

**FALLSCHASE COMMUNITY  
DEVELOPMENT DISTRICT**

**LEON COUNTY, FLORIDA**



**FINANCIAL STATEMENTS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

**FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT  
LEON COUNTY, FLORIDA**

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**LANIGAN & ASSOCIATES, P.C.**  
CERTIFIED PUBLIC ACCOUNTANTS  
BUSINESS ADVISORS  
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**INDEPENDENT AUDITOR'S REPORT**

To the Board of Supervisors  
Fallschase Community Development District  
Leon County, Florida

**Report on the Audit of the Financial Statements**

***Opinions***

We have audited the financial statements of the governmental activities and each major fund of Fallschase Community Development District (the "District") as of and for the 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 accompanying financial statements 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 year then ended in accordance with accounting principles generally accepted in the United States of America.

***Basis for Opinions***

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

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 issuance date, including any currently known information that may raise substantial doubt shortly thereafter.

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

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our 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 as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated June 03, 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, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

***Report on Other Legal and Regulatory Requirements***

We have also issued our report dated June 03, 2026, on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

*Lanigan & Associates, PC*

Tallahassee, Florida  
June 03, 2026

**FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2025**

Our discussion and analysis of Fallschase Community Development District (the "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 assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a positive net position balance of \$697,767.
- The District's total net position increased by \$441,295. 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.
- At September 30, 2025, the District's governmental funds reported combined ending fund balance of \$1,537,338, an increase of \$75,774 in comparison with the prior fiscal year.

**Overview of the 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 contributions and special assessment bond proceeds. The District does not have any business-type activities. The governmental activities of the District include the general government (management) function.

## **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 maintains only one category of funds called governmental funds.

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

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the 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 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 balance for the general fund and debt service fund which are 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, assets exceeded liabilities at the close of the most recent fiscal year.

## Government-Wide Financial Analysis (Continued)

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

	Net Position	
	September 30,	
	2025	2024
Assets		
Current and other assets	\$ 1,539,462	\$ 1,511,559
Capital assets	15,236,321	15,236,321
Total assets	<u>16,775,783</u>	<u>16,747,880</u>
Current liabilities	599,575	641,274
Long-term liabilities	15,478,441	15,850,134
Total liabilities	<u>16,078,016</u>	<u>16,491,408</u>
Net position		
Net investment in capital assets	(602,120)	(963,813)
Restricted for debt service	1,465,849	1,410,116
Unrestricted	(165,962)	(189,831)
Total net position	<u>\$ 697,767</u>	<u>\$ 256,472</u>

The increase in total assets is related to cash and investments in the current year. The decrease in total liabilities is related to payments on special assessment bonds, recognition of unearned revenue, and payments owed to developer in the current year. The increase in net position represents the extent to which program revenues exceeded ongoing program expenses.

## Government-Wide Financial Analysis (Continued)

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

	2025	2024
Revenues		
Program revenues:		
Charges for services	\$ 1,036,246	\$ 1,063,265
General revenues:		
Interest income	56,959	61,285
Total revenues	<u>1,093,205</u>	<u>1,124,550</u>
Expenses:		
General government	88,362	83,546
Interest on long-term debt	563,548	572,582
Total expenses	<u>651,910</u>	<u>656,128</u>
Change in net position	441,295	468,422
Net position - beginning	<u>256,472</u>	<u>(211,950)</u>
Net position - ending	<u>\$ 697,767</u>	<u>\$ 256,472</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was \$651,910. The District received charges for services and interest income in the amount of \$1,036,246 and \$56,959, respectively, which resulted in total revenue of \$1,093,205 during the fiscal year ended September 30, 2025.

### Capital Asset and Debt Administration

The financial statements present capital assets in two groups: these assets subject to depreciation, such as equipment or operations facilities, and those assets not subject to depreciation, such as land and construction in progress. The District's investment in capital assets for its governmental activities as of September 30, 2025 was \$15,236,321. This investment in capital assets includes construction in progress. There were no capital asset events during the fiscal year.

