CELEBRATION POINTE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
ALACHUA COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025

CELEBRATION POINTE COMMUNITY DEVELOPMENT DISTRICT NO. 1
ALACHUA COUNTY, FLORIDA

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Celebration Pointe Community Development District No. 1
Alachua County, Florida

Report on the Audit of the Financial Statements

Qualified and Unmodified Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Celebration Pointe Community Development District No. 1, Alachua County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Unmodified Opinions on The General Fund, Special Revenue Fund, And Capital Projects Fund

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the general fund, special revenue fund, and capital projects fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Qualified Opinion on The Debt Service Fund and The Governmental Activities

In our opinion, except for the effects of the matter described in the Basis for Qualified and Unmodified Opinions section, the accompanying financial statements present fairly, in all material respects, the respective financial position of the debt service fund and the governmental activities of the District as of September 30, 2025, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Qualified and Unmodified 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*, 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 relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Matter Giving Rise to Qualified Opinion on The Debt Service Fund and Governmental Activities

Management was unable to provide certain invoices and related supporting documentation requested in connection with our audit of expenditures of the debt service fund. As a result, we were unable to obtain sufficient appropriate audit evidence regarding the occurrence, accuracy, and classification of those expenditures by performing audit procedures or other alternative procedures. Consequently, we were unable to determine whether any adjustments to the expenditures, liabilities, fund balance, or related disclosures of the debt service fund were necessary. The financial information of the debt service fund is part of the governmental activities and is considered a major fund.

Emphasis of Matter

As discussed in the notes to the basic financial statements, the District's financial conditions are deteriorating. The special revenue fund had a deficit fund balance of ($505,145) and the debt service fund had a deficit fund balance of ($1,943,123) at September 30, 2025. Major landowners failed to pay their share of the prior, current, and subsequent fiscal years' assessments. As a result, certain scheduled debt service payments were made, in part, by draws on the debt service reserve accounts. Additionally, certain scheduled debt service payments were not made resulting in events of default. In addition, the Developer and certain entities affiliated with the Developer have filed for Chapter 11 bankruptcy. Our opinion is not modified with respect to this matter.

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 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 judgment made by a reasonable user based on the financial statements. In performing an audit in accordance with GAAS, 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 judgment, 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 and budgetary comparison information 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 Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 30, 2026, 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, 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 the District's 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.

Grau & Associates

June 30, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Celebration Pointe Community Development District No. 1, Alachua County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of ($32,379,911).

- The change in the District's total net position in comparison with the prior fiscal year was ($23,001,213), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.

- At September 30, 2025, the District's governmental funds reported combined ending fund balances of ($1,324,718), a decrease of ($4,651,711) in comparison with the prior fiscal year. The total fund balance is restricted for capital projects, non-spendable for prepaid items and deposits, and the remainder is unassigned deficit fund balance in the special revenue fund and debt service fund and unassigned fund balance in the general fund.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

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 the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being 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.

The government-wide financial statements include all governmental activities that are principally supported by special assessments and Developer revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance and parking garage functions.

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 one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

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 District'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 four governmental funds for external reporting. 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, special revenue fund, debt service fund and capital projects fund, all of which are considered major funds.

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

Notes to the 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

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION
SEPTEMBER 30,

	2025	2024
Assets, excluding capital assets	$ 4,203,535	$ 4,163,159
Capital assets, net of depreciation	41,869,432	61,602,921
Total assets	46,072,967	65,766,080
Liabilities, excluding long-term liabilities	6,922,850	1,891,592
Long-term liabilities	71,530,028	73,253,186
Total liabilities	78,452,878	75,144,778
Net position		
Net investment in capital assets	(28,721,144)	(10,770,497)
Restricted for debt service	-	1,396,728
Unrestricted	(3,658,767)	(4,929)
Total net position	$ (32,379,911)	$ (9,378,698)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position decreased during the most recent fiscal year. The majority of the decrease is attributed to the conveyance of completed infrastructure to other entities for maintenance and ownership responsibilities. Additionally, the District incurred significantly more costs related to the default on the bonds. Furthermore, less revenue was collected due to the non-payment of a significant portion of the current fiscal year assessments by the Developer and other landowners.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

	2025	2024
Revenues:		
Program revenues:		
Charges for services	$ 1,051,194	$ 1,863,692
Operating grants and contributions	566,797	1,114,120
Capital grants and contributions	37,618	43,259
General revenues:		
Unrestricted interest earnings	12,363	1,638
Miscellaneous	8,752	3,208
Total revenues	1,676,724	3,025,917
Expenses:		
General government	573,818	559,063
Maintenance and operations	2,200,714	779,855
Conveyance of infrastructure	17,961,391	-
Interest	3,418,255	3,485,783
Bond related costs	523,759	-
Total expenses	24,677,937	4,824,701
Change in net position	(23,001,213)	(1,798,784)
Net position - beginning	(9,378,698)	(7,579,914)
Net position - ending	$ (32,379,911)	$ (9,378,698)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was $24,677,937. The costs of the District's activities were partially funded by program revenues. Program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenue includes interest revenue and miscellaneous income. The decrease in program revenues is the result of the non-payment of a significant portion of the current fiscal year assessments by the Developer and the decrease in Developer contributions. The increase in current fiscal year expenses relate to conveyances of completed infrastructure to other entities. Furthermore, the District incurred legal fees related to the defaulted bonds. Additionally, during the current fiscal year, the District wrote off $370,871 of amounts previously due from the developer as they are considered uncollectible.

