected minor section loss of the steel elements that are in contact with soil and experience frequent wet-dry cycles (photo 11). This corrosion and potential section loss did not appear to be greater than 10% of the steel angles or piles where we cleared off corrosion product to observe the base steel. Where we excavated below grade, the corrosion did not appear to extend significantly below the surface on the helical piles.

Some of the braces were noted as having a slight “bow” or curvature to them, and a few of the steel piles have a visible “lean” (out-of-plumbness). In each of these instances, the conditions did not appear to yet affect structural integrity and in the case of the leaning piles, appears to be an original condition from the construction of the boardwalk. The pile-to-beam connectors at these conditions were shimmed with shims that appeared to be of an equivalent age to the beams.

The connections to the beams of the boardwalk at the piles rarely exhibited signs of corrosion. This includes the bent plate seats, the match plates, and the through-bolts. Rot around the connectors was not apparent, which suggests that these connections are sound.

The timber piles beneath the north access branch were in good condition. We did not observe any signs of rot or degradation in these circular timber piles.



**Photo 11:** Steel angle brace and helical pile with corrosion

### Beams

The wood beams that run transverse to the length of the boardwalk have cantilevered ends to support the rim joists on each side and bear upon the helical steel piles. The cantilevered length extends a few inches beyond the rim joist to project visibly on each side of the boardwalk. At the pile bearing, the beams are connected to the top of the galvanized steel piles with a galvanized steel bent plate and bolts that extend through the bent plate and beam to a galvanized steel match plate on the opposite face of the beam.

Overall, the beams are generally in good condition, especially the center span of the beam that is sheltered by the deck. The ends of the beams along the north side of the boardwalk, especially those buried or in contact with soil, exhibited the most frequent and severe rot and deterioration (refer to photo 12 for examples). While this side of the boardwalk should receive the most sunlight and dry most readily after rainfall, it is possible that nearby irrigation systems / sprinklers are spraying the framing along the north perimeter. This would potentially explain the high levels of rot we observed.

Most of the soft or rotting beam ends we observed do not yet present a structural issue since the rot has not extended to the guardrail post's connections or further inward to the helical pile bearing. However, there are some cases where the rot *has* extended to the guardrail or beam's connection at the pile – this becomes a structural concern as it will impact these connections and these conditions need to be addressed. This is noted in the database.





**Photo 12:** Rotted beam ends

### Joists

The interior joists that support the deck planks are generally in fair condition despite being lightly covered with mildew and water staining. The greatest mildew build-up is present on the interior joists as they do not receive direct sunlight but are still exposed to rainwater as it percolates through the decking.

There are several instances where the rim/exterior joists are rotted along their top edge and/or at their bearing ends atop the beams. In some cases, the joists were observed to be split or cracked – sometimes due to fasteners that did not penetrate at the center of the narrow face of the joist and in other cases due to what may have been original splits or checks that have propagated. These defects range from poor to severe condition.

Additionally, while we did not directly observe deterioration at the top edge of most of the joists, these top surfaces are frequently exposed to rain between the deck boards, and this exposure promotes rot and decay. Fastener replacement during replacement of deck boards will also deteriorate the top surface over time as previous screw penetrations are abandoned. Refer to photo 13 for observed joist defects.

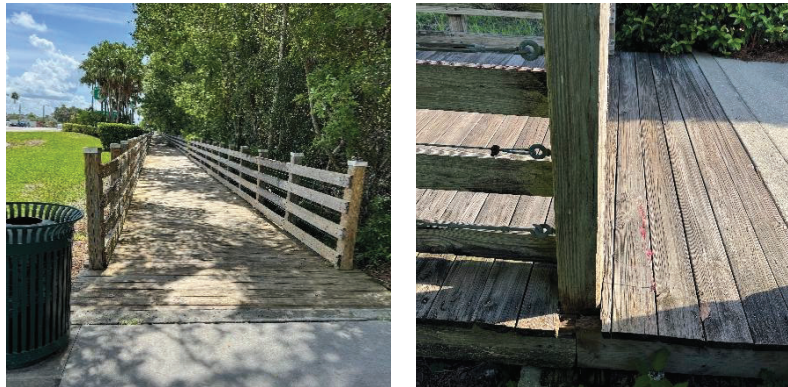


**Photo 13:** Joists with deck fasteners improperly installed along edge, rot at bearing, rot at top edge (from left to right)

### Abutments/Stem Walls

The concrete abutments/stem walls that provide the transition between the boardwalk and sidewalk generally appear to be in good condition. Little to no erosion or soil washout conditions were noted at the abutments. The transition from the abutments to the wood framing appeared relatively well aligned without a tripping hazard. See photo 14 for examples of the abutment-to-boardwalk transition conditions.





**Photo 14:** Abutment at west end of boardwalk, abutment at east end of boardwalk (from left to right)

#### Vegetation

Some of the foundation elements are affected by tree roots that appear to be growing around and are potentially beginning to impact the steel members (photo 15). Upward pressure from growth will eventually compromise the steel cross-bracing as shown in the left and center photographs. The growing roots in contact with the steel will trap moisture and provide a mechanism for corrosion.

Moreover, along the south side of the boardwalk, heavy undergrowth is at times in contact with the framing and foundations and overhangs the walking path (also photo 15). Some of the vines that were wrapped around the railing had sharp thorns that present a hazard to pedestrians. The proximity of and contact with vegetation increases the deleterious effects of moisture exposure and insect activity with respect to the wood framing. The undergrowth also will impede the ability of maintenance teams to reach the underside and south side of the boardwalk and may obscure deteriorating framing from view.



**Photo 15:** Tree roots impacting steel braces (left, center) and overgrown vegetation along boardwalk.

While these preceding paragraphs describe the general state of the most heavily deteriorated elements and poor or severe observations, the primary support elements for the boardwalks are generally in fair-to-good condition, with limited instances of poor and severe conditions documented in Appendix B and C and highlighted in this report text. This fair-to-good state of the primary supports is important, as these load-bearing foundations and primary framing elements (beams, joists) are particularly expensive to retrofit or replace, compared with decking and guardrail replacement costs.



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## 5.0 DISCUSSION

Maintenance and repair of the boardwalk is, as previously noted, understood to be a continual process. Some items are readily replaced and repaired regularly; other, “big ticket” items will be periodically addressed due to the complexity and cost of those solutions.

This section will follow the general organization of Section 4.3’s Observations. In it, we will discuss the items and the observations with an eye to options and solutions for repair and maintenance.

The frequent replacement of deck boards on the boardwalks is understandable despite being preservative treated as these flat-wise 2x boards are directly exposed to large amounts of rain, sun, insects, and high humidity. They are also heavily trafficked with pedestrians, and potentially by bicycles, and other transportation vehicles.

It is likely that the ongoing, constant maintenance will continue to be required to keep the decks safe and serviceable if the current wood (a preservative treated southern pine or similar) is used for deck plank replacement. Alternatives to treated southern pine that may increase the longevity of the deck planks include a composite material or a harder wood (potentially even a true hardwood).

These alternatives need to be considered with respect to cost and effort. Constantly replacing the boards is laborious and time-consuming, and it accelerates the deterioration of the supporting joist framing, as additional screw penetrations split and bore into the tops of the existing joists. The replacement of the wood comes with a material cost as well. Another alternative to reduce the frequency of replacement is to periodically treat the decking with a water sealer product per manufacturer recommendations. One such product is Thompson’s WaterSeal. This may be the lowest cost option for addressing deterioration of deck boards.

The prolonged exposure to the sun and harsh Florida environment has caused the horizontal rails along the north side of the boardwalk to be moderately weathered and rough to the touch with some splintering. The railing along the southern side is in better condition. Additionally, the top handrails along both sides are lacking offset shims, which is not compliant with the 1½” offset requirement per the current ADA code. This is solely a serviceability issue (not a structural integrity issue) and warrants consideration when the handrails are replaced. Given the condition of these handrails, it does not seem necessary to replace them with alternative materials except at the option of ECDD if handrail replacement is frequently needed.

The cable railing elements that alternate with the wood rails have deteriorated/failed in several different ways. Some of the cables have frayed and subsequently snapped, likely due to prolonged exposure to the elements and resulting corrosion. In other locations, either the clamps or hooks that are inserted in the eye bolts at the posts have become loose or are completely missing. The frayed cables should be replaced, loose cable rail segments should be tightened at the turnbuckles, and missing eye bolt and hooked connections and clamps should be replaced immediately – and thereafter replaced / tightened as needed during routine maintenance. Cables and connectors exhibiting surface rust should be cleaned of rust and a galvanizing repair coating should be applied. If the connectors appear to be failing or are losing functionality because of corrosion, they should be replaced in kind.

The guardrail posts that have rot along their base adjacent to the penetration through the deck and joists (which occasionally extends completely down to the bottom of the post) need to be replaced. The tight construction of the deck, post, and rim joist/beam provides a surface for moisture to accumulate upon and pond against the posts for prolonged periods of time. Additionally, the end grain at the bottom of the posts is exposed as is typical in this type of construction. Application of a water sealer treatment and

other field-applied preservative treatments provide an option to prolong the service life of the posts and adjacent joists/beams where they are in contact.

As mentioned in the database and the Observations above, there are multiple locations along the boardwalk where the framing is in close proximity to or in contact with soil. The ends of the boardwalk terminate at an abutment where the sloped grade approaches the same elevation as the wood framing at the boardwalk-to-sidewalk transition.

The close proximity to or direct contact with earth leads to accelerated decay and deterioration of the treated wood framing due to greater exposure to aggressive environmental conditions. At the abutment areas, simply replacing the deck boards at these buried and grade-bearing boardwalk segments will be insufficient for the segments' long-term safety and serviceability. In these situations, the boardwalk framing – including beams, joists, and any supports for these elements as well as guardrail posts – will need more frequent review and replacement than at elevated boardwalk conditions. When the deck boards are replaced at these segments during routine maintenance, the framing that is in contact with soil should also be reviewed and replaced where significant deterioration is found. Regularly replacing the framing in these areas does not resolve the issue of wood framing in contact with soil but maintains its safety and integrity.

During the next planned deck replacement for the north access branch to US 192, we recommend that the stockpile of wood pieces and the roots beneath the boardwalk be cleared and any rotted framing be replaced as it is exposed. Clearing the debris beneath will facilitate stormwater runoff and reduce soil and flat-wise oriented wood that is in contact with the boardwalk framing at this location.

To reduce the cost and complexity of ongoing replacements at segments with soil contact, several alternatives exist: replace the wood framing and decking with a composite material, extend the concrete sidewalks or abutments until the grade is sufficiently low to avoid contact with the wood (providing a minimum 8-inch gap between wood and soil), or by re-grading. Re-grading will require the attention of a Civil Engineer to ensure that proper drainage away from the boardwalks and abutments is maintained to prevent undermining and erosion. Boardwalk 27 within the CCDD jurisdiction is an example of an abutment that rises up to meet the boardwalk so that the wood framing is not in contact with the soil at the boardwalk-to-abutment transition (photo 16).



**Photo 16:** Concrete ramp at Boardwalk 27 in CCDD jurisdiction

Another grade contact issue occurs on the north edge of the boardwalk where the grade rises steeply, often rising to meet or partially bury the cantilevered ends of the beams. This condition requires re-grading, with similar recommendations to those for the abutment approaches (providing a minimum 8-

inch clearance between the bottom of the beam and soil). The ends of the beams should not be in continuous contact with the soil and exposed to surface runoff water.

We also noted that the beam ends of the north side appear to be exposed to more than a typical level of moisture, and this may be due to irrigation system spray. Cutting back the cantilevered ends of the beams to remove the rotted portion (provided that the rot has not extended to the guardrail and pile connection locations) and applying a field-applied preservative treatment will stem the ongoing rot issue. Light gage metal caps could also be installed on the beam ends to reduce end grain exposure to moisture and increase service life. If irrigation spray is regularly reaching this framing, the irrigation system should be adjusted or calibrated to ensure that this does not typically occur.

The steel helical piles and angle braces exhibit the worst corrosion and section loss where they are in contact with earth and experience frequent wet-dry cycles, due to a combination of high levels of oxygen and moisture (which are catalysts for corrosion). These conditions exist where the earth is frequently saturated or where there is standing water (mainly in low lying wetland areas). Corrosion should be cleaned from the piles and braces both above grade and to several inches below grade by sandblasting or wire brush. Where the steel piles or angles have severe section loss (loss greater than 10% of cross-sectional area), these elements need to be replaced, or a structural engineer should be contacted to determine if they are salvageable. The remainder of the braces and helical piles should have a galvanizing repair coating applied to prolong their service life where corrosion has been removed. Where braces extend below grade, we also recommend a Civil Engineer review whether the grade can be lowered slightly to reduce or altogether eliminate the instances of buried steel bracing.

Joists in poor to severe condition need to be replaced in kind. The sistering of the joists with short wood segments we occasionally observed is not a viable repair solution as it does not mitigate the loss of joist strength due to rot and/or repeated deck board replacement, although full-length sistering could be an option. To prolong the service life of the existing and new joists, a protective tape (such as a Trex Protect) could be applied to the top of the joists to protect from rainfall-related moisture.

The vegetation and underbrush along the south side of and underneath the boardwalk is an integral part of the natural wetland. However, falling trees and branches, root growth, and thorned vines from this area will continue to have a negative impact on the boardwalk. The close proximity of undergrowth to the boardwalks requires more frequent maintenance, including trimming back vines, underbrush, and small trees that regularly overgrow and grow upon the substructure and superstructure. Removing this vegetation will have the benefits of preventing excess moisture from being trapped against the wood components by vegetation; mitigating insect migration onto the framing; protecting pedestrians; and enabling better visual and physical access for observations, repairs, and maintenance.

## 6.0 RECOMMENDATIONS

This section will be dedicated to general recommendations related to the Discussion in Section 5.0. However, it is critical that the database contained in Appendix B (and sorted by severity of conditions in Appendix C) be referenced to understand specific conditions that need to be addressed for the boardwalk that has not been discussed in detail in the body of this report. The report and the database of observations must be taken together to properly maintain and remediate conditions we observed in the field.

Replacement of deck boards on the boardwalk is assumed to be a continuous and intensive process. To address the frequency of deck board replacement, we recommend that the ECDD study the costs of the options described in Section 5.0 above. By constructing a cost analysis rough order of magnitude (ROM) study for a recommended period of at least 25 years, it should become clearer as to whether replacing

the typical preservative-treated deck boards in whole with a new material will make a substantial difference in overall maintenance cost. If preservative treated conventional lumber continues to be used for the boardwalk surface decking, we recommend that these boards be regularly treated using a water sealer product (such as Thompson's Water Seal) at the frequency recommended by the manufacturer. Doing so will slow the deterioration that results from water accumulation on these flat surfaces and likely extend the typical deck board lifespan. Furthermore, by reducing the frequency of deck board replacement, this recommendation will reduce the impact that the fastener replacements have on the supporting joists, potentially extending the joist lifespan as well.

For the weathered railing, it may benefit the ECDD to consider replacement of the elements with a composite-type material that will remain smooth over time. The cost of this should be weighed against the benefit, and will depend on the frequency of wood rail replacement. It is also recommended that when the top handrails are next replaced as a whole that offset shims be installed to meet the 1½" offset requirement per the ADA code. The most economical option for the rail offset shims is to install preservative treated shims that are oriented horizontally. However, if longer service life is preferred, then the shims should be replaced with composite material. If ECDD decides to replace the handrails with a composite-type material, it is highly recommended the shims be a matching material. If not, conventional lumber handrails could be treated similarly to the deck boards using a water sealer product.

The cable railing repairs mentioned in the previous section should be addressed in the near term, while ongoing repairs and tightening can be performed during routine maintenance of the boardwalk. New and replacement eye bolts, cable clamps, hooks, and cables can likely be readily obtained by ECDD's maintenance team and installed. Tightening of the turnbuckles can also be handled by the maintenance team.

Guardrail posts with rot at their base and/or bottom end grain should be replaced. If the ECDD desires to prolong the service life of existing-to-remain and new posts (and adjacent framing), we recommend providing a field-applied treatment at the penetration of the post through the deck and joists to reduce the water intrusion.

Where portions of the boardwalk are in contact with soil at the abutment approaches, we recommend researching the benefits and costs of removing the wood framing and extending the existing concrete abutments/sidewalks, and the ability to re-grade these areas with input from a Civil Engineer. At a minimum, buried framing that is in poor to severe condition needs to be replaced, and will continue to need replacement more frequently than framing that is elevated.

Beams that are in severe condition or have their connections to the pile compromised should be replaced as soon as possible, shoring all supported structural framing during the replacement. Beams that are in fair to poor condition should have their rotted ends trimmed and a preservative treatment applied to the exposed end grain. A protective metal flashing/capping is an alternative but may be prohibitively expensive. At a minimum, beam ends that are buried at the embankment should be addressed with re-grading of the surrounding embankment under Civil Engineering supervision to create an 8-inch minimum gap between the bottom of the beams and top of soil. Additionally, the sprinkler system along the north edge of the boardwalk should be investigated to determine its impact on the boardwalk and calibrated accordingly.

The steel helical piles and angle braces should be cleaned of corrosion and a galvanizing repair coating should be applied. This cleaning and coating should extend from several inches below grade to, at a minimum, 12 inches above the top of the anticipated seasonal high-water line. This will extend the service life of the steel elements and prevent further corrosion. Steel framing elements having a cross-section area loss exceeding 10% should be replaced in kind, or a structural engineer should be consulted to



determine whether to salvage or strengthen the element on a case-by-case basis. Note that when braces are replaced, the vertical brace legs should be installed facing down to reduce the amount of water and moisture accumulating on the brace. All new welds should be touched up with a galvanizing repair coating as well. We recommend that some grading adjustments be made with Civil Engineering input to minimize or eliminate instances of buried bracing angles.

Deteriorated joist framing is best handled with full joist replacement. This will ensure that fastener patterns in the deck boards remain as they currently are without an offset to a sistered member, and provide the greatest service life for the joists, especially if regular water-resistant treatments are applied to the framing overall.

Regarding vegetation, we recommend as per the Discussion section that regular trimming and clearing of vegetation that directly contacts the boardwalk and its substructure be added to the maintenance planning and scheduling. The benefits are such that the effort is worthwhile, extending the service life of the boardwalk and facilitating maintenance and repairs.

The comprehensive replacement alternatives described in this report will need to be studied by ECDD with an analysis period of at least 25 years versus the cost of replacing framing, boards, and guardrail components - with a potential study of a reduced framing replacement frequency when treated with preservative treatments and water sealer. Replacement timeframes for these elements should assume the shorter of the following: the typical anticipated service life of each component or the frequency of replacement already being used (provided that the latter in-service time period has not resulted in excessive deterioration).

## 7.0 CONCLUSION AND EXECUTIVE SUMMARY

As noted earlier in this report, the overall condition of the boardwalk – particularly the supporting piles and beams – is reasonable for the age and exposure to a harsh environment. Specific work needs to be done as detailed in the appendices that accompany the report and as described in the preceding sections.

We have provided recommendations for actions that can be taken to reduce the frequency of replacement for various components of this boardwalk such as the deck boards and guardrails, and to extend the lifespan of components that are currently difficult to replace on a regular basis – the substructure and foundations. The databases contained in the appendices highlight items that need short-term attention for safety and serviceability, while the goal of this report is to provide accompanying broad recommendations that should also be given consideration and implemented.

In our opinion, if the repairs and recommendations in the report and databases are implemented, the remaining service life of this boardwalk will be extended significantly. We have recommended some cost analyses be performed by ECDD for certain components of the boardwalk to gain an understanding of the best path forward for maintaining those components.

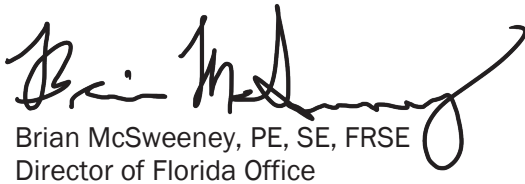
Ehlert Bryan or an alternative structural engineering firm should be retained to prepare designs and details for foundation-related repairs or replacement connections if such are found to be necessary during corrosion cleaning and repairs to the helical piles and braces – or if one of the replacement alternatives for the abutment approaches is selected, but in general most of the repair work described in this report and the databases can be implemented by ECDD or a licensed contractor who is experienced in construction of this type.

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We are pleased to have been of service to ECDD in this effort. Should you have any questions or follow-up discussion items, please do not hesitate to contact us.