## Capital Asset and Debt Administration (continued)

### Capital Assets September 30,

	Governmental Activities	
	2025	2024
Construction In Progress	\$ 15,236,321	\$ 15,236,321
Total	\$ 15,236,321	\$ 15,236,321

### Long-Term Debt

As of September 30, 2025, the District's outstanding long-term debt (bonds) was \$15,838,441. Of this amount \$360,000 is considered due within one year. Listed below is a summary of the District's major debt:

- In December 2021, the District issued \$16,610,000 of Special Assessment Bonds Series 2021 maturing in May 2052 due in annual principal installments ranging from \$330,000 to \$905,000 in accordance with the redemption schedule. Interest is due semi-annually on May 1 and November 1 of each year until redemption or maturity. Interest rates range from 2.625% to 4.000%.

### General Budgetary Highlights

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. 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 expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

### Contacting the District's Financial Management

This financial report is designed to provide our citizens, landowners, 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 Fallschase Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33431.

**FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT**  
**LEON COUNTY, FLORIDA**  
**STATEMENT OF NET POSITION**  
**SEPTEMBER 30, 2025**

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	<u>Governmental Activities</u>
<b>ASSETS</b>	
Cash	\$ 73,613
Investments	1,465,849
Capital assets	
Construction in progress	<u>15,236,321</u>
Total assets	<u><u>\$ 16,775,783</u></u>
 <b>LIABILITIES</b>	
Accounts payable and accrued expenses	\$ 2,124
Accrued interest payable	237,451
Non-current liabilities:	
Due within one year	360,000
Due in more than one year	<u>15,478,441</u>
Total liabilities	<u><u>\$ 16,078,016</u></u>
 <b>NET POSITION</b>	
Net investment in capital assets	\$ (602,120)
Restricted for debt service	1,465,849
Unrestricted	<u>(165,962)</u>
Total net position	<u><u>\$ 697,767</u></u>

**FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT**  
**LEON COUNTY, FLORIDA**  
**STATEMENT OF ACTIVITIES**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

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Functions/Programs	Expenses	Program Revenues		Net (Expenses) Revenues and Changes in Net Position
		Charges for Services	Operating Contributions	
Primary government:				
Governmental activities:				
General government	\$ 88,362	\$ 101,117	\$ -	\$ 12,755
Interest on long-term debt	563,548	935,129	-	371,581
Total governmental activities	<u>\$ 651,910</u>	<u>\$ 1,036,246</u>	<u>\$ -</u>	<u>384,336</u>
General revenues:				
Interest income				56,959
Total general revenues				<u>56,959</u>
Change in net position				441,295
Net position - beginning of year				<u>256,472</u>
Net position - end of year				<u>\$ 697,767</u>

**FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT  
LEON COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2025**

	Major Funds		Total
	General	Debt Service	Governmental Funds
<b>ASSETS</b>			
Cash	\$ 73,613	\$ -	\$ 73,613
Investments	-	1,465,849	1,465,849
Total assets	<u>\$ 73,613</u>	<u>\$ 1,465,849</u>	<u>\$ 1,539,462</u>
<b>LIABILITIES</b>			
Accounts payable and accrued expenses	<u>\$ 2,124</u>	<u>\$ -</u>	<u>\$ 2,124</u>
<b>FUND BALANCE</b>			
Restricted:			
Debt Service	-	1,465,849	1,465,849
Unassigned	<u>71,489</u>	<u>-</u>	<u>71,489</u>
Total fund balance	<u>71,489</u>	<u>1,465,849</u>	<u>1,537,338</u>
Total liabilities and fund balance	<u>\$ 73,613</u>	<u>\$ 1,465,849</u>	<u>\$ 1,539,462</u>

**FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT**  
**RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS**  
**TO THE STATEMENT OF NET POSITION**  
**SEPTEMBER 30, 2025**

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Total fund balances of governmental funds		\$ 1,537,338
<p>Amounts reported for governmental activities in the Statement of Net Position are different because:</p>		
<p>Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds. The cost of the assets is \$15,236,321.</p>		15,236,321
<p>Bonds payable are not due and payable in the current period and accordingly are not reported as fund liabilities. Interest on long-term debt is not accrued in government funds, but rather is recognized as an expenditure when due. The bond premium is not due within the current period and accordingly the amortization is not reported as fund liabilities. All liabilities, both current and long-term, are reported in the Statement of Net Position. Long-term liabilities at year-end consist of:</p>		
Accrued interest payable	(237,451)	
Bond premium amortization	43,849	
Bonds payable	(15,882,290)	
	(16,075,892)	(16,075,892)
Total net position of governmental activities		\$ 697,767

**FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT  
LEON COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Fund		Total
	General	Debt Service	Governmental Funds
<b>REVENUES</b>			
Assessment revenue	\$ 101,117	\$ 935,129	\$ 1,036,246
Interest income	402	56,557	56,959
Total revenues	<u>101,519</u>	<u>991,686</u>	<u>1,093,205</u>
<b>EXPENDITURES</b>			
Current:			
General government	81,478	6,884	88,362
Debt service:			
Interest	-	579,069	579,069
Principal	-	350,000	350,000
Total expenditures	<u>81,478</u>	<u>935,953</u>	<u>1,017,431</u>
Excess of revenues over expenditures	<u>20,041</u>	<u>55,733</u>	<u>75,774</u>
Net changes in fund balances	20,041	55,733	75,774
Fund balance - beginning	<u>51,448</u>	<u>1,410,116</u>	<u>1,461,564</u>
Fund balance - ending	<u>\$ 71,489</u>	<u>\$ 1,465,849</u>	<u>\$ 1,537,338</u>

**FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT  
RECONCILIATION OF THE STATEMENT OF REVENUES,  
EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

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

Net change in fund balances - total governmental funds	\$	75,774
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The issuance of bonds and similar long-term debt provides current financial resources to governmental funds and thus contributes to the change in fund balance. In the Statement of Net Position, however, issuing debt increases long-term liabilities and does not affect the Statement of Activities. Similarly, repayment of principal is an expenditure in the governmental funds, but reduces the liability in the Statement of Net Position. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the Statement of Activities. The amounts of the items that make up these differences in the treatment of long-term debt and related items are:

Principal repayments	350,000		
Amortization of premium on bonds issued	11,693		
			361,693

Under the modified accrual basis of accounting used in governmental funds, expenditures are not recognized for transactions that are not normally paid with expendable available financial resources. In the Statement of Activities, however, which is presented on the accrual basis, expenses and liabilities are reported regardless of when financial resources are available.

This adjustment is as follows:

Accrued interest expense			3,828

Change in net position of governmental activities	\$	441,295
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**FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT  
LEON COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

***NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY***

The Fallschase Community Development District has existed since October 12, 1997. A predecessor district had been created by Leon County Ordinance 75-6. At the request of the Leon County Commission, the landowner petitioned to the county to terminate the existing district and to replace it with the Fallschase Community Development District. On October 23, 1997, the Commission replaced it with the Fallschase Community Development District (the "District") by County Ordinance 97-18, a statutory process labeled "reestablishment". Accordingly, that reestablishment ordinance did not create the District but rather established it on the property with the state-created and state-chartered community development district to operate free and clear on the proposed property, 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 purpose 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 (the "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.

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.

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*.

### **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 1 to pay for the operations and maintenance and debt service of the District. 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.

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.

## ***NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)***

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 - This fund is used to account for financial resources that are restricted, committed, or assigned to expenditure for principal and interest.

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.

### **Assets, Liabilities, and Net Position or Equity**

#### 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:

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

Securities shall be invested to provide sufficient liquidity to pay obligations as they come due.

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.

## ***NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)***

### Capital Assets

Capital assets, which include property, plant and equipment, construction in progress, 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 estimated fair market 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.

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.

### Deferred Outflows/Inflows of Resources

Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s). For example, the District would record deferred outflows of resources on the statement of net position for advance refunds resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s). For example, when an asset is recorded in the governmental fund financial statements, but the revenue is unavailable, the District reports a deferred inflow of resources on the balance sheet until such times as the revenue becomes available.

### 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, as well as issuance costs, 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 in the period the debt is issued.

## ***NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)***

### 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.

The District has established limitations on the use of fund balance as follows:

Nonspendable fund balance – Amounts that cannot be spent because they are either not in spendable form or they are legally or contractually required to remain intact.

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 are 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.

### **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.

### **Implementation of New Governmental Accounting Standards**

#### *GASB Statement No. 102, Certain Risk Disclosures*

Effective October 1, 2024, the District implemented Statement No. 102. The objective of this statement is to provide users of government financial statements with essential information about risks related to a government's vulnerabilities due to certain concentrations or constraints. This statement has no material impact on the District's financial statements.