GENERAL BUDGETING 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. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general and special revenue fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had $46,433,659 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of $4,564,227 has been taken, which resulted in a net book value of $41,869,432. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had $73,715,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

Subsequent to fiscal year end, certain scheduled debt service payments were due on the Series 2014, 2017, and 2021 Bonds, however, shortfalls in the collection of assessments caused there to be insufficient amounts available to fully fund the scheduled debt service payments. As a result, the Series 2014, 2017, and 2021 scheduled debt service payments were not made. The failure by the District to pay its debt service is considered an event of default. Additionally, additional draws were made from the Series 2014, 2017, and 2021 debt reserve funds to pay fees and expenses related to the defaults. As of the date of the report, the Series 2014, 2017, and 2021 debt service reserve accounts have not been replenished, therefore, the District is not in compliance with the debt service reserve requirement.

Also subsequent to fiscal year end, the District reached a Forbearance Agreement and a Settlement Agreement with two major landowners. In accordance with these agreements, past due assessments were collected. See Note 15 – Subsequent Events for more detail.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Celebration Pointe Community Development District No. 1's Finance Department at 3501 Quadrangle Blvd, Suite 270, Orlando, FL 32817.

CELEBRATION POINTE COMMUNITY DEVELOPMENT DISTRICT NO. 1
ALACHUA COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

		Governmental Activities
ASSETS		
Cash	$	381,059
Deposits and prepaid expenses		29,284
Restricted assets:		
Investments		3,780,927
Interest receivable		12,265
Capital assets:		
Depreciable, net		41,869,432
Total assets		46,072,967
LIABILITIES		
Accounts payable and accrued expenses		731,390
Accrued interest payable		1,394,597
Due to Bondholders:		
Principal		1,750,000
Interest		3,046,863
Non-current liabilities:		
Due within one year		1,830,000
Due in more than one year		69,700,028
Total liabilities		78,452,878
NET POSITION		
Net investment in capital assets		(28,721,144)
Unrestricted		(3,658,767)
Total net position	$	(32,379,911)

* The missed debt service payments due for the Series 2014, 2017, and 2021 Bonds are reflected in the due to Bondholders account balance.

See notes to the financial statements

CELEBRATION POINTE COMMUNITY DEVELOPMENT DISTRICT NO. 1
ALACHUA COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

		Program Revenues			Net (Expense) Revenue and Changes in Net Position
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	$ 573,818	$ 573,818	$ 15,080	$ -	$ 15,080
Maintenance and operations	2,200,714	50,191	26,112	37,618	(2,086,793)
Conveyance of infrastructure	17,961,391				(17,961,391)
Interest on long-term debt	3,418,255	427,185	525,605	-	(2,465,465)
Bond related costs	523,759	-	-	-	(523,759)
Total governmental activities	24,677,937	1,051,194	566,797	37,618	(23,022,328)

General revenues:	
Investment earnings	12,363
Miscellaneous	8,752
Total general revenues	21,115
Change in net position	(23,001,213)
Net position - beginning	(9,378,698)
Net position - ending	$ (32,379,911)

See notes to the financial statements

CELEBRATION POINTE COMMUNITY DEVELOPMENT DISTRICT NO. 1
ALACHUA COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	Major Funds				Total
	General	Special Revenue	Debt Service	Capital Projects	Governmental Funds
ASSETS					
Cash	$ 345,800	$ 35,259	$ -	$ -	$ 381,059
Investments	-	-	2,844,515	936,412	3,780,927
Interest receivable	-	-	9,225	3,040	12,265
Prepaid items and deposits	11,377	17,907	-	-	29,284
Total assets	$ 357,177	$ 53,166	$ 2,853,740	$ 939,452	$ 4,203,535
LIABILITIES					
Liabilities:					
Accounts payable and accrued expenses	$ 173,079	$ 558,311	$ -	$ -	$ 731,390
Due to Bondholders:	-	-	4,796,863	-	4,796,863
Total liabilities	173,079	558,311	4,796,863	-	5,528,253
Fund balances:					
Nonspendable:					
Prepaid items and deposits	11,377	17,907	-	-	29,284
Restricted for:					
Capital projects	-	-	-	939,452	939,452
Unassigned	172,721	(523,052)	(1,943,123)	-	(2,293,454)
Total fund balances	184,098	(505,145)	(1,943,123)	939,452	(1,324,718)
Total liabilities and fund balances	$ 357,177	$ 53,166	$ 2,853,740	$ 939,452	$ 4,203,535