Sincerely,

Ehlert Bryan

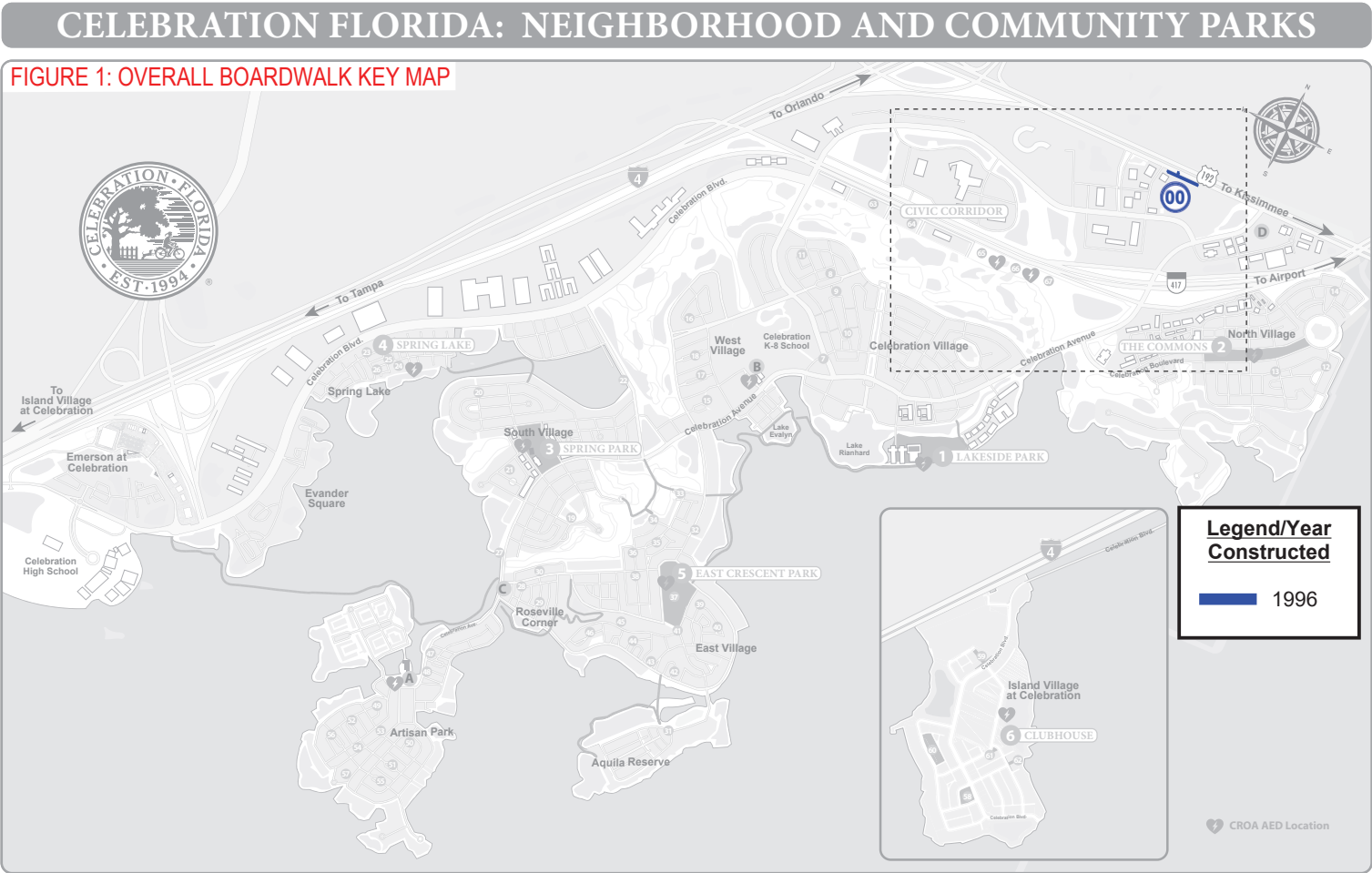


Brian McSweeney, PE, SE, FRSE  
Director of Florida Office

# APPENDIX A

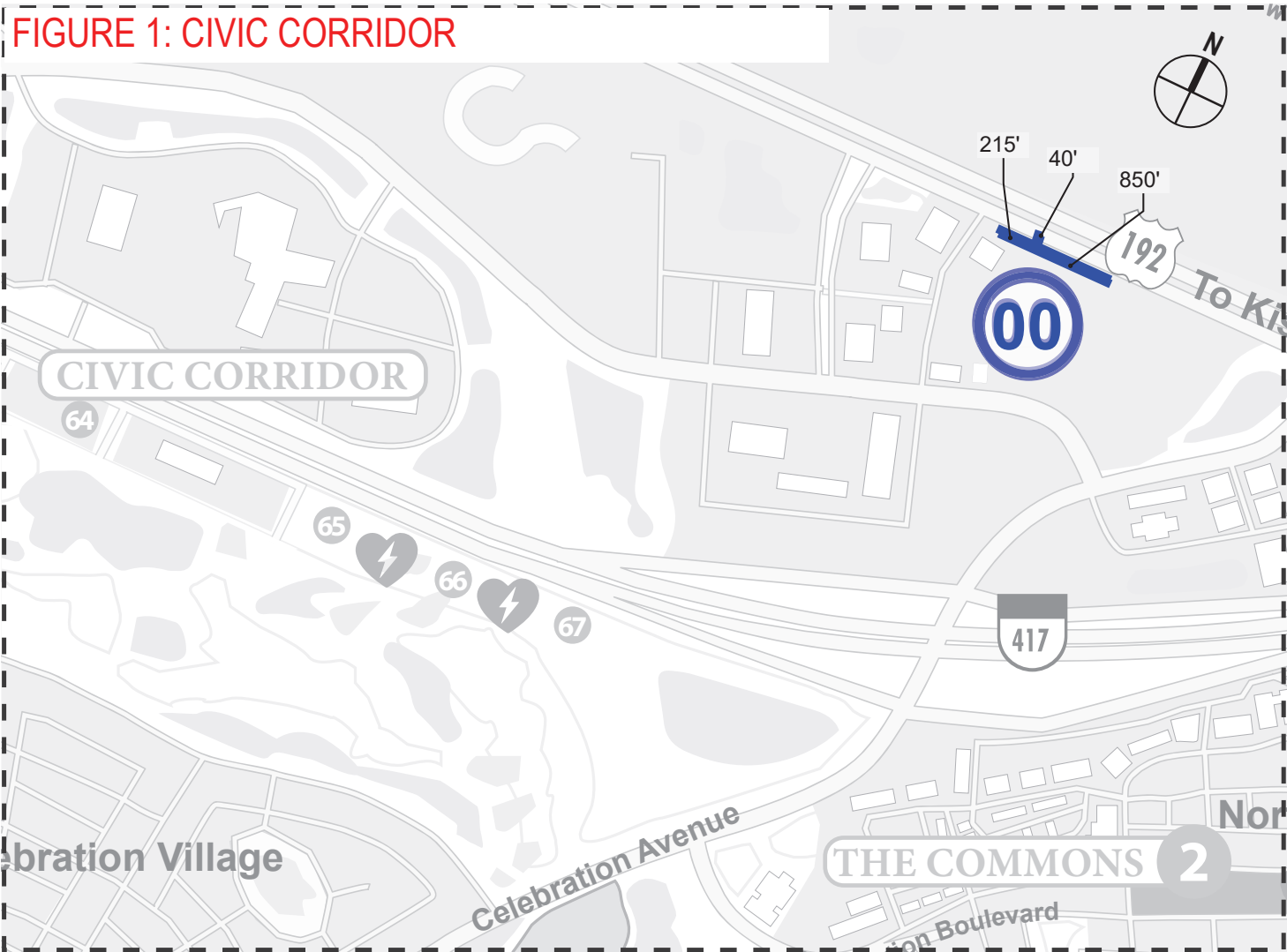
## BOARDWALK KEY MAP

APPENDIX A - BOARDWALK KEY MAP





APPENDIX A - BOARDWALK KEY MAP



APPENDIX A - BOARDWALK KEY MAP

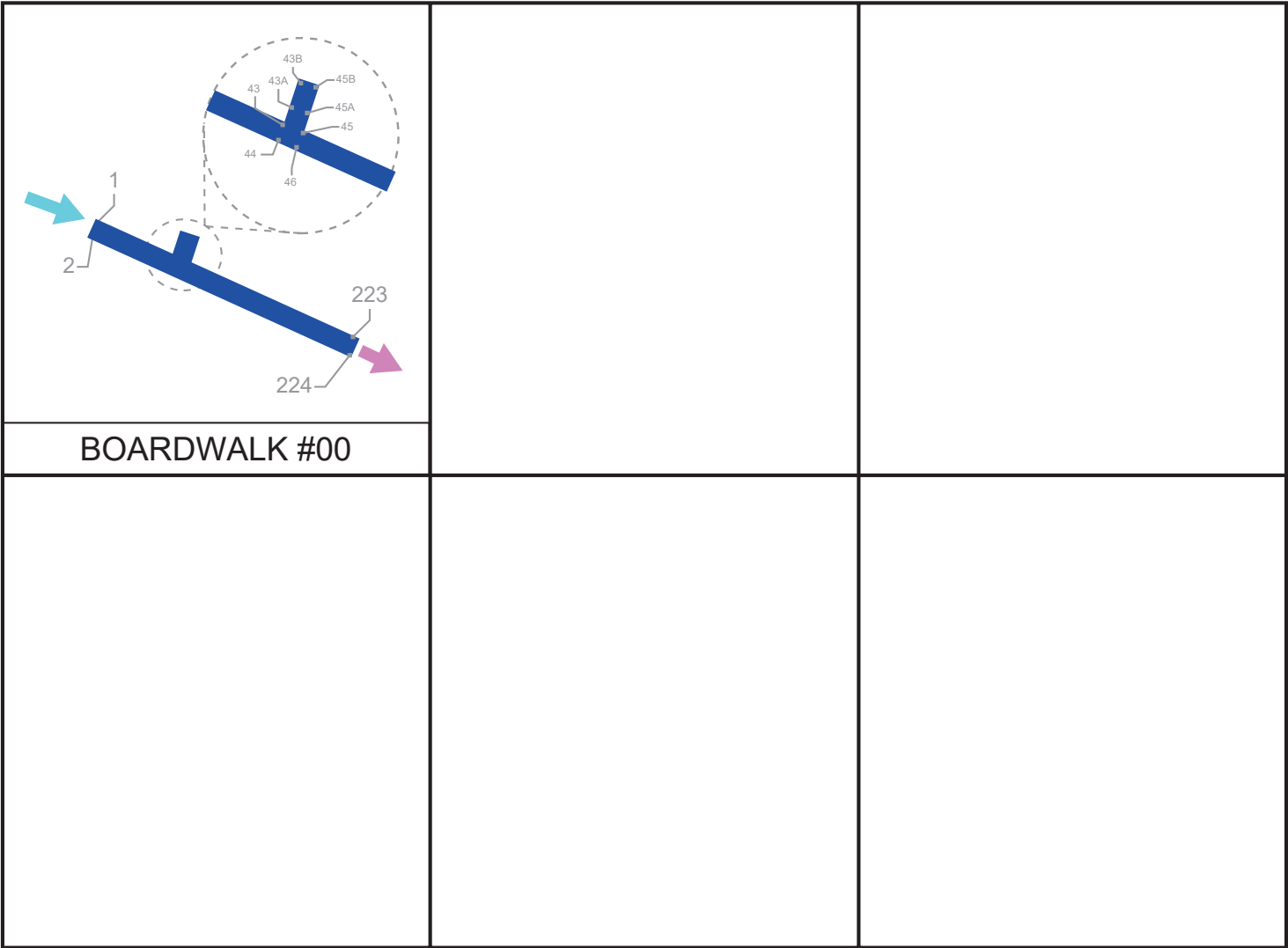


FIGURE 2: BOARDWALK 00 PILE NUMBERING

# APPENDIX B

## DATABASE SORTED BY PILE #



APPENDIX B - DATABASE SORTED BY PILE #



BOARDWALK (See Maps)		Start Support #	End Support #	Primary Element	Secondary Element	Material	FIELD OBSERVATIONS BY LOCATION				Environ-ment	Pile/Pier Excavation?	Additional Observations, Clarifications, or Remarks
No.	Area (See Maps)						Condition 1	Condition 2	Condition 3	Severity			
00	Civic Corridor	1	224	MISC	BOARDWALK DESCRIPTION	WOOD	OTHER			0-N/A	WETLAND		Boardwalk consists of steel helical piles, some with cross bracing between them, supporting a wood superstructure. Wood guardrails line the edges along with galvanized steel cable rails between the horizontal wood guardrail elements (the cable rails may be original or a retrofit to reduce gaps in the horizontal elements). No offset shims are present at the handrails and other horizontal rails. Wood decking appears to be in generally good condition, with some boards weathered but in fair condition.
00	Civic Corridor	1	224	DECK PLANKS	TYPICAL OBSERVATION	WOOD	OTHER			3-FAIR	WETLAND		Typical throughout: the small deck board filler pieces adjacent to the guardrail posts (mounted to the rim joist) are frequently missing, as was typical with the boardwalks throughout the community of Celebration.
00	Civic Corridor	1	224	MISC	TYPICAL OBSERVATION	WOOD	OTHER			2-POOR	WETLAND		Underbrush, vines, and shrubs are directly in contact with or intruding upon both the substructure and superstructure along the boardwalk's length. Consider a maintenance plan that involves trimming and removal of such vegetation, including a potential small set-back on the south wetland side so that plants do not provide a conduit for moisture and insects.
00	Civic Corridor	1	224	GUARDRAIL	TYPICAL OBSERVATION	WOOD	OTHER			4-GOOD	WETLAND		The guardrails are generally very rigid when tested, and stable. The purpose of the cable rails is unknown, though it is surmised that they are a mitigation measure to decrease the gaps between the horizontal wood rails that exceed the code required max of 4". The wood blocking between the joists appears to be generally sound at the base of the posts unless otherwise noted in this database. The primary guardrail posts are directly fastened to the main support beams of the boardwalk, while the intermediate ones are sandwiched and bolted to the vertical blocking. Additional nails fasten the posts to the rim joist in most cases.
00	Civic Corridor	1	224	JOIST	(JOIST)	WOOD	ROTTED			1-SEVERE	WETLAND		The electrical conduit obscures the top of the rim joist from view along much of the south side of the boardwalk. At support 188 we had limited visual access to the rim joist, which appears to be severely rotted along its top length. Replace this joist, and monitor rim joists for rot issues where conduit is snug tight. In other locations lacking the conduit, the rim joist on the south side is in good condition.
00	Civic Corridor	1	224	MISC	NON-STRUCTURAL ITEM	OTHER	OTHER			0-N/A	WETLAND		Large extents of the electrical conduit are detached from the boardwalk lying in the wetland. Consult an electrician to review the condition prior to any re-attachment.
00	Civic Corridor	1	224	GUARDRAIL	TYPICAL OBSERVATION	WOOD	WEATHERED			3-FAIR	WETLAND		The horizontal rails along the north side are more weathered than their counterparts on the south side. However, the condition ranges from fair to poor for these rails and some are beginning to splinter and split.
00	Civic Corridor	1	224	BEAM	(BEAM)	WOOD	ROTTED			3-FAIR	WETLAND		The cantilevered ends of the primary support beams are rotting due to exposure to the sun and moisture. This appears to be typical and more severe on the north side closest to US 192. This condition is especially severe at pile 215. Few instances of the beam end rot were noted on the south wetland-facing side of the boardwalk. Consider field-applied preservative treatment after cutting the rotten end pieces off as a prolonged life measure. Consider caps for beam ends, typical, as a more expensive alternative. Where rot extends to connectors to guardrail posts and / or piles, replace the beam. Review and calibrate irrigation along the north side of the boardwalk to ensure that the boardwalk is not being sprayed by sprinklers.
00	Civic Corridor	1	2	JOIST	(JOIST)	WOOD	ROTTED	TERMITE/INSECT		1-SEVERE	WETLAND		The rim joist is heavily rotted due to contact with grade and insect activity (based on large quantities of active insects). Replace framing in this area, treat for insects, and apply preservative treatment.
00	Civic Corridor	1	21	BEAM	(BEAM)	WOOD	ROTTED			2-POOR	WETLAND		The beam ends are in contact with the grade in this vicinity, and exhibit rot that varies from fair to poor condition. Consider reglazing along this extent to provide sufficient clearance between the bottom of the beam and the grade.
00	Civic Corridor	17.5	19.5	GUARDRAIL	CABLE RAILS	GALV STEEL	LOOSE OR MISSING CONNECTOR			1-SEVERE	WETLAND		There is a missing cable rail along this extent. Replace the cable rail and fasten to the guardrail posts per the existing conditions.
00	Civic Corridor	23	44	BRACES	TYPICAL OBSERVATION	GALV STEEL	OTHER			0-N/A	WETLAND		There is cross bracing present at every other pile pair between supports 23 to 44.
00	Civic Corridor	23	32	BRACES	(BRACES)	GALV STEEL	CORROSION			2-POOR	WETLAND		Light to moderate corrosion appears to be present on most or all of the cross braces between the west end of the boardwalk and the north branch to US 192 (pile 43). These steel elements should be cleaned of corrosion, reviewed for section loss > 10%, and re-coated if the section is intact (< 10% section loss).
00	Civic Corridor	25.5	27.5	GUARDRAIL	CABLE RAILS	GALV STEEL	LOOSE RAILING OR POST			1-SEVERE	WETLAND		Two total segments of missing cable railing. Replace the cable rail and fasten to the guardrail posts per the existing conditions.
00	Civic Corridor	27	27	BEAM	(BEAM)	OTHER	OTHER			0-N/A	WETLAND		There is a young palm tree that is growing beneath the boardwalk and appears to be exerting upward pressure on the beam and guardrail post support. The palm should be removed completely.
00	Civic Corridor	29	29	GUARDRAIL	RAIL POSTS	WOOD	ROTTED			1-SEVERE	WETLAND		Rotted guardrail post at base. The guardrail is loose when tested using a hand-applied load and should be replaced.
00	Civic Corridor	31.5	35.5	GUARDRAIL	CABLE RAILS	GALV STEEL	LOOSE RAILING OR POST			1-SEVERE	WETLAND		Five total segments of missing cable railing along this extent. Replace the cable rail where it is missing and fasten to the guardrail posts.
00	Civic Corridor	33.5	33.5	GUARDRAIL	RAIL POSTS	WOOD	ROTTED			1-SEVERE	WETLAND		Heavy rot along guardrail post adjacent to connection to rim joist. Replace the guardrail post.
00	Civic Corridor	34.5	34.5	MISC	NON-STRUCTURAL ITEM	OTHER	OTHER			0-N/A	WETLAND		Inappropriate graffiti on guardrail post cap; clean off if possible, or replace cap at ECDD's option.
00	Civic Corridor	35	35	JOIST	(JOIST)	WOOD	ROTTED			1-SEVERE	WETLAND		Rim joist is rotted adjacent to the guardrail post. Replace.



APPENDIX B - DATABASE SORTED BY PILE #



BOARDWALK (See Maps)		Start Support #	End Support #	Primary Element	Secondary Element	Material	FIELD OBSERVATIONS BY LOCATION				Environ-ment	Pile/Pier Excavation?	Additional Observations, Clarifications, or Remarks
No.	Area (See Maps)						Condition 1	Condition 2	Condition 3	Severity			
00	Civic Corridor	35	36	PILE	(PILE)	GALV STEEL	CORROSION			2-POOR	WETLAND		Steel helical piles and cross bracing are exhibiting moderate corrosion. These steel elements should be cleaned of corrosion, reviewed for section loss, and re-coated if the section is intact (< 10% section loss).
00	Civic Corridor	38	38	MISC	FURTHER INVESTIGATION	GALV STEEL	CORROSION			3-FAIR	WETLAND		There is moderate corrosion on the helical pile and the pile is leaning. The lean is assumed to be from original construction based on the lack of distress in the beam and connections. This condition should be monitored for further movement and replaced / strengthened if the lean increases. The pile should be cleaned of corrosion, reviewed for section loss, and re-coated if the section is intact (< 10% section loss).
00	Civic Corridor	39	40	BRACES	(BRACES)	GALV STEEL	CORROSION			2-POOR	WETLAND		The steel braces have moderate to heavy corrosion due to the soil being saturated at this location. These steel elements should be cleaned of corrosion, reviewed for section loss, and re-coated if the section is intact (< 10% section loss).
00	Civic Corridor	39	39	BEAM	(BEAM)	WOOD	ROTTED			1-SEVERE	WETLAND		The beam end at this location is severely rotted with significant section loss that has exposed the bolted connection to the steel helical pile. Recommend for immediate replacement.
00	Civic Corridor	40	40	BEAM	(BEAM)	WOOD	ROTTED	SPLITS/CHECKS/CRACKS		2-POOR	WETLAND		The beam is split at the top, which has resulted in some section loss. Beam is in fair condition as it is not yet a structural concern. The deck fasteners are not inserted in the top of the supporting rim joist. Joist appears to be in fair condition.
00	Civic Corridor	41	42	GUARDRAIL	RAIL POSTS	GALV STEEL	LOOSE OR MISSING CONNECTOR			4-GOOD	WETLAND		The guardrail post is in conflict with the steel helical pile match plate at this location. Therefore the post is not bolted to the beam and is instead secured to the rim joist and blocking. The guard post is still rigid and appears to be functioning as intended.
00	Civic Corridor	43A	45A	MISC	BOARDWALK DESCRIPTION	WOOD	OTHER			0-N/A	WETLAND		The north branch that connects the sidewalk along US 192 to the other west and east segments, has a different beam and substructure type than the main boardwalk. It is supported by timber piles rather than the steel helical piles of the main boardwalk.
00	Civic Corridor	43B	43B	JOIST	(JOIST)	WOOD	ROTTED			1-SEVERE	WETLAND		The rim joist adjacent to support 43B is in severe condition with nearly complete section loss along its length. This is due to the fact that the grade rises to the abutment elevation and the rim joist is partially buried. The rim joist on the opposite side at 45B is in good condition where visible but is also partially buried. Photos beneath this area indicate that the severe deterioration may be limited to the west side at 43B, though stacks of wood debris prevented full evaluation. Further investigation of the joists adjacent to the abutment should be completed when decking is replaced.
00	Civic Corridor	47	48	BRACES	TYPICAL OBSERVATION	GALV STEEL	OTHER			0-N/A	WETLAND		Cross bracing is present at this location.
00	Civic Corridor	48	48	PILE	(PILE)	GALV STEEL	CORROSION			2-POOR	WETLAND	Yes	Steel helical pile and cross braces exhibit moderate to heavy surface corrosion. These steel elements should be cleaned of corrosion, reviewed for section loss, and re-coated if the section is intact (< 10% section loss).
00	Civic Corridor	51	52	BRACES	TYPICAL OBSERVATION	GALV STEEL	OTHER	CORROSION		3-FAIR	WETLAND		Cross bracing present at this location. Cross bracing is exhibiting light corrosion.
00	Civic Corridor	54	54	PILE	(PILE)	GALV STEEL	CORROSION			3-FAIR	WETLAND	Yes	Steel helical pile exhibits light corrosion. This pile should be cleaned of corrosion, reviewed for section loss, and re-coated if the section is intact (< 10% section loss).
00	Civic Corridor	55	62	BRACES	TYPICAL OBSERVATION	GALV STEEL	OTHER			0-N/A	WETLAND		Cross bracing present from piles 55 to 62.
00	Civic Corridor	57	57	BEAM	(BEAM)	WOOD	ROTTED			2-POOR	WETLAND		The beam end is heavily rotted. Note that the grade rises sharply at this location and is in contact with the beam end. Landscaping fabric has been installed to reduce soil erosion, but has unintentionally also caused surface runoff and debris to be in frequent contact with the beam end. The soil needs to be regraded at this location to provide sufficient clearance between the bottom of the beam and the grade. This note applies to all similar situations along the north edge of the boardwalk.
00	Civic Corridor	59	63	BEAM	(BEAM)	WOOD	ROTTED			1-SEVERE	WETLAND		The beam end is rotted and the rot is encroaching upon the fasteners to the guardrail post. The adjacent rim joist is also rotted at bearing. Replace the beam and the joist.
00	Civic Corridor	60	64	GUARDRAIL	CABLE RAILS	GALV STEEL	LOOSE OR MISSING CONNECTOR			1-SEVERE	WETLAND		Loose cable rail. Turnbuckle needs to be tightened.
00	Civic Corridor	63	65	GUARDRAIL	CABLE RAILS	GALV STEEL	LOOSE OR MISSING CONNECTOR			1-SEVERE	WETLAND		Loose cable rail due to frayed cable end at clamp. Re-fasten cable rail and tighten turnbuckle.
00	Civic Corridor	65	65	BEAM	(BEAM)	WOOD	ROTTED			3-FAIR	WETLAND		The beam end is rotted and the rot is encroaching upon the fasteners. Monitor, and replace beam if rot reaches the connections to the guardrail and helical pile.
00	Civic Corridor	74.5	82.5	MISC	TYPICAL OBSERVATION	OTHER	OTHER			4-GOOD	WETLAND		Elements along this extent were generally in good to fair condition.
00	Civic Corridor	75	75	PILE	BOLTS	GALV STEEL	OTHER			0-N/A	WETLAND		The helical pile appears to have been installed in a severely out of plumb condition. This has resulted in the bottom bolt being installed towards the bottom edge of the beam. However, this condition does not appear to be of structural concern as this connection has been properly shimmed and the connection is in bearing.
00	Civic Corridor	85	166	BRACES	TYPICAL OBSERVATION	GALV STEEL	OTHER			0-N/A	WETLAND		Cross bracing is present from piles 85 to 166. There is also a set of cross bracing at 81 to 82. (No bracing at 83 to 84).

## APPENDIX B - DATABASE SORTED BY PILE #

BOARDWALK (See Maps)		Start Support #	End Support #	Primary Element	Secondary Element	Material	FIELD OBSERVATIONS BY LOCATION				Environ-ment	Pile/Pier Excavation?	Additional Observations, Clarifications, or Remarks
No.	Area (See Maps)						Condition 1	Condition 2	Condition 3	Severity			
00	Civic Corridor	91	91	BEAM	BOLTS	GALV STEEL	OTHER			0-N/A	WETLAND		The connection of the beam to the helical pile is heavily shimmed, and as a result the connector appears to have been warped and bent. This appears to have occurred during original construction. This condition should be monitored for increased warping / bending.
00	Civic Corridor	91	94	MISC	NON-STRUCTURAL ITEM	OTHER	OTHER			0-N/A	WETLAND		There is moderate vine and vegetation growth that extends from the wetland at the south to the north side of the boardwalk that should be cleared. Plants in contact with framing provide a conduit for moisture and insects that can accelerate the deterioration of the structure.
00	Civic Corridor	97	99	BEAM	(BEAM)	WOOD	ROTTED			2-POOR	WETLAND		Beam ends are in contact with grade at this location and are rotting. Consider re-grading to provide sufficient clearance between the bottom of the beam and adjacent grade. See typical observation for mitigation / treatment recommendations for the wood itself.
00	Civic Corridor	98	98	MISC	NON-STRUCTURAL ITEM	OTHER	OTHER			0-N/A	WETLAND		Another instance of broken electrical conduit, adjacent to support number 98. Have a qualified electrician review and correct this type of condition.
00	Civic Corridor	102.5	104.5	GUARDRAIL	CABLE RAILS	GALV STEEL	LOOSE RAILING OR POST			1-SEVERE	WETLAND		A cable railing is missing along this extent. Replace the cable rail and fasten to the guardrail posts per the existing conditions.
00	Civic Corridor	105	107	DECK PLANKS	(DECK PLANKS)	WOOD	ROTTED			1-SEVERE	WETLAND		There is a rotted deck board between pile 105 and 107 that needs replacement.
00	Civic Corridor	119	119	JOIST	(JOIST)	WOOD	ROTTED			1-SEVERE	WETLAND		The rim joist is completely rotten at its bearing where the connection to the guardrail post is present. Replace the rim joist for integrity.
00	Civic Corridor	127	129	JOIST	(JOIST)	WOOD	SPLITS/CHECKS/CRACKS			1-SEVERE	WETLAND		The joist has a longitudinal split across along its bottom half. About 1/2 to 2 inches of the joist bottom is detached, resulting in cross-section loss. Replace this joist.
00	Civic Corridor	129	129	BEAM	(BEAM)	WOOD	SPLITS/CHECKS/CRACKS			3-FAIR	WETLAND		There is a split in the beam that is adjacent to the bolt that connects the guardrail post. It does not appear to affect integrity of the post. Continue to monitor during routine maintenance.
00	Civic Corridor	145	145	BEAM	(BEAM)	WOOD	TERMITE/INSECT	ROTTED		2-POOR	WETLAND		At this location, we observed heavy ant activity, and the beam end is soft. Treat for insects and consider beam replacement.
00	Civic Corridor	145	145	JOIST	(JOIST)	WOOD	TERMITE/INSECT	ROTTED		2-POOR	WETLAND		At this location, we observed heavy ant activity, and the joist end is soft. Treat for insects and consider joist replacement.
00	Civic Corridor	147	147	BEAM	(BEAM)	WOOD	TERMITE/INSECT	ROTTED		2-POOR	WETLAND		At this location, we observed heavy ant activity, and the beam end is soft. Treat for insects and consider beam replacement.
00	Civic Corridor	149	149	PILE	(PILE)	GALV STEEL	CORROSION			3-FAIR	WETLAND	Yes	The ground is saturated at this location and standing water is present. There is mild to moderate corrosion on the steel braces and the helical piles. Section loss did not appear to be an issue when some of the corrosion product was cleared from the steel. These steel elements should be cleaned of corrosion, reviewed for section loss, and re-coated if the section is intact (< 10% section loss).
00	Civic Corridor	153	153	BEAM	(BEAM)	WOOD	ROTTED			3-FAIR	WETLAND		The beam end is rotted at this location. See typical observation for recommendations, or replace the beam.
00	Civic Corridor	157	157	BEAM	(BEAM)	WOOD	ROTTED			2-POOR	WETLAND		The beam is rotted adjacent to the match/connector plates for the steel helical pile. Consider beam replacement.
00	Civic Corridor	164	165	GUARDRAIL	CABLE RAILS	GALV STEEL	LOOSE RAILING OR POST			1-SEVERE	WETLAND		Loose cable rail segment along this extent. Tighten at the turnbuckle.
00	Civic Corridor	173.5	173.5	GUARDRAIL	RAIL POSTS	WOOD	ROTTED	SPLITS/CHECKS/CRACKS		2-POOR	WETLAND		The guardrail post is rotting at its base and the blocking is split and cracking. Replace the post and blocking and reconnect the assembly.
00	Civic Corridor	181	183	GUARDRAIL	CABLE RAILS	GALV STEEL	LOOSE OR MISSING CONNECTOR			1-SEVERE	WETLAND		The cable rail clamp has failed, and the cable rail is now loose. Replace the clamp and tighten the cable rail.
00	Civic Corridor	183	183	BEAM	(BEAM)	WOOD	ROTTED			2-POOR	WETLAND		The beam end is heavily rotted. Note that the grade rises sharply at this location and is contact with the beam end. Landscaping fabric has been installed to reduce soil erosion, but has unintentionally also caused surface runoff and debris to be in frequent contact with the beam end. The soil needs to be regraded at this location to provide sufficient clearance between the bottom of the beam and the grade. This note applies to all similar situations along the north edge of the boardwalk.
00	Civic Corridor	183	183	JOIST	(JOIST)	WOOD	ROTTED			2-POOR	WETLAND		The rim joist is rotted adjacent to the rotted beam end at this location. Replace the rim joist.
00	Civic Corridor	185	185	BEAM	(BEAM)	WOOD	ROTTED			2-POOR	WETLAND		The beam end is heavily rotted, more than most. See typical observation for recommendations, or replace the beam.
00	Civic Corridor	185	185	JOIST	(JOIST)	WOOD	ROTTED			2-POOR	WETLAND		The rim joist is rotted adjacent to the rotted beam end at this location. Replace the rim joist.
00	Civic Corridor	185.5	185.5	JOIST	(JOIST)	WOOD	ROTTED			2-POOR	WETLAND		Top of rim joist is rotting at this location. Replace the joist.
00	Civic Corridor	185.5	185.5	GUARDRAIL	RAIL POSTS	WOOD	ROTTED			2-POOR	WETLAND		The bottom of the guardrail post is rotting. Replace the post.
00	Civic Corridor	188	188	BEAM	(BEAM)	WOOD	ROTTED			3-FAIR	WETLAND		The beam end is rotting but the rot has not extended to the connection yet - hence the "Fair" condition. Monitor for further degradation. Beam needs to be replaced once rot has reached the connections to the piles or the guardrails, whichever comes first.
00	Civic Corridor	188.5	190	GUARDRAIL	CABLE RAILS	GALV STEEL	LOOSE OR MISSING CONNECTOR			1-SEVERE	WETLAND		The bolt securing the cable rail has disconnected from a guardrail post and needs to be reconnected and tightened. The cable rail is slack. Reconnect the eye bolt and tighten the cable.
00	Civic Corridor	191	191	GUARDRAIL	RAIL POSTS	GALV STEEL	LOOSE OR MISSING CONNECTOR			2-POOR	WETLAND		The bolted connection appears to have been installed poorly, as the bottom bolt is almost ripping through the bottom edge of the wood beam. Replace the post and the connection.
00	Civic Corridor	191	192	BEAM	(BEAM)	WOOD	OTHER			3-FAIR	WETLAND		Beam is rotated slightly about its longitudinal axis. It does not appear to be a global stability issue, but it is something to monitor over time to determine if the helical pile is settling and causing the rotation.

Appendix B4 | 4

# APPENDIX C

## DATABASE SORTED BY SEVERITY AND PILE #



## APPENDIX C - DATABASE SORTED BY SEVERITY AND PILE #

BOARDWALK (See Maps)		Start Support #	End Support #	Primary Element	Secondary Element	Material	FIELD OBSERVATIONS BY LOCATION				Environ-ment	Pile/Pier Excavation?	Additional Observations, Clarifications, or Remarks
							Condition 1	Condition 2	Condition 3	Severity			
00	Civic Corridor	1	224	JOIST	(JOIST)	WOOD	ROTTED			1-SEVERE	WETLAND		The electrical conduit obscures the top of the rim joist from view along much of the south side of the boardwalk. At support 188 we had limited visual access to the rim joist, which appears to be severely rotted along its top length. Replace this joist, and monitor rim joists for rot issues where conduit is snug tight. In other locations lacking the conduit, the rim joist on the south side is in good condition.
00	Civic Corridor	1	2	JOIST	(JOIST)	WOOD	ROTTED	TERMITE/INSECT		1-SEVERE	WETLAND		The rim joist is heavily rotted due to contact with grade and insect activity (based on large quantities of active insects). Replace framing in this area, treat for insects, and apply preservative treatment.
00	Civic Corridor	17.5	19.5	GUARDRAIL	CABLE RAILS	GALV STEEL	LOOSE OR MISSING CONNECTOR			1-SEVERE	WETLAND		There is a missing cable rail along this extent. Replace the cable rail and fasten to the guardrail posts per the existing conditions.
00	Civic Corridor	25.5	27.5	GUARDRAIL	CABLE RAILS	GALV STEEL	LOOSE RAILING OR POST			1-SEVERE	WETLAND		Two total segments of missing cable railing. Replace the cable rail and fasten to the guardrail posts per the existing conditions.
00	Civic Corridor	29	29	GUARDRAIL	RAIL POSTS	WOOD	ROTTED			1-SEVERE	WETLAND		Rotted guardrail post at base. The guardrail is loose when tested using a hand-applied load and should be replaced.
00	Civic Corridor	31.5	35.5	GUARDRAIL	CABLE RAILS	GALV STEEL	LOOSE RAILING OR POST			1-SEVERE	WETLAND		Five total segments of missing cable railing along this extent. Replace the cable rail where it is missing and fasten to the guardrail posts.
00	Civic Corridor	33.5	33.5	GUARDRAIL	RAIL POSTS	WOOD	ROTTED			1-SEVERE	WETLAND		Heavy rot along guardrail post adjacent to connection to rim joist. Replace the guardrail post.
00	Civic Corridor	35	35	JOIST	(JOIST)	WOOD	ROTTED			1-SEVERE	WETLAND		Rim joist is rotted adjacent to the guardrail post. Replace.
00	Civic Corridor	39	39	BEAM	(BEAM)	WOOD	ROTTED			1-SEVERE	WETLAND		The beam end at this location is severely rotted with significant section loss that has exposed the bolted connection to the steel helical pile. Recommend for immediate replacement.
00	Civic Corridor	438	438	JOIST	(JOIST)	WOOD	ROTTED			1-SEVERE	WETLAND		The rim joist adjacent to support 438 is in severe condition with nearly complete section loss along its length. This is due to the fact that the grade rises to the abutment elevation and the rim joist is partially buried. The rim joist on the opposite side at 458 is in good condition where visible but is also partially buried. Photos beneath this area indicate that the severe deterioration may be limited to the west side at 438, though stacks of wood debris prevented full evaluation. Further investigation of the joists adjacent to the abutment should be completed when decking is replaced.
00	Civic Corridor	59	63	BEAM	(BEAM)	WOOD	ROTTED			1-SEVERE	WETLAND		The beam end is rotted and the rot is encroaching upon the fasteners to the guardrail post. The adjacent rim joist is also rotted at bearing. Replace the beam and the joist.
00	Civic Corridor	60	64	GUARDRAIL	CABLE RAILS	GALV STEEL	LOOSE OR MISSING CONNECTOR			1-SEVERE	WETLAND		Loose cable rail. Turnbuckle needs to be tightened.
00	Civic Corridor	63	65	GUARDRAIL	CABLE RAILS	GALV STEEL	LOOSE OR MISSING CONNECTOR			1-SEVERE	WETLAND		Loose cable rail due to frayed cable end at clamp. Re-fasten cable rail and tighten turnbuckle.
00	Civic Corridor	102.5	104.5	GUARDRAIL	CABLE RAILS	GALV STEEL	LOOSE RAILING OR POST			1-SEVERE	WETLAND		A cable railing is missing along this extent. Replace the cable rail and fasten to the guardrail posts per the existing conditions.
00	Civic Corridor	105	107	DECK PLANKS	(DECK PLANKS)	WOOD	ROTTED			1-SEVERE	WETLAND		There is a rotted deck board between pile 105 and 107 that needs replacement.
00	Civic Corridor	119	119	JOIST	(JOIST)	WOOD	ROTTED			1-SEVERE	WETLAND		The rim joist is completely rotten at its bearing where the connection to the guardrail post is present. Replace the rim joist for integrity.
00	Civic Corridor	127	129	JOIST	(JOIST)	WOOD	SPLITS/CHECKS/CRACKS			1-SEVERE	WETLAND		The joist has a longitudinal split across along its bottom half. About 1/2 to 2 inches of the joist bottom is detached, resulting in cross-section loss. Replace this joist.
00	Civic Corridor	164	165	GUARDRAIL	CABLE RAILS	GALV STEEL	LOOSE RAILING OR POST			1-SEVERE	WETLAND		Loose cable rail segment along this extent. Tighten at the turnbuckle.
00	Civic Corridor	181	183	GUARDRAIL	CABLE RAILS	GALV STEEL	LOOSE OR MISSING CONNECTOR			1-SEVERE	WETLAND		The cable rail clamp has failed, and the cable rail is now loose. Replace the clamp and tighten the cable rail.
00	Civic Corridor	188.5	190	GUARDRAIL	CABLE RAILS	GALV STEEL	LOOSE OR MISSING CONNECTOR			1-SEVERE	WETLAND		The bolt securing the cable rail has disconnected from a guardrail post and needs to be reconnected and tightened. The cable rail is slack. Reconnect the eye bolt and tighten the cable.
00	Civic Corridor	1	224	MISC	TYPICAL OBSERVATION	WOOD	OTHER			2-POOR	WETLAND		Underbrush, vines, and shrubs are directly in contact with or intruding upon both the substructure and superstructure along the boardwalk's length. Consider a maintenance plan that involves trimming and removal of such vegetation, including a potential small set-back on the south wetland side so that plants do not provide a conduit for moisture and insects.
00	Civic Corridor	1	21	BEAM	(BEAM)	WOOD	ROTTED			2-POOR	WETLAND		The beam ends are in contact with the grade in this vicinity, and exhibit rot that varies from fair to poor condition. Consider regrading along this extent to provide sufficient clearance between the bottom of the beam and the grade.

## APPENDIX C - DATABASE SORTED BY SEVERITY AND PILE #

BOARDWALK (See Maps)		Start Support #	End Support #	Primary Element	Secondary Element	Material	FIELD OBSERVATIONS BY LOCATION				Environ-ment	Pile/Pier Excavation?	Additional Observations, Clarifications, or Remarks
							Condition 1	Condition 2	Condition 3	Severity			
00	Civic Corridor	23	32	BRACES	(BRACES)	GALV STEEL	CORROSION			2-POOR	WETLAND		Light to moderate corrosion appears to be present on most or all of the cross braces between the west end of the boardwalk and the north branch to US 192 (pile 43). These steel elements should be cleaned of corrosion, reviewed for section loss > 10%, and re-coated if the section is intact (< 10% section loss).
00	Civic Corridor	35	36	PILE	(PILE)	GALV STEEL	CORROSION			2-POOR	WETLAND		Steel helical piles and cross bracing are exhibiting moderate corrosion. These steel elements should be cleaned of corrosion, reviewed for section loss, and re-coated if the section is intact (< 10% section loss).
00	Civic Corridor	39	40	BRACES	(BRACES)	GALV STEEL	CORROSION			2-POOR	WETLAND		The steel braces have moderate to heavy corrosion due to the soil being saturated at this location. These steel elements should be cleaned of corrosion, reviewed for section loss, and re-coated if the section is intact (< 10% section loss).
00	Civic Corridor	40	40	BEAM	(BEAM)	WOOD	ROTTED	SPLITS/CHECKS/CRACKS		2-POOR	WETLAND		The beam is split at the top, which has resulted in some section loss. Beam is in fair condition as it is not yet a structural concern. The deck fasteners are not inserted in the top of the supporting rim joist. Joist appears to be in fair condition.
00	Civic Corridor	48	48	PILE	(PILE)	GALV STEEL	CORROSION			2-POOR	WETLAND	Yes	Steel helical pile and cross braces exhibit moderate to heavy surface corrosion. These steel elements should be cleaned of corrosion, reviewed for section loss, and re-coated if the section is intact (< 10% section loss).
00	Civic Corridor	57	57	BEAM	(BEAM)	WOOD	ROTTED			2-POOR	WETLAND		The beam end is heavily rotted. Note that the grade rises sharply at this location and is contact with the beam end. Landscaping fabric has been installed to reduce soil erosion, but has unintentionally also caused surface runoff and debris to be in frequent contact with the beam end. The soil needs to be regraded at this location to provide sufficient clearance between the bottom of the beam and the grade. This note applies to all similar situations along the north edge of the boardwalk.
00	Civic Corridor	97	99	BEAM	(BEAM)	WOOD	ROTTED			2-POOR	WETLAND		Beam ends are in contact with grade at this location and are rotting. Consider re-grading to provide sufficient clearance between the bottom of the beam and adjacent grade. See typical observation for mitigation / treatment recommendations for the wood itself.
00	Civic Corridor	145	145	BEAM	(BEAM)	WOOD	TERMITE/INSECT	ROTTED		2-POOR	WETLAND		At this location, we observed heavy ant activity, and the beam end is soft. Treat for insects and consider beam replacement.
00	Civic Corridor	145	145	JOIST	(JOIST)	WOOD	TERMITE/INSECT	ROTTED		2-POOR	WETLAND		At this location, we observed heavy ant activity, and the joist end is soft. Treat for insects and consider joist replacement.
00	Civic Corridor	147	147	BEAM	(BEAM)	WOOD	TERMITE/INSECT	ROTTED		2-POOR	WETLAND		At this location, we observed heavy ant activity, and the beam end is soft. Treat for insects and consider beam replacement.
00	Civic Corridor	157	157	BEAM	(BEAM)	WOOD	ROTTED			2-POOR	WETLAND		The beam is rotted adjacent to the match/connector plates for the steel helical pile. Consider beam replacement.
00	Civic Corridor	173.5	173.5	GUARDRAIL	RAIL POSTS	WOOD	ROTTED	SPLITS/CHECKS/CRACKS		2-POOR	WETLAND		The guardrail post is rotting at its base and the blocking is split and cracking. Replace the post and blocking and reconnect the assembly.
00	Civic Corridor	183	183	BEAM	(BEAM)	WOOD	ROTTED			2-POOR	WETLAND		The beam end is heavily rotted. Note that the grade rises sharply at this location and is contact with the beam end. Landscaping fabric has been installed to reduce soil erosion, but has unintentionally also caused surface runoff and debris to be in frequent contact with the beam end. The soil needs to be regraded at this location to provide sufficient clearance between the bottom of the beam and the grade. This note applies to all similar situations along the north edge of the boardwalk.
00	Civic Corridor	183	183	JOIST	(JOIST)	WOOD	ROTTED			2-POOR	WETLAND		The rim joist is rotted adjacent to the rotted beam end at this location. Replace the rim joist.
00	Civic Corridor	185	185	BEAM	(BEAM)	WOOD	ROTTED			2-POOR	WETLAND		The beam end is heavily rotted, more than most. See typical observation for recommendations, or replace the beam.
00	Civic Corridor	185	185	JOIST	(JOIST)	WOOD	ROTTED			2-POOR	WETLAND		The rim joist is rotted adjacent to the rotted beam end at this location. Replace the rim joist.
00	Civic Corridor	185.5	185.5	JOIST	(JOIST)	WOOD	ROTTED			2-POOR	WETLAND		Top of rim joist is rotting at this location. Replace the joist.
00	Civic Corridor	185.5	185.5	GUARDRAIL	RAIL POSTS	WOOD	ROTTED			2-POOR	WETLAND		The bottom of the guardrail post is rotting. Replace the post.
00	Civic Corridor	191	191	GUARDRAIL	RAIL POSTS	GALV STEEL	LOOSE OR MISSING CONNECTOR			2-POOR	WETLAND		The bolted connection appears to have been installed poorly, as the bottom bolt is almost ripping through the bottom edge of the wood beam. Replace the post and the connection.
00	Civic Corridor	191	193	GUARDRAIL	RAIL POSTS	WOOD	ROTTED			2-POOR	WETLAND		End grain of post is rotted - replace the post.
00	Civic Corridor	195	197	GUARDRAIL	RAIL POSTS	WOOD	ROTTED			2-POOR	WETLAND		The intermediate guardrail post exhibits the start of heavy rot at its base on the north side. Replace this post.
00	Civic Corridor	196	196	GUARDRAIL	RAIL POSTS	WOOD	ROTTED			2-POOR	WETLAND		End grain of post is rotted - replace the post.
00	Civic Corridor	201	201	JOIST	(JOIST)	WOOD	ROTTED			2-POOR	WETLAND		There is rot along the top surface of the first interior joist at the end near pile 201. This joist needs to be replaced.
00	Civic Corridor	224	224	JOIST	(JOIST)	WOOD	SPLITS/CHECKS/CRACKS	ROTTED		2-POOR	WETLAND		The joists that bear on the sill plate have been cracked along their top edge by the installation of the fasteners for the deck edge/filler pieces. The bottom edge of one of the joists exhibits rot.