### ***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.

1. Each year the District Manager submits to the Board a proposed operating budget for the fiscal year commencing the following October 1.
2. Public hearings are conducted to obtain public comments.
3. Prior to October 1, the budget is legally adopted by the Board.
4. All budget changes must be approved by the Board.
5. The budgets are adopted on a basis consistent with generally accepted accounting principles.
6. 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

As of September 30, 2025, the District maintained an investment of \$1,465,849 in the First American Government Obligation Fund.

#### Credit Risk – Investments

The District's investments are limited by state statutory requirements and bond compliance. As of September 30, 2025, the District's investment in First American Government Obligation Fund was rated AAAM by Standard and Poor's.

#### Interest Rate Risk – Investments

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

#### Custodial Credit Risk - Investments

Custodial credit risk for investments is the risk that, in the event of the failure of the counterparty to a transaction, the District will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The District does not have a formal policy to mitigate this risk.

#### Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund.

**NOTE 5 – CAPITAL ASSETS**

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

Governmental activities	Balance			September 30, 2025
	October 01, 2024	Additions	Reductions	
Capital assets, not being depreciated:				
Construction in progress	\$ 15,236,321	\$ -	\$ -	\$ 15,236,321
Total governmental activities capital assets	\$ 15,236,321	\$ -	\$ -	\$ 15,236,321

**NOTE 6 – BONDS PAYABLE**

The District issued Special Assessment Bonds, Series 2021, in December 2021. The bonds were issued to finance the planning, financing, acquisition, construction, equipping, and installation of the Series 2021 project. These bonds will be repaid from special assessments levied on the property owners benefiting from this construction. Those amounts, including interest, are 100% pledged to pay the scheduled principal and interest payments on the special assessment bonds. In the event that a deficiency exists because of unpaid or delinquent special assessments at the time a debt service payment is due, the District must provide resources to cover the deficiency until other resources, for example foreclosure proceeds, are received. The bonds have stated interest rates ranging from 2.625% to 4.000%.

Bonds Payable as of September 30, 2025, consist of the following:

	2025
Special Assessment Bonds, Series 2021, maturing May 2052 due in annual principal installments ranging from \$330,000 to \$905,000 in accordance with the redemption schedule. Interest is due semi-annually on May 1 and November 1 of each year until redemption or maturity. Interest rates range from 2.625% to 4.000%.	\$ 15,590,000
Add bond premium, net	248,441
Total long-term bonds payable, net	<u>\$ 15,838,441</u>

**CHANGES IN BONDS PAYABLE**

Governmental activities	Balance			September 30, 2025	Due Within One Year
	October 01, 2024	Additions	Reductions		
Special assessment bonds	\$ 15,940,000	\$ -	\$ (350,000)	\$ 15,590,000	\$ 360,000
Premium	260,134	-	(11,693)	248,441	-
Total	\$ 16,200,134	\$ -	\$ (361,693)	\$ 15,838,441	\$ 360,000

**NOTE 6 – BONDS PAYABLE (CONTINUED)**

DEBT SERVICE REQUIREMENTS

<u>For the Year Ended September 30,</u>	<u>Principal</u>	<u>Interest</u>
2026	\$ 360,000	\$ 569,881
2027	370,000	560,431
2028	380,000	548,869
2029	395,000	536,994
2030	405,000	524,650
2031-2035	2,235,000	2,418,369
2036-2040	2,645,000	2,015,431
2041-2045	3,165,000	1,513,344
2046-2050	3,860,000	830,800
2051-2052	1,775,000	107,200
Total	<u>\$ 15,590,000</u>	<u>\$ 9,625,969</u>

**NOTE 7 – CONCENTRATION**

The District's activity is dependent upon the continued involvement of the major Landowner, the loss of which could have a material adverse effect on the District's operations.

**NOTE 8 – MANAGEMENT COMPANY**

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

**NOTE 9 – 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 3 years.

**NOTE 10 – SUBSEQUENT EVENTS**

Subsequent events were evaluated through June 03, 2026, which is the date the financial statements were available to be released. As of this date there were no subsequent events that required disclosure.

**FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT  
LEON 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 Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Assessment revenue	\$ 100,591	\$ 100,591	\$ 101,117	\$ 526
Interest income	-	-	402	402
Total revenues	100,591	100,591	101,519	928
EXPENDITURES				
Current:				
General government	100,596	100,596	81,478	19,118
Excess of revenues over expenditures	(5)	(5)	20,041	20,046
Net changes in fund balances	(5)	(5)	20,041	20,046
Fund balance - beginning	37,801	37,801	51,448	13,647
Fund balance - ending	\$ 37,796	\$ 37,796	\$ 71,489	\$ 33,693

**FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT  
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, allowed for revenues and expenses of \$100,591 and \$100,596, respectively. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**REPORTS REQUIRED UNDER  
*GOVERNMENT AUDITING STANDARDS*  
AND CHAPTER 10.550, RULES OF  
THE AUDITOR GENERAL**

**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  
Fallschase Community Development District  
Tallahassee, 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 (*Government Auditing Standards*), the financial statements of the governmental activities and each major fund of the Fallschase Community Development District (the “District”), as of and for the 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 report thereon dated June 03, 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) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District’s internal control. Accordingly, we do not express an opinion on the effectiveness of the District’s internal control.

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

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

***Report on Compliance and Other Matters***

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

**Purpose of this Report**

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

*Lanigan & Associates, PC*

Tallahassee, Florida  
June 03, 2026

**LANIGAN & ASSOCIATES, P.C.**  
CERTIFIED PUBLIC ACCOUNTANTS  
BUSINESS ADVISORS  
www.lanigancpa.com

**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  
Fallschase Community Development District  
Leon County, Florida

We have examined Fallschase Community Development District's (the "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 the specified requirements. Our responsibility is to express an opinion on the District's compliance with the specified requirements 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 above. 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.

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

Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the 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 the District and is not intended to be and should not be used by anyone other than these specified parties.

*Lanigan & Associates, PC*

Tallahassee, Florida  
June 03, 2026

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

To the Board of Supervisors  
Fallschase Community Development District  
Leon County, Florida

**Report on the Financial Statements**

We have audited the financial statements of Fallschase Community Development District (the "District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 03, 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 *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 Accountant's Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 03, 2026, should be considered in conjunction with this management letter.

**Prior Audit Findings**

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. The preceding financial audit report did not contain any findings or recommendations.

**Official Title and Legal Authority**

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The official title and legal authority of the entity are disclosed in the notes to financial statements. There were no component units.

### **Financial Condition and Management**

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

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

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

### **Special District Component Units**

Section 10.554(1)(i)5.c., Rules of the Auditor General, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we did not note any special district component units that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

### **Property Assessed Clean Energy (PACE) Programs**

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate within the District's geographical boundaries during the fiscal year under audit.

### **Specific Information**

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

- a. The total number of district employees compensated in the last pay period of the district's fiscal year as zero (0).
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as two (2).
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$0.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$56,142.

- e. Each construction project with a total cost of at least \$65,000 approved by the district that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as;
  - a. No new projects were scheduled to begin on or after October 1 of the fiscal year being reported.
- f. A budget variance based on the budget adopted under 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the district amends a final adopted budget under Section 189.016(6), Florida Statutes, is presented on page 23 of the audit report.

### **Specific Information (Special Assessments)**

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

- a. The rate or rates of non-ad valorem special assessments imposed by the District were between \$92.78 and \$99.76 for operations and maintenance and \$678.82 and \$1,147.00 for debt service.
- b. The total amount of special assessments collected by or on behalf of the district as \$1,036,246. See page 13 of the audit report.
- c. The total amount of outstanding bonds issued by the district and the terms of such bonds as;
  - 1. \$15,838,441, and
  - 2. Special Assessment Bonds, Series 2021, maturing May 2052, due in annual principal installments ranging from \$330,000 to \$905,000 in accordance with the redemption schedule. Interest is due semiannually on May 1 and November 1 of each year until redemption or maturity. Interest rates range from 2.625% to 4.000%. See Note 6: Bonds Payable.

### **Additional Matters**

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

### **Purpose of this Letter**

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

*Lanigan & Associates, PC*

Tallahassee, Florida  
June 03, 2026