NORTH AR-1 OF PASCO COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2025

NORTH AR-1 OF PASCO COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
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INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
North AR-1 of Pasco Community Development District
Pasco County, Florida

We have audited the accompanying financial statements of the governmental activities and each major fund of North AR-1 of Pasco Community Development District, Pasco County, Florida ("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 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 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 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 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 generally accepted auditing standards 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 generally accepted auditing standards, 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 Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated October 6, 2026, on our consideration of the North AR-1 of Pasco Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, 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 the 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 October 6, 2026 on our consideration of the District's compliance with 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.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
October 6, 2026

Our discussion and analysis of North AR-1 of Pasco Community Development District, Pasco County, Florida ("District") financial performance provides an 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 net position of $27,003,201.

- The change in the District's total net position in comparison with the prior fiscal year was $19,910,083, 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 $5,152,271. A portion of fund balance is restricted for debt service and future capital repairs and replacement, nonspendable prepaid items and deposits, 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 is intended to serve as the introduction to the District's 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 and liabilities, with the difference between the two 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. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

Fund Financial Statements

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

Proprietary Funds

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

Notes to 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. The balance of unrestricted net position may be used to meet the District's obligations.

Key components of net position were as follows:

Statement of Net Position

	GOVERNMENTAL ACTIVITIES		BUSINESS-TYPE ACTIVITIES		TOTAL	
	2025	2024	2025	2024	2025	2024
Current assets	$ 5,843,858	$10,302,257	$ 40,729	$ 57,544	$ 5,884,587	$10,359,801
Capital assets	76,081,057	73,639,705	13,562	-	76,094,619	73,639,705
Total assets	81,924,915	83,941,962	54,291	57,544	81,979,206	83,999,506
Current liabilities	2,761,680	5,521,377	18,947	27,863	2,780,627	5,549,240
Long-term liabilities	52,195,378	71,357,148	-	-	52,195,378	71,357,148
Total liabilities	54,957,058	76,878,525	18,947	27,863	54,976,005	76,906,388
Net position						
Net invested in capital assets	22,870,895	1,080,066	13,562	-	22,884,457	1,080,066
Restricted for debt service	4,006,012	5,381,574	-	-	4,006,012	5,381,574
Restricted for capital projects	-	522,708	-	-	-	522,708
Unrestricted	90,950	79,089	21,782	29,681	112,732	108,770
Total net position	$ 26,967,857	$ 7,063,437	$ 35,344	$ 29,681	$ 27,003,201	$ 7,093,118

The District's net position increased during the most recent fiscal year. The majority of the change represents the degree to which program revenues exceeded the ongoing cost of operations.

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

Change in Net Position

	GOVERNMENTAL ACTIVITIES		BUSINESS-TYPE ACTIVITIES		TOTAL	
	2025	2024	2025	2024	2025	2024
Program revenues	$26,053,427	$ 5,110,035	$ 200,719	$ 45,206	$26,254,146	$ 5,155,241
General revenues	3,511	588,884	-	-	3,511	588,884
Total revenues	26,056,938	5,698,919	200,719	45,206	26,257,657	5,744,125
Expenses						
General government	426,807	248,965	-	-	426,807	248,965
Maintenance and operations	1,949,600	1,312,309	-	-	1,949,600	1,312,309
Welcome Center	-	-	555,944	359,334	555,944	359,334
Interest on long-term debt	3,415,223	2,127,484	-	-	3,415,223	2,127,484
Cost of issuance	-	464,955	-	-	-	464,955
Total expenses	5,791,630	4,153,713	555,944	359,334	6,347,574	4,513,047
Change in net position	20,265,308	1,545,206	(355,225)	(314,128)	19,910,083	1,231,078
Transfers	(360,888)	(343,809)	360,888	343,809	-	-
Net position - beginning of year	7,063,437	5,862,040	29,681	-	7,093,118	5,862,040
Net position - end of year	$26,967,857	$ 7,063,437	$ 35,344	$ 29,681	$27,003,201	$ 7,093,118

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was $6,347,574, which consisted of interest on long-term debt and costs associated with general expenditures and constructing and maintaining certain capital improvements of the District. The costs of the District's activities were funded by developer contributions and assessments.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures exceeded appropriations for the fiscal year ended September 30, 2025.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were higher than budgeted amounts due primarily to anticipated costs being higher than anticipated. The expenses exceeded were covered by the increase in revenues during the current year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had $76,081,057 invested in RTU – lighting lease and construction in process. Construction in process has not completed as of September 30, 2025 and therefore is not depreciated to date. Once projects are complete, items will transfer to depreciable assets. More detailed information about the District's capital assets is presented in the notes of the financial statements.

CAPITAL ASSETS AND DEBT ADMINISTRATION (CONTINUED)

Capital Debt

At September 30, 2025, the District had $53,220,814 in lease liability and Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2026, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact North AR-1 of Pasco Community Development District's Finance Department at 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607.