APPENDIX C - DATABASE SORTED BY SEVERITY AND PILE #



FIELD OBSERVATIONS BY LOCATION													
BOARDWALK (See Maps)		Start Support #	End Support #	Primary Element	Secondary Element	Material	Observed Conditions			Severity	Environ-ment	Pile/Pier Excavation?	Additional Observations, Clarifications, or Remarks
No.	Area (See Maps)						Condition 1	Condition 2	Condition 3				
00	Civic Corridor	1	224	DECK PLANKS	TYPICAL OBSERVATION	WOOD	OTHER			3-FAIR	WETLAND		Typical throughout: the small deck board filler pieces adjacent to the guardrail posts (mounted to the rim joist) are frequently missing, as was typical with the boardwalks throughout the community of Celebration.
00	Civic Corridor	1	224	GUARDRAIL	TYPICAL OBSERVATION	WOOD	WEATHERED			3-FAIR	WETLAND		The horizontal rails along the north side are more weathered than their counterparts on the south side. However, the condition ranges from fair to poor for these rails and some are beginning to splinter and split.
00	Civic Corridor	1	224	BEAM	(BEAM)	WOOD	ROTTED			3-FAIR	WETLAND		The cantilevered ends of the primary support beams are rotting due to exposure to the sun and moisture. This appears to be typical and more severe on the north side closest to US 192. This condition is especially severe at pile 215. Few instances of the beam end rot were noted on the south wetland-facing side of the boardwalk. Consider field-applied preservative treatment after cutting the rotten end pieces off as a prolonged life measure. Consider caps for beam ends, typical, as a more expensive alternative. Where rot extends to connectors to guardrail posts and / or piles, replace the beam. Review and calibrate irrigation along the north side of the boardwalk to ensure that the boardwalk is not being sprayed by sprinklers.
00	Civic Corridor	38	38	MISC	FURTHER INVESTIGATION	GALV STEEL	CORROSION			3-FAIR	WETLAND		There is moderate corrosion on the helical pile and the pile is leaning. The lean is assumed to be from original construction based on the lack of distress in the beam and connections. This condition should be monitored for further movement and replaced / strengthened if the lean increases. The pile should be cleaned of corrosion, reviewed for section loss, and re-coated if the section is intact (< 10% section loss).
00	Civic Corridor	51	52	BRACES	TYPICAL OBSERVATION	GALV STEEL	OTHER	CORROSION		3-FAIR	WETLAND		Cross bracing present at this location. Cross bracing is exhibiting light corrosion.
00	Civic Corridor	54	54	PILE	(PILE)	GALV STEEL	CORROSION			3-FAIR	WETLAND	Yes	Steel helical pile exhibits light corrosion. This pile should be cleaned of corrosion, reviewed for section loss, and re-coated if the section is intact (< 10% section loss).
00	Civic Corridor	65	65	BEAM	(BEAM)	WOOD	ROTTED			3-FAIR	WETLAND		The beam end is rotted and the rot is encroaching upon the fasteners. Monitor, and replace beam if rot reaches the connections to the guardrail and helical pile.
00	Civic Corridor	129	129	BEAM	(BEAM)	WOOD	SPLITS/CHECKS/CRACKS			3-FAIR	WETLAND		There is a split in the beam that is adjacent to the bolt that connects the guardrail post. It does not appear to affect integrity of the post. Continue to monitor during routine maintenance.
00	Civic Corridor	149	149	PILE	(PILE)	GALV STEEL	CORROSION			3-FAIR	WETLAND	Yes	The ground is saturated at this location and standing water is present. There is mild to moderate corrosion on the steel braces and the helical piles. Section loss did not appear to be an issue when some of the corrosion product was cleared from the steel. These steel elements should be cleaned of corrosion, reviewed for section loss, and re-coated if the section is intact (< 10% section loss).
00	Civic Corridor	153	153	BEAM	(BEAM)	WOOD	ROTTED			3-FAIR	WETLAND		The beam end is rotted at this location. See typical observation for recommendations, or replace the beam.
00	Civic Corridor	188	188	BEAM	(BEAM)	WOOD	ROTTED			3-FAIR	WETLAND		The beam end is rotting but the rot has not extended to the connection yet - hence the "Fair" condition. Monitor for further degradation. Beam needs to be replaced once rot has reached the connections to the piles or the guardrails, whichever comes first.
00	Civic Corridor	191	192	BEAM	(BEAM)	WOOD	OTHER			3-FAIR	WETLAND		Beam is rotated slightly about its longitudinal axis. It does not appear to be a global stability issue, but it is something to monitor over time to determine if the helical pile is settling and causing the rotation.
00	Civic Corridor	201	214	PILE	(PILE)	GALV STEEL	CORROSION			3-FAIR	WETLAND		There is some corrosion on the steel helical piles and angle cross bracing that ranges from fair to poor condition with some flaking of steel. Many of the cross braces are embedded in the earth and are within the seasonal water fluctuation zone which only further accelerates and promotes corrosion. Recommend lowering grade so that braces are exposed while taking care to not destabilize helical piles. These steel elements should be cleaned of corrosion, reviewed for section loss, and re-coated if the section is intact (< 10% section loss).
00	Civic Corridor	203	203	GUARDRAIL	RAIL POSTS	WOOD	ROTTED			3-FAIR	WETLAND		Rot is beginning to occur where the guardrail post meets the wood deck. This does not seem to have impacted performance yet, but monitor for future degradation.
00	Civic Corridor	217	217	JOIST	(JOIST)	WOOD	ROTTED			3-FAIR	WETLAND		The rim joist is beginning to rot where it is touching the guardrail post above the support beam. The missing deck edge piece appears to be playing a role in this, perhaps due to water pooling against the post atop the rim joist.



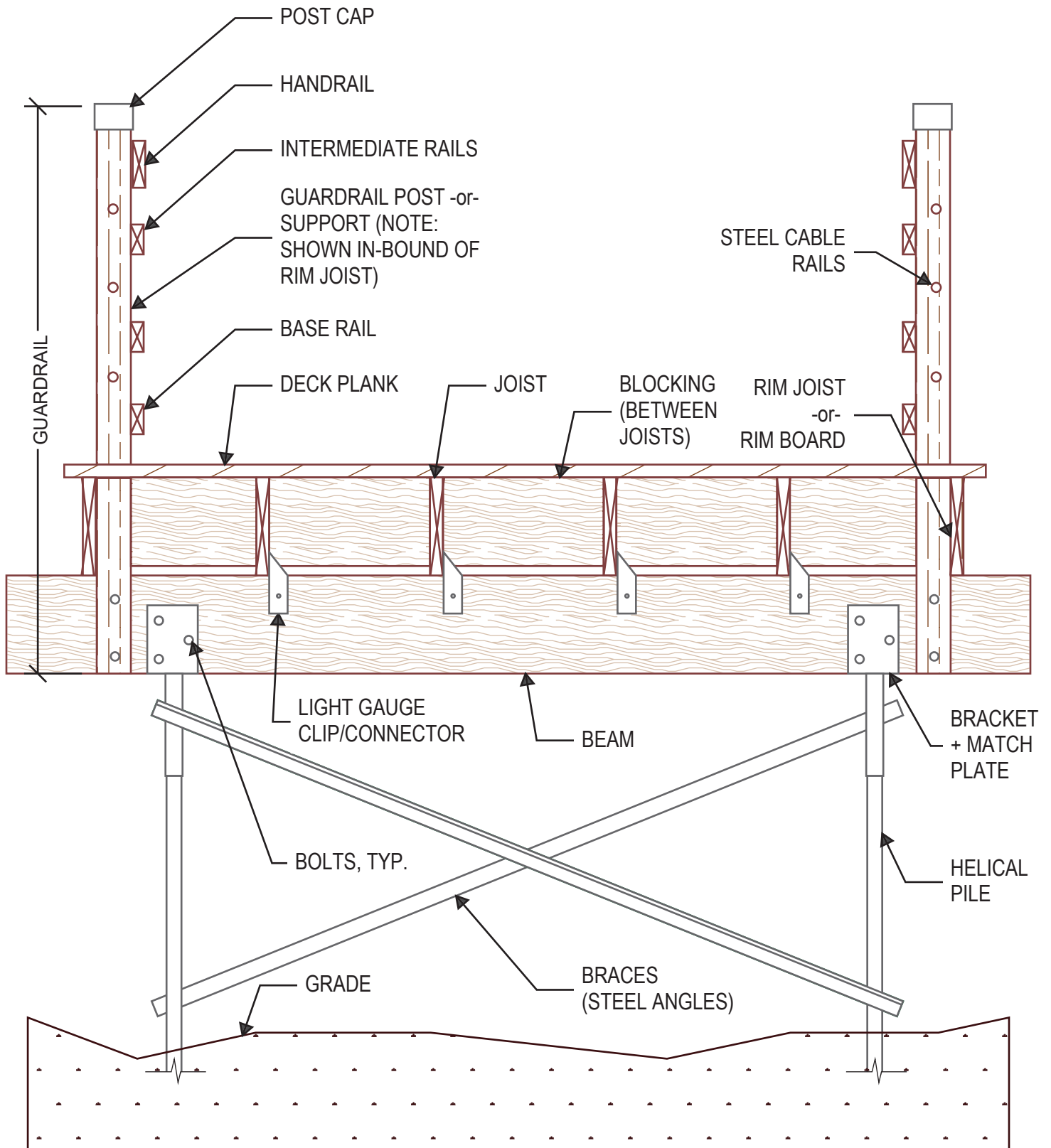
APPENDIX C - DATABASE SORTED BY SEVERITY AND PILE #



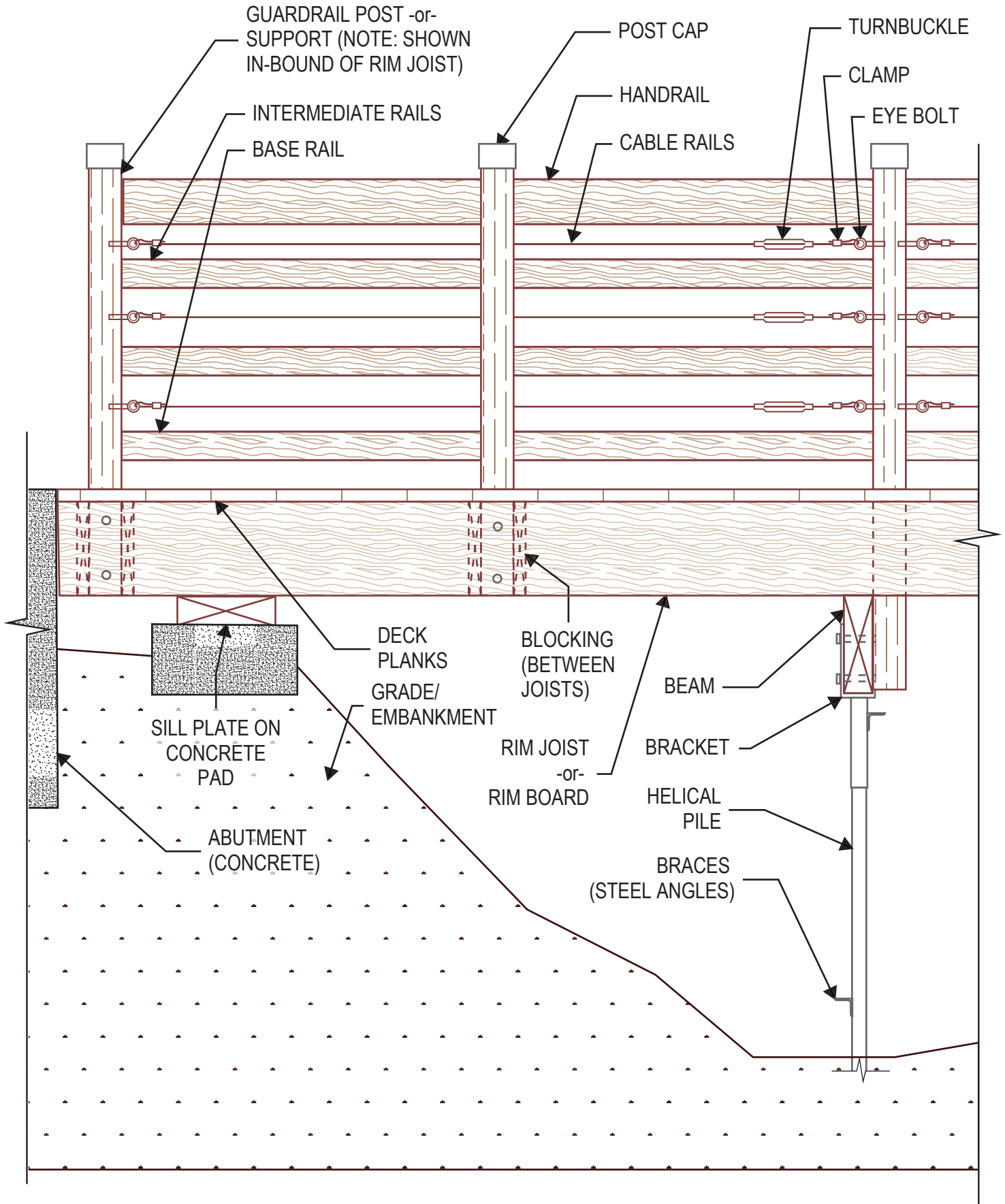
BOARDWALK (See Maps)		Start Support #	End Support #	Primary Element	Secondary Element	Material	FIELD OBSERVATIONS BY LOCATION				Environ-ment	Pile/Pier Excavation?	Additional Observations, Clarifications, or Remarks
							Condition 1	Condition 2	Condition 3	Severity			
00	Civic Corridor	223	224	SILL PLATE	(SILL PLATE)	WOOD	ROTTED			3-FAIR	WETLAND		There is a wood sill plate on a concrete pad that supports the joists adjacent to the abutment. The sill plate is rotting at the ends but appears to be fine beneath the structure. Further monitoring is needed as there was limited visual access at this location.
00	Civic Corridor	1	224	GUARDRAIL	TYPICAL OBSERVATION	WOOD	OTHER			4-GOOD	WETLAND		The guardrails are generally very rigid when tested, and stable. The purpose of the cable rails is unknown, though it is surmised that they are a mitigation measure to decrease the gaps between the horizontal wood rails that exceed the code required max of 4". The wood blocking between the joists appears to be generally sound at the base of the posts unless otherwise noted in this database. The primary guardrail posts are directly fastened to the main support beams of the boardwalk, while the intermediate ones are sandwiched and bolted to the vertical blocking. Additional nails fasten the posts to the rim joist in most cases.
00	Civic Corridor	41	42	GUARDRAIL	RAIL POSTS	GALV STEEL	LOOSE OR MISSING CONNECTOR			4-GOOD	WETLAND		The guardrail post is in conflict with the steel helical pile match plate at this location. Therefore the post is not bolted to the beam and is instead secured to the rim joist and blocking. The guard post is still rigid and appears to be functioning as intended.
00	Civic Corridor	74.5	82.5	MISC	TYPICAL OBSERVATION	OTHER	OTHER			4-GOOD	WETLAND		Elements along this extent were generally in good to fair condition.
00	Civic Corridor	1	224	MISC	BOARDWALK DESCRIPTION	WOOD	OTHER			0-N/A	WETLAND		Boardwalk consists of steel helical piles, some with cross bracing between them, supporting a wood superstructure. Wood guardrails line the edges along with galvanized steel cable rails between the horizontal wood guardrail elements (the cable rails may be original or a retrofit to reduce gaps in the horizontal elements). No offset shims are present at the handrails and other horizontal rails. Wood decking appears to be in generally good condition, with some boards weathered but in fair condition.
00	Civic Corridor	1	224	MISC	NON-STRUCTURAL ITEM	OTHER	OTHER			0-N/A	WETLAND		Large extents of the electrical conduit are detached from the boardwalk lying in the wetland. Consult an electrician to review the condition prior to any re-attachment.
00	Civic Corridor	23	44	BRACES	TYPICAL OBSERVATION	GALV STEEL	OTHER			0-N/A	WETLAND		There is cross bracing present at every other pile pair between supports 23 to 44.
00	Civic Corridor	27	27	BEAM	(BEAM)	OTHER	OTHER			0-N/A	WETLAND		There is a young palm tree that is growing beneath the boardwalk and appears to be exerting upward pressure on the beam and guardrail post support. The palm should be removed completely.
00	Civic Corridor	34.5	34.5	MISC	NON-STRUCTURAL ITEM	OTHER	OTHER			0-N/A	WETLAND		Inappropriate graffiti on guardrail post cap; clean off if possible, or replace cap at ECDD's option.
00	Civic Corridor	43A	45A	MISC	BOARDWALK DESCRIPTION	WOOD	OTHER			0-N/A	WETLAND		The north branch that connects the sidewalk along US 192 to the other west and east segments, has a different beam and substructure type than the main boardwalk. It is supported by timber piles rather than the steel helical piles of the main boardwalk.
00	Civic Corridor	47	48	BRACES	TYPICAL OBSERVATION	GALV STEEL	OTHER			0-N/A	WETLAND		Cross bracing is present at this location.
00	Civic Corridor	55	62	BRACES	TYPICAL OBSERVATION	GALV STEEL	OTHER			0-N/A	WETLAND		Cross bracing present from piles 55 to 62.
00	Civic Corridor	75	75	PILE	BOLTS	GALV STEEL	OTHER			0-N/A	WETLAND		The helical pile appears to have been installed in a severely out of plumb condition. This has resulted in the bottom bolt being installed towards the bottom edge of the beam. However, this condition does not appear to be of structural concern as this connection has been properly shimmed and the connection is in bearing.
00	Civic Corridor	85	166	BRACES	TYPICAL OBSERVATION	GALV STEEL	OTHER			0-N/A	WETLAND		Cross bracing is present from piles 85 to 166. There is also a set of cross bracing at 81 to 82. (No bracing at 83 to 84).
00	Civic Corridor	91	91	BEAM	BOLTS	GALV STEEL	OTHER			0-N/A	WETLAND		The connection of the beam to the helical pile is heavily shimmed, and as a result the connector appears to have been warped and bent. This appears to have occurred during original construction. This condition should be monitored for increased warping / bending.
00	Civic Corridor	91	94	MISC	NON-STRUCTURAL ITEM	OTHER	OTHER			0-N/A	WETLAND		There is moderate vine and vegetation growth that extends from the wetland at the south to the north side of the boardwalk that should be cleared. Plants in contact with framing provide a conduit for moisture and insects that can accelerate the deterioration of the structure.
00	Civic Corridor	98	98	MISC	NON-STRUCTURAL ITEM	OTHER	OTHER			0-N/A	WETLAND		Another instance of broken electrical conduit, adjacent to support number 98. Have a qualified electrician review and correct this type of condition.
00	Civic Corridor	201	218	BRACES	TYPICAL OBSERVATION	GALV STEEL	OTHER			0-N/A	WETLAND		Galvanized steel angle cross bracing is present between piles at marks 201 to 218.
00	Civic Corridor	220	220	MISC	NON-STRUCTURAL ITEM	OTHER	OTHER			0-N/A	WETLAND		Broken electrical conduit lying on the ground next to the boardwalk at this pile. It appears that there were clips for this conduit attached to the boardwalk that are also broken at this location.

# APPENDIX D

## BOARDWALK NOMENCLATURE



## **HELICAL PILE CONSTRUCTION** **(CROSS-SECTION)**



## **HELICAL PILE CONSTRUCTION** **(ELEVATION)**

# APPENDIX E

## GLOSSARY



## Appendix E – Glossary

The following glossary of common terms and phrases referenced in the report that are associated with these boardwalks is not intended to replace or supersede dictionary or engineering textbook definitions of these terms. Rather, it is provided to enable the users of this report to become familiar with terms and the intended meaning or application associated with this report and the database.

### GLOSSARY OF BOARDWALK ELEMENTS

#### ABUTMENT

A concrete grade beam or mass of concrete that supports or abuts the ends of the boardwalk and retains the earth at the sidewalk or walkway approaches.

#### BRACE

A diagonal or cross member used to provide additional lateral force resistance for the boardwalks that are farther above grade, addressing sway and stability of the boardwalk.

#### BEAM

A horizontal wood framing member that supports loads from the joists and transfers them to the piles or columns.

#### DECK PLANKS

The flat, horizontal wooden boards that form the walking surface.

#### DRYLAND

Undeveloped land that is infrequently wet or wet for short periods throughout the year. The grade is naturally higher causing surface runoff to channel to lower elevations.

#### GRADE

The top surface of the ground.

#### GUARDRAIL

A system of components installed along the edge of a deck to prevent falls. The guardrail system consists of several components: handrail, intermediate rail, base rail, pickets/balustrades, and support posts.

#### EMBANKMENT

The portion of the ground that is sloping down from the abutment/approach to the lower grade along the boardwalk.

#### JOIST

A horizontal wood member that supports the deck, typically running between the beams.

#### LEDGER

A horizontal wood member attached to or bearing on the abutment that supports the joists at the boardwalk approaches.

#### LIGHT GAUGE CONNECTORS

Prefabricated cold-formed steel clips that connect the joists to the beams/ledgers.

## Appendix E – Glossary

### **PILE**

A long, slender wood column driven deep into the ground to support the boardwalk by transferring loads to a stable soil layer.

### **POST CAP**

A metal covering at the top of the guardrail posts to protect the post's end grain from the environment and deterioration.

### **SLEEPER JOIST**

Horizontal wooden members that are in contact with and supported by the ground rather than by the beams.

### **STEEL HELICAL PILE**

A deep foundation element that consists of a steel pile that is shaped like a screw (sometimes called a helical pier or screw pile) to provide high capacity anchorage and bearing into the soil. and supports the boardwalk by transferring loads to a stable soil layer.

### **WETLAND**

Undeveloped land that is frequently wet for a significant point of the year and a natural accumulation point of surface runoff.

## **GLOSSARY OF MATERIAL DEFECTS**

### **WATER STAINING**

Discoloration or marks on surfaces caused by water exposure, often indicating leaks or moisture intrusion.

### **CORROSION**

The deterioration of metal due to chemical reactions, typically oxidation, often resulting in rust.

### **LOOSE OR MISSING CONNECTOR**

A structural fastener (like a bolt, screw, or bracket) that is not properly secured or is absent, potentially compromising stability.

### **ROTTED**

Decay of wood or organic materials, often caused by prolonged moisture exposure.

### **WEATHERED**

Degradation of wood due to exposure to the elements (sun, rain, wind) or pedestrian traffic, often resulting in fading, cracking, or surface roughness.

### **INSECT DAMAGE**

Deterioration of the wood member caused by insects such as termites or carpenter ants that bore into wood.

## Appendix E – Glossary

### **SPLITS, CHECKS, or CRACKS in Wood**

Splits/Cracks: Full-depth separation of the wood member.

Checks: Partial depth separation of the wood surface parallel to the grain, typically along the rings of annual growth.

### **MILDEW/MOSS**

Biological growth on surfaces, often due to damp, shaded conditions; can make surfaces slippery and indicate moisture problems.

### **LOOSE RAILING**

A guardrail or guardrail component that is not securely attached or insufficiently stiff, posing a safety hazard to pedestrians.

### **EFFLORESCENCE**

A white, powdery deposit of salts left on concrete surfaces when water evaporates from the material, indicative of potential moisture penetration into or through concrete.

### **WASHED OUT GRADE**

Soil erosion around the boardwalk substructure, often due to poor drainage, excessive irrigation, or heavy rainfall.

### **CONCRETE CRACKS**

Fractures in concrete that can result from shrinkage, settlement, overload, or thermal expansion.

### **SPALLING**

The breaking, chipping, or flaking of concrete surfaces, often due to corrosion of embedded steel.

### **HONEYCOMBING**

A defect in concrete where voids or air pockets are visible on the surface, usually due to poor compaction during pouring.

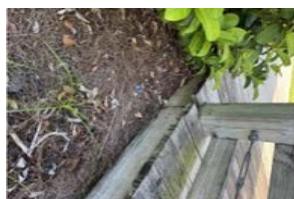
### **EXPOSED REBAR**

When reinforcing steel (rebar) becomes uncovered to the environment due to concrete deterioration or spalling.

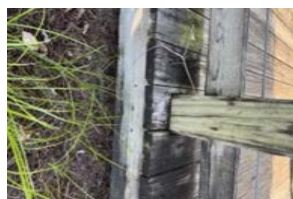




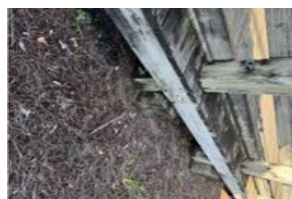
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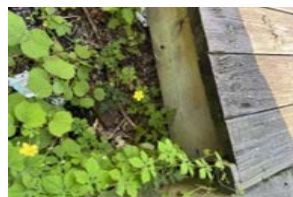
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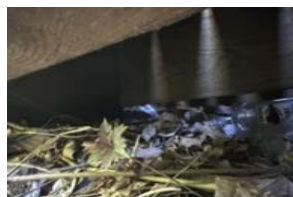
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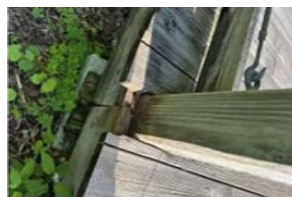
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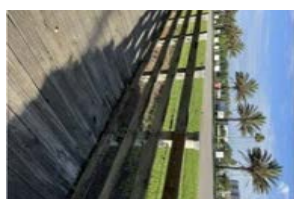
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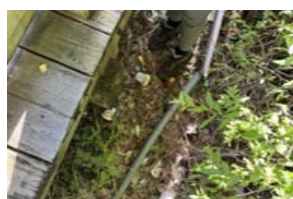
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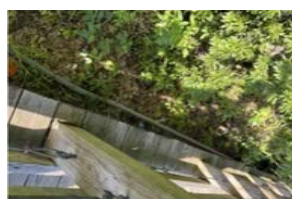
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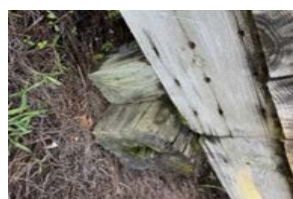
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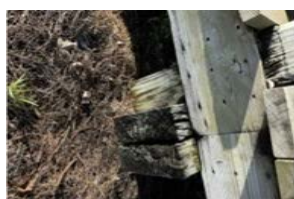
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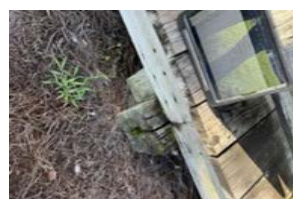
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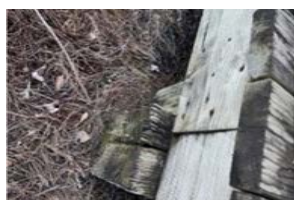
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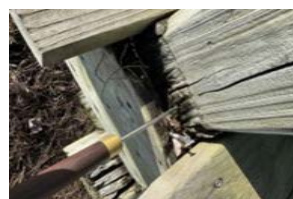
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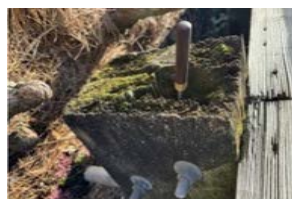
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A close-up photograph showing a metal rod being inserted into a hole in a concrete wall. The rod is positioned diagonally, and the surrounding area shows some green foliage and a wooden structure.

A close-up photograph showing a small, green, leafy plant growing in a dark, shaded crevice beneath a wooden structure, possibly a roof or a wall. The plant has several small, rounded leaves and is growing from a dark, moist-looking soil or organic matter. The wooden structure above it is made of horizontal planks.

A close-up photograph of a wooden railing post. The post is made of light-colored wood and has a small, dark, carved mark on its side. It is capped with a silver-colored metal fitting. The background shows other wooden slats of the railing and some green foliage.

A close-up photograph of a wooden beam, likely part of a roof structure, showing a metal bracket and a wire.

A close-up photograph of a wooden beam within a roof structure. The wood is heavily weathered, showing significant decay and numerous small holes, likely from insect damage. The surrounding area is filled with green foliage and other wooden structural elements.



A close-up photograph of a weathered wooden beam. A horizontal line is drawn across the beam, and the number '10' is handwritten in black ink to the right of the line. The background shows more wooden structure and green foliage.

A close-up photograph of a wooden post, likely a fence post, with a white cap. A small white label with the number '105' is attached to the post. The background shows a wooden fence and some greenery.

A close-up photograph showing a wooden beam joint. Two metal bolts or fasteners are visible, securing the joint. The wood shows signs of weathering and grain texture.



A close-up photograph of a wooden beam. The beam is composed of two sections joined at a horizontal joint. The wood grain is visible, showing a mix of light and dark brown tones. There is a vertical crack running down the center of the beam, passing through the joint. The surface of the wood appears slightly weathered and textured.



A close-up photograph of a wooden post. A white label with the number '161' is attached to the post. The post is part of a wooden structure, and a blue cap is visible at the top.



A close-up photograph of a wooden structure, likely a fence or barrier. It shows a horizontal wooden plank with a metal bolt or fastener passing through it. The wood is weathered and the bolt is partially obscured by the wood grain.



A close-up photograph showing a horizontal wooden beam being secured by a metal strap with a buckle. The beam is positioned against a vertical wooden structure, possibly a wall or a frame. The metal strap is wrapped around the beam and attached to a metal hook or buckle. The wood appears to be part of a larger structure, possibly a door or a window frame, and the metal strap is used to hold it in place.

A close-up photograph showing a wooden structure, possibly a roof or a wall, with a significant gap or hole. A dark, cylindrical object, likely a chisel or a similar tool, is positioned vertically, pointing towards the gap. The wood is weathered and shows signs of decay. The background is a blurred, reddish-brown surface, possibly soil or a workbench.



IMG\_0562



A close-up photograph of a wooden fence post. A metal spike is driven through the post, and a small metal cap is visible at the top of the spike. The post is surrounded by dry leaves and twigs.

A close-up photograph of a metal plate with two bolts, likely a part of a tree support or measurement device, attached to a tree trunk. The plate is dark and weathered, and the bolts are metallic. The surrounding area shows some green foliage and a rough, textured surface.

A close-up photograph of a weathered wooden post. At the top of the post is a grey metal cap. A small, rectangular metal plate is attached to the side of the post, just below the cap. The wood shows signs of aging and wear.



A close-up photograph of a metal ring fastener, likely a shackle or a similar hardware, attached to a wooden beam. The beam is made of weathered wood and shows signs of aging and wear. The metal ring is dark and appears to be made of steel or iron. The background is slightly blurred, showing more of the wooden structure.



A close-up photograph showing the underside of a wooden structure, likely a bridge or a large roof. It features heavy, dark wooden beams and a metal support bracket or hanger. The structure is situated over a body of water, with green foliage visible in the background.

A close-up photograph showing a wooden beam being secured with a metal clamp. The beam is part of a larger wooden structure, and the clamp is used to hold it in place. The wood shows signs of weathering and age.



A close-up photograph of a wooden beam, likely part of a bridge or structure, showing severe decay and insect damage. The wood is dark, wet, and covered in a thick layer of mold or algae. A large, irregular hole is visible in the wood, indicating significant structural damage. The surrounding area is overgrown with vegetation.

A close-up photograph of a weathered wooden plank. A large, dark, irregular stain or mark is visible on the surface of the plank, which appears to be part of a larger wooden structure.

A close-up photograph of a horizontal wooden beam, part of a larger structure. The wood is weathered and has a carved face with a wide, toothy grin and a small, pointed nose. The background shows more of the wooden structure and some green foliage.

A close-up photograph of a bird's nest. The nest is constructed from a messy pile of dry sticks, twigs, and dried grass. Two light-colored, oval-shaped eggs are visible. One egg is cracked open, revealing a dark interior. The nest is situated in a dark, shadowed area, possibly under a tree or in a dense thicket.

A close-up photograph of a weathered wooden post. The number '911' is painted in black on the post. The background shows a wooden fence and some greenery.

A close-up photograph of a wooden plank, likely part of a bridge deck, showing a metal fastener or bolt passing through it. The wood is light-colored and shows signs of weathering.

A close-up photograph showing a plant with small, green, lobed leaves growing out of a dark, rocky crevice. The plant appears to be a type of groundcover or small shrub. The surrounding rock is dark and textured.

A close-up photograph of a weathered wooden post. The letters 'F01' are handwritten in dark ink on the side of the post. The post is part of a larger structure, possibly a fence or a support for a roof, with other wooden elements visible in the background.