See notes to the financial statements

CELEBRATION POINTE COMMUNITY DEVELOPMENT DISTRICT NO. 1
ALACHUA COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

Fund balance - governmental funds		$ (1,324,718)
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 as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.		
Cost of capital assets	46,433,659	
Accumulated depreciation	(4,564,227)	41,869,432
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.		
Accrued interest payable	(1,394,597)	
Unamortized bond issuance discount/(premium)	434,972	
Bonds payable*	(71,965,000)	(72,924,625)
Net position of governmental activities		$ (32,379,911)

* The missed debt service payments due for the Series 2014, 2017, and 2021 Bonds are reflected in the due to Bondholders account balance.

See notes to the financial statements

CELEBRATION POINTE COMMUNITY DEVELOPMENT DISTRICT NO. 1
ALACHUA COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Major Funds				Total Governmental Funds
	General	Special Revenue	Debt Service	Capital Projects	
REVENUES					
Assessments	$ 624,009	$ -	$ 427,185	$ -	$ 1,051,194
Developer contributions	15,080	24,972	-	-	40,052
Net investment earnings	12,363	825	112,298	37,618	163,104
Transportation revenues	-	-	413,307	-	413,307
Miscellaneous	8,752	315	-	-	9,067
Total revenues	660,204	26,112	952,790	37,618	1,676,724
EXPENDITURES					
Current:					
General government	169,359	264,508	-	-	433,867
Maintenance and operations	3,075	194,621	-	-	197,696
Debt service:					
Principal	-	-	1,750,000	-	1,750,000
Interest	-	-	3,423,113	-	3,423,113
Bond related costs	-	-	523,759	-	523,759
Total expenditures	172,434	459,129	5,696,872	-	6,328,435
Excess (deficiency) of revenues over (under) expenditures	487,770	(433,017)	(4,744,082)	37,618	(4,651,711)
OTHER FINANCING SOURCES (USES)					
Transfers in (out)	(178,578)	178,578	(22,066)	22,066	-
Total other financing sources (uses)	(178,578)	178,578	(22,066)	22,066	-
Net change in fund balances	309,192	(254,439)	(4,766,148)	59,684	(4,651,711)
Fund balances - beginning	(125,094)	(250,706)	2,823,025	879,768	3,326,993
Fund balances - ending	$ 184,098	$ (505,145)	$ (1,943,123)	$ 939,452	$ (1,324,718)

See notes to the financial statements

CELEBRATION POINTE COMMUNITY DEVELOPMENT DISTRICT NO. 1
ALACHUA COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Net change in fund balances - total governmental funds	$ (4,651,711)
Amounts reported for governmental activities in the statement of activities are different because:	
Conveyances of infrastructure improvements to other governments of previously capitalized capital assets is recorded as an expense in the statement of activities.	(17,961,391)
Depreciation on capital assets is not recognized in the governmental fund financial statements but is reported as an expense in the statement of activities.	(1,772,098)
Certain uncollectible amounts relating to prior year receivables are considered expenses on the statement of activities, but do not affect the governmental fund financial statements.	(370,871)
Repayments of long-term liabilities are reported as expenditures in the governmental fund financial statements but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	1,750,000
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(26,842)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	31,700
Change in net position of governmental activities	$ (23,001,213)

See notes to the financial statements

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Celebration Pointe Community Development District No. 1 ("District") was created on December 11, 2012 by Ordinance 2012-17 of Alachua County, Florida, 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 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, 2025, all of the Board members are affiliated with Celebration Pointe Holdings, LLC, and affiliated entities (“Developers”).

The Board has the 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. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District 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.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic 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 primary government. 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; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – 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. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

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 government 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

Assessments are non-ad valorem assessments on certain land and all platted lots within the District. Assessments are levied each November 1 on property of record as of the previous January. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Special Revenue Fund

The special revenue fund is used to account for the financial resources of the District's parking garage.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

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 for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Restricted Assets
These assets represent cash and investments set aside pursuant to debt covenants or other contractual restrictions.

Deposits and Investments
The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
c) Interest bearing time deposits or savings accounts in qualified public depositories;
d) Direct obligations of the U.S. Treasury.

Securities listed in paragraphs c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

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.

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.

Capital Assets
Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns 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 (amount not rounded) 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.

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

Assets	Years
Parking garages	40
Stormwater systems	25
Other infrastructure improvements	10 - 30

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

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.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

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 ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while 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 debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report 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.

In addition to liabilities, the statement of financial position will sometimes report 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.

Fund Equity/Net Position

In the fund financial statements, governmental funds report nonspendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

> Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.
>
> Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)
Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements is categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

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.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general and special revenue funds. All annual appropriations lapse at fiscal year-end.

