CITY PLACE
COMMUNITY DEVELOPMENT DISTRICT
CITY OF WEST PALM BEACH, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025

CITY PLACE COMMUNITY DEVELOPMENT DISTRICT
CITY OF WEST PALM BEACH, FLORIDA

TABLE OF CONTENTS

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
City Place Community Development District
City of West Palm Beach, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of City Place Community Development District, City of West Palm Beach, 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.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major 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.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, 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.

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 22, 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 22, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of City Place Community Development District, City of West Palm Beach, 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

- Due to the accrual of Debt Service, the liabilities of the District exceeded its assets plus deferred outflows of resources at the close of the most recent fiscal year resulting in a net position deficit balance of ($7,252,058).

- The change in the District's total net position in comparison with the prior fiscal year was $6,687,445, an increase. 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 $8,206,077, an increase of $592,554 in comparison with the prior fiscal year. The majority of fund balance is restricted for debt service and capital projects, non-spendable for prepaid items and the remainder is unassigned fund balance which is available for spending at the District's discretion.

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 Developer revenues and tax increment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance and physical environment 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 balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three 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, debt service fund and capital projects fund, all of which are considered major funds.

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

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 plus deferred outflows of resources 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
Current and other assets	$ 8,257,713	$ 47,339,013
Capital assets, net of depreciation	43,459,682	82,589
Total assets	51,717,395	47,421,602
Deferred outflows of resources	52,689	143,020
Liabilities, excluding long-term liabilities	137,157	234,031
Long-term liabilities	58,884,985	61,270,094
Total liabilities	59,022,142	61,504,125
Net position		
Net investment in capital assets	(15,369,433)	(20,165,851)
Restricted	4,290,856	4,320,169
Unrestricted	3,826,519	1,906,179
Total net position	$ (7,252,058)	$ (13,939,503)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects an 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 remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase is due to the extent to which program revenues exceeded the cost of operations and depreciation expense.

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	$ 15,526,055	$ 11,428,294
Operating grants and contributions	1,924,466	3,380,887
Capital grants and contributions	23,090	61,762
General revenues		
Investment earnings	1,374	1,427
Total revenues	17,474,985	14,872,370
Expenses:		
General government	702,498	631,399
Maintenance and operations	7,861,950	8,751,281
Roadway and sidewalk maintenance	293,724	284,118
Interest	1,929,368	2,118,930
Total expenses	10,787,540	11,785,728
Change in net position	6,687,445	3,086,642
Net position - beginning	(13,939,503)	(17,026,145)
Net position - ending	$ (7,252,058)	$ (13,939,503)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was $10,787,540. The costs of the District's activities were primarily funded by program revenues. Program revenues, comprised primarily of Developer revenue and tax increment revenues, increased during the current fiscal year. In total, expenses, including depreciation, decreased from the prior fiscal year, mainly resulting from a decrease in maintenance expense.

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. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase revenues by $8,048,274 and appropriations by $9,307,032. Actual general 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 $88,885,474 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of $45,425,792 has been taken, which resulted in a net book value of $43,459,682. More detailed information about the District's capital assets is presented in the notes to the financial statements.

Capital Debt

At September 30, 2025, the District had $58,884,985 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, 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 City Place Community Development District's Finance Department at 2501A Burns Road, Palm Beach Gardens, FL 33410.

CITY PLACE COMMUNITY DEVELOPMENT DISTRICT
CITY OF WEST PALM BEACH, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

	Governmental Activities
ASSETS	
Cash	$ 3,652,892
Investments	25,621
Prepaids	199,642
Restricted assets:	
Investments	4,379,558
Capital assets:	
Depreciable	43,459,682
Total assets	51,717,395
DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding (debit)	52,689
Total deferred outflows of resources	52,689
LIABILITIES	
Accounts payable	51,636
Accrued interest payable	85,521
Non-current liabilities:	
Due within one year	4,105,000
Due in more than one year	54,779,985
Total liabilities	59,022,142
NET POSITION	
Net investment in capital assets	(15,369,433)
Restricted for debt service	4,290,856
Unrestricted	3,826,519
Total net position	$ (7,252,058)

See notes to the financial statements

CITY PLACE COMMUNITY DEVELOPMENT DISTRICT
CITY OF WEST PALM BEACH, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

		Program Revenues			Net (Expense) Revenues 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	$ 702,498	$ -	$ 702,498	$ -	$ -
Maintenance and operations	7,861,950	3,125,720	960,997	-	(3,775,233)
Roadway and sidewalk maintenance	293,724	-	-	-	(293,724)
Interest on long-term debt	1,929,368	12,400,335	260,971	23,090	10,755,028
Total governmental activities	10,787,540	15,526,055	1,924,466	23,090	6,686,071