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A close-up photograph of a weathered wooden post. The letters 'E3' are carved into the wood. The post is part of a larger wooden structure, possibly a fence or railing, with other wooden slats visible in the background. The background shows green foliage and a clear blue sky.

A close-up photograph of a metal plate, likely part of a mechanical assembly. A bolt is visible on the right side of the plate, and a wooden dowel is inserted into a hole in the center. The plate is mounted on a wooden surface.

A close-up photograph showing a wooden structure, possibly a roof or a wall, with a chisel being used to work on a joint or a hole. The wood is weathered and the chisel has a dark handle.



A close-up photograph of a weathered wooden post, likely part of a fence or structure. The post is made of dark wood and has a metal cap on top. There is a small hole in the wood, and some graffiti is visible on the post. The background shows a blue sky with clouds and some greenery.



A close-up photograph of a weathered wooden post. The post is made of light-colored wood with visible grain and some cracking. It is topped with a silver-colored metal cap. A small, rectangular metal plate is attached to the side of the post, just below the cap. The background is a clear blue sky.



A close-up photograph of a wooden beam within a roof structure, showing the grain and some weathering. This is part of the 'Before' sequence of images.



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A close-up photograph of a weathered wooden post, likely a fence post, showing two metal bolts or screws. The wood is dark and textured, with some green moss or lichen visible on the left side.

A close-up photograph of a wooden post, likely part of a fence or railing, showing a blue cap or end treatment. The wood is light-colored and shows some grain detail. The background is slightly blurred, showing more of the wooden structure and some greenery.

A close-up photograph of a wooden structure, likely a fence or railing, showing significant weathering and decay. The wood is greyed and splintered, with a horizontal plank in the foreground showing a large, dark, irregular hole or gap. The background shows more vertical wooden posts and horizontal rails, also appearing aged and worn. The ground in the foreground is dry, brownish soil with some sparse green grass.

A close-up photograph of a light-colored wooden plank, likely a piece of lumber. A dark, irregular stain is visible on the surface of the wood. A small, dark insect, possibly a beetle, is perched on the wood near the stain. The wood grain is clearly visible.



A close-up photograph of a weathered wooden plank. The wood is light brown with dark, irregular stains and numerous small, dark holes, likely from insect activity. The plank is part of a larger structure, with other wooden elements visible in the background.



A close-up photograph showing a metal L-shaped bracket or support piece. The bracket is made of a light-colored metal, possibly aluminum, and is bolted to a weathered wooden beam. The wood shows signs of aging and discoloration. The background is dark and out of focus.

A close-up photograph of a horizontal wooden post, likely part of a fence or railing. The wood has a natural grain and is painted white. The number '105' is engraved into the wood. The post is set against a background of green foliage.



A close-up photograph of a wooden structure, likely the hull of a boat. A metal fastener, possibly a bolt or nut, is visible on the wood. A wooden support beam is attached to the structure, and the ground below is covered in dirt and debris.

A close-up photograph of a horizontal wooden beam. A metal pin is inserted through the beam. To the right of the pin, there is a small, dark, circular mark on the wood's surface. The background shows more wooden structures and some greenery.

A close-up photograph of a weathered wooden post. The number '99' is handwritten in black ink on the post. The post is part of a larger wooden structure, possibly a fence or a support for a building.



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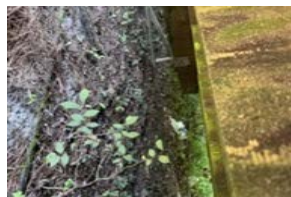
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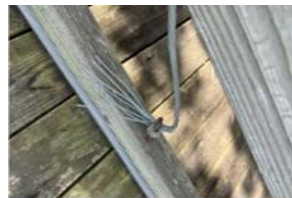
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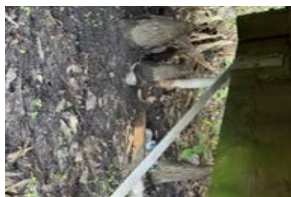




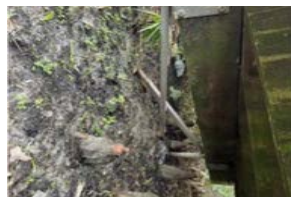
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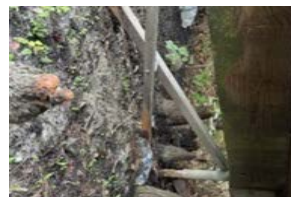
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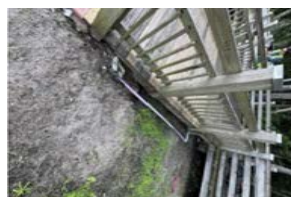
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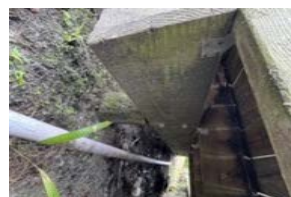
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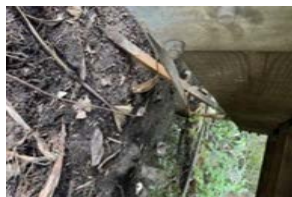
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A close-up photograph of a wooden support post for a roof structure. The post is made of light-colored wood and shows significant signs of decay and insect damage, particularly at the base where it meets the ground. The surrounding area is cluttered with dry leaves, twigs, and debris, suggesting a neglected or overgrown environment.



A close-up photograph of a weathered wooden fence post. The post is light-colored wood, showing signs of aging and wear. It is topped with a dark metal cap. The background shows green foliage and a clear sky.



A close-up photograph of a weathered wooden beam. A metal bracket is attached to the beam, and a small, dark, circular object is visible on the wood surface near the bracket.



A close-up photograph of a wooden deck. The wooden planks are heavily discolored, showing dark brown and black staining, likely from water damage and mold. A vertical wooden post supporting the deck is also visible, showing similar staining and decay. The ground beneath the deck is covered in dirt and some debris.

A close-up photograph of a concrete drainage pipe at the base of a retaining wall. The pipe is partially obscured by dark, moist soil and some green vegetation in the foreground. Debris, including small stones and organic matter, is visible inside the pipe's opening.

A close-up photograph of a dark, weathered wooden beam. A metal bracket is attached to the end of the beam, and a nail is visible, partially embedded in the wood. The background shows a wooden deck and green foliage.

A close-up photograph of a wooden fence post. The wood is heavily weathered, with a dark, mossy area at the base where it meets the ground, indicating significant decay and moisture damage. The surrounding area includes a concrete foundation and some greenery.

A close-up photograph of a wooden fence post and rail. The wood is weathered and shows signs of aging. A small metal fastener is visible on the post. The background is slightly blurred, showing more of the fence and some greenery.

A close-up photograph of a weathered wooden post, likely part of a fence or railing. The post is made of light-colored wood with visible grain and some minor damage or staining. It is topped with a silver-colored metal cap. The background is slightly blurred, showing green foliage and a blue sky.

A close-up photograph of a wooden post supporting a deck. The post is heavily decayed, with a large portion of its outer layer missing, revealing a lighter, fibrous interior. The remaining wood is covered in a thick, greenish-brown mold or mildew. The post is situated on a bed of dry, brown pine needles or straw.

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IMG\_0786



IMG\_0787



IMG\_0788



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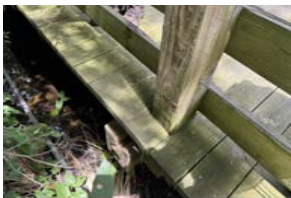
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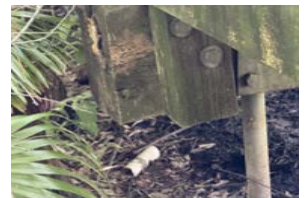
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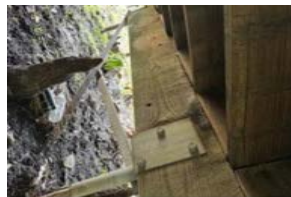
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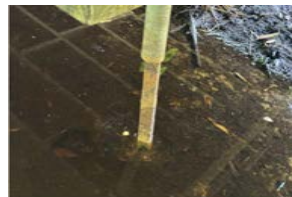
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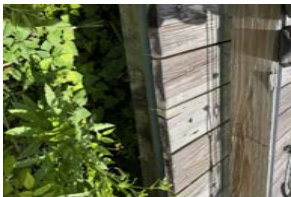


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# Enterprise Community Development District

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May 2025 Management, Operations & Maintenance  
Report



Angel Montagna  
District Manager  
Enterprise Community Development District  
313 Campus Street  
Celebration, FL 34747

Dear Ms. Montagna:

Inframark is pleased to provide you with the Monthly Operations Report for May 2025. This report contains information that will provide you with a comprehensive view of our daily operational efforts.

To ensure we are providing information that is valuable to you, please let me know if I should add or retract any pertinent information. We appreciate the opportunity to serve the customers of Enterprise CDD. Please do not hesitate to contact me with any concerns or questions you may have.

Highest Regards,

**Edward Smith** | Project Manager



313 Campus St, Celebration FL, 34747

(M) (863) 222-1981 | [www.inframark.com](http://www.inframark.com)

## Summary

I am proud to report that we have had zero compliance issues to report to FDEP.

## Items Requiring Approval

Request	Impact	Est. Cost
Items for review have been submitted separately.	N/A	N/A

## Noteworthy Events

- Lift station cleaning program was completed for May and the next event scheduled for June 2025
- During the month of May we concentrated on:
  - Meter changeout program.
  - Changing out residential meters that have failed.
  - Exercising valves. Inspecting manholes.
  - Blow off valves are being exercised.

## Operations, Maintenance and Repair

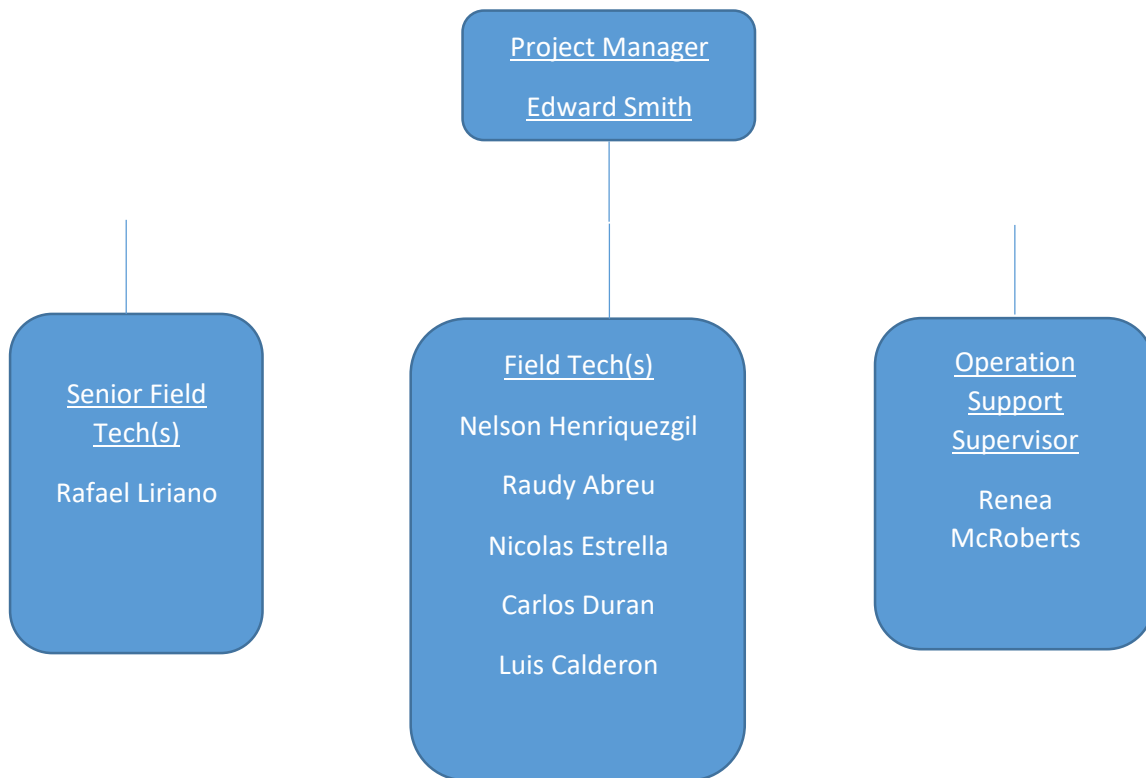
- Compliance
  - The Large User contract requirement of obtaining two Chlorine Disinfectant Residual samples was performed for this month without exception.
  - The Monthly Operational Report (MOR) has been submitted to FDEP.
  - The Q4 Disinfectant Residual report has been submitted to FDEP.
  - The “Risk & Resilience Vulnerability Assessment” (required by EPA) has been completed in partnership with FRWA.
  - The BAC-T testing that is performed twice per month by Benchmark Labs showed to be in compliance, and all results were sent to FDEP.

Performance Metrics	Current Month May 2025	Prior Month April 2025	2025 Year to Date
Wastewater (MG)	35.79	33.03	175.57
Reclaimed water purchased (MG)	98.42	103.26	427.68
Potable water purchased (MG)	44.58	43.3	214.16
Potable consumption billed (MG)	38.031	39.456	188.897
Unaccounted for water			
Meters Read	5582	5558	27814
Meter re-reads	60	59	311
Bills produced, mailed	3053	3003	15035
Revenue collected	\$891,923.95	\$866,385.04	\$4,067,194.33
Adjustments	\$-17,347.27	\$3549.85	\$-13,748.38
Number of line breaks	4	3	24
Hydrants flushed	Services Performed by Fire Department		
Odor complaints		0	0
Manholes inspected	15	55	192
Valves exercised	95	86	299
Customer service phone calls	128	142	682
Brand new service connections	0	35	35
Service/Work orders closed	181	218	905
Sunshine locates performed	44	49	238
(Started in July 2022) Meters replaced	75	75	4550

## Health & Safety

- Zero LTIs and OSHA recordable for the month.
- All Inframark employees are up to date on their required training.
- The monthly safety training on eLearning was completed by all staff.
- Daily safety “tailgate” discussions are held with the entire crew.

## On-Site Utilities Personnel



## Looking Ahead



## Appendix A

Pg. 6: MOR (Submitted to FDEP)

Pg. 7 – 8: BAC- T Test Results



# MONTHLY OPERATION REPORT FOR PWSs TREATING RAW GROUND WATER OR PURCHASED FINISHED WATER

See page 4 for instructions.

## A. Public Water System (PWS) Information

PWS Name: ENTERPRISE CDD (CONSECUTIVE)		PWS Identification Number: 3494428	
PWS Type: <input checked="" type="checkbox"/> Community <input type="checkbox"/> Non-Transient Non-Community <input type="checkbox"/> Transient Non-Community <input checked="" type="checkbox"/> Consecutive			
Number of Service Connections at End of Month: 2951		Total Population Served at End of Month: 11178	
PWS Owner: EDWARD SMITH			
Contact Person: EDWARD SMITH		Contact Person's Title: PROJECT MANAGER	
Contact Person's Mailing Address: 313 CAMPUS STREET		City: CELEBRATION	State: FL Zip Code: 34747
Contact Person's Telephone Number: 863-222-1981		Contact Person's Fax Number:	
Contact Person's E-Mail Address: EDWARD.SMITH@INFRAMARK.COM			

## B. Water Treatment Plant Information

Plant Name: ENTERPRISE CDD(CONSECUTIVE)		Plant Telephone Number: 407-566-1935		
Plant Address: 313 CAMPUS STREET		City: CELEBRATION	State: FL Zip Code: 34747	
Type of Water Treated by Plant: <input type="checkbox"/> Raw Ground Water <input checked="" type="checkbox"/> Purchased Finished Water				
Permitted Maximum Day Operating Capacity of Plant, gallons per day: 1				
Plant Category (per subsection 62-699.310(4), F.A.C.): 6		Plant Class (per subsection 62-699.310(4), F.A.C.): 6		
Licensed Operators	Name	License Class	License Number	Day(s)/Shift(s) Worked
Lead/Chief Operator:	Edward Smith	A	0018361	
Other Operators:	Edward c Smith	A	0018361	Monday-Friday

## II. Certification by Lead/Chief Operator

I, the undersigned water treatment plant operator licensed in Florida, am the lead/chief operator of the water treatment plant identified in Part I of this report. I certify that the information provided in this report is true and accurate to the best of my knowledge and belief. I certify that all drinking water treatment chemicals used at this plant conform to NSF International Standard 60 or other applicable standards referenced in subsection 62-555.320(3), F.A.C. I also certify that the following additional operations records for this plant were prepared each day that a licensed operator staffed or visited this plant during the month indicated above: (1) records of amounts of chemicals used and chemical feed rates; and (2) if applicable, appropriate treatment process performance records. Furthermore, I agree to retain these additional operations records at the plant site for at least ten years and to make them available for review upon request.

*Edward Smith*

(06/03/2025)

Edward Smith

0018361

Signature and Date

Printed or Typed Name

License Number

## MONTHLY OPERATION REPORT FOR CONSECUTIVE SYSTEMS THAT DO NOT TREAT WATER

See Page 2 for Instructions.

I. General Water System Information for the Month/Year of:				May 2025						
Consecutive System Name:		Enterprise Community Development District			PWS Identification Number:		3494428			
Consecutive System Type:		Community	Non-Transient Non-Community	Transient Non-Community						
Number of Service Connections at End of Month:		2,692			Total Population Served at End of Month:		11,178			
System Owner:		Enterprise Community Development District								
Contact Person:		Edward Smith								
Contact Person's Mailing Address:		313 Campus Street			City:	Celebration	State:	FL	Zip Code:	34747
Contact Person's E-Mail Address:					Contact Person's Telephone Number:		863-222-1981			
Contact Person's E-Mail Address:		edward.smith@Inframark.com								

II. Daily Distribution System Disinfectant Residual Data for the Month/Year of:						May 2025					
Type of Disinfectant Residual Maintained in Distribution System:				Free Chlorine		Combined Chlorine (Chloramines)			Chlorine Dioxide		
Day of the Month	Lowest Residual Disinfectant Concentration at Remote Point in Distribution System, mg/L	Emergency or Abnormal Operating Conditions; Repair or Maintenance Work that Involves Taking Water System Components Out of Operation		Day of the Month	Lowest Residual Disinfectant Concentration at Remote Point in Distribution System, mg/L	Emergency or Abnormal Operating Conditions; Repair or Maintenance Work that Involves Taking Water System Components Out of Operation		Day of the Month	Lowest Residual Disinfectant Concentration at Remote Point in Distribution System, mg/L	Emergency or Abnormal Operating Conditions; Repair or Maintenance Work that Involves Taking Water System Components Out of Operation	
1	1.38			17				17			
2	1.44			18				18			
3				19	1.60			19	1.60		
4				20	1.79			20	1.79		
5	2.15			21	1.76			21	1.76		
6	2.05			22	1.64			22	1.64		
7	2.05			23	1.46			23	1.46		
8	1.89			24				24			
9	2.02			25				25			
10				26	1.70			26	1.70		
11				27	1.87			27	1.87		
12	1.76			28	1.53			28	1.53		
13	1.87			29	1.43			29	1.43		
14	2.01			30	1.63			30	1.63		
15	1.96			31				31			
16	2.01			Total				Total			

## III. Certification by Authorized Representative

I, the undersigned lead/chief operator or authorized representative of this consecutive system, certify that the information provided in this report is true and accurate to the best of my knowledge and belief.

Signature and Date

Edward Smith

Printed or Typed Name

Project Manager

License Number or Title

# MONTHLY OPERATION REPORT FOR PWSs TREATING RAW GROUND WATER OR PURCHASED FINISHED WATER

PWS Identification Number:	Plant Name:
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## IV. Summary of Use of Polymer Containing Acrylamide, Polymer Containing Epichlorohydrin, and Iron or Manganese Sequestrant for the Year: \*

- A. Is any polymer containing the monomer acrylamide used at the water treatment plant?      No      Yes, and the polymer dose and the acrylamide level in the polymer are as follows:

Polymer Dose, ppm =	Acrylamide Level, % <sup>†</sup> =
---------------------	------------------------------------

- B. Is any polymer containing the monomer epichlorohydrin used at the water treatment plant?      No      Yes, and the polymer dose and the epichlorohydrin level in the polymer are as follows:

Polymer Dose, ppm =	Epichlorohydrin Level, % <sup>†</sup> =
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- C. Is any iron or manganese sequestrant used at the water treatment plant?      No      Yes, and the type of sequestrant, sequestrant dose, etc., are as follows:

Type of Sequestrant (polyphosphate or sodium silicate):
Sequestrant Dose, mg/L of phosphate as PO <sub>4</sub> or mg/L of silicate as SiO <sub>2</sub> =
If sodium silicate is used, the amount of added plus naturally occurring silicate, in mg/L as SiO <sub>2</sub> =

\* Complete and submit Part IV of this report only with the monthly operation report for December of each year and only for water treatment plants using polymer containing acrylamide, polymer containing epichlorohydrin, and/or an iron and manganese sequestrant.

<sup>†</sup> Acrylamide and epichlorohydrin levels may be based on the polymer manufacturer's certification or on third-party certification.

## MONTHLY OPERATION REPORT FOR PWSs TREATING RAW GROUND WATER OR PURCHASED FINISHED WATER

**INSTRUCTIONS:** This report shall be completed and submitted by all public water systems, except transient non-community water systems using only ground water and serving only businesses other than public food service establishments, that treat raw ground water or purchased finished water. **WITHIN TEN DAYS AFTER THE END OF EACH MONTH**, complete this report and submit it to the appropriate Department of Environmental Protection District Office or Approved County Health Department. All information provided in this report shall be typed or printed in ink. Complete and submit Parts I through III of this report every month; complete and submit Part IV of this report only with the monthly operation report for December of each year and only if using polymer containing acrylamide, polymer containing epichlorohydrin, and/or an iron and manganese sequestrant. **NOTE THAT A SEPARATE MONTHLY OPERATION REPORT IS REQUIRED FOR EACH PLANT TREATING RAW GROUND WATER OR PURCHASED FINISHED WATER.**

The following specific instructions are for Part II of this report.

Process performance records shall be kept for the following treatment processes: coagulation/flocculation, sedimentation, filtration, lime-soda ash softening, ion exchange softening, nanofiltration and reverse osmosis, and electrodialysis. Coagulation/flocculation records should include source water temperature, pH, turbidity, color, and alkalinity and process effluent pH and alkalinity in addition to chemical feed rates. Sedimentation records should include process effluent turbidity and sludge volume produced. Filtration records should include process effluent turbidity and color, number of filters in service, filtration rates, unit filter run volumes, head losses, length of filter runs, frequency of backwash, amount of backwash water used, duration of backwash, and backwash rates. Lime-soda ash softening records should include source water and process effluent hardness in addition to records for coagulation/flocculation, sedimentation, and filtration. Ion exchange softening records should include feed and bypass flows, blend rate, and salt and brine used. Nanofiltration and reverse osmosis records should include feed, product, and brine flows; feed pressure, temperature, pH, conductivity, and turbidity; product pH and conductivity; and brine pH and conductivity. Electrodialysis records should include polarity, feed temperature and total dissolved solids, product conductivity and total dissolved solids, dilute flow rate, brine make-up, pressures, and volts/amps.

The following specific instructions are for the table in Part III of this report.

**HOURS PLANT IN OPERATION.** For each day the plant is in operation, enter the number of hours that the plant is in operation.

**NET QUANTITY OF FINISHED WATER PRODUCED.** Enter the net quantity of finished water, excluding any filter backwash water, produced by the plant for each day the plant is in operation; compute and enter the total net quantity of finished water produced for the month; compute and enter the average daily net quantity of finished water produced for the month; and enter the maximum day net quantity of finished water produced for the month. If the plant is staffed during every hour it is in operation or if the plant has flow recording equipment, enter the net quantity of finished water produced between 12:00 midnight and 12:00 midnight for each day the plant is in operation. If the plant is not staffed during some hours it is in operation and if the plant does not have flow recording equipment, read the totalizing flow meter(s) (or the elapsed time clock[s]) at approximately the same time each day the plant is staffed or visited by a licensed operator and enter the net quantity of finished water produced during the one or more calendar days since the meter(s) (or the elapsed time clock[s]) was(were) last read. For each entry that represents the net quantity of finished water produced during two or more calendar days, place a "}" next to the calendar days covered by the entry and assume the entry is divided evenly between those calendar days for the purpose of determining the maximum day net quantity of finished water produced for the month.

**CT CALCULATIONS, OR UV DOSE, TO DEMONSTRATE FOUR-LOG VIRUS INACTIVATION, IF APPLICABLE.** Provide this information if the plant is treating raw ground water from wells considered microbially contaminated or susceptible to microbial contamination per paragraph 62-555.315(6)(b) or (f), F.A.C. and beginning no later than January 1, 2006, provide this information if the plant is treating water in a manner that exposes the water during treatment to the open atmosphere and possible microbial contamination. (Aerators and other facilities that are protected from contamination by birds, insects, wind-borne debris, rainfall, and water drainage are not considered to be exposing water to the open atmosphere and possible microbial contamination.)

For each day water is served to the public from a plant that includes chemical disinfection for virus inactivation, enter the lowest residual disinfectant concentration (C) measured before or at the first customer during peak flow, the corresponding disinfectant contact time (T) at the C measurement point during peak flow, and the resulting lowest CT provided before or at the first customer during peak flow. (Disinfectant contact time in pipelines flowing full shall be calculated by dividing the internal volume of the pipeline by the flow rate through the pipeline, and disinfectant contact time in tanks, etc., shall be the time it takes for ten percent of the water to pass through the tank, etc., and shall be determined by tracer studies or by multiplying the theoretical detention time by an appropriate  $T_{10}/T$  factor based upon baffling conditions in the tank, etc. Table 1 at the end of these instructions lists appropriate  $T_{10}/T$  factors for various baffling conditions.) In addition, for each day water is served to the public from the plant, enter the temperature of the water at the point where C is measured; enter the pH of the water at the point where C is measured if free chlorine is being used for virus inactivation; and with this temperature

## MONTHLY OPERATION REPORT FOR PWSs TREATING RAW GROUND WATER OR PURCHASED FINISHED WATER

and pH information, determine and enter the minimum CT required. (Required minimum CT values are listed in Appendix E of the *Guidance Manual for Compliance with the Filtration and Disinfection Requirements for Public Water Systems Using Surface Water Sources*. Tables 2 through 6 at the end of these instructions present the values from Appendix E.)

For each day water is served to the public from a plant that includes ultraviolet (UV) disinfection for virus inactivation, enter the lowest operational UV dose measured and the minimum UV dose required.

**LOWEST RESIDUAL DISINFECTANT CONCENTRATION AT REMOTE POINT IN DISTRIBUTION SYSTEM.** For each day a water system serving 3,300 or more persons serves water to the public or five days per week, whichever is less, enter the residual disinfectant concentration measured at a point in the distribution system reflecting maximum residence time after disinfectant addition. For each day a water system serving less than 3,300 persons serves water to the public or two days per week, whichever is less, enter the residual disinfectant concentration measured at a point in the distribution system reflecting maximum residence time after disinfectant addition.

**EMERGENCY OR ABNORMAL OPERATING CONDITIONS; REPAIR OR MAINTENANCE WORK THAT INVOLVES TAKING WATER SYSTEM COMPONENTS OUT OF OPERATION.** For each day there are emergency or abnormal operating conditions at the plant or in the distribution system served by the plant, describe the emergency or abnormal operating conditions (attach additional sheets as necessary). In addition, for each day plant or distribution components other than water service lines are taken out of operation for repair or maintenance, describe the repair or maintenance (attach additional sheets as necessary).

**Table 1: T<sub>10</sub>/T Factors for Various Baffling Conditions**

Baffling Condition	T <sub>10</sub> /T	Baffling Description
Unbaffled (mixed flow)	0.1	No baffling, agitated basin, very low length-to-width ratio, high inlet and outlet velocities
Poor	0.3	Single or multiple unbaffled inlets and outlets, no intrabasin baffles
Average	0.5	Baffled inlet or outlet with some intrabasin baffles
Superior	0.7	Perforated inlet baffle, serpentine or perforated intrabasin baffles, outlet weir or perforated launders
Perfect (plug flow)	1.0	Very high length-to-width ratio (pipeline flow); perforated inlet, outlet, and intrabasin baffles

**Table 2: CT Values for Inactivation of Viruses by Free Chlorine, pH 6-9**

Inactivation (Log)	Water Temperature (°C)															
	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
2	3.0	2.8	2.6	2.4	2.2	2.0	1.8	1.6	1.4	1.2	1.0	1.0	1.0	1.0	1.0	1.0
3	4.0	3.8	3.6	3.4	3.2	3.0	2.8	2.6	2.4	2.2	2.0	1.8	1.6	1.4	1.2	1.0
4	6.0	5.6	5.2	4.8	4.4	4.0	3.8	3.6	3.4	3.2	3.0	2.8	2.6	2.4	2.2	2.0

**Table 3: CT Values for Inactivation of Viruses by Free Chlorine, pH 10**

Inactivation (Log)	Water Temperature (°C)															
	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
2	22.0	20.6	19.2	17.8	16.4	15.0	14.2	13.4	12.6	11.8	11.0	10.2	9.4	8.6	7.8	7.0
3	33.0	30.8	28.6	26.4	24.2	22.0	20.8	19.6	18.4	17.2	16.0	15.0	14.0	13.0	12.0	11.0
4	45.0	42.0	39.0	36.0	33.0	30.0	28.4	26.8	25.2	23.6	22.0	20.6	19.2	17.8	16.4	15.0

# MONTHLY OPERATION REPORT FOR PWSs TREATING RAW GROUND WATER OR PURCHASED FINISHED WATER

**Table 4: CT Values for Inactivation of Viruses by Chlorine Dioxide**

Inactivation (Log)	Water Temperature (°C)															
	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
2	4.2	3.9	3.6	3.4	3.1	2.8	2.7	2.5	2.4	2.2	2.1	2.0	1.8	1.7	1.5	1.4
3	12.8	12.0	11.1	10.3	9.4	8.6	8.2	7.7	7.3	6.8	6.4	6.0	5.6	5.1	4.7	4.3
4	25.1	23.4	21.7	20.1	18.4	16.7	15.9	15.0	14.2	13.3	12.5	11.7	10.9	10.0	9.2	8.4

**Table 5: CT Values for Inactivation of Viruses by Chloramines if Chlorine Is Added Prior to Ammonia**

Inactivation (Log)	Water Temperature (°C)															
	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
2	643	600	557	514	471	428	407	385	364	342	321	300	278	257	235	214
3	1,067	996	925	854	783	712	676	641	605	570	534	498	463	427	392	356
4	1,491	1,392	1,292	1,193	1,093	994	944	895	845	796	746	696	646	597	547	497

**Table 6: CT Values for Inactivation of Viruses by Ozone**

Inactivation (Log)	Water Temperature (°C)															
	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
2	0.50	0.46	0.42	0.38	0.34	0.30	0.29	0.28	0.27	0.26	0.25	0.23	0.21	0.19	0.17	0.15
3	0.80	0.74	0.68	0.62	0.56	0.50	0.48	0.46	0.44	0.42	0.40	0.37	0.34	0.31	0.28	0.25
4	1.00	0.92	0.84	0.76	0.68	0.60	0.58	0.56	0.54	0.52	0.50	0.46	0.42	0.38	0.34	0.30



# Drinking Water Microbial Sample Collection & Laboratory Reporting Format

(62-550.730 reporting Format Effective 01/1995, Revised 02/2010)

**Benchmark EnviroAnalytical, Inc. - Benchmark Mid Florida**1153 1<sup>st</sup> Street South

Winter Haven FL 33880 E84567

Tel: 863-656-2020 / Fax: 863-656-2131

Contact Katie Davis

For Lab Use Only E84567

Lab Receipt Date & Time: 8/6, 05/06/25 1517Analysis Date & Time: 05/06/25-15:20 BDE**Sample Acceptance Criteria:**Sample Preservation: ☒ On Ice ☐ Not On Ice ☐ 38 °C

Temperature Gun ID #46

Disinfectant Check: ☒ Not Detected ☐ \_\_\_\_\_ mg/L

This sample does not meet the following NELAC Requirements:

Report Number: 125050084 Sub-Contract Lab ID: \_\_\_\_\_**Analysis Requested:** (Check All That Apply)☒ Total Coliform / E. coli ☐ Total Coliform ☐ E. coliPublic Water System (PWS) Name: Enterprise CDD PWS I.D. 3494428PWS Address: 313 Campus ST City: CelebrationPWS or PWS Owner's Phone #: 305-773-1959 Fax #: \_\_\_\_\_Collector: Ben Esper Collector's Phone #: 941-544-8706**Type of Supply:** (Check Only One)☒ Community Water System ☐ Non-Transient Non-community Water System ☐ Transient Non-community Water System☐ Limited Use System ☐ Bottled Water ☐ Private Well ☐ Swimming Pool ☐ Swimming Pool ☐ Other: \_\_\_\_\_**Reason For Sampling:** (Check All That Apply)☒ Distribution Routine ☐ Distribution Repeat ☐ Raw (Triggered or Assessment) ☐ Raw (Triggered or Assessment) Additional☐ Well Survey ☐ Clearance ☐ Replacement (Also check Type of sample being replaced) ☐ Boil Water Notice ☐ Other: \_\_\_\_\_Sample Collection Date: 05/06/25

To Be Completed By Collector of Sample						To Be Completed By Lab.					
Sample #	Sample Point (Location or Specific Address)	Sample Collection Time	Sample Type <sup>1</sup>	Disinfectant Residual (mg/L)	pH	Analysis Method(s) <sup>2</sup> SM9223B					
						Total Coliform SM9223B	E. coli SM9223B	Total Coliform SM9222B	E. coli SM9222G	Data Qualifier <sup>4</sup>	Lab Sample #
A1	100 CELEBRATION PLACE	1201	D	1.74		A	A				-1
A2	200 BLOCK OF ACADIA TERRACE	1226	D	1.17		A	A				-2
A3	100 LONGVIEW AVE	1240	D	1.68		A	A				-3
A4	901 CELEBRATION AVE	1248	D	1.44		A	A				-4
A5	1251 CELEBRATION AVE	1256	D	1.89		A	A				-5

Average of disinfectant residuals of distribution routine & repeat samples<sup>4</sup>. Free chlorine or total chlorine (Circle One)Disinfectant Residual Analysis Method: ☒ DPD Colorimetric ☐ Other: \_\_\_\_\_

Person performing disinfectant analysis is (See Instructions on reverse):

☐ A certified operator # \_\_\_\_\_☐ Supervised by certified operator # \_\_\_\_\_☒ Employed by a certified lab. ☐ Employed by DEP or DOH☐ Authorized representative of supplier of water

Unless otherwise noted, all tests are performed in accordance with NELAC standards, and the results relate only to the samples.