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

a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
b) Public hearings are conducted to obtain public comments.
c) Prior to October 1, the budget is legally adopted by the District Board.
d) All budget changes must be approved by the District Board.
e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – 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.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2025:

	Amortized cost	Credit Risk	Maturities
U.S. Bank Money Market	$ 3,780,927	N/A	N/A
Total Investments	$ 3,780,927		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of 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 should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2025 were as follows:

Fund	Transfer in	Transfer out
General	$ -	$ 178,578
Debt service	-	22,066
Special revenue	178,578	-
Capital projects	22,066	-
Total	$ 200,644	$ 200,644

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund relate to the transfer of investment earnings from the Series 2017 Reserve Account to the Series 2017 Deferred Costs Subaccount. Transfers from the general fund to the special revenue fund were made to cover expenses incurred for the operation of the parking garage.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Governmental activities				
Capital assets, not being depreciated				
Land	$ 8,779,798	$ -	$ (8,779,798)	$ -
Construction in progress	25,392,304	-	(25,392,304)	-
Total capital assets, not being depreciated	34,172,102	-	(34,172,102)	-
Capital assets, being depreciated				
Parking garages	19,560,572	-	(1,124,557)	18,436,015
Stormwater systems	5,493,446	325,223	-	5,818,669
Streets - District	2,130,804	6,851,199	-	8,982,003
Promenade & Hardscape	1,658,916	5,333,935	-	6,992,851
Shared Site Infrastructure	906,243	2,913,853	-	3,820,096
Land Improvements	565,563	1,818,462	-	2,384,025
Total capital assets, being depreciated	30,315,544	17,242,672	(1,124,557)	46,433,659
Less accumulated depreciation for:				
Parking garages	(1,610,623)	(460,900)	92,596	(1,978,927)
Stormwater systems	(765,486)	(232,747)	-	(998,233)
Streets - District	(205,978)	(299,400)	-	(505,378)
Promenade & Hardscape	(160,363)	(349,643)	-	(510,006)
Shared Site Infrastructure	(87,604)	(191,005)	-	(278,609)
Land Improvements	(54,671)	(238,403)	-	(293,074)
Total accumulated depreciation	(2,884,725)	(1,772,098)	92,596	(4,564,227)
Total capital assets, being depreciated, net	27,430,819	15,470,574	(1,031,961)	41,869,432
Governmental activities capital assets, net	$ 61,602,921	$ 15,470,574	$ (35,204,063)	$ 41,869,432

The infrastructure intended to serve the District has been estimated at a total cost of approximately $140,000,000. The infrastructure will include roads and transportation-related improvements (including related right-of-way acquisitions), a master stormwater system, a potable water distribution and sanitary sewer collection system, electrical conduits, landscaping, lighting, irrigation, tree mitigation, parking and parking garages. A portion of the project costs were expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. In addition, upon completion, certain improvements are to be conveyed to other governments. During the current fiscal year, the Developer reported $17,961,391 in conveyance of infrastructure.

In connection with the project, if the amount by which the cost of the project or portion thereof to be conveyed by the Developer to the District pursuant to the Acquisition Agreement exceeds the amount actually paid by the District for the project or portion thereof from proceeds of the Bonds, it may be determined that deferred costs exist. Upon completion of the project, certain funds available from the Bonds may be used to pay deferred costs, as outlined in the Bond Indenture. At September 30, 2025, there were $470,307 and $406,379 in the Series 2014 and 2017 deferred cost accounts, respectively. The District has not yet determined if a liability exists for deferred costs.

Depreciation expense was charged to the maintenance and operations function/program.

NOTE 7 – LONG-TERM LIABILITIES

Series 2014

On December 12, 2014, the District issued $33,730,000 of Special Assessment Revenue Bonds, Series 2014 consisting of $5,200,000 Term Bonds Series 2014 due on May 1, 2024 with a fixed interest rate of 4.75%, $10,005,000 Term Bonds Series 2014 due on May 1, 2034 with a fixed interest rate of 5.00% and $18,525,000 Term Bonds Series 2014 due in May 1, 2045 with a fixed interest rate of 5.125%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. 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, 2017 through May 1, 2045.

The 2014 Bonds are payable from and secured by the 2014 Pledged Revenues and the 2014 Pledged Funds. The 2014 Pledged Revenues consist of the revenues derived by the District from the 2014 Assessments and the Transportation Revenues. The Transportation Revenues are revenues pursuant to the Transportation Assignment Agreement. The Transportation Assignment Agreement is that certain Assignment of Contract Rights and Acknowledgement of Merger - Southwest District Transportation Agreement dated August 27, 2014 from the Developer to the District and consented to by Alachua County, Florida. The Series 2014 indenture provides for the Transportation Revenues to be deposited in the Transportation Improvement Fund and semi-annually applied, to the extent available, to pay debt service on the Series 2014 Bonds prior to the application of Series 2014 Bonds assessments for that purpose. See Note 8 for more information.