General revenues:	
Unrestricted investment earnings	1,374
Total general revenues	1,374
Change in net position	6,687,445
Net position - beginning	(13,939,503)
Net position - ending	$ (7,252,058)

See notes to the financial statements

CITY PLACE COMMUNITY DEVELOPMENT DISTRICT
CITY OF WEST PALM BEACH, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	Major Funds			Total
	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash	$ 3,652,892	$ -	$ -	$ 3,652,892
Investments	25,621	4,376,377	3,181	4,405,179
Prepaids	199,642	-	-	199,642
Total assets	$ 3,878,155	$ 4,376,377	$ 3,181	$ 8,257,713
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	$ 51,636	$ -	$ -	$ 51,636
Total liabilities	51,636	-	-	51,636
Fund balances:				
Nonspendable:				
Prepaid items	199,642	-	-	199,642
Restricted for:				
Debt service	-	4,376,377	-	4,376,377
Capital projects	-	-	3,181	3,181
Unassigned	3,626,877	-	-	3,626,877
Total fund balances	3,826,519	4,376,377	3,181	8,206,077
Total liabilities and fund balances	$ 3,878,155	$ 4,376,377	$ 3,181	$ 8,257,713

See notes to the financial statements

CITY PLACE COMMUNITY DEVELOPMENT DISTRICT
CITY OF WEST PALM BEACH, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

Fund balance - governmental funds		$ 8,206,077
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	88,885,474	
Accumulated depreciation	(45,425,792)	43,459,682
Deferred charges on refunding of long-term debt are shown as deferred outflows/inflows of resources in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements.		52,689
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. In addition, the premium on Bonds issued are reported in the governmental fund statements in the period of issue but are amortized over the life of the Bonds in the government-wide financial statements.		
Accrued interest payable	(85,521)	
Bonds payable	(58,884,985)	(58,970,506)
Net position of governmental activities		$ (7,252,058)

See notes to the financial statements

CITY PLACE COMMUNITY DEVELOPMENT DISTRICT
CITY OF WEST PALM BEACH, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Major Funds			Total
	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Tax increment revenues	$ 6,664,844	$ 5,735,491	$ -	$ 12,400,335
Developer revenues	1,663,495	-	-	1,663,495
Interest	1,374	260,971	23,090	285,435
Fees and other revenues	3,125,720	-	-	3,125,720
Total revenues	11,455,433	5,996,462	23,090	17,474,985
EXPENDITURES				
Current:				
General government	676,912	25,586	-	702,498
Maintenance and operations	7,853,000	-	-	7,853,000
Roadway and sidewalk maintenance	293,724	-	-	293,724
Debt service:				
Principal	-	3,905,000	-	3,905,000
Interest	-	400,500	-	400,500
Capital outlay	2,487,500	-	1,240,209	3,727,709
Total expenditures	11,311,136	4,331,086	1,240,209	16,882,431
Excess (deficiency) of revenues over (under) expenditures	144,297	1,665,376	(1,217,119)	592,554
OTHER FINANCING SOURCES				
Transfers in (out)	1,776,043	(1,776,043)	-	-
Total other financing sources (uses)	1,776,043	(1,776,043)	-	-
Net change in fund balances	1,920,340	(110,667)	(1,217,119)	592,554
Fund balances - beginning	1,906,179	4,487,044	1,220,300	7,613,523
Fund balances - ending	$ 3,826,519	$ 4,376,377	$ 3,181	$ 8,206,077

See notes to the financial statements

CITY PLACE COMMUNITY DEVELOPMENT DISTRICT
CITY OF WEST PALM BEACH, 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	$ 592,554
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is eliminated and capitalized as capital assets.	3,727,709
Depreciation on capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activities.	(8,950)
Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	3,905,000
Capital appreciation bonds include bond accretion which is shown on the government wide statements but not on the fund financial statements.	(1,808,192)
Amortization of deferred outflows/inflows of resources is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(90,331)
Amortization of Bond premiums is not recognized in the governmental fund financial statements, but is reported as a reduction of interest expense in the statement of activities.	288,301
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.	81,354
Change in net position of governmental activities	$ 6,687,445

See notes to the financial statements

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

City Place Community Development District ("District") was created in 1990 by the City Commission of the City of West Palm Beach under the "Uniform Community Development District Act of 1980," otherwise known as Chapter 190, Florida Statutes, and was adopted as City of West Palm Beach Ordinance 2380-90, under the name of Downtown Uptown Community Development District. On August 20, 1999, the City Commission of the City of West Palm Beach adopted City of West Palm Beach Ordinance 3182-98 which changed the District's name to City Place Community Development District. 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 on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board of Supervisors of the District exercises some or all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2025, one of the Board members is affiliated with Palladium Company ("Developer").