Date &amp; Time PWS notified by lab of positive results: \_\_\_\_\_

Date &amp; Time Client/DEP/DOH notified by lab of positive results: \_\_\_\_\_

Date Report Issued: 05/07/25Lab Signature: [Signature]Title: Buff. Lab. Manager

Name/Mailing Address of ADDITIONAL Person to Receive Report:

Client Name

**Inframark****Enterprise CDD**

Eddie Smith 863-222-1981

Email Report & Invoice to Eddie Smith [Edward.Smith@inframark.com](mailto:Edward.Smith@inframark.com) &Renae McRoberts [renea.mcroberts@inframark.com](mailto:renea.mcroberts@inframark.com)Invoice to [ap@inframark.com](mailto:ap@inframark.com)

DEP / DOH Use Only

☐ Satisfactory  
☐ Incomplete Collection Information  
☐ Repeat Sample Required  
☐ Replacement Samples Required

Date Reviewed by DEP/DOH: \_\_\_\_\_

DEP/DOH Reviewing Official: \_\_\_\_\_

1 Indicate DEP Sample Codes: D = Distribution (Routine Compliance); C = Repeat or Check; R = Raw; N = Entry to Distribution; P = Plant Tap; S = Special (Clearance, etc)

2 Indicate analysis methodology and method citation used.

3 Defined in Florida Administrative Code Rule 62-160, Table I.

4 Complete for community and non-transient non-community systems serving populations up to and including 4,900. Do not include raw or plant samples in the average.

Results: A = Bacteria Absent; P = Bacteria Present; C = Confluent Growth; TNTC = Too Numerous To Count

# Drinking Water Microbial Sample Collection & Laboratory Reporting Format

(62-550.730 reporting Format Effective 01/1995, Revised 02/2010)

**Benchmark EnviroAnalytical, Inc. - Benchmark Mid Florida**1153 1<sup>st</sup> Street South

Winter Haven FL 33880 E84567

Tel: 863-656-2020 / Fax: 863-656-2131

Contact Katie Davis

For Lab Use Only E84567

Lab Receipt Date & Time: 05/20/25 1549Analysis Date & Time: 05/20/25-16:09**Sample Acceptance Criteria:**Sample Preservation: ☒ On Ice ☐ Not On Ice ☐ 3.8 °C

Temperature Gun ID #46

Disinfectant Check: ☒ Not Detected ☐ \_\_\_\_\_ mg/L

This sample does not meet the following NELAC Requirements:

Report Number: 1125850285 Sub-Contract Lab ID: \_\_\_\_\_**Analysis Requested:** (Check All That Apply)☒ Total Coliform / E. coli ☐ Total Coliform ☐ E. coliPublic Water System (PWS) Name: Enterprise CDD PWS I.D. 3494428PWS Address: 313 Campus ST City: CelebrationPWS or PWS Owner's Phone #: 305-773-1959 Fax #: \_\_\_\_\_Collector: Ben Esper Collector's Phone #: 941-544-8706☒ Community Water System ☐ Non-Transient Non-community Water System ☐ Transient Non-community Water System☐ Limited Use System ☐ Bottled Water ☐ Private Well ☐ Swimming Pool ☐ Swimming Pool ☐ Other: \_\_\_\_\_**Reason For Sampling:** (Check All That Apply)☒ Distribution Routine ☐ Distribution Repeat ☐ Raw (Triggered or Assessment) ☐ Raw (Triggered or Assessment) Additional☐ Well Survey ☐ Clearance ☐ Replacement (Also check Type of sample being replaced) ☐ Boil Water Notice ☐ Other: \_\_\_\_\_Sample Collection Date: 05/20/25

To Be Completed By Collector of Sample						To Be Completed By Lab.					
Sample #	Sample Point (Location or Specific Address)	Sample Collection Time	Sample Type <sup>1</sup>	Disinfectant Residual (mg/L)	pH	Analysis Method(s) <sup>2</sup> SM9223B					
						Total Coliform SM9223B	E. Coli SM9223B	Total Coliform SM9222B	E. coli SM9222G	Data Qualifier <sup>4</sup>	Lab Sample #
A6	1402 STICKLEY AVE	0959	D	1.78		A	A				-1
A7	772 OAK SHADOWS RD	1008	D	1.25		A	A				-2
A8	893 SPRING PARK LOOP	1028	D	1.47		A	A				-3
A9	SIENNA (SIDE OF PARKING GARAGE)	1039	D	1.59		A	A				-4
A10	1809 CELEBRATION BLVD	1049	D	1.64		A	A				-5

Average of disinfectant residuals of distribution routine & repeat samples<sup>4</sup>. Free chlorine or Total chlorine (Circle One)Disinfectant Residual Analysis Method: DPD Colorimetric ☐ Other: \_\_\_\_\_

Person performing disinfectant analysis is (See Instructions on reverse):

☐ A certified operator # \_\_\_\_\_☐ Supervised by certified operator # \_\_\_\_\_☒ Employed by a certified lab.☐ Employed by DEP or DOH☐ Authorized representative of supplier of water

Unless otherwise noted, all tests are performed in accordance with NELAC standards, and the results relate only to the samples.

Date &amp; Time PWS notified by lab of positive results: \_\_\_\_\_

Date &amp; Time Client/DEP/DOH notified by lab of positive results: \_\_\_\_\_

Date Report Issued: 05/21/25Lab Signature: [Signature]Title: Chief Laboratory Manager

Name/Mailing Address of ADDITIONAL Person to Receive Report:

Client Name

**Inframark****Enterprise CDD**

Eddie Smith 863-222-1981

Email Report & Invoice to Eddie Smith [Edward.Smith@inframark.com](mailto:Edward.Smith@inframark.com) &Renee McRoberts [renea.mcroberts@inframark.com](mailto:renea.mcroberts@inframark.com)Invoice to [ap@inframark.com](mailto:ap@inframark.com)

DEP / DOH Use Only

☐ Satisfactory☐ Incomplete Collection Information☐ Repeat Sample Required☐ Replacement Samples Required

Date Reviewed by DEP/DOH: \_\_\_\_\_

DEP/DOH Reviewing Official: \_\_\_\_\_

1 Indicate DEP Sample Codes: D = Distribution (Routine Compliance); C = Repeat or Check; R = Raw; N = Entry to Distribution; P = Plant Tap; S = Special (Clearance, etc)

2 Indicate analysis methodology and method citation used.

3 Defined in Florida Administrative Code Rule 62-160, Table I.

4 Complete for community and non-transient non-community systems serving populations up to and including 4,900. Do not include raw or plant samples in the average.

Results: A = Bacteria Absent; P = Bacteria Present; C = Confluent Growth; TNTC = Too Numerous To Count



# Enterprise Community Development District

---

June 2025 Management, Operations & Maintenance  
Report





Angel Montagna  
District Manager  
Enterprise Community Development District  
313 Campus Street  
Celebration, FL 34747

Dear Ms. Montagna:

Inframark is pleased to provide you with the Monthly Operations Report for June 2025. This report contains information that will provide you with a comprehensive view of our daily operational efforts.

To ensure we are providing information that is valuable to you, please let me know if I should add or retract any pertinent information. We appreciate the opportunity to serve the customers of Enterprise CDD. Please do not hesitate to contact me with any concerns or questions you may have.

Highest Regards,

**Edward Smith** | Project Manager



313 Campus St, Celebration FL, 34747

**(M)** (863) 222-1981 | [www.inframark.com](http://www.inframark.com)

## Summary

I am proud to report that we have had zero compliance issues to report to FDEP.

## Items Requiring Approval

Request	Impact	Est. Cost
Items for review have been submitted separately.	N/A	N/A

## Noteworthy Events

- Lift station cleaning program was completed for June and the next event scheduled for July 2025
- During the month of June we concentrated on:
  - Meter changeout program.
  - Changing out residential meters that have failed.
  - Exercising valves. Inspecting manholes.
  - Blow off valves are being exercised.

## Operations, Maintenance and Repair

- Compliance
  - The Large User contract requirement of obtaining two Chlorine Disinfectant Residual samples was performed for this month without exception.
  - The Monthly Operational Report (MOR) has been submitted to FDEP.
  - The Q4 Disinfectant Residual report has been submitted to FDEP.
  - The “Risk & Resilience Vulnerability Assessment” (required by EPA) has been completed in partnership with FRWA.
  - The BAC-T testing that is performed twice per month by Benchmark Labs showed to be in compliance, and all results were sent to FDEP.

BELOW ARE PICTURES OF LIFTSTATION THAT WERE RECENTLY PRESSURE WASHED AND CLEANED.











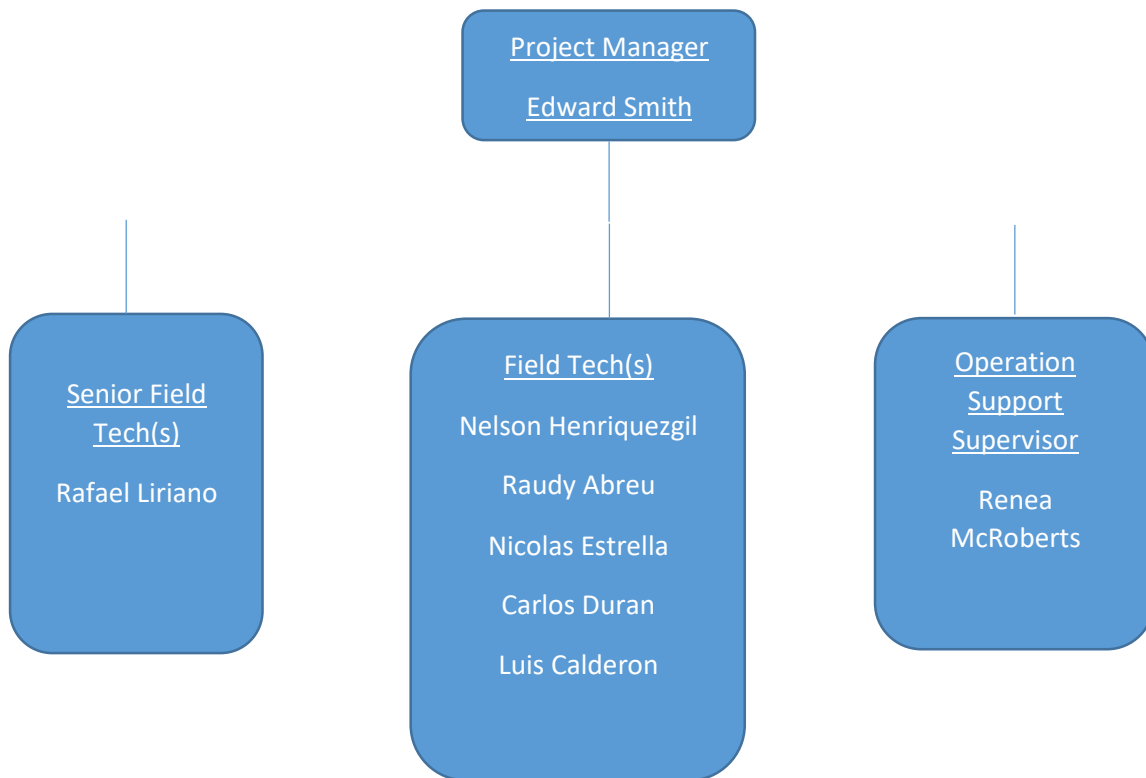


Performance Metrics	Current Month June 2025	Prior Month May 2025	2025 Year to Date
Wastewater (MG)	33.99	35.79	209.56
Reclaimed water purchased (MG)	81.71	98.42	509.39
Potable water purchased (MG)	42.62	44.58	256.78
Potable consumption billed (MG)	39.016	38.031	227.91
Unaccounted for water			
Meters Read	5704	5582	33518
Meter re-reads	54	60	365
Bills produced, mailed	3044	3053	18079
Revenue collected	\$846,251.82	\$891,923.95	\$4,913,446.15
Adjustments	\$43,473.25	\$-17,347.27	\$29,724.87
Number of line breaks		4	24
Hydrants flushed	Services Performed by Fire Department		
Odor complaints		0	0
Manholes inspected	50	15	242
Valves exercised	50	95	349
Customer service phone calls	108	128	790
Brand new service connections	20	0	55
Service/Work orders closed	220	181	1125
Sunshine locates performed	19	44	257
(Started in July 2022) Meters replaced	75	75	4759

## Health & Safety

- Zero LTIs and OSHA recordable for the month.
- All Inframark employees are up to date on their required training.
- The monthly safety training on eLearning was completed by all staff.
- Daily safety “tailgate” discussions are held with the entire crew.

## On-Site Utilities Personnel



## Looking Ahead

## Appendix A

Pg. 6: MOR (Submitted to FDEP)

Pg. 7 – 8: BAC- T Test Results

# Drinking Water Microbial Sample Collection & Laboratory Reporting Format

(62-550.730 reporting Format Effective 01/1995, Revised 02/2010)

**Benchmark EnviroAnalytical, Inc. - Benchmark Mid Florida**1153 1<sup>st</sup> Street South

Winter Haven FL 33880 E84567

Tel: 863-656-2020 / Fax: 863-656-2131

Contact Katie Davis

For Lab Use Only E84567

Lab Receipt Date & Time: 06/10/25 14:24Analysis Date & Time: 06/10/25 14:32 BDE**Sample Acceptance Criteria:**Sample Preservation: ☒ On Ice ☐ Not On Ice ☐ 6.8 °C

Temperature Gun ID #46

Disinfectant Check: ☒ Not Detected ☐ \_\_\_\_\_ mg/L

This sample does not meet the following NELAC Requirements:

Report Number: AL5060129 Sub-Contract Lab ID: \_\_\_\_\_

Analysis Requested: (Check All That Apply)

☒ Total Coliform / E. coli ☐ Total Coliform ☐ E. coliPublic Water System (PWS) Name: Enterprise CDD PWS I.D. 3494428PWS Address: 313 Campus ST City: CelebrationPWS or PWS Owner's Phone #: 305-773-1959 Fax #: \_\_\_\_\_Collector: Ben Esper Collector's Phone #: 941-544-8706

Type of Supply: (Check Only One)

☒ Community Water System ☐ Non-Transient Non-community Water System ☐ Transient Non-community Water System☐ Limited Use System ☐ Bottled Water ☐ Private Well ☐ Swimming Pool ☐ Swimming Pool ☐ Other: \_\_\_\_\_

Reason For Sampling: (Check All That Apply)

☒ Distribution Routine ☐ Distribution Repeat ☐ Raw (Triggered or Assessment) ☐ Raw (Triggered or Assessment) Additional☐ Well Survey ☐ Clearance ☐ Replacement (Also check Type of sample being replaced) ☐ Boil Water Notice ☐ Other: \_\_\_\_\_Sample Collection Date: 06/10/25

To Be Completed By Collector of Sample						To Be Completed By Lab.					
Sample #	Sample Point (Location or Specific Address)	Sample Collection Time	Sample Type <sup>1</sup>	Disinfectant Residual (mg/L)	pH	Analysis Method(s) <sup>2</sup> SM9223B					
						Total Coliform SM9223B	E. coli SM9223B	Total Coliform SM9222B	E. coli SM9222G	Data Qualifier <sup>4</sup>	Lab Sample #
A1	100 CELEBRATION PLACE	1220	D	1.51		A	A				1
A2	200 BLOCK OF ACADIA TERRACE	1232	D	1.62		A	A				2
A3	100 LONGVIEW AVE	1239	D	1.22		A	A				3
A4	901 CELEBRATION AVE	1249	D	1.74		A	A				4
A5	1251 CELEBRATION AVE	1301	D	1.64		A	A				5

Average of disinfectant residuals of distribution routine & repeat samples<sup>1</sup>. Free chlorine or Total chlorine (Circle One): \_\_\_\_\_Disinfectant Residual Analysis Method: ☒ DPD Colorimetric ☐ Other: \_\_\_\_\_

Person performing disinfectant analysis is (See Instructions on reverse):

☐ A certified operator # \_\_\_\_\_☐ Supervised by certified operator # \_\_\_\_\_☒ Employed by a certified lab. ☐ Employed by DEP or DOH☐ Authorized representative of supplier of water

Unless otherwise noted, all tests are performed in accordance with NELAC standards, and the results relate only to the samples.

Date &amp; Time PWS notified by lab of positive results: \_\_\_\_\_

Date &amp; Time Client/DEP/DOH notified by lab of positive results: \_\_\_\_\_

Date Report Issued: 06/11/25Lab Signature: [Signature]Title: Lab Analyst

Name/Mailing Address of ADDITIONAL Person to Receive Report:

Client Name

**Inframark****Enterprise CDD**

Eddie Smith 863-222-1981

Email Report & Invoice to Eddie Smith [Edward.Smith@inframark.com](mailto:Edward.Smith@inframark.com) &Renae McRoberts [renea.mcroberts@inframark.com](mailto:renea.mcroberts@inframark.com)Invoice to [ap@inframark.com](mailto:ap@inframark.com)

DEP / DOH Use Only

☐ Satisfactory☐ Incomplete Collection Information☐ Repeat Sample Required☐ Replacement Samples Required

Date Reviewed by DEP/DOH: \_\_\_\_\_

DEP/DOH Reviewing Official: \_\_\_\_\_

1 Indicate DEP Sample Codes: D = Distribution (Routine Compliance); C = Repeat or Check; R = Raw; N = Entry to Distribution; P = Plant Tap; S = Special (Clearance, etc)

2 Indicate analysis methodology and method citation used.

3 Defined in Florida Administrative Code Rule 62-160, Table I.

4 Complete for community and non-transient non-community systems serving populations up to and including 4,900. Do not include raw or plant samples in the average.

Results: A = Bacteria Absent; P = Bacteria Present; C = Confluent Growth; TNTC = Too Numerous To Count



# Drinking Water Microbial Sample Collection & Laboratory Reporting Format

(62-550.730 reporting Format Effective 01/1995, Revised 02/2010)

**Benchmark EnviroAnalytical, Inc. - Benchmark Mid Florida**1153 1<sup>st</sup> Street South

Winter Haven FL 33880 E84567

Tel: 863-656-2020 / Fax: 863-656-2131

Contact Katie Davis

For Lab Use Only E84567

Lab Receipt Date & Time: 06/23/25 1529Analysis Date & Time: 06/23/25-16:05/1504/28

Sample Acceptance Criteria:

Sample Preservation: ☒ On Ice ☐ Not On Ice ☐ 2.2 °C

Temperature Gun ID #46

Disinfectant Check: ☒ Not Detected ☐ \_\_\_\_\_ mg/L

This sample does not meet the following NELAC Requirements:

Report Number: 125060310 Sub-Contract Lab ID: \_\_\_\_\_

Analysis Requested: (Check All That Apply)

☒ Total Coliform / E. coli ☐ Total Coliform ☐ E. coliPublic Water System (PWS) Name: Enterprise CDD PWS I.D. 3494428PWS Address: 313 Campus ST City: CelebrationPWS or PWS Owner's Phone #: 305-773-1959 Fax #: \_\_\_\_\_Collector: Ben Esper Collector's Phone #: 941-544-8706☒ Community Water System ☐ Non-Transient Non-community Water System ☐ Transient Non-community Water System☐ Limited Use System ☐ Bottled Water ☐ Private Well ☐ Swimming Pool ☐ Swimming Pool ☐ Other: \_\_\_\_\_

Reason For Sampling: (Check All That Apply)

☒ Distribution Routine ☐ Distribution Repeat ☐ Raw (Triggered or Assessment) ☐ Raw (Triggered or Assessment) Additional☐ Well Survey ☐ Clearance ☐ Replacement (Also check Type of sample being replaced) ☐ Boil Water Notice ☐ Other: \_\_\_\_\_Sample Collection Date: 06/22/25

To Be Completed By Collector of Sample						To Be Completed By Lab.					
Sample #	Sample Point (Location or Specific Address)	Sample Collection Time	Sample Type <sup>1</sup>	Disinfectant Residual (mg/L)	pH	Analysis Method(s) <sup>2</sup> SM9223B					
						Total Coliform SM9223B	E. Coli SM9223B	Total Coliform SM9222B	E. coli SM9222G	Data Qualifier <sup>4</sup>	Lab Sample #
A6	1402 STICKLEY AVE	1406	0	1.96		A	A				-1
A7	772 OAK SHADOWS RD	1414	0	1.59		A	A				-2
A8	893 SPRING PARK LOOP	1423	0	1.66		A	A				-3
A9	SIENNA (SIDE OF PARKING GARAGE)	1444	0	1.82		A	A				-4
A10	1809 CELEBRATION BLVD	1436	0	1.55		A	A				-5

**Average of disinfectant residuals of distribution routine & repeat samples<sup>1</sup>.** Free chlorine or Total chlorine (Circle One)

Disinfectant Residual Analysis Method: DPD Colorimetric ☐ Other: \_\_\_\_\_

Person performing disinfectant analysis is (See Instructions on reverse):

☐ A certified operator # \_\_\_\_\_

☐ Supervised by certified operator # \_\_\_\_\_

☒ Employed by a certified lab. ☐ Employed by DEP or DOH

☐ Authorized representative of supplier of water

Name/Mailing Address of ADDITIONAL Person to Receive Report:

Client Name  
**Inframark**  
**Enterprise CDD**  
Eddie Smith 863-222-1981  
Email Report & Invoice to Eddie Smith [Edward.Smith@inframark.com](mailto:Edward.Smith@inframark.com) &  
Renae McRoberts [renea.mcroberts@inframark.com](mailto:renea.mcroberts@inframark.com)  
Invoice to [ap@inframark.com](mailto:ap@inframark.com)

Unless otherwise noted, all tests are performed in accordance with NELAC standards, and the results relate only to the samples.

Date & Time PWS notified by lab of positive results: \_\_\_\_\_

Date & Time Client/DEP/DOH notified by lab of positive results: \_\_\_\_\_

Date Report Issued: 06/24/25

Lab Signature: [Signature]

Title: Lab Manager

**DEP / DOH Use Only**

☐ Satisfactory

☐ Incomplete Collection Information

☐ Repeat Sample Required

☐ Replacement Samples Required

Date Reviewed by DEP/DOH: \_\_\_\_\_

DEP/DOH Reviewing Official: \_\_\_\_\_

1 Indicate DEP Sample Codes: D = Distribution (Routine Compliance); C = Repeat or Check; R = Raw; N = Entry to Distribution; P = Plant Tap; S = Special (Clearance, etc)

2 Indicate analysis methodology and method citation used.

3 Defined in Florida Administrative Code Rule 62-160, Table I.

4 Complete for community and non-transient non-community systems serving populations up to and including 4,900. Do not include raw or plant samples in the average.

Results: A = Bacteria Absent; P = Bacteria Present; C = Confluent Growth; TNTC = Too Numerous To Count



# Enterprise Community Development District

---

July 2025 Management, Operations & Maintenance  
Report



Angel Montagna  
District Manager  
Enterprise Community Development District  
313 Campus Street  
Celebration, FL 34747

Dear Ms. Montagna:

Inframark is pleased to provide you with the Monthly Operations Report for July 2025. This report contains information that will provide you with a comprehensive view of our daily operational efforts.

To ensure we are providing information that is valuable to you, please let me know if I should add or retract any pertinent information. We appreciate the opportunity to serve the customers of Enterprise CDD. Please do not hesitate to contact me with any concerns or questions you may have.

Highest Regards,

**Edward Smith** | Project Manager



313 Campus St, Celebration FL, 34747

(M) (863) 222-1981 | [www.inframark.com](http://www.inframark.com)

## Summary

I am proud to report that we have had zero compliance issues to report to FDEP.

## Items Requiring Approval

Request	Impact	Est. Cost
Items for review have been submitted separately.	N/A	N/A

## Noteworthy Events

- Lift station cleaning program was completed for July and the next event scheduled for August 2025
- During the month of July we concentrated on:
  - Meter changeout program.
  - Changing out residential meters that have failed.
  - Exercising valves. Inspecting manholes.
  - Blow off valves are being exercised.

## Operations, Maintenance and Repair

- Compliance
  - The Large User contract requirement of obtaining two Chlorine Disinfectant Residual samples was performed for this month without exception.
  - The Monthly Operational Report (MOR) has been submitted to FDEP.
  - The Q4 Disinfectant Residual report has been submitted to FDEP.
  - The “Risk & Resilience Vulnerability Assessment” (required by EPA) has been completed in partnership with FRWA.
  - The BAC-T testing that is performed twice per month by Benchmark Labs showed to be in compliance, and all results were sent to FDEP.

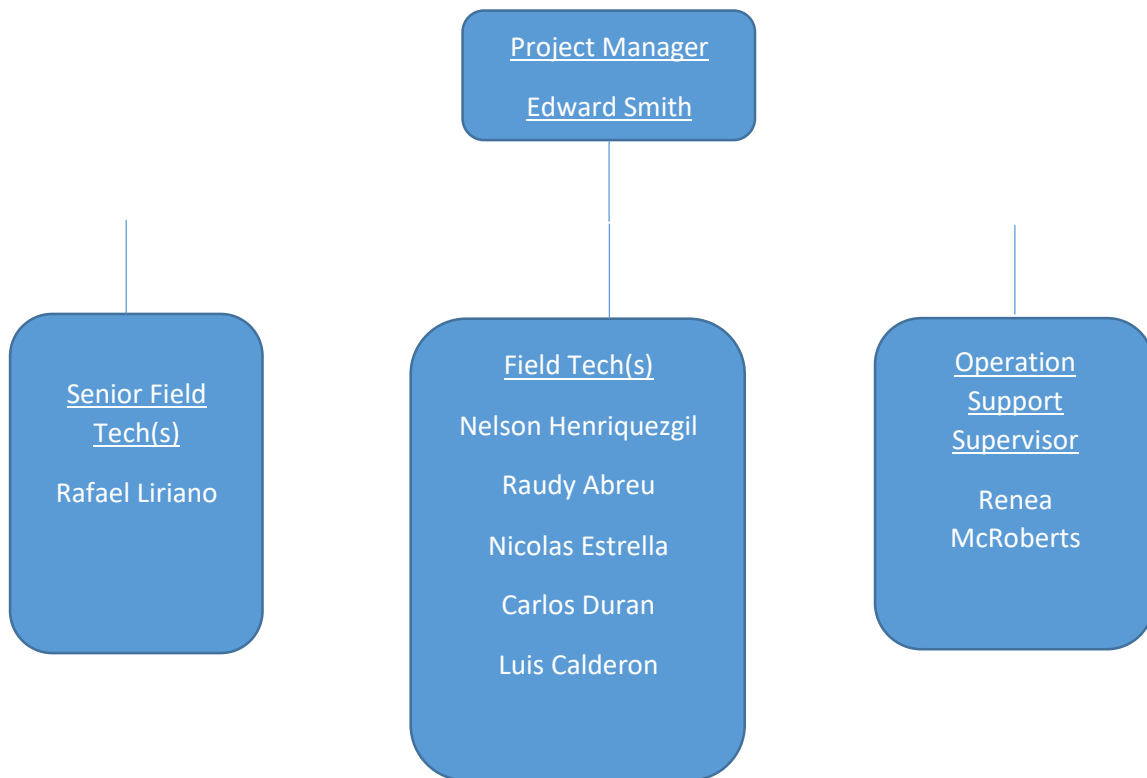


Performance Metrics	Current Month July 2025	Prior Month June 2025	2025 Year to Date
Wastewater (MG)	33.40	33.99	242.96
Reclaimed water purchased (MG)	87.23	81.71	596.62
Potable water purchased (MG)	38.25	42.62	304.03
Potable consumption billed (MG)	38.252	39.016	266.16
Unaccounted for water			
Meters Read	5716	5704	39234
Meter re-reads	47	54	412
Bills produced, mailed	3064	3044	21143
Revenue collected	\$835,603.94	\$846,251.82	\$5,749,050.09
Adjustments	\$9,222.05	\$43,473.25	\$38,946.92
Number of line breaks	5	4	29
Hydrants flushed	Services Performed by Fire Department		
Odor complaints		0	0
Manholes inspected	48	50	290
Valves exercised	51	50	400
Customer service phone calls	156	108	946
Brand new service connections	12	20	67
Service/Work orders closed	211	220	1336
Sunshine locates performed	22	19	279
(Started in July 2022) Meters replaced	75	75	4834

## Health & Safety

- Zero LTIs and OSHA recordable for the month.
- All Inframark employees are up to date on their required training.
- The monthly safety training on eLearning was completed by all staff.
- Daily safety “tailgate” discussions are held with the entire crew.

## On-Site Utilities Personnel



## Looking Ahead

## Appendix A

Pg. 6: MOR (Submitted to FDEP)

Pg. 7 – 8: BAC- T Test Results



# **Financial Statements**

**September 30, 2024**

## **Enterprise Community Development District**

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
*Enterprise Community Development District*

### Report on the Audit of the Financial Statements

#### Opinions

We have audited the accompanying financial statements of the governmental activities, business-type activities, and each major fund of the *Enterprise Community Development District* (the "District"), as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, business-type activities, and each major fund of the District as of September 30, 2024, and the respective changes in financial position and where applicable cash flows, thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* (GAS), issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and GAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and GAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

#### **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis starting on page 3, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated June 26, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

*McDermitt Davis*

Orlando, Florida  
June 26, 2025



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Our discussion and analysis of *Enterprise Community Development District's* (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement (GASB) No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

### **Financial Highlights**

- The assets of the District exceeded its liabilities at September 30, 2024 by \$41,621,870, an increase in net position of \$856,797 in comparison with the prior year.
- At September 30, 2024, the District's governmental funds reported a fund balance of \$3,370,220, an increase of \$344,759 in comparison with the prior year.

### **Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the *Enterprise Community Development District's* financial statements. The District's financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to the financial statements.

### **Government-Wide Financial Statements**

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the District's assets, liabilities, and deferred inflows/outflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

Both of the government-wide financial statements distinguish functions of the District that are principally supported by assessments (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the District include general government, and maintenance and operations related functions. The business-type activities of the District include the water and sewer operations.

### **Fund Financial Statements**

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has two fund categories: Governmental and Proprietary Funds.

#### *Governmental Funds*

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains one governmental fund. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund, which is considered to be a major fund.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

#### *Proprietary Funds*

The District maintains one type of proprietary fund: enterprise. The District maintains one enterprise fund. An enterprise fund is used to report the same functions presented as *business-type activities* in the government-wide financial statements. The District uses an enterprise fund to account for the operations of the water and sewer utility. Proprietary funds provide the same type of information as government-wide financial statements, only in more detail. The proprietary fund financial statements provide information for the water and sewer fund, which is considered a major fund.

#### **Notes to Financial Statements**

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

#### **Government-Wide Financial Analysis**

##### Statement of Net Position

The District's net position was \$41,627,870 at September 30, 2024. The following analysis focuses on the net position of the District's governmental activities.

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2024	2023	2024	2023	2024	2023
<b>Assets:</b>						
Current and other assets	\$ 3,484,170	\$ 3,086,467	\$ 17,142,517	\$ 16,189,864	\$ 20,626,687	\$ 19,276,331
Capital assets, net	4,920,289	4,975,541	18,679,666	19,514,824	23,599,955	24,490,365
<b>Total assets</b>	<b>8,404,459</b>	<b>8,062,008</b>	<b>35,822,183</b>	<b>35,704,688</b>	<b>44,226,642</b>	<b>43,766,696</b>
<b>Deferred Outflows</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>20,170</b>	<b>-</b>	<b>20,170</b>
<b>Liabilities:</b>						
Current liabilities	113,950	61,006	2,496,649	1,994,787	2,610,599	2,055,793
Long-term liabilities	-	-	-	960,000	-	960,000
<b>Total liabilities</b>	<b>113,950</b>	<b>61,006</b>	<b>2,496,649</b>	<b>2,954,787</b>	<b>2,610,599</b>	<b>3,015,793</b>
<b>Net Position:</b>						
Net investment in capital assets	4,920,289	4,975,541	18,679,666	18,574,994	23,599,955	23,550,535
Restricted	-	-	9,459,959	9,143,680	9,459,959	9,143,680
Unrestricted	3,370,220	3,025,461	5,185,909	5,051,397	8,556,129	8,076,858
<b>Total net position</b>	<b>\$ 8,290,509</b>	<b>\$ 8,001,002</b>	<b>\$ 33,325,534</b>	<b>\$ 32,770,071</b>	<b>\$ 41,616,043</b>	<b>\$ 40,771,073</b>

### Changes in Net Position

The following is a summary of the District's activities for the fiscal years ended September 30.