The Series 2014 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 established a debt service reserve requirement as well as other 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 agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was not in compliance with the debt service reserve requirement at September 30, 2025.

As discussed in Note 10, the Developer failed to make payment on the special assessments which ultimately secure the Bonds. As a result, the scheduled debt service payments due during the prior fiscal year were made, in part, by draws on the debt service reserve account. Additionally, certain fees and expenses related to the defaulted bonds were made from the debt service reserve account. As a result of these payments, there is a deficit of approximately $1,278,669 in the Series 2014 debt service reserve account at September 30, 2025. See Note 15 – Subsequent Events for additional information subsequent to fiscal year end.

Series 2017

On May 16, 2017, the District issued $30,245,000 of Special Assessment Revenue Bonds, Series 2017 consisting of $1,960,000 Term Bonds Series 2017 due on May 1, 2022 with a fixed interest rate of 4.00%, $6,875,000 Term Bonds Series 2017 due on May 1, 2032 with a fixed interest rate of 5.00%, and $21,410,000 Term Bonds Series 2017 due on May 1, 2048 with a fixed interest rate of 5.00%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. 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, 2019 through May 1, 2048.

The Series 2017 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.

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Series 2017 (Continued)

A portion of the Transportation Revenues pledged to the payment of the 2014 Bonds pursuant to the First Supplemental Indenture is expected to be available to pay the 2017 Bonds. The Transportation Revenues are payable to the District pursuant to the Transportation Assignment Agreement. The Transportation Revenues and the Transportation Improvement Fund established under the First Supplemental Indenture into which Transportation Revenues are deposited are not part of the 2017 Trust Estate and the 2017 Bonds are not secured by a lien on or pledge of the Transportation Revenues and the Transportation Improvement Fund. Transportation Revenues may not be available to pay the 2017 Bonds under certain circumstances and are not expected to be available after September 30, 2035 under the terms of the Transportation Agreement.

The Bond Indenture established a debt service reserve requirement as well as other 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 agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was not in compliance with the debt service reserve requirement at September 30, 2025.

As discussed in Note 10, the Developer failed to make payment on the special assessments which ultimately secure the Bonds. As a result, the scheduled debt service payments due during the prior fiscal year were made, in part, by draws on the debt service reserve account. Additionally, certain fees and expenses related to the defaulted bonds were made from the debt service reserve account. As a result of these payments, there is a deficit of approximately $1,217,424 in the Series 2017 debt service reserve account at September 30, 2025. See Note 15 – Subsequent Events for additional information subsequent to fiscal year end.

Series 2021

On October 14, 2021, the District issued $23,280,000 of Series 2021 Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2026 - May 1, 2053 and fixed interest rates ranging from 2.375% to 3.625%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. 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, 2025 through May 1, 2053.

The Series 2021 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 established a debt service reserve requirement as well as other 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 agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was not in compliance with the debt service reserve requirement at September 30, 2025.

As discussed in Note 10, the Developer failed to make payment on the special assessments which ultimately secure the Bonds. As a result, the scheduled debt service payments due during the prior and current fiscal years were made, in part, by draws on the debt service reserve account. Additionally, certain fees and expenses related to the defaulted bonds were made from the debt service reserve account. As a result of these payments, there is a deficit of approximately $511,003 in the Series 2021 debt service reserve account at September 30, 2025. See Note 15 – Subsequent Events for additional information subsequent to fiscal year end.

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
Bonds payable:					
Series 2014	$ 27,110,000	$ -	$ -	$ 27,110,000	$ 1,530,000
Less: original issue discount	(655,196)	-	32,760	(622,436)	-
Series 2017	25,860,000	-	-	25,860,000	1,170,000
Less: original issue discount	(147,722)	-	6,715	(141,007)	-
Series 2021	20,745,000	-	-	20,745,000	880,000
Plus: original issue premium	341,104	-	(12,633)	328,471	-
Total	$ 73,253,186	$ -	$ 26,842	$ 73,280,028	$ 3,580,000

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities Principal	Interest	Total
2026	$ 3,580,000 *	$ 6,770,144	$ 10,350,144
2027	1,910,000	3,267,213	5,177,213
2028	2,000,000	3,180,813	5,180,813
2029	2,095,000	3,090,213	5,185,213
2030	2,190,000	2,995,163	5,185,163
2031-2035	12,585,000	13,372,406	25,957,406
2036-2040	15,915,000	10,125,575	26,040,575
2041-2045	20,210,000	5,945,438	26,155,438
2046-2050	9,895,000	1,774,800	11,669,800
2051-2053	3,335,000	270,200	3,605,200
Total	$ 73,715,000	$ 50,791,965	$ 124,506,965

* Includes the missed debt service payments due for the Series 2014, 2017, and 2021 Bonds which were not paid.