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

<u>Government-Wide and Fund Financial Statements</u>
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.

Although the Developer is ultimately responsible for paying for the Debt and Operations of the District; most or all of the Debt is paid via increment revenues received from the City of West Palm Beach (as discussed in Note 7). A large portion of the Operations and Maintenance is paid via the transfer of excess revenues from Debt Service to the General Fund.

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.

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

Restricted Assets
These assets represent cash and investments set aside pursuant to Bond 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.

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.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like pool". A "2a-7 like pool" is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph 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 and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

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

Inventories and Prepaid Items
Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

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 governmental 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.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

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

Assets	Years
Infrastructure	15 - 25
Equipment	10-15

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.

Refundings of Debt
For current refundings and advance refundings resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, $90,331 was recognized as a component of interest expense in the current fiscal year.

Long-Term Obligations
In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized 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 non spendable 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.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)
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.

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 fund. 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.

Investments

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

Investment	Amortized Cost	Credit Risk	Weighted average maturities
Allspring Government Money Market Fund - 1751	$ 4,379,558	S&P AAAm	43 days
Florida PRIME	25,621	S&P AAAm	47 days
Total Investments	$ 4,405,179		

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.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *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. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that "The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days." With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2025, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant's daily access to 100% of their account value.

NOTE 5 – CAPITAL ASSETS

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

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities				
Capital assets, not being depreciated				
Construction in progress	$ 39,658,334	$ 3,727,709	$ (43,386,043)	$ -
Total capital assets, not being depreciated	39,658,334	3,727,709	(43,386,043)	-
Capital assets, being depreciated				
Parking lots, walkways, paving	27,534,161	-	-	27,534,161
Utilities and drainage system	7,104,305	-	-	7,104,305
Landscaping, lighting, water features	10,726,708	-	-	10,726,708
Equipment	134,257	-	-	134,257
Streetscape & Plaza	-	30,236,011	-	30,236,011
Landscaping & Lighting (2018)	-	4,603,040	-	4,603,040
Lighting & Technology	-	3,355,459	-	3,355,459
Fountain Design & Art	-	2,704,033	-	2,704,033
Garage improvements	-	2,487,500	-	2,487,500
Total capital assets, being depreciated	45,499,431	43,386,043	-	88,885,474
Less accumulated depreciation for:				
Parking lots, walkways, paving	27,534,161	-	-	27,534,161
Utilities and drainage system	7,104,305	-	-	7,104,305
Landscaping, lighting, water features	10,726,708	-	-	10,726,708
Equipment	51,668	8,950	-	60,618
Total accumulated depreciation	45,416,842	8,950	-	45,425,792
Total capital assets, being depreciated, net	82,589	43,377,093	-	43,459,682
Governmental activities capital assets, net	$ 39,740,923	$ 47,104,802	$ (43,386,043)	$ 43,459,682

Depreciation expense was all charged to maintenance and operations.

NOTE 6 – INTERFUND TRANSFERS

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

Fund	Transfer in	Transfer out
General fund	$ 1,776,043	$ -
Debt Service	-	1,776,043
Total	$ 1,776,043	$ 1,776,043

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, the transfer from the debt service fund to the general fund was made to move excess incremental revenue on deposit in the Series 2012 revenue account to the District's general fund. The amounts can be used for any lawful purpose of the District. The transfer was made in accordance with a directive from the City and CRA to the Trustee.

NOTE 7 – LONG TERM LIABILITIES

Series 2012

On April 30, 2012, the District issued $39,890,000 of Special Assessment and Revenue Refunding Bonds, Series 2012. The Series 2012 Bonds were applied together with other legally available funds to currently refund the Series 1998 Capital Improvement Revenue Bonds. The Series 2012 is a combination of Serial Bonds of $24,640,000 and Term Bonds of $15,250,000. Serial Bonds gradually mature from May 1, 2013 through May 1, 2022 with a fixed interest rate of 5%. Term Bonds due on May 1, 2026 with a fixed interest rate of 5%. Interest is paid semiannually on each May 1 and November 1.