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2024	2023	2024	2023	2024	2023
<b>Revenues:</b>						
Program Revenues:						
Charges for services	\$ 351,300	\$ 350,714	\$ 8,969,448	\$ 8,498,899	\$ 9,320,748	\$ 8,849,613
Connection charges	-	-	44,328	380,946	44,328	380,946
General Revenues:						
Investment income	209,396	103,694	664,784	273,971	874,180	377,665
Right of way revenues	472,900	486,432	-	-	472,900	486,432
Miscellaneous	6,676	53	-	-	6,676	53
<b>Total revenues</b>	<b>1,040,272</b>	<b>940,893</b>	<b>9,678,560</b>	<b>9,153,816</b>	<b>10,718,832</b>	<b>10,094,709</b>
<b>Expenses:</b>						
Governmental Activities:						
General government	184,646	143,195	-	-	184,646	143,195
Maintenance and operations	566,119	546,044	-	-	566,119	546,044
Interest	-	-	37,164	75,937	37,164	75,937
Water and sewer	-	-	9,085,933	8,474,620	9,085,933	8,474,620
<b>Total expenses</b>	<b>750,765</b>	<b>689,239</b>	<b>9,123,097</b>	<b>8,550,557</b>	<b>9,873,862</b>	<b>9,239,796</b>
<b>Increase (Decrease) in Net Position</b>	<b>289,507</b>	<b>251,654</b>	<b>555,463</b>	<b>603,259</b>	<b>844,970</b>	<b>854,913</b>
Net position, beginning	8,001,002	7,749,348	32,770,071	32,166,812	40,771,073	39,916,160
<b>Net position, end</b>	<b>\$ 8,290,509</b>	<b>\$ 8,001,002</b>	<b>\$ 33,325,534</b>	<b>\$ 32,770,071</b>	<b>\$ 41,616,043</b>	<b>\$ 40,771,073</b>

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2024 was \$750,765. The majority of these costs are comprised of maintenance and operations expense. The cost of all business-type activities during the year ended September 30, 2024 was \$9,123,097, consisting primarily of water and sewer expenses.

### Financial Analysis of the Government's Funds

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near - term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$3,370,220. Of this total, \$56,109 is nonspendable, \$174,050 is assigned and the remainder of \$3,140,061 is unassigned.

The general fund balance increase of \$344,759 in the current year was due to increased investment income.

### General Fund Budgetary Highlights

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. There were no amendments to the September 30, 2024 general fund budget. The legal level of budgetary control is at the fund level.

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### **Capital Asset and Debt Administration**

#### *Capital Assets*

At September 30, 2024, the District had \$23,599,955 invested in assets, net of accumulated depreciation. More detailed information about the District's capital assets is presented in the notes to the financial statements.

#### *Capital Debt*

At September 30, 2024, the District had no bonds outstanding. More detailed information about the District's capital debt is presented in the notes to the financial statements.

### **Requests for Information**

If you have questions about this report or need additional financial information, contact the *Enterprise Community Development District's* Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, Florida, 33607.



## FINANCIAL STATEMENTS

	<b>Governmental Activities</b>	<b>Business-type Activities</b>	<b>Total</b>
<b>Assets:</b>			
Cash	\$ 4,196,351	\$ 4,673,021	\$ 8,869,372
Investments	-	-	-
Accounts receivable	40,564	1,040,172	1,080,736
Due from other governments	2,877	36,821	39,698
Internal balances	(811,731)	811,731	-
Prepaid items and deposits	56,109	200	56,309
Restricted Assets:			
Temporarily restricted cash	-	1,120,613	1,120,613
Temporarily restricted investments	-	9,459,959	9,459,959
Capital Assets:			
Capital assets not being depreciated	4,413,271	5,992,789	10,406,060
Capital assets, net of depreciation	507,018	12,686,877	13,193,895
<b>Total assets</b>	<b>8,404,459</b>	<b>35,822,183</b>	<b>44,226,642</b>
<b>Liabilities:</b>			
Accounts payable and accrued expenses	113,950	1,376,036	1,489,986
Deposits, payable from restricted assets	-	1,120,613	1,120,613
<b>Total liabilities</b>	<b>113,950</b>	<b>2,496,649</b>	<b>2,610,599</b>
<b>Net Position:</b>			
Net investment in capital assets	4,920,289	18,679,666	23,599,955
Restricted for debt service	-	9,459,959	9,459,959
Unrestricted	3,370,220	5,185,909	8,556,129
<b>Total net position</b>	<b>\$ 8,290,509</b>	<b>\$ 33,325,534</b>	<b>\$ 41,616,043</b>

Enterprise Community Development District  
**Statement of Activities**  
Year Ended September 30, 2024

Functions/Programs	Program Revenue				Net (Expense) Revenue and Changes in Net		
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government		
					Governmental Activities	Business-type Activities	Total
Governmental Activities:							
General government	\$ 184,646	\$ 86,400	\$ -	\$ -	\$ (98,246)	\$ -	\$ (98,246)
Maintenance and operations	566,119	264,900	-	-	(301,219)	-	(301,219)
Total governmental activities	750,765	351,300	-	-	(399,465)	-	(399,465)
Business-type Activities:							
Water and sewer expenses	9,085,933	8,969,448	-	44,328	-	(72,157)	(72,157)
Interest on long-term debt	37,164	-	-	-	-	(37,164)	(37,164)
Total business-type activities	9,123,097	8,969,448	-	44,328	-	(109,321)	(109,321)
Total primary government	9,873,862	9,320,748	-	44,328	(399,465)	(109,321)	(508,786)
General Revenues:							
Unrestricted investment earnings					209,396	664,784	874,180
Right of way revenue					472,900	-	472,900
Miscellaneous revenues					6,676	-	6,676
Total general revenues					688,972	664,784	1,353,756
Change in net position					289,507	555,463	844,970
Net position, beginning					8,001,002	32,770,071	40,771,073
Net position, ending					\$ 8,290,509	\$ 33,325,534	\$ 41,616,043

	<u>General</u>	<u>Total Governmental Funds</u>
<b>Assets:</b>		
Cash	\$ 4,196,351	\$ 4,196,351
Investments	-	-
Due from other governments	2,877	2,877
Accounts receivable	40,564	40,564
Prepaid items	56,109	56,109
<b>Total assets</b>	<u>\$ 4,295,901</u>	<u>\$ 4,295,901</u>
<b>Liabilities and Fund Balances:</b>		
Liabilities:		
Accounts payable and accrued expenses	\$ 113,950	\$ 113,950
Due to other funds	811,731	811,731
<b>Total liabilities</b>	<u>925,681</u>	<u>925,681</u>
Fund Balances:		
Nonspendable		
Prepaid items	56,109	56,109
Assigned for:		
Operating reserves	174,050	174,050
Unassigned	3,140,061	3,140,061
<b>Total fund balances</b>	<u>3,370,220</u>	<u>3,370,220</u>
<b>Total Liabilities and Fund Balances</b>	<u>\$ 4,295,901</u>	

**Amounts reported for governmental activities in the statement of net position are different because:**

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.

	<u>4,920,289</u>
<b>Net Position of Governmental Activities</b>	<u>\$ 8,290,509</u>



Enterprise Community Development District  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Governmental Funds**  
Year Ended September 30, 2024

	<b>General</b>	<b>Total Governmental Funds</b>
<b>Revenues:</b>		
Assessments	\$ 351,300	\$ 351,300
Right of way fees	472,900	472,900
Interest income	209,396	209,396
Other revenues	6,676	6,676
<b>Total revenues</b>	<b>1,040,272</b>	<b>1,040,272</b>
<b>Expenditures:</b>		
Current:		
General government	184,646	184,646
Maintenance and operations	510,867	510,867
<b>Total expenditures</b>	<b>695,513</b>	<b>695,513</b>
<b>Net change in fund balances</b>	<b>344,759</b>	<b>344,759</b>
Fund balances, beginning of year	3,025,461	3,025,461
<b>Fund balances, end of year</b>	<b>\$ 3,370,220</b>	<b>\$ 3,370,220</b>

Enterprise Community Development District  
**Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund  
Balances of Governmental Funds to the Statement of Activities**  
Year Ended September 30, 2024

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Amounts reported for Governmental Activities in the Statement of Activities are different because:

Net Change in Fund Balances - total governmental funds	\$ 344,759
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Governmental Funds report outlays for Capital Assets as expenditures because such outlays use current financial resources; however, in the statement of net position the cost of those assets is recorded as capital assets. Depreciation on capital assets is not recognized in the governmental fund statement; however, it is reported as an expense in the statement of activities.

Depreciation expense	<u>(55,252)</u>
<b>Change in Net Position of Governmental Activities</b>	<b><u>\$ 289,507</u></b>

Enterprise Community Development District  
**Statement of Revenues, Expenditures and Changes in Fund**  
**Balance Budget and Actual - General Fund**  
Year Ended September 30, 2024

	<b>Budgeted Amounts</b>		<b>Actual</b>	<b>Variance with</b>
	<b>Original</b>	<b>Final</b>	<b>Amounts</b>	<b>Final Budget -</b>
				<b>Positive</b>
				<b>(Negative)</b>
<b>Revenues:</b>				
Assessments	\$ 350,267	\$ 350,267	\$ 351,300	\$ 1,033
Right of Way Fees	330,000	330,000	472,900	142,900
Interest	11,100	11,100	209,396	198,296
Other Revenues	-	-	6,676	6,676
<b>Total revenues</b>	<b>691,367</b>	<b>691,367</b>	<b>1,040,272</b>	<b>348,905</b>
<b>Expenditures:</b>				
Current:				
General government	140,902	140,902	184,646	(43,744)
Maintenance and operations	555,300	555,300	510,867	44,433
<b>Total expenditures</b>	<b>696,202</b>	<b>696,202</b>	<b>695,513</b>	<b>689</b>
<b>Net change in fund balance</b>	<b>\$ (4,835)</b>	<b>\$ (4,835)</b>	<b>344,759</b>	<b>\$ 349,594</b>
Fund balance, beginning			3,025,461	
<b>Fund balance, ending</b>			<b>\$ 3,370,220</b>	

Enterprise Community Development District  
**Statement of Net Position**  
**Proprietary Fund**  
September 30, 2024

	<b>Enterprise Fund</b>
<b>Assets</b>	
Current Assets:	
Cash and cash equivalents	\$ 4,673,021
Restricted Assets:	
Cash and cash equivalents	1,120,613
Investments	9,459,959
Accounts receivable, net	1,040,172
Due from other government	36,821
Due from other funds	811,731
Prepays and deposits	200
<b>Total current assets</b>	<b>17,142,517</b>
Non-current Assets:	
Capital Assets:	
Land	218,400
Construction in progress	5,774,389
Improvements and infrastructure	29,903,583
Intangible assets, right to use	344,576
Less accumulated depreciation	(17,561,282)
<b>Total non-current assets</b>	<b>18,679,666</b>
<b>Total assets</b>	<b>35,822,183</b>
<b>Liabilities</b>	
Current Liabilities:	
Accounts payable and accrued expenses	1,376,036
Deposits payable from restricted assets	1,120,613
<b>Total current liabilities</b>	<b>2,496,649</b>
<b>Total liabilities</b>	<b>2,496,649</b>
<b>Net Position</b>	
Net investment in capital assets	18,679,666
Restricted for debt service	9,459,959
Unrestricted	5,185,909
<b>Total net position</b>	<b>\$ 33,325,534</b>

Enterprise Community Development District  
**Statement of Revenues, Expenses and Changes in Fund Net Position**  
**Proprietary Fund**  
Year Ended September 30, 2024

	<b>Enterprise Fund</b>
<b>Revenues</b>	
Charges for services	\$ 8,947,755
Miscellaneous	21,693
<b>Total operating revenues</b>	<b>8,969,448</b>
<b>Operating Expenses</b>	
General and administrative	131,456
Water purchases and wastewater treatment	8,119,319
Depreciation	835,158
<b>Total Operating Expenses</b>	<b>9,085,933</b>
<b>Operating income</b>	<b>(116,485)</b>
<b>Non-Operating Revenues (Expenses)</b>	
Interest income	664,784
Interest expense	(37,164)
<b>Total non-operating revenue (expenses)</b>	<b>627,620</b>
<b>Income (loss) before contributions and transfers</b>	<b>511,135</b>
Capital contributions, connection charges	44,328
<b>Change in net position</b>	<b>555,463</b>
Total net position, beginning	32,770,071
<b>Total net position, ending</b>	<b>\$ 33,325,534</b>



	<b>Enterprise Fund</b>
<b>Cash Flows from Operating Activities:</b>	
Receipts from customers and users	\$ 8,799,124
Payments to suppliers of goods and services	(7,722,416)
<b>Net cash provided by (used in) operating activities</b>	<b>1,076,708</b>
<b>Cash Flows from Non-Capital Financing Activities:</b>	
Connection fees	44,328
Decrease in due to/from other funds	(632,380)
<b>Net cash provided by (used in) non-capital financing activities</b>	<b>(588,052)</b>
<b>Cash Flows from Capital and Related Financing Activities:</b>	
Principal paid on debt	(960,000)
Interest paid on debt	(29,132)
<b>Net cash provided by (used by) capital and related financing activities</b>	<b>(989,132)</b>
<b>Cash Flows from Investing Activities:</b>	
Interest earnings	664,784
Sale of Investments	2,969,123
<b>Net cash provided by (used in) investing activities</b>	<b>3,633,907</b>
<b>Net increase in cash and cash equivalents</b>	<b>3,133,431</b>
Cash and cash equivalents, beginning	2,660,203
<b>Cash and cash equivalents, ending</b>	<b>\$ 5,793,634</b>
<b>Classified As:</b>	
Cash and cash equivalents	\$ 4,673,021
Restricted cash and cash equivalents	1,120,613
<b>Total</b>	<b>\$ 5,793,634</b>
<b>Reconciliation of Operating Income to Net Cash Provided By Operating Activities</b>	
Operating income	\$ (116,485)
<b>Adjustments Not Affecting Cash:</b>	
Depreciation	835,158
<b>Change in Assets and Liabilities:</b>	
(Increase) Decrease in accounts receivable	(204,642)
(Increase) Decrease due from other governments	46,689
(Increase) Decrease in prepaids	1,988
Increase (Decrease) in accounts payable	526,371
Increase (Decrease) in customer deposits	(12,371)
<b>Total adjustments</b>	<b>1,193,193</b>
<b>Net cash provided by operating activities</b>	<b>\$ 1,076,708</b>

**NOTES TO FINANCIAL STATEMENTS**

## **NOTE 1            SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

### **Reporting Entity**

Enterprise Community Development District ("District") was created on March 29, 1994 by Rule 42R of the Florida Land and Water Adjudicatory Commission, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District encompasses approximately 1,552 acres of an anticipated 9,500 acre planned community ("Enterprise") being developed by The Celebration Company ("Developer"), a subsidiary of The Walt Disney Company.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2024, three of the Board members are affiliated with the Developer and the Walt Disney Company.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements 14, 39, and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

### **Government-Wide and Fund Financial Statements**

The financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the District. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants, contributions and investment income that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as *general revenues*.

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**NOTE 1                      SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the modified *accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting; however, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operation and maintenance special assessments are levied by the District prior to the start of the fiscal year which begins October 1<sup>st</sup> and ends on September 30<sup>th</sup>. These assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the District.

Water and sewer connection fees received are available for the payment of debt service on the District's bonds and for costs associated with the construction, reconstruction and expansion of the District's utility systems. These fees are included in restricted investments on the Enterprise Fund Statement of Net Position until spent for the designated purpose.

The District reports the following major funds:

*General Fund*

Is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

*Water and Sewer Fund*

Accounts for the water and sewer operations of the District that are financed and supported primarily by user charges.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the District's enterprise fund are charges to customers for sales and services. Operating expenses of the enterprise fund include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, then unrestricted resources as they are needed.

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**NOTE 1                      SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance**

*Restricted Assets*

These assets represent cash and investments set aside pursuant to bond covenants, and customer deposits.

*Deposits and Investments*

The District's cash and cash equivalents are considered to be cash on hand and demand deposits. The District considered highly liquid investments with a maturity of three months or less, when purchased, to be cash equivalents. The District has adopted a policy for its investments specifying that investment alternatives (other than publicly traded securities) must have an established market. Investments shall be subject to the cash flow needs of the District. Such cash flows are subject to revisions as market conditions and the District's needs change. It is the intent of the District to avoid assets that require a significant time to liquidate.

Investment of District funds may include, subject to certain restrictions and requirements, Local Government Surplus Funds Trust Fund or similar common trust fund which is established pursuant to state law as a legal depository of public moneys; negotiable direct obligations of, or obligations of which the principal and interest are unconditionally guaranteed by, the United States Government; bonds, debentures, or other evidences of indebtedness issued or guaranteed by any agency or corporation; investment agreements with any bank or other financial institution; deposits, federal funds or bankers acceptances of any domestic bank, including a branch office of a foreign bank which branch office is located in the United States; repurchase agreements collateralized by direct obligations with any registered broker/dealer subject to the Securities Investors' Protection Corporation jurisdiction or any commercial bank; prime commercial paper of a United States corporation, finance company or banking institution if such commercial paper is rated at least "P-1" by Moody's or at least "A-1 +" by S&P and if such commercial paper is stated to mature in not more than 270 days; securities of or other investments in, any open-ended or closed-end management type investment company or investment trust registered under the Investment Company Act of 1940, 15 U.S.C. ss. 80a-1 et seq., as amended from time to time, provided the portfolio of such investment company or investment trust is limited to United States government obligations and provided such investment company or investment trust takes delivery of such collateral either directly or through an authorized custodian; securities permitted by Sections 218.345 and 218.415(15), Florida Statutes, as amended from time to time; and such other securities as approved by resolution of the governing body of the District. In addition, Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, Fair Value Measurement and Application. The District's investments consist of investments authorized in accordance with Section 218.415, Florida Statutes.

*Prepaid Items*

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

*Accounts Receivable*

Accounts receivable and revenues for the enterprise fund are shown net of an allowance for uncollectible amounts. For water and sewer accounts receivable, the allowance is less than one percent of receivable balances at September 30, 2024. This balance is comprised primarily of accounts with outstanding balances in excess of 120 days.

*Capital Assets*

Capital assets, which include property, plant, equipment and infrastructure assets (e.g., roads, sidewalks and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.



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**NOTE 1                      SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<b>Assets</b>	<b>Years</b>
Intangibles - right to use	50
Improvements other than buildings	10 - 50
Infrastructure	10 - 40
Equipment	10

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

*Interfund Balances*

The outstanding balances between the funds result mainly from the time lag between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system and (3) payments are made. These amounts are expected to be collected in the subsequent year.

*Long Term Obligations*

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of premiums or discounts.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums and discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

*Deferred Outflows of Resources*

In addition to assets, the statement of financial position includes a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District has one item, a deferred charge on refunding, that qualifies for reporting in this category. A deferred charge on refunding results from the difference in the carrying value of the refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

*Deferred Inflows of Resources*

In addition to liabilities, the statement of financial position includes a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District does not have any item that qualifies for reporting in this category.

*Net Position Flow Assumption*

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted- net position and unrestricted- net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted - net position to have been depleted before unrestricted-net position is applied.

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**NOTE 1                      SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

*Fund Balance Flow Assumptions*

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

*Fund Balance Policies*

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above an additional action is essential to either remove or revise a commitment.

**Other Disclosures**

*Use of Estimates*

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

**New Accounting Standards**

In fiscal year 2024, the District has not implemented any new accounting standards with a material effect on the District's financial statements.

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## **NOTE 2                    STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY**

### **Budgetary Information**

The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

1. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
2. Public hearing(s) are conducted to obtain taxpayer comments.
3. Prior to October 1, the budget is legally adopted by the District Board.
4. Certain budget changes must be approved by the District Board, as further provided in its budget resolution.
5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

## **NOTE 3                    DEPOSITS AND INVESTMENTS**

### **Deposits**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

### **Investments**

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset.

Under GASB 72, assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted prices for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools and non-negotiable, non-transferable certificates of deposit that do not consider market rates are required to be reported at amortized cost should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost.

Instead of establishing a written investment policy, the District elected to limit investments to those approved by Florida Statutes and the District Trust Indenture. Authorized District investments include, but are not limited to:

1. The Local Government Surplus Funds Trust Fund (SBA);
2. Securities and Exchange Commission Registered Money Market Funds with the highest credit quality rating from a nationally recognized rating agency;
3. Interest-bearing time deposits or savings accounts in qualified public depositories;
4. Direct obligations of the U.S. Treasury.

### NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)

Investments made by the District at September 30, 2024 are summarized below.

<u>Investment Type</u>	<u>Fair Value</u>	<u>Credit Rating</u>	<u>Weighted Average Maturity</u>
US Bank Commercial Paper	\$ 9,459,959	S&P A-1+	N/A
	<u>\$ 9,459,959</u>		

*Credit Risk:*

The District's limits credit risk by restricting authorized investments to those described which are either backed by the full faith and credit of the United States Government or maintain the highest credit quality ratings of Moody's or S&P.

*Custodial Credit Risk:*

In the case of deposits, this is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2024, all of the District's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2024, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

*Concentration of Credit Risk:*

There is no limit on the amount the District may invest in any one issuer.

*Interest Rate Risk:*

The District does not specifically address interest rate risk; however, their practice is to apply the prudent-person rule: Investments are made as a prudent person would be expected to act, with discretion and intelligence, to seek reasonable income, preserve capital, and in general, avoid speculative investments. The District invests to provide sufficient liquidity to pay obligations as they come due.

### NOTE 4 RESTRICTED ACCOUNTS

At September 30, 2024 the District reported the following restricted asset accounts:

	<u>Enterprise Fund</u>
<b>Cash:</b>	
Customer deposits	\$ 1,120,613
Total Restricted Cash	<u>\$ 1,120,613</u>
<b>Investments:</b>	
Reserve account - bond compliance	\$ 487,283
Revenue account - bond compliance	24,367
Surplus account - bond compliance	21,068
Maintenance reserve - bond compliance	1,962,591
Connection fees - bond compliance	5,891,476
Operating reserve - bond compliance	1,073,174
Total Restricted Investments	<u>\$ 9,459,959</u>

**NOTE 5 CAPITAL ASSETS**

Capital asset activity for the year ended September 30, 2024 was as follows:

	<b>Beginning Balance</b>	<b>Additions</b>	<b>Disposals</b>	<b>Ending Balance</b>
<b>Governmental Activities:</b>				
Capital Assets Not Being Depreciated:				
Land and land improvements	\$ 4,413,271	\$ -	\$ -	\$ 4,413,271
<b>Total capital assets not being depreciated</b>	<b>4,413,271</b>	<b>-</b>	<b>-</b>	<b>4,413,271</b>
Capital Assets Being Depreciated:				
Intangible asset - right to use	311,759	-	-	311,759
Infrastructure	4,076,642	-	-	4,076,642
Improvements	948,217	-	-	948,217
Equipment	12,474	-	-	12,474
<b>Total capital assets being depreciated</b>	<b>5,349,092</b>	<b>-</b>	<b>-</b>	<b>5,349,092</b>
Less Accumulated Depreciation for:				
Intangible asset - right to use	(43,645)	(6,235)	-	(49,880)
Infrastructure	(3,788,148)	(48,325)	-	(3,836,473)
Activity center	(948,217)	-	-	(948,217)
Equipment	(6,812)	(692)	-	(7,504)
<b>Total accumulated depreciation</b>	<b>(4,786,822)</b>	<b>(55,252)</b>	<b>-</b>	<b>(4,842,074)</b>
<b>Total capital assets being depreciated, net</b>	<b>562,270</b>	<b>(55,252)</b>	<b>-</b>	<b>507,018</b>
<b>Governmental activities capital assets, net</b>	<b>\$ 4,975,541</b>	<b>\$ (55,252)</b>	<b>\$ -</b>	<b>\$ 4,920,289</b>
<b>Business-type Activities:</b>				
Capital Assets, Not Being Depreciated:				
Land	\$ 218,400	\$ -	\$ -	\$ 218,400
Construction in progress	5,774,389	-	-	5,774,389
<b>Total capital assets, not being depreciated</b>	<b>5,992,789</b>	<b>-</b>	<b>-</b>	<b>5,992,789</b>
Capital Assets Being Depreciated:				
Intangible asset - right to use	344,576	-	-	344,576
Improvements other than buildings	29,903,583	-	-	29,903,583
<b>Total capital assets, being depreciated</b>	<b>30,248,159</b>	<b>-</b>	<b>-</b>	<b>30,248,159</b>
Less Accumulated Depreciation for:				
Intangible asset - right to use	(48,244)	(6,892)	-	(55,136)
Improvements other than buildings	(16,677,880)	(828,266)	-	(17,506,146)
<b>Total accumulated depreciation</b>	<b>(16,726,124)</b>	<b>(835,158)</b>	<b>-</b>	<b>(17,561,282)</b>
<b>Total capital assets being depreciated, net</b>	<b>13,522,035</b>	<b>(835,158)</b>	<b>-</b>	<b>12,686,877</b>
<b>Business-type activities capital assets, net</b>	<b>\$ 19,514,824</b>	<b>\$ (835,158)</b>	<b>\$ -</b>	<b>\$ 18,679,666</b>

For governmental activities, depreciation expense was charged to the maintenance and operations function/program.



**NOTE 6 LONG-TERM LIABILITIES**

**Bonds Payable Series 2012 - Public Offering**

On May 9, 2012, the District issued \$10,000,000 of Water and Sewer Revenue Refunding Bonds Series 2012 due May 1, 2024, with a fixed interest rate of 2.63%. The Bonds were issued to refund the District's outstanding Water and Sewer Revenue Bonds, Series 1999 and pay certain costs associated with the issuance of the Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2013 through May 1, 2024.

The Bonds are payable from pledged revenue which includes, without limitation, net revenue received by the District from the users of the water and sewer services. The Series 2012 Bonds are secured by the pledged revenue as defined in the Master Trust Indenture.

The Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service. Payment of principal and interest on the 2012 Bonds is secured by a pledge of and a first lien upon the pledged special assessment revenue. The District is in compliance with the requirements of the Bond Indenture.

The Series 2012 Revenue Bonds were paid off during the year. For the year ended September 30, 2024, principal and interest paid was \$976,994.

Long-term debt activity for the year ended September 30, 2024 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
<b>Business-type activities:</b>					
Bonds Payable:					
Series 2012	\$ 960,000	\$ -	\$ (960,000)	\$ -	\$ -
Total	<u>\$ 960,000</u>	<u>\$ -</u>	<u>\$ (960,000)</u>	<u>\$ -</u>	<u>\$ -</u>

**NOTE 7                      DISPUTED TOHO WATER AUTHORITY CHARGES**

The District receives a monthly invoice from Toho Water Authority (TWA) for purchased potable and reuse water, and wastewater and sewer based on the meter readings at the lift station. Per a Lager User Service Agreement (LUA) with TWA, the District agrees to limit and requires its customers to limit all wastewater introduced into the wastewater services systems to Domestic Wastewater in accordance with provisions of Division 4 of the Code of the City of Kissimmee. The results of tests conducted by TWA show that wastewater from the District exceeded the levels for TKN, oil and grease, and chemical oxygen demand (COD) as established by Division 4 of the code of the City of Kissimmee. Consequently, TWA has charged the District a total of \$286,477 for high strength discharge found in the water from June 2013 to September 2016. These charges have been accrued in the Water and Sewer Fund. The District is disputing these charges and the matter has not been resolved as of the report date.

**NOTE 8                      INTERLOCAL AGREEMENT**

In a prior year, the District signed an Interlocal Agreement with Celebration Community Development District ("Celebration") for the development, operation and maintenance of Celebration's administrative facility. Per the agreement, the District agrees to pay Celebration its prorated share of the budgeted Administrative Facility's cost of development through a Development Contribution. Upon or prior to the execution of this Interlocal Agreement, the District shall pay Celebration a Development Contribution of \$700,555, which represents a prorata share of initial development costs based on the space allocated to the District. In a prior fiscal year, District paid a total of \$786,335 for their portion of the development costs. The District has reported an intangible asset for the right to use the facility.

As part of the interlocal agreement, the Celebration Owner's Association should be paying assessments of approximately \$325,000 to offset the construction costs of the facility. Since the District paid for 40% of the construction costs, it will get that share (\$130,000) of the assessments when collected by Celebration.

In addition, per the agreement, the District agrees to pay Celebration \$14,448, its prorated share of the Administrative Facility's operations and maintenance costs (O&M Costs) on a monthly basis or in a lump sum payment. O&M Costs include utility costs (electric, water, sewer, reuse), janitorial, landscaping, pest control and window cleaning services as well as costs related to the common area (docking bays, parking, fencing, restroom facilities, etc.) and any repairs to the building.

The term of this Interlocal Agreement shall be for fifty (50) years. the District may elect to exercise two (2) additional ten (10) year options by delivering additional development contribution to Celebration no less than 90 days prior to the applicable termination of the Interlocal Agreement. If the District elects to exercise the first ten (10) year option, it shall pay Celebration a Development Contribution of \$350,275 or twenty (20%) of the District's initial Development Contribution plus inflation as calculated based on the Consumer Price Index (CPI-U). If the District elects to exercise the second ten (10) year option, it shall pay Celebration a Development Contribution of \$392,311 or twenty (20%) of the District's initial Development Contribution plus inflation as calculated based on the CPI-U, whichever is greater.

**NOTE 9                      MANAGEMENT COMPANY**

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

**NOTE 10                     RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage in the past three years.

**COMPLIANCE SECTION**

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING  
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE  
WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
*Enterprise Community Development District*

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (Government Auditing Standards), the financial statements of the governmental activities, business-type activities, and each major fund of the *Enterprise Community Development District* (the "District") as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated June 26, 2025.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit, we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations and contracts, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*McDermitt Davis*

Orlando, Florida  
June 26, 2025

## MANAGEMENT LETTER

Board of Supervisors  
*Enterprise Community Development District*

### Report on the Financial Statements

We have audited the financial statements of the *Enterprise Community Development District*, (the "District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated June 26, 2025.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 26, 2025, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, require that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no such findings in the preceding financial audit report.

### Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information has been disclosed in the notes to the financial statements.

### Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the District reported:

- a. The total number of District employees compensated in the last pay period of the District's fiscal year as not applicable.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year as 11.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$0.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$2,245,642.



- e. Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project \$0.
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final budget under Section 189.016(6), Florida Statutes, see general fund budget statement.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District as \$51.94.
- b. The total amount of special assessments collected by or on behalf of the District as \$351,300.
- c. The total amount of outstanding bonds issued by the District and the terms of such bonds as disclosed in the notes to financial statements.

#### **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

#### **Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*McDermitt Davis*

Orlando, Florida  
June 26, 2025

**INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH  
THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES**

Board of Supervisors  
*Enterprise Community Development District*

We have examined Enterprise Community Development District's (the District) compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2024. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2024.

*McDermitt Davis*

Orlando, Florida  
June 26, 2025

**RESOLUTION 2025-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
ENTERPRISE COMMUNITY DEVELOPMENT DISTRICT ADOPTING  
THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2026.**

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

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

**WHEREAS**, the Board of Supervisors (“Board”) has proposed the fiscal year 2026 annual meeting schedule as attached in Exhibit A.

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

1. The fiscal year 2026 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

**Passed and Adopted this 3<sup>rd</sup> day of September, 2025.**

Attest:

**Enterprise Community Development District**

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

**Exhibit A: FY 2026 Meeting Schedule**

## **NOTICE OF MEETING SCHEDULE ENTERPRISE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Enterprise Community Development District will hold meetings for fiscal year 2026 at the District Office located at 313 Campus Street, Celebration, Florida 34747, at 10:30 a.m. generally on the first Wednesday of every month, unless noted otherwise.

October 1, 2025	April 1, 2026
November 5, 2025	May 6, 2026
December 3, 2025	June 3, 2026
January 7, 2026	July 8, 2026
February 4, 2026	August 5, 2026
March 4, 2026	September 2, 2026

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

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

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

Angel Montagna District Manager

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**Publication date:**

**MEMORANDUM**

**TO:** Board of Supervisors, Enterprise CDD  
**FROM:** Christian Haller, District Accountant  
**CC:** Angel Montagna, District Manager  
**DATE:** June 26, 2025  
**SUBJECT:** May Financial Report

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Please find the attached May 2025 Financial Report. During your review, please keep in mind that the goal is for revenue to meet or exceed the annual budget and for expenditures to be at or below the annual budget. To assist with your review, an overview of each of the District's funds is provided below. Should you have any questions or require additional information, please contact me at Christian.Haller@Inframark.com.

**Financial Report****General Fund**

Total Revenues through May are approximately 89% of the adopted budget.

Total Expenditures through May are approximately 59% of the adopted budget.

**Administration**

- Insurance-General Liability - FMIT Insurance invoices, paid in full FY25.
- Misc-Records Storage - Records Storage Fee.

**Field**

- R&M-Common Area - Water Leak Repairs.
- R&M-Other Landscape - Pine Straw Installation.
- R&M-Irrigation - Irrigation Repairs (Siteone Landscape).
- R&M-Sidewalks - Sidewalk Repairs (K&D Concrete Inc).

**Road and Street Facilities**

- Electricity - Streelighting - Duke Energy paid through current month.