NOTE 8 – TRANSPORTATION ASSIGNMENT AGREEMENT

The County and the Developer have entered into the Southwest Transportation Improvement Agreement dated as of October 24, 2011 (the "Transportation Agreement"). Under that agreement the Developer is entitled to certain reimbursements for transportation mitigation credits. The Developer has assigned to the District its right to receive the first $8 million of funds generated by that agreement ("Transportation Revenues"). The Series 2014 bond indenture provides for the Transportation Revenues to be deposited in the Transportation Improvement Fund and semi-annually applied, to the extent available, to pay debt service on the Series 2014 Bonds prior to the application of Series 2014 Bonds assessments for that purpose.

The District has determined that Transportation Revenues were previously paid by the County to the Developer and used by the Developer to offset assessments. The District has conferred with the County to ensure that all future Transportation Revenue payments are paid directly to the District for deposit into the Transportation Revenue Fund. In accordance with this understanding, during the current fiscal year the County remitted a total of $413,307 to the District.

NOTE 9 – DEVELOPER TRANSACTIONS

On March 14, 2024, the master developer and certain affiliates filed for Chapter 11 protection in the Bankruptcy Court for the Northern District of Florida. The District intends to file a notice of appearance in the Developer's bankruptcy case regarding operation and maintenance cost obligations.

The Developers own a majority of the land within the District; therefore, the assessments levied in the general and debt service funds during the current fiscal year are assessments levied on the land owned by the Developers. However, during the current fiscal year, the Developer failed to pay their portion of the assessments. As collectability is uncertain, this revenue has not been recognized in the financial statements.

Additionally, during the current fiscal year, the Developers provided a total of $40,052 towards the general and parking garage operations of the District. The District does not expect to receive additional contributions from the Developers or collect the prior-year amount due from the Developers. Therefore, the District wrote off a total of $370,871 of amounts due from the Developer.

During fiscal year ended September 30, 2025, an affiliate of the Developer managed the Parking Garage on behalf of the District at no charge to the District.

NOTE 10 – EVENT OF DEFAULT

During the prior and current fiscal years, the District declared the occurrence of events of default in accordance with the Bond Indenture. The occurrence of an event of default creates certain remedial rights and remedies in favor of the Trustee. Pursuant to the Indenture, the owners of a majority in aggregate principal amount of the Bonds then outstanding may direct the Trustee with regard to such rights and remedies following an event of default and upon provision of indemnity satisfactory to the Trustee and in accordance with provisions of the Indenture.

NOTE 11 – TAXES

During the prior and current fiscal years, ad valorem and non-ad valorem assessments totaling $530,969 were imposed on the parking garage lot. The assessments are still outstanding and are considered delinquent. However, the District has filed requests for abatement with the applicable taxing authorities and is waiting for a final decision. The assessments liability is included in the accrued expenses balance in the special revenue fund.

NOTE 12 – DEFICIT FUND EQUITY

The special revenue fund and the debt service fund had deficit fund balances of ($505,145) and ($1,943,123), respectively, at September 30, 2025. The deficit balances are expected to be covered by parking fees and debt service assessments in subsequent fiscal years.

NOTE 13 – 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, and other administrative costs.

NOTE 14 – 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. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 15 – SUBSEQUENT EVENTS

Events of Default

Subsequent to fiscal year end, certain scheduled debt service payments were due on the Series 2014, 2017, and 2021 Bonds, however, shortfalls in the collection of assessments caused there to be insufficient amounts available to fully fund the scheduled debt service payments. As a result, the Series 2014, 2017, and 2021 scheduled debt service payments were not made. The failure by the District to pay its debt service is considered an event of default. Additionally, additional draws were made from the Series 2014, 2017, and 2021 debt reserve funds to pay fees and expenses related to the defaults. As of the date of the report, the Series 2014, 2017, and 2021 debt service reserve accounts have not been replenished, therefore, the District is not in compliance with the debt service reserve requirement.

Forbearance Agreement

Subsequent to fiscal year end, the District entered into a Forbearance Agreement with a major landowner. The agreement relates to delinquent debt assessments on certain parcels owned by the landowner, which caused the related assessments to become accelerated and resulted in events of default under the applicable bond indenture. Under the agreement, the District agreed to forbear from pursuing enforcement remedies through January 1, 2026 provided the landowner pays a total of $406,756 to the District and pays the assessments for fiscal year ended September 30, 2026 when due. If this condition is met, the accelerated assessments will be de-accelerated and collected in annual installments; otherwise, the District may pursue all available remedies, including foreclosure of the accelerated assessments. The amount was ultimately paid in December 2025. As of the report date, the assessments for the fiscal year ending September 30, 2026 have not been received from the major landowner.