The Series 2012 Bonds are equally and ratably secured under the Indenture by a lien upon and pledge of special assessments upon the land within the District specially benefited by the Project. The Series 2012 Bonds are additionally secured by amounts on deposit in certain funds and accounts, created pursuant to the Indenture. Pursuant to the Interlocal Agreement among the District, the City of West Palm Beach (the "City") and the Agency, whereby the Agency has agreed to transfer to the Trustee on or before January 31 of each year, for as long as the Series 2012 Bonds are outstanding, all of the increment revenues as defined in the Bond Indenture. The Interlocal Agreement provides that the District shall receive a credit against the amount of Assessments it must levy and collect equal to the amount of increment revenues on deposit in the 2012 Revenue Account. In addition to increment revenues, the District also receives coverage revenues from the Agency on or before January 31 of each year, which consist of 20% of the tax increment derived from the City Place Redevelopment project and $2,000,000 Tax increment outside the City Place Redevelopment Project. During the current fiscal year, the District received $5,735,491 increment revenue and $3,435,677 coverage revenue from the Agency. In the case of excess revenues, tax increment and coverage revenues are refunded back to the Agency. As of September 30, 2025, $3,461,263 was refunded back to the Agency.

The Series 2012 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2012 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the indenture. In addition, the Bond indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District was in compliance with the requirements at September 30, 2025.

Series 2018

On November 8, 2018, the District issued $41,954,466 of Series 2018 Special Assessment Convertible Capital Appreciation Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2028 - May 1, 2046 and fixed interest rates ranging from 3.65% to 4.5%. The Bonds were issued to update the streetscape infrastructure, reconstruction of the central plaza including new landscaping, irrigation, signage, lighting and gathering areas. Interest is to be paid semiannually on each May 1 and November 1 of each year. Principal on the Bonds is to be paid serially commencing May 1, 2027 through May 1, 2046.

NOTE 7 – LONG TERM LIABILITIES (Continued)

Series 2018 (Continued)

The terms related to the Capital Appreciation Bonds are as follows:

Series	Initial Principal Amount	Conversion Date Fully Accreted Value	Fully Accreted Conversion Date
2018	$ 41,954,466	$ 56,420,000	May 1, 2026
Total	$ 41,954,466	$ 56,420,000	

The Series 2018 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 provides for a surety bond to be obtained in place of funding for the Debt Service Reserve Fund (the "Reserve Fund"). The Debt Service Reserve Fund Surety Bond constitutes a Debt Service Reserve Fund Insurance Policy under the Bond Indenture. The District has obtained the required bonding and is in compliance with the reserve requirement.

The Bond Indenture established certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service. The District was in compliance with the requirements at September 30, 2025.

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	Bond Accretion	Ending Balance	Due Within One Year
Governmental activities						
Bonds payable:						
Series 2012	$ 8,010,000	$ -	$ (3,905,000)	$ -	$ 4,105,000	$ 4,105,000
Plus: Original issue premium	456,476	-	(288,301)	-	168,175	-
Series 2018	41,954,466	-	-	-	41,954,466	-
Plus: Bond accretion	10,849,152	-	-	1,808,192	12,657,344	-
Total	$ 61,270,094	$ -	$ (4,193,301)	$ 1,808,192	$ 58,884,985	$ 4,105,000

At September 30, 2025, the scheduled debt service requirements on the long-term debt for Series 2012 Bonds were as follows:

Year ending September 30:	Governmental Activities Principal	Interest	Total
2026	$ 4,105,000	$ 205,250	$ 4,310,250
	4,105,000	205,250	4,310,250

NOTE 7 – LONG TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2025, the scheduled debt service requirements on the fully accreted long-term debt for Series 2018 Bonds were as follows:

Year ending	Governmental Activities			
September 30:	Principal	Interest	Accreted	Total
2026	-	-	-	$ -
2027	1,343,968	1,210,735	386,032	2,940,735
2028	1,390,579	2,358,325	399,421	4,148,325
2029	1,444,960	2,292,990	415,040	4,152,990
2030	1,463,809	2,225,100	466,192	4,155,101
2031-2035	8,224,790	9,902,500	2,675,210	20,802,500
2036-2040	9,960,013	7,396,988	3,519,987	20,876,988
2041-2045	12,354,209	4,115,475	4,500,791	20,970,475
2046	5,772,138	535,500	2,102,861	8,410,499
	$ 41,954,466	$ 30,037,613	$ 14,465,534	$ 86,457,613

NOTE 8 – DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. During the fiscal year ended September 30, 2025 Developer revenues for the general operations were $475,339.

The Developer runs the commercial operations of the District through a related management company. The Developer collects certain revenues including rental income and promotional income which is used to offset the maintenance costs of $7,853,000 related to the commercial operations. During the fiscal year ended September 30, 2025, the Developer funded $1,188,156 for the commercial operations.