**Water Fund**

Total revenues through May are approximately 84% of the adopted budget.

Total expenses through May are approximately 60% of the adopted budget.



**ENTERPRISE**  
**Community Development District**  
*Financial Report*

*May 31, 2025*

**Prepared by**



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**ENTERPRISE**  
**Community Development District**

**Financial Statements**

**(Unaudited)**

**May 31, 2025**

**Balance Sheet**

May 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	WATER & SEWER FUND	TOTAL
<b>ASSETS</b>			
Cash - Checking Account	\$ 411,115	\$ 2,993,417	\$ 3,404,532
Accounts Receivable	39,062	1,144,902	1,183,964
Accounts Receivable - Other	-	318,866	318,866
Allow -Doubtful Accounts	-	(4,327)	(4,327)
Due From Other Districts	-	28,752	28,752
Due From Other Funds	-	450,449	450,449
Investments:			
Money Market Account	183,906	2,845,631	3,029,537
Mutual Funds (Gov. Fund)	3,546,740	-	3,546,740
Connection Fees Fund	-	6,067,919	6,067,919
Maintenance Reserve	-	2,021,368	2,021,368
Operating Reserve	-	1,105,315	1,105,315
Reserve Fund	-	487,283	487,283
Revenue Fund	-	39,690	39,690
Surplus	-	21,700	21,700
Deposits	-	200	200
Fixed Assets			
Land	-	218,400	218,400
Infrastructure	-	25,795,471	25,795,471
Accum Depr - Infrastructure	-	(17,561,282)	(17,561,282)
Property Under Capital Leases	-	344,576	344,576
Construction Work In Process	-	5,774,389	5,774,389
Other Fixed Assets	-	4,108,112	4,108,112
<b>TOTAL ASSETS</b>	<b>\$ 4,180,823</b>	<b>\$ 36,200,831</b>	<b>\$ 40,381,654</b>

**Balance Sheet**

May 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	WATER & SEWER FUND	TOTAL
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ 135,112	\$ 38,742	\$ 173,854
Accrued Expenses	46	847,963	848,009
Deposits	-	1,088,697	1,088,697
Due To Other Funds	450,449	-	450,449
<b>TOTAL LIABILITIES</b>	<b>585,607</b>	<b>1,975,402</b>	<b>2,561,009</b>
<b><u>FUND BALANCES / NET ASSETS</u></b>			
<i>Fund Balances</i>			
<b>Assigned to:</b>			
Operating Reserves	174,050	-	174,050
<b>Unassigned:</b>	<b>3,421,166</b>	<b>-</b>	<b>3,421,166</b>
<i>Net Assets</i>			
Invested in capital assets, net of related debt	-	18,679,667	18,679,667
Restricted for Debt Service	-	3,675,356	3,675,356
Unrestricted/Unreserved	-	11,870,406	11,870,406
<b>TOTAL FUND BALANCES / NET ASSETS</b>	<b>\$ 3,595,216</b>	<b>\$ 34,225,429</b>	<b>\$ 37,820,645</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES / NET ASSETS</b>	<b>\$ 4,180,823</b>	<b>\$ 36,200,831</b>	<b>\$ 40,381,654</b>



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 150,000	\$ 100,000	\$ 110,182	\$ 10,182
Right-of-Way Fees	330,000	220,000	276,941	56,941
Interest - Tax Collector	-	-	465	465
Special Assmnts- Tax Collector	364,867	364,867	364,496	(371)
Special Assmnts- Discounts	(14,595)	(14,595)	(13,962)	633
<b>TOTAL REVENUES</b>	<b>830,272</b>	<b>670,272</b>	<b>738,122</b>	<b>67,850</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
P/R-Board of Supervisors	3,000	2,000	600	1,400
FICA Taxes	1,000	667	46	621
ProfServ-Engineering	100,000	66,667	59,102	7,565
ProfServ-Info Technology	1,300	867	690	177
ProfServ-Legal Services	10,000	6,667	8,406	(1,739)
ProfServ-Mgmt Consulting	66,000	44,000	44,000	-
ProfServ-Property Appraiser	200	200	141	59
Auditing Services	5,000	5,000	4,800	200
Communication - Telephone	1,700	1,133	399	734
Postage and Freight	500	333	69	264
Insurance - General Liability	19,000	19,000	16,911	2,089
Printing and Binding	500	333	-	333
Legal Advertising	3,000	2,000	767	1,233
Misc-Records Storage	-	-	6,720	(6,720)
Misc-Assessment Collection Cost	7,297	7,297	7,011	286
Misc-Contingency	1,000	667	364	303
Misc-Web Hosting	1,600	1,067	1,593	(526)
Office Supplies	400	267	-	267
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>221,672</b>	<b>158,340</b>	<b>151,794</b>	<b>6,546</b>
<b>Other Public Safety</b>				
Contracts-Sheriff	20,000	13,333	-	13,333
<b>Total Other Public Safety</b>	<b>20,000</b>	<b>13,333</b>	<b>-</b>	<b>13,333</b>
<b>Physical Environment</b>				
Contracts-Water Quality	13,000	8,667	11,063	(2,396)
Contracts-Aquatic Control	6,000	4,000	3,465	535
Contracts-Pest Control	14,000	9,333	10,224	(891)
R&M-Wetland	500	333	-	333
<b>Total Physical Environment</b>	<b>33,500</b>	<b>22,333</b>	<b>24,752</b>	<b>(2,419)</b>
<b>Flood Control/Stormwater Mgmt</b>				
R&M-Road Drainage	7,000	4,667	5,301	(634)
<b>Total Flood Control/Stormwater Mgmt</b>	<b>7,000</b>	<b>4,667</b>	<b>5,301</b>	<b>(634)</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>Field</u></b>				
ProfServ-Field Management	193,000	128,667	128,666	1
Contracts-Landscape	150,000	100,000	93,333	6,667
Contracts-Irrigation	16,000	10,667	-	10,667
Contracts-Trash & Debris Removal	2,000	1,333	-	1,333
Contracts-Pine Straw	35,000	23,333	-	23,333
Contracts-Tree & Shrub Maintenance	20,000	13,333	-	13,333
Electricity - General	600	400	321	79
Utility - Refuse Removal	10,000	6,667	1,785	4,882
R&M-Boardwalks	12,000	8,000	-	8,000
R&M-Common Area	12,000	8,000	8,659	(659)
R&M-Other Landscape	15,000	10,000	9,520	480
R&M-Irrigation	10,000	6,667	3,912	2,755
R&M-Sidewalks	15,000	10,000	37,530	(27,530)
R&M-Hardscape Cleaning	7,000	4,667	-	4,667
R&M-Painting	23,000	15,333	2,580	12,753
R&M-Maintenance Building	8,000	5,333	11,248	(5,915)
Misc-Contingency	10,000	6,667	20,604	(13,937)
<b>Total Field</b>	<b>538,600</b>	<b>359,067</b>	<b>318,158</b>	<b>40,909</b>
<b><u>Road and Street Facilities</u></b>				
Electricity - Streetlights	19,000	12,667	10,637	2,030
R&M-Road Cleaning	7,000	4,667	2,483	2,184
R&M-Roads & Alleyways	2,500	1,667	-	1,667
R&M-Signage	2,000	1,333	-	1,333
R&M-Streetlights	13,000	8,667	-	8,667
<b>Total Road and Street Facilities</b>	<b>43,500</b>	<b>29,001</b>	<b>13,120</b>	<b>15,881</b>
<b>TOTAL EXPENDITURES</b>	<b>864,272</b>	<b>586,741</b>	<b>513,125</b>	<b>73,616</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(34,000)	83,531	224,997	141,466
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(34,000)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(34,000)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (34,000)	\$ 83,531	\$ 224,997	\$ 141,466
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>3,370,219</b>	<b>3,370,219</b>	<b>3,370,219</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 3,336,219</b>	<b>\$ 3,453,750</b>	<b>\$ 3,595,216</b>	

**Statement of Revenues, Expenses and Changes in Net Assets**  
For the Period Ending May 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>OPERATING REVENUES</u></b>				
Interest - Investments	\$ 205,000	\$ 136,667	\$ 373,455	\$ 236,788
Water Revenue	1,872,662	1,248,441	1,363,368	114,927
Sewer Revenue	3,817,916	2,545,277	3,115,559	570,282
Irrigation Fees	1,592,925	1,061,950	1,454,705	392,755
Other Miscellaneous Revenues	30,000	20,000	30,386	10,386
Connection Fees - W/S	200,000	133,333	167,203	33,870
<b>TOTAL OPERATING REVENUES</b>	<b>7,718,503</b>	<b>5,145,668</b>	<b>6,504,676</b>	<b>1,359,008</b>
<b><u>OPERATING EXPENSES</u></b>				
<b><u>Personnel and Administration</u></b>				
P/R-Board of Supervisors	3,000	2,000	600	1,400
FICA Taxes	250	167	46	121
ProfServ-Engineering	35,000	23,333	48,548	(25,215)
ProfServ-Financial Advisor	5,000	3,333	-	3,333
ProfServ-Legal Services	16,000	10,667	-	10,667
ProfServ-Mgmt Consulting	66,600	44,400	44,400	-
ProfServ-Trustee Fees	4,000	2,667	-	2,667
Auditing Services	5,000	5,000	4,800	200
Communication - Telephone	1,200	800	902	(102)
Postage and Freight	500	333	28	305
Insurance - General Liability	44,500	44,500	39,076	5,424
Printing and Binding	500	333	-	333
Legal Advertising	500	333	-	333
Miscellaneous Services	5,000	3,333	-	3,333
Misc-Web Hosting	1,600	1,067	-	1,067
Office Supplies	500	333	-	333
<b>Total Personnel and Administration</b>	<b>189,150</b>	<b>142,599</b>	<b>138,400</b>	<b>4,199</b>
<b><u>Water Utility Services</u></b>				
ProfServ-Utility Billing	-	-	2,302	(2,302)
Contracts-Bulk Potable Water	900,000	600,000	608,204	(8,204)
Contracts-Bulk Wastewater	2,500,000	1,666,667	1,791,996	(125,329)
Contracts-Misc Labor	5,000	3,333	-	3,333
Contracts-Irrigation (Re-Use)	1,600,000	1,066,667	1,124,433	(57,766)
<b>Total Water Utility Services</b>	<b>5,005,000</b>	<b>3,336,667</b>	<b>3,526,935</b>	<b>(190,268)</b>
<b><u>Field</u></b>				
ProfServ-Field Management	424,400	282,933	282,933	-
Contracts-Utility Service	1,380,600	920,400	920,368	32
Electricity - General	125,000	83,333	92,358	(9,025)
Internet - Lift stations	34,000	22,667	22,851	(184)
Rental - Container	2,400	1,600	-	1,600
R&M-Meter Change-Out	800,000	533,333	-	533,333
R&M-Utility Maintenance	1,100,000	733,333	616,120	117,213
R&M-Maintenance Building	8,000	5,333	4,816	517
Misc-Contingency	198,500	132,333	-	132,333
<b>Total Field</b>	<b>4,072,900</b>	<b>2,715,265</b>	<b>1,939,446</b>	<b>775,819</b>

**Statement of Revenues, Expenses and Changes in Net Assets**  
For the Period Ending May 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>TOTAL OPERATING EXPENSES</b>	<b>9,267,050</b>	<b>6,194,531</b>	<b>5,604,781</b>	<b>589,750</b>
Operating income (loss)	(1,548,547)	(1,048,863)	899,895	1,948,758
Change in net assets	\$ (1,548,547)	\$ (1,048,863)	\$ 899,895	\$ 1,948,758
<b>TOTAL NET ASSETS, BEGINNING (OCT 1, 2024)</b>	<b>33,325,534</b>	<b>33,325,534</b>	<b>33,325,534</b>	
<b>TOTAL NET ASSETS, ENDING</b>	<b>\$ 31,776,987</b>	<b>\$ 32,276,671</b>	<b>\$ 34,225,429</b>	

**ENTERPRISE**  
**Community Development District**

**Supporting Schedules**

**May 31, 2025**



**Non-Ad Valorem Special Assessments - Osceola County Tax Collector**

Monthly Collection Distributions  
For the Fiscal Year Ending September 30, 2025

<b>Date Received</b>	<b>Net Amount Received</b>	<b>Discount / (Penalties) Amount</b>	<b>Collection Costs</b>	<b>General Fund Gross Amount</b>
Assessments Levied in FY 2025				\$ 364,860
Allocation %				100%
11/22/24	\$ 635	\$ 27	\$ 13	\$ 675
12/11/24	\$ 150,650	\$ 6,405	\$ 3,074	\$ 160,129
12/20/24	\$ 163,988	\$ 6,970	\$ 3,347	\$ 174,304
01/09/25	\$ 886	\$ 28	\$ 18	\$ 932
02/10/25	\$ 23,672	\$ 493	\$ 483	\$ 24,648
03/11/25	\$ 3,693	\$ 38	\$ 75	\$ 3,807
<b>TOTAL</b>	<b>\$ 343,524</b>	<b>\$ 13,962</b>	<b>\$ 7,011</b>	<b>\$ 364,496</b>
% COLLECTED				99.90%
<b>TOTAL OUTSTANDING</b>				<b>\$ 364</b>

Cash and Investment Report  
*May 31, 2025*

General Fund
--------------

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account- Operating	Truist		n/a	0.00%	\$246,669
Checking Account- Operating	Valley National		n/a	4.33%	\$163,237
Brokerage checking account	Valley National		n/a	0.00%	\$1,209
				<b>Subtotal</b>	<b>\$411,115</b>
Money Market Account	Bank United	MMA	n/a	4.39%	\$183,906
				<b>Subtotal</b>	<b>\$183,906</b>
Mutual Fund	Goldman Sachs		n/a	4.07%	\$3,546,740
				<b>Subtotal</b>	<b>\$3,546,740</b>
				<b>Total General Fund</b>	<b>\$4,141,762</b>

**Cash and Investment Report**  
*May 31, 2025*

**Water & Sewer Fund**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account- Operating	Truist		n/a	0.00%	\$2,562,778
Checking Account- Operating	Valley National		n/a	4.33%	\$92,675
Checking Account	Valley National		n/a	4.33%	\$337,964
				<b>Subtotal</b>	<b>\$2,993,417</b>
Money Market Account	Bank United	MMA	n/a	4.39%	\$2,845,631
				<b>Subtotal</b>	<b>\$2,845,631</b>
Series 2012 Connection Fund	US Bank	US Bank Gcts	n/a	4.25%	\$6,067,919
Series 2012 Maintenance Reserve	US Bank	US Bank Gcts	n/a	4.25%	\$2,021,368
Series 2012 Operating Reserve Fund	US Bank	US Bank Gcts	n/a	4.25%	\$1,105,315
Series 2012 Reserve Fund	US Bank	US Bank Gcts	n/a	4.25%	\$487,283
Series 2012 Revenue Fund	US Bank	US Bank Gcts	n/a	4.25%	\$39,690
Series 2012 Surplus Fund	US Bank	US Bank Gcts	n/a	4.25%	\$21,700
				<b>Subtotal</b>	<b>\$9,743,275</b>
<b>Total Water / Sewer Fund</b>					<b><u>\$15,582,323</u></b>

**Right-of-Way Fees Electricity**  
May 31, 2025

<b>Posting Date</b>	<b>Payment Month</b>	<b>Amount</b>
10/31/2024	October	38,811
11/30/2024	November	35,810
12/31/2024	December	32,627
1/31/2025	January	31,002
2/28/2025	February	29,407
3/31/2025	March	34,493
4/30/2025	April	35,729
5/31/2025	May Accrual	39,061
<b>Total</b>		<b>276,941</b>

**ENTERPRISE**  
**Community Development District**

**Due To/From Other Districts**  
For the Period from 10/1/24 to 5/31/25

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
				<b>BEGINNING BALANCE</b>					<b>BALANCE B/F 133500</b>
									<b>24,994.06</b>
ACH		10/09/24		DUKE ENERGY-ACH	84171383	BILL PRD 8/28-9/25/24	Electricity - General	133500	11,827.17
ACH		11/18/24		DUKE ENERGY-ACH	103024	ACH BILL PRD 9/26-10/28/24	Electricity - General	133500	11,832.81
ACH		12/17/24		ENTERPRISE CDD		DUE TO ECDD THRU 09/30/24			(36,945.75)
ACH		12/20/24		DUKE ENERGY-ACH	112724	ACH BILL PRD 10/29-11/25/24	Electricity - General	133500	11,825.92
ACH		12/30/24		DUKE ENERGY-ACH	123024	ACH BILL PRD 11/26-12/26/24	Electricity - General	133500	11,827.80
ACH		01/27/25		DUKE ENERGY-ACH	012725	ACH BILL PRD 12/24-1/24/25	Electricity - General	133500	10,928.12
ACH		02/21/25		ENTERPRISE CDD		DUE TO ECDD THRU 12/31/24			(35,486.53)
ACH		02/28/25		DUKE ENERGY-ACH	022825	ACH BILL PRD 1/29-2/26/25	Electricity - General	133500	10,930.12
ACH		03/28/25		DUKE ENERGY-ACH	032825	ACH BILL PRD 2/27-3/26	Electricity - General	133500	14,751.84
ACH		04/29/25		DUKE ENERGY-ACH	042825	ACH BILL PRD 3/27-4/25/25	Electricity - General	133500	14,754.27
ACH		05/21/25		ENTERPRISE CDD		DUE TO ECDD THRU 3/31/25			(36,610.08)
ACH		05/31/25		DUKE ENERGY-ACH		ACCUE DUE TO ECDD THRU 4/26/25 -5/27/25	Electricity - General	133500	14,122.25
<b>Net Account Total</b>									<b>28,752.00</b>

**MEMORANDUM**

**TO:** Board of Supervisors, Enterprise CDD  
**FROM:** Christian Haller, District Accountant  
**CC:** Angel Montagna, District Manager  
**DATE:** July 24, 2025  
**SUBJECT:** June Financial Report

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Please find the attached June 2025 Financial Report. During your review, please keep in mind that the goal is for revenue to meet or exceed the annual budget and for expenditures to be at or below the annual budget. To assist with your review, an overview of each of the District's funds is provided below. Should you have any questions or require additional information, please contact me at Christian.Haller@Inframark.com.

**Financial Report****General Fund**

Total Revenues through June are approximately 96% of the adopted budget.

Total Expenditures through June are approximately 65% of the adopted budget.

**Administration**

- Insurance-General Liability - FMIT Insurance invoices, paid in full FY25.
- Misc-Records Storage - Records Storage Fee.

**Field**

- R&M-Common Area - Water Leak Repairs.
- R&M-Other Landscape - Pine Straw Installation.
- R&M-Irrigation - Irrigation Repairs (Siteone Landscape).
- R&M-Sidewalks - Sidewalk Repairs (K&D Concrete Inc).
- Misc-Contingency - Includes fuel, supplies, Kawasaki Mule.

**Water Fund**

Total revenues through June are approximately 96% of the adopted budget.

Total expenses through June are approximately 69% of the adopted budget.



**ENTERPRISE**  
**Community Development District**

*Financial Report*

*June 30, 2025*

**Prepared by**



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**ENTERPRISE**  
**Community Development District**

**Financial Statements**

**(Unaudited)**

**June 30, 2025**

**Balance Sheet**

June 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	WATER & SEWER FUND	TOTAL
<b>ASSETS</b>			
Cash - Checking Account	\$ 451,009	\$ 3,308,135	\$ 3,759,144
Accounts Receivable	41,602	1,201,725	1,243,327
Accounts Receivable - Other	-	367,547	367,547
Allow -Doubtful Accounts	-	(4,327)	(4,327)
Due From Other Districts	-	44,142	44,142
Due From Other Funds	-	613,093	613,093
Investments:			
Money Market Account	184,511	2,854,984	3,039,495
Mutual Funds (Gov. Fund)	3,558,629	-	3,558,629
Connection Fees Fund	-	6,089,799	6,089,799
Maintenance Reserve	-	2,028,657	2,028,657
Operating Reserve	-	1,109,300	1,109,300
Reserve Fund	-	487,283	487,283
Revenue Fund	-	41,590	41,590
Surplus	-	21,778	21,778
Deposits	-	200	200
Fixed Assets			
Land	-	218,400	218,400
Infrastructure	-	25,795,471	25,795,471
Accum Depr - Infrastructure	-	(17,561,282)	(17,561,282)
Property Under Capital Leases	-	344,576	344,576
Construction Work In Process	-	5,774,389	5,774,389
Other Fixed Assets	-	4,108,112	4,108,112
<b>TOTAL ASSETS</b>	<b>\$ 4,235,751</b>	<b>\$ 36,843,572</b>	<b>\$ 41,079,323</b>

**Balance Sheet**

June 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	WATER & SEWER FUND	TOTAL
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ 11,319	\$ 752,104	\$ 763,423
Accrued Expenses	1,513	703,905	705,418
Deposits	-	1,088,697	1,088,697
Due To Other Funds	613,093	-	613,093
<b>TOTAL LIABILITIES</b>	<b>625,925</b>	<b>2,544,706</b>	<b>3,170,631</b>
<b><u>FUND BALANCES / NET ASSETS</u></b>			
<i>Fund Balances</i>			
<b>Assigned to:</b>			
Operating Reserves	174,050	-	174,050
<b>Unassigned:</b>	<b>3,435,776</b>	<b>-</b>	<b>3,435,776</b>
<i>Net Assets</i>			
Invested in capital assets, net of related debt	-	18,679,667	18,679,667
Restricted for Debt Service	-	3,688,608	3,688,608
Unrestricted/Unreserved	-	11,930,591	11,930,591
<b>TOTAL FUND BALANCES / NET ASSETS</b>	<b>\$ 3,609,826</b>	<b>\$ 34,298,866</b>	<b>\$ 37,908,692</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES / NET ASSETS</b>	<b>\$ 4,235,751</b>	<b>\$ 36,843,572</b>	<b>\$ 41,079,323</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 150,000	\$ 112,500	\$ 123,247	\$ 10,747
Right-of-Way Fees	330,000	247,500	318,544	71,044
Interest - Tax Collector	-	-	361	361
Special Assmnts- Tax Collector	364,867	364,867	364,860	(7)
Special Assmnts- Discounts	(14,595)	(14,595)	(13,951)	644
<b>TOTAL REVENUES</b>	<b>830,272</b>	<b>710,272</b>	<b>793,061</b>	<b>82,789</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
P/R-Board of Supervisors	3,000	2,250	800	1,450
FICA Taxes	1,000	750	61	689
ProfServ-Engineering	100,000	75,000	53,546	21,454
ProfServ-Info Technology	1,300	975	887	88
ProfServ-Legal Services	10,000	7,500	8,406	(906)
ProfServ-Mgmt Consulting	66,000	49,500	49,500	-
ProfServ-Property Appraiser	200	200	141	59
Auditing Services	5,000	5,000	4,800	200
Communication - Telephone	1,700	1,275	301	974
Postage and Freight	500	375	86	289
Insurance - General Liability	19,000	19,000	17,584	1,416
Printing and Binding	500	375	-	375
Legal Advertising	3,000	2,250	934	1,316
Misc-Records Storage	-	-	7,560	(7,560)
Misc-Assessment Collection Cost	7,297	7,297	7,018	279
Misc-Contingency	1,000	750	892	(142)
Misc-Web Hosting	1,600	1,200	1,593	(393)
Office Supplies	400	300	-	300
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>221,672</b>	<b>174,172</b>	<b>154,284</b>	<b>19,888</b>
<b>Other Public Safety</b>				
Contracts-Sheriff	20,000	15,000	-	15,000
<b>Total Other Public Safety</b>	<b>20,000</b>	<b>15,000</b>	<b>-</b>	<b>15,000</b>
<b>Physical Environment</b>				
Contracts-Water Quality	13,000	9,750	11,790	(2,040)
Contracts-Aquatic Control	6,000	4,500	3,875	625
Contracts-Pest Control	14,000	10,500	13,250	(2,750)
R&M-Wetland	500	375	-	375
<b>Total Physical Environment</b>	<b>33,500</b>	<b>25,125</b>	<b>28,915</b>	<b>(3,790)</b>
<b>Flood Control/Stormwater Mgmt</b>				
R&M-Road Drainage	7,000	5,250	5,301	(51)
<b>Total Flood Control/Stormwater Mgmt</b>	<b>7,000</b>	<b>5,250</b>	<b>5,301</b>	<b>(51)</b>



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>Field</u></b>				
ProfServ-Field Management	193,000	144,750	144,750	-
Contracts-Landscape	150,000	112,500	105,000	7,500
Contracts-Irrigation	16,000	12,000	-	12,000
Contracts-Trash & Debris Removal	2,000	1,500	-	1,500
Contracts-Pine Straw	35,000	26,250	-	26,250
Contracts-Tree & Shrub Maintenance	20,000	15,000	-	15,000
Electricity - General	600	450	367	83
Utility - Refuse Removal	10,000	7,500	1,937	5,563
R&M-Boardwalks	12,000	9,000	-	9,000
R&M-Common Area	12,000	9,000	8,784	216
R&M-Other Landscape	15,000	11,250	12,635	(1,385)
R&M-Irrigation	10,000	7,500	3,912	3,588
R&M-Sidewalks	15,000	11,250	37,530	(26,280)
R&M-Hardscape Cleaning	7,000	5,250	-	5,250
R&M-Painting	23,000	17,250	2,812	14,438
R&M-Maintenance Building	8,000	6,000	11,850	(5,850)
Misc-Contingency	10,000	7,500	19,074	(11,574)
<b>Total Field</b>	<b>538,600</b>	<b>403,950</b>	<b>348,651</b>	<b>55,299</b>
<b><u>Road and Street Facilities</u></b>				
Electricity - Streetlights	19,000	14,250	13,820	430
R&M-Road Cleaning	7,000	5,250	2,483	2,767
R&M-Roads & Alleyways	2,500	1,875	-	1,875
R&M-Signage	2,000	1,500	-	1,500
R&M-Streetlights	13,000	9,750	-	9,750
<b>Total Road and Street Facilities</b>	<b>43,500</b>	<b>32,625</b>	<b>16,303</b>	<b>16,322</b>
<b>TOTAL EXPENDITURES</b>	<b>864,272</b>	<b>656,122</b>	<b>553,454</b>	<b>102,668</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(34,000)	54,150	239,607	185,457
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(34,000)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(34,000)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (34,000)	\$ 54,150	\$ 239,607	\$ 185,457
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>3,370,219</b>	<b>3,370,219</b>	<b>3,370,219</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 3,336,219</b>	<b>\$ 3,424,369</b>	<b>\$ 3,609,826</b>	

**Statement of Revenues, Expenses and Changes in Net Assets**  
For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>OPERATING REVENUES</u></b>				
Interest - Investments	\$ 205,000	\$ 153,750	\$ 419,442	\$ 265,692
Water Revenue	1,872,662	1,404,497	1,496,331	91,834
Sewer Revenue	3,817,916	2,863,437	3,504,466	641,029
Irrigation Fees	1,592,925	1,194,694	1,673,173	478,479
Other Miscellaneous Revenues	30,000	22,500	36,164	13,664
Connection Fees - W/S	200,000	150,000	258,131	108,131
<b>TOTAL OPERATING REVENUES</b>	<b>7,718,503</b>	<b>5,788,878</b>	<b>7,387,707</b>	<b>1,598,829</b>
<b><u>OPERATING EXPENSES</u></b>				
<b><u>Personnel and Administration</u></b>				
P/R-Board of Supervisors	3,000	2,500	1,000	1,500
FICA Taxes	250	208	77	131
ProfServ-Engineering	35,000	26,250	38,561	(12,311)
ProfServ-Financial Advisor	5,000	3,750	-	3,750
ProfServ-Legal Services	16,000	12,000	-	12,000
ProfServ-Mgmt Consulting	66,600	49,950	49,950	-
ProfServ-Trustee Fees	4,000	3,000	-	3,000
Auditing Services	5,000	5,000	4,800	200
Communication - Telephone	1,200	900	902	(2)
Postage and Freight	500	375	28	347
Insurance - General Liability	44,500	44,500	39,076	5,424
Printing and Binding	500	375	-	375
Legal Advertising	500	375	-	375
Miscellaneous Services	5,000	3,750	-	3,750
Misc-Web Hosting	1,600	1,200	-	1,200
Office Supplies	500	375	-	375
<b>Total Personnel and Administration</b>	<b>189,150</b>	<b>154,508</b>	<b>134,394</b>	<b>20,114</b>
<b><u>Water Utility Services</u></b>				
ProfServ-Utility Billing	-	-	2,302	(2,302)
Contracts-Bulk Potable Water	900,000	675,000	681,626	(6,626)
Contracts-Bulk Wastewater	2,500,000	1,875,000	1,992,822	(117,822)
Contracts-Misc Labor	5,000	3,750	-	3,750
Contracts-Irrigation (Re-Use)	1,600,000	1,200,000	1,290,943	(90,943)
<b>Total Water Utility Services</b>	<b>5,005,000</b>	<b>3,753,750</b>	<b>3,967,693</b>	<b>(213,943)</b>
<b><u>Field</u></b>				
ProfServ-Field Management	424,400	318,300	318,299	1
Contracts-Utility Service	1,380,600	1,035,450	1,035,414	36
Electricity - General	125,000	93,750	107,248	(13,498)
Internet - Lift stations	34,000	25,500	25,537	(37)
Rental - Container	2,400	1,800	-	1,800
R&M-Meter Change-Out	800,000	600,000	-	600,000
R&M-Utility Maintenance	1,100,000	825,000	775,914	49,086
R&M-Maintenance Building	8,000	6,000	5,418	582
Misc-Contingency	198,500	148,875	28,908	119,967
<b>Total Field</b>	<b>4,072,900</b>	<b>3,054,675</b>	<b>2,296,738</b>	<b>757,937</b>

**Statement of Revenues, Expenses and Changes in Net Assets**  
For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>TOTAL OPERATING EXPENSES</b>	<b>9,267,050</b>	<b>6,962,933</b>	<b>6,398,825</b>	<b>564,108</b>
Operating income (loss)	(1,548,547)	(1,174,055)	988,882	2,162,937
Change in net assets	\$ (1,548,547)	\$ (1,174,055)	\$ 988,882	\$ 2,162,937
<b>TOTAL NET ASSETS, BEGINNING (OCT 1, 2024)</b>	<b>33,325,534</b>	<b>33,325,534</b>	<b>33,325,534</b>	
<b>TOTAL NET ASSETS, ENDING</b>	<b>\$ 31,776,987</b>	<b>\$ 32,151,479</b>	<b>\$ 34,314,416</b>	

**ENTERPRISE**  
**Community Development District**

**Supporting Schedules**

**June 30, 2025**

**Non-Ad Valorem Special Assessments - Osceola County Tax Collector**

Monthly Collection Distributions  
For the Fiscal Year Ending September 30, 2025

<b>Date Received</b>	<b>Net Amount Received</b>	<b>Discount / (Penalties) Amount</b>	<b>Collection Costs</b>	<b>General Fund Gross Amount</b>
Assessments Levied in FY 2025				\$ 364,860
Allocation %				100%
11/22/24	\$ 635	\$ 27	\$ 13	\$ 675
12/11/24	\$ 150,650	\$ 6,405	\$ 3,074	\$ 160,129
12/20/24	\$ 163,988	\$ 6,970	\$ 3,347	\$ 174,304
01/09/25	\$ 886	\$ 28	\$ 18	\$ 932
02/10/25	\$ 23,672	\$ 493	\$ 483	\$ 24,648
03/11/25	\$ 3,693	\$ 38	\$ 75	\$ 3,807
05/12/25	\$ 105	\$ (3)	\$ 2	\$ 104
06/09/25	\$ 157	\$ (5)	\$ 3	\$ 156
06/16/25	\$ 105	\$ (3)	\$ 2	\$ 104
<b>TOTAL</b>	<b>\$ 343,891</b>	<b>\$ 13,951</b>	<b>\$ 7,018</b>	<b>\$ 364,860</b>
% COLLECTED				100.00%
<b>TOTAL OUTSTANDING</b>				-

Cash and Investment Report  
*June 30, 2025*

General Fund
--------------

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account- Operating	Truist		n/a	0.00%	\$285,993
Checking Account- Operating	Valley National		n/a	4.33%	\$163,807
Brokerage checking account	Valley National		n/a	0.00%	\$1,209
				<b>Subtotal</b>	<b>\$451,009</b>
Money Market Account	Bank United	MMA	n/a	3.99%	\$184,511
				<b>Subtotal</b>	<b>\$184,511</b>
Mutual Fund	Goldman Sachs		n/a	4.07%	\$3,558,629
				<b>Subtotal</b>	<b>\$3,558,629</b>
				<b>Total General Fund</b>	<b>\$4,194,148</b>



**Cash and Investment Report**  
*June 30, 2025*

**Water & Sewer Fund**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account- Operating	Truist		n/a	0.00%	\$2,875,991
Checking Account- Operating	Valley National		n/a	4.33%	\$92,999
Checking Account	Valley National		n/a	4.33%	\$339,145
				<b>Subtotal</b>	<b>\$3,308,135</b>
Money Market Account	Bank United	MMA	n/a	3.99%	\$2,854,984
				<b>Subtotal</b>	<b>\$2,854,984</b>
Series 2012 Connection Fund	US Bank	US Bank Gcts	n/a	4.25%	\$6,089,799
Series 2012 Maintenance Reserve	US Bank	US Bank Gcts	n/a	4.25%	\$2,028,657
Series 2012 Operating Reserve Fund	US Bank	US Bank Gcts	n/a	4.25%	\$1,109,300
Series 2012 Reserve Fund	US Bank	US Bank Gcts	n/a	4.25%	\$487,283
Series 2012 Revenue Fund	US Bank	US Bank Gcts	n/a	4.25%	\$41,590
Series 2012 Surplus Fund	US Bank	US Bank Gcts	n/a	4.25%	\$21,778
				<b>Subtotal</b>	<b>\$9,778,407</b>
<b>Total Water / Sewer Fund</b>					<b><u>\$15,941,526</u></b>

**Right-of-Way Fees Electricity**  
June 30, 2025

<b>Posting Date</b>	<b>Payment Month</b>	<b>Amount</b>
10/31/2024	October	38,811
11/30/2024	November	35,810
12/31/2024	December	32,627
1/31/2025	January	31,002
2/28/2025	February	29,407
3/31/2025	March	34,493
4/30/2025	April	35,729
5/31/2025	May	39,061
6/30/2025	June Accrual	41,603
<b>Total</b>		<b>318,544</b>

**ENTERPRISE**  
**Community Development District**

**Due To/From Other Districts**  
For the Period from 10/1/24 to 6/30/25

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
				BEGININNG BALANCE	BALANCE B/F 133500				24,994.06
ACH		10/09/24		DUKE ENERGY-ACH	84171383	BILL PRD 8/28-9/25/24	Electricity - General	133500	11,827.17
ACH		11/18/24		DUKE ENERGY-ACH	103024	ACH BILL PRD 9/26-10/28/24	Electricity - General	133500	11,832.81
ACH		12/17/24		ENTERPRISE CDD		DUE TO ECDD THRU 09/30/24			(36,945.75)
ACH		12/20/24		DUKE ENERGY-ACH	112724	ACH BILL PRD 10/29-11/25/24	Electricity - General	133500	11,825.92
ACH		12/30/24		DUKE ENERGY-ACH	123024	ACH BILL PRD 11/26-12/26/24	Electricity - General	133500	11,827.80
ACH		01/27/25		DUKE ENERGY-ACH	012725	ACH BILL PRD 12/24-1/24/25	Electricity - General	133500	10,928.12
ACH		02/21/25		ENTERPRISE CDD		DUE TO ECDD THRU 12/31/24			(35,486.53)
ACH		02/28/25		DUKE ENERGY-ACH	022825	ACH BILL PRD 1/29-2/26/25	Electricity - General	133500	10,930.12
ACH		03/28/25		DUKE ENERGY-ACH	032825	ACH BILL PRD 2/27-3/26	Electricity - General	133500	14,751.84
ACH		04/29/25		DUKE ENERGY-ACH	042825	ACH BILL PRD 3/27-4/25/25	Electricity - General	133500	14,754.27
ACH		05/21/25		ENTERPRISE CDD		DUE TO ECDD THRU 3/31/25			(36,610.08)
ACH		06/18/25		DUKE ENERGY-ACH		DUE TO ECDD THRU 4/26/25 -5/27/25	Electricity - General	133500	14,756.34
ACH		06/25/25		DUKE ENERGY-ACH		DUE TO ECDD THRU 5/28/25 -6/25/25	Electricity - General	133500	14,756.34
Net Account Total									44,142.43

**MEMORANDUM**

**TO:** Board of Supervisors, Enterprise CDD  
**FROM:** Christian Haller, District Accountant  
**CC:** Angel Montagna, District Manager  
**DATE:** August 25, 2025  
**SUBJECT:** July Financial Report

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Please find the attached July 2025 Financial Report. During your review, please keep in mind that the goal is for revenue to meet or exceed the annual budget and for expenditures to be at or below the annual budget. To assist with your review, an overview of each of the District's funds is provided below. Should you have any questions or require additional information, please contact me at Christian.Haller@Inframark.com.