Settlement Agreement

Subsequent to fiscal year end, the District reached a Settlement Agreement with another major landowner. The agreement relates to delinquent debt assessments on certain parcels owned by this landowner which became accelerated when the fiscal year 2023-2024 debt assessments were not paid. Under the agreement, the District agreed to accept payment of the past due amounts and de-accelerate the accelerated assessments, provided the landowner satisfies the agreement's conditions. Upon de-acceleration, the assessments will be collected in annual installments in accordance with the applicable assessment methodology and District proceedings. In accordance with this agreement, the landowner paid the District $27,617.

CELEBRATION POINTE COMMUNITY DEVELOPMENT DISTRICT NO. 1
ALACHUA COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	$ 720,266	$ 624,009	$ (96,257)
Developer contributions	-	15,080	15,080
Interest	-	12,363	12,363
Miscellaneous	-	8,752	8,752
Total revenues	720,266	660,204	(60,062)
EXPENDITURES			
Current:			
General government	200,820	169,359	31,461
Maintenance and operations	25,000	3,075	21,925
Total expenditures	225,820	172,434	53,386
Excess (deficiency) of revenues over (under) expenditures	494,446	487,770	(6,676)
OTHER FINANCING SOURCES			
Transfer in (out)	-	(178,578)	(178,578)
Total other financing sources (uses)	-	(178,578)	(178,578)
Net change in fund balances	$ 494,446	309,192	$ (185,254)
Fund balance - beginning		(125,094)	
Fund balance - ending		$ 184,098	

See notes to required supplementary information

CELEBRATION POINTE COMMUNITY DEVELOPMENT DISTRICT NO. 1
ALACHUA COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL – SPECIAL REVENUE FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Original & final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Developer contributions	$ -	$ 24,972	$ 24,972
Net investment earnings	-	825	825
Miscellaneous	-	315	315
Total revenues	-	26,112	26,112
EXPENDITURES			
Current:			
General government	494,446	264,508	229,938
Maintenance and operations	-	194,621	(194,621)
Total expenditures	494,446	459,129	35,317
Excess (deficiency) of revenues over (under) expenditures	(494,446)	(433,017)	61,429
OTHER FINANCING SOURCES			
Transfer in (out)	-	178,578	178,578
Total other financing sources (uses)	-	178,578	178,578
Net change in fund balances	$ (494,446)	(254,439)	$ 240,007
Fund balance - beginning		(250,706)	
Fund balance - ending		$ (505,145)	

See notes to required supplementary information

CELEBRATION POINTE COMMUNITY DEVELOPMENT DISTRICT NO. 1
ALACHUA COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general and special revenue funds. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund and special revenue expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CELEBRATION POINTE COMMUNITY DEVELOPMENT DISTRICT NO. 1
ALACHUA COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	4
Employee compensation	$0
Independent contractor compensation	$175,653
Construction projects to begin on or after October 1; (>$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - $321.86
	Debt service - $2,631.30
Special assessments collected	$1,051,194
Outstanding Bonds:	see Note 7 for details

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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
Celebration Pointe Community Development District No. 1
Alachua County, Florida

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, the financial statements of the governmental activities and each major fund of Celebration Pointe Community Development District No. 1, Alachua County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 30, 2026, which includes qualified and unmodified opinions and an emphasis of matter paragraph.

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) to determine the 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, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. 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*.

We noted certain matters that we reported to management of the District in a separate letter dated June 30, 2026.

The District's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the District's response to the findings identified in our audit and described in the accompanying Management Letter. The District's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

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.

Grau & Associates

June 30, 2026

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Celebration Pointe Community Development District No. 1
Alachua County, Florida

We have examined Celebration Pointe Community Development District No. 1, Alachua County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. 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. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report 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, management, and the Board of Supervisors of Celebration Pointe Community Development District No. 1, Alachua County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

June 30, 2026

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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Celebration Pointe Community Development District No. 1
Alachua County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Celebration Pointe Community Development District No. 1, Alachua County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 30, 2026, which includes qualified and unmodified opinions and an emphasis of matter paragraph.

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 on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* and Independent Auditor'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 30, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

I. **Current year findings and recommendations.**
II. **Status of prior year findings and recommendations.**
III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

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, as applicable, management, and the Board of Supervisors of Celebration Pointe Community Development District No. 1, Alachua County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Celebration Pointe Community Development District No. 1, Alachua County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

June 30, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

2025-01: Event of Default

Observation: The District's financial conditions are deteriorating. There were significant delinquent assessments in the prior, current, and subsequent fiscal years. As a result, certain scheduled debt service payments were made, in part, by draws on the debt service reserve accounts. Additionally, certain scheduled debt service payments were not made resulting in events of default. In addition, at September 30, 2025 the special revenue fund and the debt service fund reported deficit fund balances of ($505,145) and ($1,943,123), respectively.

Recommendation: The District should take the necessary steps to alleviate the deteriorating financial condition and replenish the reserve accounts.