NOTE 9 – CONCENTRATION

The Developer owns the majority of the commercial property and the District is economically dependent on the Developer. The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 10 – MANAGEMENT COMPANY

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

NOTE 11 – COMMITMENT

The District has a lease, for nominal consideration, with the West Palm Beach Community Redevelopment Agency for the parcels of land on which the components of the District are located.

NOTE 12 – 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 13 – SUBSEQUENT EVENTS

Subsequent to year-end, the District entered into an agreement related to certain right-of-way and interlocal agreements with the City of West Palm Beach, Florida, as amended, for redevelopment activities within the City Place area. Under the agreement and related bond indenture provisions, certain Increment Revenues and Coverage Revenues were previously pledged for payment of the District's Series 2012 Bonds. Following payment or deemed payment of the Series 2012 Bonds and satisfaction of the District's obligations for annual maintenance and operating costs for public improvements, certain Excess Increment Revenues may become available to the District.

Pursuant to the agreement, the District is required to transfer available Excess Increment Revenues to a developer for eligible redevelopment costs, including above-market leasing concessions intended to attract new businesses to West Palm Beach. Payments are to be made annually from available Excess Increment Revenues and are limited to an aggregate amount of $2,600,000. The District's obligation is subject to the availability of Excess Increment Revenues and the priority of payments established in the agreement. The agreement remains in effect until the earlier of the date the District no longer receives Excess Increment Revenues or the District ceases to exist.

Because the agreement was executed subsequent to year-end, no liability has been recorded in the accompanying financial statements as of September 30, 2025.

CITY PLACE COMMUNITY DEVELOPMENT DISTRICT
CITY OF WEST PALM BEACH, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
REVENUES				
Tax increment revenues	$ -	$ -	$ 6,664,844	$ 6,664,844
Developer revenue	-	450,000	1,663,495	1,213,495
Interest	480	1,150	1,374	224
Fees and other revenues	10,326,834	17,924,438	3,125,720	(14,798,718)
Total revenues	10,327,314	18,375,588	11,455,433	(6,920,155)
EXPENDITURES				
Current:				
General government	1,153,384	3,485,951	676,912	2,809,039
Maintenance and operations	9,173,930	13,660,895	7,853,000	5,807,895
Roadway and sidewalk maintenance	-	2,487,500	293,724	2,193,776
Capital outlay	-	-	2,487,500	(2,487,500)
Total expenditures	10,327,314	19,634,346	11,311,136	8,323,210
Excess (deficiency) of revenues over (under) expenditures	-	(1,258,758)	144,297	1,403,055
OTHER FINANCING SOURCES				
Transfers in (out)	-	-	1,776,043	1,776,043
Total other financing sources	-	-	1,776,043	1,776,043
Net change in fund balances	$ -	$ (1,258,758)	1,920,340	$ 3,179,098
Fund balances - beginning			1,906,179	
Fund balances - ending			$ 3,826,519	

See notes to required supplementary information

CITY PLACE COMMUNITY DEVELOPMENT DISTRICT
CITY OF WEST PALM BEACH, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. 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. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase revenues by $8,048,274, appropriations by $9,307,032. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CITY PLACE COMMUNITY DEVELOPMENT DISTRICT
CITY OF WEST PALM BEACH, 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.	3
Employee compensation	Not applicable
Independent contractor compensation	$2,901,611
Construction projects to begin on or after October 1; (>$65K)	Not applicable
Budget variance report	See Variance Report in report for details
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Not applicable
Special assessments collected	Not applicable
Outstanding Bonds:	
Series 2012, due May 1, 2026	$4,105,000 - See Long Term Liabilities Note in report for details
Series 2018, due May 1, 2046	$56,420,000 - See Long Term Liabilities Note in report 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
City Place Community Development District
City of West Palm Beach, 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 City Place Community Development District, City of West Palm Beach, 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 22, 2026.

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*.

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 22, 2026

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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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
City Place Community Development District
City of West Palm Beach, Florida

We have examined City Place Community Development District, City of West Palm Beach, 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 City Place Community Development District, City of West Palm Beach, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

June 22, 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
City Place Community Development District
City of West Palm Beach, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of City Place Community Development District ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 22, 2026.

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 G*overnment 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 22, 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 City Place Community Development District, City of West Palm Beach, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank City Place Community Development District, City of West Palm Beach, 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 22, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDING AND RECOMMENDATION

None

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.

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.

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.

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

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. 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.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 26.