**Financial Report****General Fund**

Total Revenues through July are approximately 102% of the adopted budget.

Total Expenditures through July are approximately 77% of the adopted budget.

**Administration**

- Insurance-General Liability - FMIT Insurance invoices, paid in full FY25.
- Misc-Records Storage - Records Storage Fee.

**Field**

- R&M-Common Area - Water Leak Repairs.
- R&M-Other Landscape - Pine Straw Installation.
- R&M-Irrigation - Irrigation Repairs (Siteone Landscape).
- R&M-Sidewalks - Sidewalk Repairs (K&D Concrete Inc).
- Misc-Contingency - Includes fuel, supplies, Kawasaki Mule.

**Water Fund**

Total revenues through July are approximately 106% of the adopted budget.

Total expenses through July are approximately 78% of the adopted budget.

**ENTERPRISE**  
**Community Development District**  
*Financial Report*

*July 31, 2025*

**Prepared by**



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**ENTERPRISE**  
**Community Development District**

**Financial Statements**

**(Unaudited)**

**July 31, 2025**

**Balance Sheet**

July 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	WATER & SEWER FUND	TOTAL
<b>ASSETS</b>			
Cash - Checking Account	\$ 193,244	\$ 2,720,551	\$ 2,913,795
Accounts Receivable	44,095	1,038,249	1,082,344
Accounts Receivable - Other	-	383,452	383,452
Allow -Doubtful Accounts	-	(4,327)	(4,327)
Due From Other Districts	-	58,265	58,265
Due From Other Funds	-	427,585	427,585
Investments:			
Money Market Account	185,138	3,164,911	3,350,049
Mutual Funds (Gov. Fund)	3,570,132	-	3,570,132
Connection Fees Fund	-	6,111,049	6,111,049
Maintenance Reserve	-	2,035,736	2,035,736
Operating Reserve	-	1,113,171	1,113,171
Reserve Fund	-	487,283	487,283
Revenue Fund	-	43,436	43,436
Surplus	-	21,854	21,854
Deposits	-	200	200
Fixed Assets			
Land	-	218,400	218,400
Infrastructure	-	25,795,471	25,795,471
Accum Depr - Infrastructure	-	(17,561,282)	(17,561,282)
Property Under Capital Leases	-	344,576	344,576
Construction Work In Process	-	5,774,389	5,774,389
Other Fixed Assets	-	4,108,112	4,108,112
<b>TOTAL ASSETS</b>	<b>\$ 3,992,609</b>	<b>\$ 36,281,081</b>	<b>\$ 40,273,690</b>

**Balance Sheet**

July 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	WATER & SEWER FUND	TOTAL
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ 11,925	\$ 162,446	\$ 174,371
Accrued Expenses	-	703,259	703,259
Deposits	-	1,087,650	1,087,650
Due To Other Funds	427,585	-	427,585
<b>TOTAL LIABILITIES</b>	<b>439,510</b>	<b>1,953,355</b>	<b>2,392,865</b>
<b><u>FUND BALANCES / NET ASSETS</u></b>			
<i>Fund Balances</i>			
<b>Assigned to:</b>			
Operating Reserves	174,050	-	174,050
<b>Unassigned:</b>	<b>3,379,049</b>	<b>-</b>	<b>3,379,049</b>
<i>Net Assets</i>			
Invested in capital assets, net of related debt	-	18,679,667	18,679,667
Restricted for Debt Service	-	3,701,480	3,701,480
Unrestricted/Unreserved	-	11,946,579	11,946,579
<b>TOTAL FUND BALANCES / NET ASSETS</b>	<b>\$ 3,553,099</b>	<b>\$ 34,327,726</b>	<b>\$ 37,880,825</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES / NET ASSETS</b>	<b>\$ 3,992,609</b>	<b>\$ 36,281,081</b>	<b>\$ 40,273,690</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 150,000	\$ 125,000	\$ 135,968	\$ 10,968
Right-of-Way Fees	330,000	275,000	362,638	87,638
Interest - Tax Collector	-	-	361	361
Special Assmnts- Tax Collector	364,867	364,867	364,860	(7)
Special Assmnts- Discounts	(14,595)	(14,595)	(13,951)	644
<b>TOTAL REVENUES</b>	<b>830,272</b>	<b>750,272</b>	<b>849,876</b>	<b>99,604</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
P/R-Board of Supervisors	3,000	2,500	800	1,700
FICA Taxes	1,000	833	61	772
ProfServ-Engineering	100,000	83,333	100,625	(17,292)
ProfServ-Info Technology	1,300	1,083	986	97
ProfServ-Legal Services	10,000	8,333	8,406	(73)
ProfServ-Mgmt Consulting	66,000	55,000	55,000	-
ProfServ-Property Appraiser	200	200	141	59
Auditing Services	5,000	5,000	4,800	200
Communication - Telephone	1,700	1,417	301	1,116
Postage and Freight	500	417	90	327
Insurance - General Liability	19,000	19,000	17,584	1,416
Printing and Binding	500	417	-	417
Legal Advertising	3,000	2,500	467	2,033
Misc-Records Storage	-	-	8,400	(8,400)
Misc-Assessment Collection Cost	7,297	7,297	7,018	279
Misc-Contingency	1,000	833	892	(59)
Misc-Web Hosting	1,600	1,333	810	523
Office Supplies	400	333	-	333
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>221,672</b>	<b>190,004</b>	<b>206,556</b>	<b>(16,552)</b>
<b>Other Public Safety</b>				
Contracts-Sheriff	20,000	16,667	-	16,667
<b>Total Other Public Safety</b>	<b>20,000</b>	<b>16,667</b>	<b>-</b>	<b>16,667</b>
<b>Physical Environment</b>				
Contracts-Water Quality	13,000	10,833	13,335	(2,502)
Contracts-Aquatic Control	6,000	5,000	4,285	715
Contracts-Pest Control	14,000	11,667	14,763	(3,096)
R&M-Wetland	500	417	-	417
<b>Total Physical Environment</b>	<b>33,500</b>	<b>27,917</b>	<b>32,383</b>	<b>(4,466)</b>
<b>Flood Control/Stormwater Mgmt</b>				
R&M-Road Drainage	7,000	5,833	5,301	532
<b>Total Flood Control/Stormwater Mgmt</b>	<b>7,000</b>	<b>5,833</b>	<b>5,301</b>	<b>532</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>Field</u></b>				
ProfServ-Field Management	193,000	160,833	160,833	-
Contracts-Landscape	150,000	125,000	116,646	8,354
Contracts-Irrigation	16,000	13,333	-	13,333
Contracts-Trash & Debris Removal	2,000	1,667	-	1,667
Contracts-Pine Straw	35,000	29,167	-	29,167
Contracts-Tree & Shrub Maintenance	20,000	16,667	-	16,667
Electricity - General	600	500	416	84
Utility - Refuse Removal	10,000	8,333	2,088	6,245
R&M-Boardwalks	12,000	10,000	-	10,000
R&M-Common Area	12,000	10,000	16,138	(6,138)
R&M-Other Landscape	15,000	12,500	12,635	(135)
R&M-Irrigation	10,000	8,333	10,734	(2,401)
R&M-Sidewalks	15,000	12,500	37,530	(25,030)
R&M-Hardscape Cleaning	7,000	5,833	-	5,833
R&M-Painting	23,000	19,167	2,852	16,315
R&M-Maintenance Building	8,000	6,667	12,452	(5,785)
Misc-Contingency	10,000	8,333	19,074	(10,741)
<b>Total Field</b>	<b>538,600</b>	<b>448,833</b>	<b>391,398</b>	<b>57,435</b>
<b><u>Road and Street Facilities</u></b>				
Electricity - Streetlights	19,000	15,833	15,411	422
R&M-Road Cleaning	7,000	5,833	3,547	2,286
R&M-Roads & Alleyways	2,500	2,083	-	2,083
R&M-Signage	2,000	1,667	12,400	(10,733)
R&M-Streetlights	13,000	10,833	-	10,833
<b>Total Road and Street Facilities</b>	<b>43,500</b>	<b>36,249</b>	<b>31,358</b>	<b>4,891</b>
<b>TOTAL EXPENDITURES</b>	<b>864,272</b>	<b>725,503</b>	<b>666,996</b>	<b>58,507</b>
Excess (deficiency) of revenues Over (under) expenditures	(34,000)	24,769	182,880	158,111
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(34,000)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(34,000)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (34,000)	\$ 24,769	\$ 182,880	\$ 158,111
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>3,370,219</b>	<b>3,370,219</b>	<b>3,370,219</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 3,336,219</b>	<b>\$ 3,394,988</b>	<b>\$ 3,553,099</b>	

**Statement of Revenues, Expenses and Changes in Net Assets**  
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>OPERATING REVENUES</u></b>				
Interest - Investments	\$ 205,000	\$ 170,833	\$ 465,053	\$ 294,220
Water Revenue	1,872,662	1,560,552	1,671,483	110,931
Sewer Revenue	3,817,916	3,181,597	3,890,801	709,204
Irrigation Fees	1,592,925	1,327,438	1,867,645	540,207
Other Miscellaneous Revenues	30,000	25,000	32,419	7,419
Connection Fees - W/S	200,000	166,667	258,131	91,464
<b>TOTAL OPERATING REVENUES</b>	<b>7,718,503</b>	<b>6,432,087</b>	<b>8,185,532</b>	<b>1,753,445</b>
<b><u>OPERATING EXPENSES</u></b>				
<b><u>Personnel and Administration</u></b>				
P/R-Board of Supervisors	3,000	2,500	800	1,700
FICA Taxes	250	208	61	147
ProfServ-Engineering	35,000	29,167	29,897	(730)
ProfServ-Financial Advisor	5,000	4,167	-	4,167
ProfServ-Legal Services	16,000	13,333	-	13,333
ProfServ-Mgmt Consulting	66,600	55,500	55,500	-
ProfServ-Trustee Fees	4,000	3,333	-	3,333
Auditing Services	5,000	5,000	4,800	200
Communication - Telephone	1,200	1,000	902	98
Postage and Freight	500	417	60	357
Insurance - General Liability	44,500	44,500	39,076	5,424
Printing and Binding	500	417	-	417
Legal Advertising	500	417	467	(50)
Miscellaneous Services	5,000	4,167	-	4,167
Misc-Web Hosting	1,600	1,333	810	523
Office Supplies	500	417	-	417
<b>Total Personnel and Administration</b>	<b>189,150</b>	<b>165,876</b>	<b>132,373</b>	<b>33,503</b>
<b><u>Water Utility Services</u></b>				
ProfServ-Utility Billing	-	-	2,302	(2,302)
Contracts-Bulk Potable Water	900,000	750,000	760,130	(10,130)
Contracts-Bulk Wastewater	2,500,000	2,083,333	2,206,660	(123,327)
Contracts-Misc Labor	5,000	4,167	-	4,167
Contracts-Irrigation (Re-Use)	1,600,000	1,333,333	1,442,646	(109,313)
<b>Total Water Utility Services</b>	<b>5,005,000</b>	<b>4,170,833</b>	<b>4,411,738</b>	<b>(240,905)</b>
<b><u>Field</u></b>				
ProfServ-Field Management	424,400	353,667	353,666	1
Contracts-Utility Service	1,380,600	1,150,500	1,150,459	41
Electricity - General	125,000	104,167	117,659	(13,492)
Internet - Lift stations	34,000	28,333	28,223	110
Rental - Container	2,400	2,000	-	2,000
R&M-Meter Change-Out	800,000	666,667	-	666,667
R&M-Utility Maintenance	1,100,000	916,667	868,440	48,227
R&M-Maintenance Building	8,000	6,667	6,020	647
Misc-Contingency	198,500	165,417	114,762	50,655
<b>Total Field</b>	<b>4,072,900</b>	<b>3,394,085</b>	<b>2,639,229</b>	<b>754,856</b>



**Statement of Revenues, Expenses and Changes in Net Assets**  
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>TOTAL OPERATING EXPENSES</b>	<b>9,267,050</b>	<b>7,730,794</b>	<b>7,183,340</b>	<b>547,454</b>
Operating income (loss)	(1,548,547)	(1,298,707)	1,002,192	2,300,899
Change in net assets	\$ (1,548,547)	\$ (1,298,707)	\$ 1,002,192	\$ 2,300,899
<b>TOTAL NET ASSETS, BEGINNING (OCT 1, 2024)</b>	<b>33,325,534</b>	<b>33,325,534</b>	<b>33,325,534</b>	
<b>TOTAL NET ASSETS, ENDING</b>	<b>\$ 31,776,987</b>	<b>\$ 32,026,827</b>	<b>\$ 34,327,726</b>	

**ENTERPRISE**  
**Community Development District**

**Supporting Schedules**

**July 31, 2025**

**Non-Ad Valorem Special Assessments - Osceola County Tax Collector**

Monthly Collection Distributions  
For the Fiscal Year Ending September 30, 2025

<b>Date Received</b>	<b>Net Amount Received</b>	<b>Discount / (Penalties) Amount</b>	<b>Collection Costs</b>	<b>General Fund Gross Amount</b>
Assessments Levied in FY 2025				\$ 364,860
Allocation %				100%
11/22/24	\$ 635	\$ 27	\$ 13	\$ 675
12/11/24	\$ 150,650	\$ 6,405	\$ 3,074	\$ 160,129
12/20/24	\$ 163,988	\$ 6,970	\$ 3,347	\$ 174,304
01/09/25	\$ 886	\$ 28	\$ 18	\$ 932
02/10/25	\$ 23,672	\$ 493	\$ 483	\$ 24,648
03/11/25	\$ 3,693	\$ 38	\$ 75	\$ 3,807
05/12/25	\$ 105	\$ (3)	\$ 2	\$ 104
06/09/25	\$ 157	\$ (5)	\$ 3	\$ 156
06/16/25	\$ 105	\$ (3)	\$ 2	\$ 104
<b>TOTAL</b>	<b>\$ 343,891</b>	<b>\$ 13,951</b>	<b>\$ 7,018</b>	<b>\$ 364,860</b>
% COLLECTED				100.00%
<b>TOTAL OUTSTANDING</b>				-

Cash and Investment Report  
July 31, 2025

General Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account- Operating	Truist		n/a	0.00%	\$27,637
Checking Account- Operating	Valley National		n/a	4.33%	\$164,399
Brokerage checking account	Valley National		n/a	0.00%	\$1,209
				<b>Subtotal</b>	<b>\$193,244</b>
Money Market Account	Bank United	MMA	n/a	3.99%	\$185,138
				<b>Subtotal</b>	<b>\$185,138</b>
Mutual Fund	Goldman Sachs		n/a	4.07%	\$3,570,132
				<b>Subtotal</b>	<b>\$3,570,132</b>
				<b>Total General Fund</b>	<b>\$3,948,514</b>

**Cash and Investment Report**  
*July 31, 2025*

**Water & Sewer Fund**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account- Operating	Truist		n/a	0.00%	\$2,286,848
Checking Account- Operating	Valley National		n/a	4.33%	\$93,334
Checking Account	Valley National		n/a	4.33%	\$340,369
<b>Subtotal</b>					<b>\$2,720,551</b>
Money Market Account	Bank United	MMA	n/a	3.99%	\$3,164,911
<b>Subtotal</b>					<b>\$3,164,911</b>
Series 2012 Connection Fund	US Bank	US Bank Gcts	n/a	4.25%	\$6,111,049
Series 2012 Maintenance Reserve	US Bank	US Bank Gcts	n/a	4.25%	\$2,035,736
Series 2012 Operating Reserve Fund	US Bank	US Bank Gcts	n/a	4.25%	\$1,113,171
Series 2012 Reserve Fund	US Bank	US Bank Gcts	n/a	4.25%	\$487,283
Series 2012 Revenue Fund	US Bank	US Bank Gcts	n/a	4.25%	\$43,436
Series 2012 Surplus Fund	US Bank	US Bank Gcts	n/a	4.25%	\$21,854
<b>Subtotal</b>					<b>\$9,812,528</b>
<b>Total Water / Sewer Fund</b>					<b><u>\$15,697,990</u></b>

**Right-of-Way Fees Electricity**  
July 31, 2025

<b>Posting Date</b>	<b>Payment Month</b>	<b>Amount</b>
10/31/2024	October	38,811
11/30/2024	November	35,810
12/31/2024	December	32,627
1/31/2025	January	31,002
2/28/2025	February	29,407
3/31/2025	March	34,493
4/30/2025	April	35,729
5/31/2025	May	39,061
6/30/2025	June	41,603
7/31/2025	July Accrual	44,095
<b>Total</b>		<b>362,638</b>



**ENTERPRISE**  
**Community Development District**

**Due To/From Other Districts**  
For the Period from 10/1/24 to 7/31/25

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>BEGINNING BALANCE</b>									<b>24,994.06</b>
					<b>BALANCE B/F 133500</b>				
ACH		10/09/24		DUKE ENERGY-ACH	84171383	BILL PRD 8/28-9/25/24	Electricity - General	133500	11,827.17
ACH		11/18/24		DUKE ENERGY-ACH	103024	ACH BILL PRD 9/26-10/28/24	Electricity - General	133500	11,832.81
ACH		12/17/24		ENTERPRISE CDD		DUE TO ECDD THRU 09/30/24			(36,945.75)
ACH		12/20/24		DUKE ENERGY-ACH	112724	ACH BILL PRD 10/29-11/25/24	Electricity - General	133500	11,825.92
ACH		12/30/24		DUKE ENERGY-ACH	123024	ACH BILL PRD 11/26-12/26/24	Electricity - General	133500	11,827.80
ACH		01/27/25		DUKE ENERGY-ACH	012725	ACH BILL PRD 12/24-1/24/25	Electricity - General	133500	10,928.12
ACH		02/21/25		ENTERPRISE CDD		DUE TO ECDD THRU 12/31/24			(35,486.53)
ACH		02/28/25		DUKE ENERGY-ACH	022825	ACH BILL PRD 1/29-2/26/25	Electricity - General	133500	10,930.12
ACH		03/28/25		DUKE ENERGY-ACH	032825	ACH BILL PRD 2/27-3/26	Electricity - General	133500	14,751.84
ACH		04/29/25		DUKE ENERGY-ACH	042825	ACH BILL PRD 3/27-4/25/25	Electricity - General	133500	14,754.27
ACH		05/21/25		ENTERPRISE CDD		DUE TO ECDD THRU 3/31/25			(36,610.08)
ACH		06/18/25		DUKE ENERGY-ACH		DUE TO ECDD THRU 4/26/25 -5/27/25	Electricity - General	133500	14,756.34
ACH		06/25/25		DUKE ENERGY-ACH		DUE TO ECDD THRU 5/28/25 -6/25/25	Electricity - General	133500	14,756.34
ACH		07/30/25		DUKE ENERGY-ACH		DUE TO ECDD THRU 6/25/25 -7/25/25	Electricity - General	133500	14,767.75
ACH		07/31/25				Accrue Due to ECDD	Electricity - General		(645.66)
<b>Net Account Total</b>									<b>58,264.52</b>

## ENTERPRISE COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Fund

For the Period from 6/01/2025 to 6/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	013220	06/17/25	FLORIDA MUNICIPAL INSURANCE TR	ANC-10072-2425	545002	4TH INSTALLMENT BILLING	545002-51301	\$672.66
001	100308	06/04/25	SITEX AQUATICS LLC	10071-B	534067	AQUATIC MAINT 4 WATERWAYS	534067-53001	\$410.00
001	100309	06/04/25	JNS ENVIRONMENTAL	3211	SIDEWALK REPAIR 5/16/25	LIFT STATION REPAIRS	546160-53901	\$2,780.00
001	100309	06/04/25	JNS ENVIRONMENTAL	3212	SIDEWALK REPAIR 5/20/25	LIFT STATION REPAIRS	546160-53901	\$2,780.00
001	100310	06/04/25	CELEBRATION CDD	060125-	JUNE 2025 CAM	JUNE 2025 CAM	546907-53901	\$602.00
001	100311	06/04/25	CELEBRATION HARDWARE	450806	materials 5/30/25	COUPLE/ELBOW/BUSHING	546016-53901	\$37.99
001	100312	06/05/25	BENCHMARK ENVIROANALYTICAL, INC.	M25050285	534048	BACTERIOLOGICAL ANALYSIS	534048-53001	\$227.50
001	100313	06/06/25	JNS ENVIRONMENTAL	3220	SIDEWALK REPAIR 5/27/25	LIFT STATION REPAIRS	546160-53901	\$4,170.00
001	100315	06/06/25	FEDEX	8-867-08669	POSTAGE 5/20/25	POSTAGE 5/20/25	541006-51301	\$18.12
001	100316	06/06/25	CELEBRATION SANITATION SERVICES, LLC	104553	REFUSE REMOVAL JUNE 25	REFUSE REMOVAL	543020-53901	\$151.62
001	100317	06/06/25	INFRAMARK LLC	148794	APRIL 2025 OPERAIONS	FIELD OPS SVCS	534138-53901	\$115,045.76
001	100318	06/13/25	ESG ENGINEERING, LLC	5560	549900	GIS Mapping	549900-53901	\$15,766.00
001	100319	06/17/25	INFRAMARK LLC	150081	50% deposit for pvc fence 5/28/25	50% deposit for pvc fence 5/28/25	546016-53901	\$888.38
001	100319	06/17/25	INFRAMARK LLC	150828	JUNE 2025 MGMT FEES	June 2025	531027-51201	\$5,500.00
001	100319	06/17/25	INFRAMARK LLC	150828	JUNE 2025 MGMT FEES	Computer Services	531020-51301	\$98.58
001	100319	06/17/25	INFRAMARK LLC	150828	JUNE 2025 MGMT FEES	Field Services	531016-53901	\$16,083.33
001	100319	06/17/25	INFRAMARK LLC	150828	JUNE 2025 MGMT FEES	Record Storage	549069-51301	\$840.00
001	100320	06/17/25	CELEBRATION HARDWARE	452187	materials 6/10/25	COUPLE/ELBOW/BUSHING	546016-53901	\$51.58
001	100320	06/17/25	CELEBRATION HARDWARE	452186	PAINT SUPPLIES 6/10/25	PAINT SUPPLIES	546313-53901	\$231.90
001	100322	06/17/25	UNITED LAND SERVICES	155163	JUNE 2025 LANDSCAPE MAINT	MAINT SVC CONTRACT	534050-53901	\$11,666.66
001	100323	06/25/25	GAI CONSULTANTS	22200097	A181174.01	ENGG SVCS	531013-51501	\$8,154.66
001	100323	06/25/25	GAI CONSULTANTS	22200096	A181174	ENGG SVCS	115125-51501	\$16,915.00
001	100323	06/25/25	GAI CONSULTANTS	22200096	A181174	Task 012	531013-51501	\$7,497.50
001	100324	06/25/25	INFRAMARK LLC	151833	Repairing PVC Fencing	Repairing PVC Fencing	546160-53901	\$1,150.00
001	100325	06/25/25	EMPIRE PIPE & SUPPLY CO	2201787	materials 6/20/25	UTILITY MAINT	546160-53901	\$5,013.00
001	100326	06/25/25	CELEBRATION HARDWARE	453172	materials 6/18/25	COUPLE/ELBOW/BUSHING	546016-53901	\$5.94
001	100326	06/25/25	CELEBRATION HARDWARE	453442	materials 6/19/25	COUPLE/ELBOW/BUSHING	546016-53901	\$37.99
001	100327	06/25/25	OSCEOLA NEWS GAZETTE	3CE4799F-0016	Legal Advertising 6/18/25	Legal Advertising 6/18/25	548002-51301	\$167.09
001	100329	06/27/25	CELEBRATION HARDWARE	453795	materials 6/23/25	COUPLE/ELBOW/BUSHING	546016-53901	\$28.98
001	100330	06/27/25	BENCHMARK ENVIROANALYTICAL, INC.	M25060129	BACTERIOLOGICAL ANALYSIS 6/23/25	BACTERIOLOGICAL ANALYSIS	534048-53001	\$208.75
001	100332	06/27/25	UNITED LAND SERVICES	156924	SOD INSTALL 6/20/25	MAINT SVC CONTRACT	546036-53901	\$3,114.56
001	300010	06/24/25	DUKE ENERGY- AUTOPAY	052725 ACH	BILL PRD 4/26/25 - 5/27/25	BILL PRD 4/25-5/23/25	543006-53901	\$46.05
001	300010	06/24/25	DUKE ENERGY- AUTOPAY	052725 ACH	BILL PRD 4/26/25 - 5/27/25	BILL PRD 4/25-5/23/25	543013-54101	\$1,591.15
<b>Fund Total</b>								<b>\$221,952.75</b>
<b>WATER &amp; SEWER FUND - 401</b>								
401	100309	06/04/25	JNS ENVIRONMENTAL	3214	SIDEWALK REPAIR 5/15/25	LIFT STATION REPAIRS	546160-53901	\$6,255.00
401	100310	06/04/25	CELEBRATION CDD	060125-	JUNE 2025 CAM	R&M-Maintenance Building	546907-53901	\$602.00
401	100313	06/06/25	JNS ENVIRONMENTAL	3221	SIDEWALK REPAIR 5/30/25	LIFT STATION REPAIRS	546160-53901	\$3,475.00
401	100314	06/06/25	MID FLORIDA DIESEL INC	55029	FUEL AND OIL FILTER 5/28/25	MAINT ON GENERATORS FOR LIFT STATIONS	546160-53901	\$1,039.24
401	100317	06/06/25	INFRAMARK LLC	148794	APRIL 2025 OPERAIONS	APRIL 2025 OPERATIONS	546160-53901	\$4,446.34
401	100319	06/17/25	INFRAMARK LLC	150828	JUNE 2025 MGMT FEES	June 2025	531027-51201	\$5,550.00
401	100319	06/17/25	INFRAMARK LLC	150828	JUNE 2025 MGMT FEES	June 2025	531016-53901	\$35,366.60
401	100321	06/17/25	GAI CONSULTANTS	2218257	CELEBRATION BLVD/ISLAND VILLAGE INSPECTION	ENGG SVCS	115125-51501	\$19,742.82
401	100323	06/25/25	GAI CONSULTANTS	22200096	A181174	Task 013	531013-51501	\$570.00
401	100323	06/25/25	GAI CONSULTANTS	22200096	A181174	Task 999	531013-51501	\$0.79
401	100325	06/25/25	EMPIRE PIPE & SUPPLY CO	2185952 - 2/17/25	materials 6/20/25	UTILITY MAINT	546160-53901	\$6,625.00
401	100325	06/25/25	EMPIRE PIPE & SUPPLY CO	2195493	materials 6/20/25	UTILITY MAINT	546160-53901	\$17,490.00
401	100325	06/25/25	EMPIRE PIPE & SUPPLY CO	2198404	materials 6/20/25	UTILITY MAINT	546160-53901	\$330.00
401	100325	06/25/25	EMPIRE PIPE & SUPPLY CO	2198623	ma	UTILITY MAINT	546160-53901	\$2,000.00
401	100325	06/25/25	EMPIRE PIPE & SUPPLY CO	2200371	materials 6/20/25	UTILITY MAINT	546160-53901	\$3,077.64
401	100325	06/25/25	EMPIRE PIPE & SUPPLY CO	2200591	materials 6/20/25	UTILITY MAINT	546160-53901	\$36,374.50
401	100325	06/25/25	EMPIRE PIPE & SUPPLY CO	2200808	materials 6/20/25	UTILITY MAINT	546160-53901	\$1,810.10
401	100325	06/25/25	EMPIRE PIPE & SUPPLY CO	2201166	materials 6/20/25	UTILITY MAINT	546160-53901	\$267.17
401	100325	06/25/25	EMPIRE PIPE & SUPPLY CO	2201173	materials 6/20/25	UTILITY MAINT	546160-53901	\$10,569.40
401	100325	06/25/25	EMPIRE PIPE & SUPPLY CO	2201303	materials 6/20/25	UTILITY MAINT	546160-53901	\$1,358.50
401	100325	06/25/25	EMPIRE PIPE & SUPPLY CO	2201788	materials 6/20/25	UTILITY MAINT	546160-53901	\$103.80
401	100325	06/25/25	EMPIRE PIPE & SUPPLY CO	2201786	materials 6/20/25	UTILITY MAINT	546160-53901	\$2,383.60
401	100325	06/25/25	EMPIRE PIPE & SUPPLY CO	2202330 - 6/16/25	materials 6/20/25	UTILITY MAINT	546160-53901	\$5,256.52
401	100328	06/25/25	ESG ENGINEERING, LLC	5902- 1	549900	GIS Mapping	549900-53901	\$9,264.00
401	100328	06/25/25	ESG ENGINEERING, LLC	5902-2	549900	GIS Mapping	549900-53901	\$10,236.00
401	100328	06/25/25	ESG ENGINEERING, LLC	5902-3	549900	GIS Mapping	549900-53901	\$9,408.00
401	100331	06/27/25	EMPIRE PIPE & SUPPLY CO	2203462	materials 6/20/25	UTILITY MAINT	546160-53901	\$124.04
401	100331	06/27/25	EMPIRE PIPE & SUPPLY CO	2203919	materials 6/20/25	UTILITY MAINT	546160-53901	\$18,036.39
401	300009	06/05/25	SMART CITY TELECOM - AUTOPAY	060125-5499	BILL PRD 6/1/25 -6/30/25	BILL PRD 6/1/25 -6/30/25	543080-53901	\$2,686.00
401	300010	06/24/25	DUKE ENERGY- AUTOPAY	052725 ACH	BILL PRD 4/26/25 -5/27/25	BILL PRD 4/25-5/23/25	543006-53901	\$14,890.15
401	300010	06/24/25	DUKE ENERGY- AUTOPAY	052725 ACH	BILL PRD 4/26/25 -5/27/25	BILL PRD 4/25-5/23/25	133500	\$14,756.34
<b>Fund Total</b>								<b>\$244,094.94</b>

Total Checks Paid	\$466,047.69
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