Management Response: The District's deteriorating financial conditions are directly related to the pending bankruptcy action filed by the primary developer of the project on March 14, 2024. Shortly after the bankruptcy filing, the primary developer and numerous related entities that own property within the District defaulted on capital assessment payments. In addition, the primary developer had agreements with several unrelated parcel owners under which the primary developer was responsible for payment of capital assessments due in connection with those third-party owned parcels. As a result, additional parcels defaulted on the capital assessment payments that were due at that time. In addition, since the commencement of the bankruptcy proceedings, collection of the District's operation and maintenance assessments also began to fall into default.

Based on the above referenced defaults, the District began coordinating with U.S. Bank, as Trustee under the various bond indentures in regard to legal remedies. U.S. Bank and their counsel have taken the primary role in the bankruptcy proceedings on behalf of the District's bondholders. As of September 30, 2025, the bankruptcy remained pending and it remains pending as of the date of this audit response. District staff continues to coordinate with U.S. Bank, as trustee, and its legal counsel in connection with the pursuit of all legal remedies to enforce collection of delinquent assessments.

As of March of 2026, the District has commenced 14 foreclosure suits in the Circuit Court for the 8th Judicial Circuit in and for Alachua County, the County in which the District is located. As of the date of this audit response, those cases are pending.

Overall, the District's financial condition will not fully improve until the capital and operation and maintenance assessment defaults are remedied. District staff and the District's Board of Supervisors are taking the steps required by state law and the various bond indentures to resolve the situation."

2025-02: Supporting Documentation for Expenditures

Observation: During our audit of the District for the fiscal year ended September 30, 2025, management was unable to provide invoices and related supporting documentation for certain expenditures selected for testing. The missing documentation related primarily to legal expenditures incurred and paid by the District because of the defaulted bonds. As a result, we were unable to obtain sufficient appropriate audit evidence regarding the occurrence, accuracy, classification, and propriety of these expenditures through audit procedures or alternative procedures.

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS (Continued)

2025-02: Supporting Documentation for Expenditures (Continued)

Recommendation: We recommend that management formally request from the trustee all legal invoices, trustee fee statements, billing summaries, disbursement records, and other supporting documentation related to bond defaults. Management should document all requests, responses, and refusals received from the trustee. If the trustee asserts that records are privileged, confidential, or otherwise unavailable, management should consult with legal counsel to determine the entity’s rights under the bond documents, trustee agreement, and applicable laws. Management should also seek alternative support, such as redacted invoices, billing summaries, trustee certifications, or account statements, to support the nature, amount, authorization, and financial reporting of the costs incurred. Unresolved matters should be reported to those charged with governance and considered in evaluating the financial reporting and audit impact of the bond default.

Management Response: Expenditures from the debt service fund were the result of efforts undertaken by U.S. Bank, as Trustee of the District's various bond indentures. Since those costs are related to legal representation and proceedings involving the Trustee and its counsel, they are privileged and not subject to disclosure at this time. The District will take all necessary steps to disclose information relating to expenditures from the debt service fund to the extent not subject to attorney client confidentiality or other legal exception once litigation is concluded.

Finding 2025-03: Noncompliance with Bond Indenture Requirements

Observation: During the fiscal year ended September 30, 2025, investment earnings from the Series 2017 Reserve Account were transferred to the Series 2017 Deferred Costs Subaccount while the Series 2017 Bonds were in default. The Series 2017 bond indenture restricts transfers and use of pledged funds during an Event of Default and permits transfers to the Deferred Costs Subaccount only when certain conditions are met. Therefore, Restricted bond funds may have been transferred for a purpose not permitted under the bond indenture, which could result in noncompliance with bond covenant requirements.

Recommendation: We recommend that the District review all transfers among restricted bond accounts for compliance with the applicable bond indenture before the transfers are made. For transfers during default, the District should obtain and retain written confirmation from the Trustee or bond counsel that the transfer is permitted. If the fiscal year 2025 transfer was not permitted, the District should work with the Trustee and bond counsel to determine whether the amount should be restored or reclassified.

Management Response: The District will review all transfers among restricted bond accounts for compliance with the applicable bond indenture. For the referenced transfers, the District will communicate with the Trustee to provide confirmation that the transfers were in compliance with the bond indentures. The District will ensure that any future transfer among restricted accounts is accompanied by written confirmation from the Trustee regarding such compliance.

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

2024-01: Event of Default; See 2025-01 Event of Default

Current Status: See finding no. 2025-01 above.

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

   There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024, except as noted above.

2. Any recommendations to improve the local governmental entity's financial management.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025, except as noted above.

3. 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.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025, except as noted above.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. In connection with our audit, we determined that the District has met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes. The District failed to make certain scheduled debt service payments due on its outstanding Bonds, as a result of a lack of funds. We applied financial condition assessment procedures pursuant to Rule 10.556(7) and determined that a deteriorating financial condition was noted. See Findings section above for additional information. It is management's responsibility to monitor 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.

6. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 29.