NORTH AR-1 OF PASCO COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
September 30, 2025

	GOVERNMENTAL ACTIVITIES	BUSINESS-TYPE ACTIVITIES	TOTAL
ASSETS			
Cash and cash equivalents	$ 646,070	$ 33,358	$ 679,428
Accounts receivable	18,412	432	18,844
Assessments receivable	9,820	-	9,820
Inventory	-	6,939	6,939
Deposits	79,426	-	79,426
Prepaid items	21,271	-	21,271
Restricted assets:			
Cash and investments	5,068,859	-	5,068,859
Capital assets:			
Assets not being depreciated	71,137,019	-	71,137,019
Assets, net of depreciation	4,944,038	13,562	4,957,600
TOTAL ASSETS	$ 81,924,915	$ 54,291	$ 81,979,206
LIABILITIES			
Accounts payable and accrued expenses	$ 691,587	$ 18,947	$ 710,534
Accrued interest payable	1,044,657	-	1,044,657
Due within one year	1,025,436	-	1,025,436
Due in more than one year	52,195,378	-	52,195,378
TOTAL LIABILITIES	54,957,058	18,947	54,976,005
NET POSITION			
Net investment in capital assets	22,870,895	13,562	22,884,457
Restricted for:			
Debt service	4,006,012	-	4,006,012
Unrestricted	90,950	21,782	112,732
TOTAL NET POSITION	$ 26,967,857	$ 35,344	$ 27,003,201

The accompanying notes are an integral part of this financial statement

NORTH AR-1 OF PASCO COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ACTIVITIES
Year Ended September 30, 2025

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenues and Changes in Net Position: Governmental Activities	Net (Expense) Revenues and Changes in Net Position: Business-type Activities	Total
Governmental activities							
General government	$ 426,807	$ 426,807	$ 1,709,476	$ -	$ 1,709,476	$ -	$ 1,709,476
Maintenance and operations	1,949,600	704,365	-	71,558	(1,173,677)	-	(1,173,677)
Interest on long-term debt	3,415,223	22,775,259	365,962	-	19,725,998	-	19,725,998
Total governmental activities	5,791,630	23,906,431	2,075,438	71,558	20,261,797	-	20,261,797
Business-type activities							
Welcome Center	555,944	200,719	-	-	-	(355,225)	(355,225)
Total business-type activities	555,944	200,719	-	-	-	(355,225)	(355,225)
Total primary government	$ 6,347,574	$ 24,107,150	$ 2,075,438	$ 71,558	20,261,797	(355,225)	19,906,572
General revenues:							
Unrestricted Investment earnings					504	-	504
Miscellaneous income					3,007	-	3,007
Transfers					(360,888)	360,888	-
Total general revenues and transfers					(357,377)	360,888	3,511
Change in net position					19,904,420	5,663	19,910,083
Net position - October 1, 2024					7,063,437	29,681	7,093,118
Net position - September 30, 2025					$ 26,967,857	$ 35,344	$ 27,003,201

The accompanying notes are an integral part of this financial statement

NORTH AR-1 OF PASCO COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET – GOVERNMENTAL FUNDS
September 30, 2025

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
ASSETS				
Cash and cash equivalents	$ 646,070	$ -	$ -	$ 646,070
Investments	-	5,046,021	22,838	5,068,859
Accounts receivable	18,412	-	-	18,412
Assessments receivable	5,172	4,648	-	9,820
Deposits	79,426	-	-	79,426
Prepaid items	21,271	-	-	21,271
TOTAL ASSETS	$ 770,351	$ 5,050,669	$ 22,838	$ 5,843,858
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	$ 679,401	$ -	$ 12,186	$ 691,587
TOTAL LIABILITIES	679,401	-	12,186	691,587
FUND BALANCES				
Nonspendable:				
Prepaid items and deposits	100,697	-	-	100,697
Restricted for:				
Debt service	-	5,050,669	-	5,050,669
Capital projects	-	-	10,652	10,652
Unassigned	(9,747)	-	-	(9,747)
TOTAL FUND BALANCES	90,950	5,050,669	10,652	5,152,271
TOTAL LIABILITIES AND FUND BALANCES	$ 770,351	$ 5,050,669	$ 22,838	$ 5,843,858

The accompanying notes are an integral part of this financial statement

NORTH AR-1 OF PASCO COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2025

Total Governmental Fund Balances in the Balance Sheet	$ 5,152,271
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	76,522,592
Less accumulated depreciation	(441,535)
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(1,044,657)
Unamortized bond premium	(241,337)
Unamortized bond discount	835,873
Lease liability	(5,075,350)
Governmental bonds payable	(48,740,000)
Net Position of Governmental Activities	$ 26,967,857

The accompanying notes are an integral part of this financial statement

NORTH AR-1 OF PASCO COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended September 30, 2025

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
REVENUES				
Developer contributions	$ 1,709,476	$ -	$ 269	$ 1,709,745
Assessments	1,131,172	22,775,259	-	23,906,431
Investment earnings	504	365,962	71,289	437,755
Miscellaneous revenue	3,007	-	-	3,007
TOTAL REVENUES	2,844,159	23,141,221	71,558	26,056,938
EXPENDITURES				
General government	426,807	-	-	426,807
Maintenance and operations	1,712,516	-	-	1,712,516
Capital outlay	1,652,925	-	1,025,511	2,678,436
Debt				
Principal	163,079	20,835,000	-	20,998,079
Interest expense	169,008	3,739,357	-	3,908,365
TOTAL EXPENDITURES	4,124,335	24,574,357	1,025,511	29,724,203
EXCESS REVENUES OVER (UNDER) EXPENDITURES	(1,280,176)	(1,433,136)	(953,953)	(3,667,265)
OTHER SOURCES (USES)				
Leases issued	1,652,925	-	-	1,652,925
Transfers in (out)	(360,888)	(441,897)	441,897	(360,888)
TOTAL OTHER SOURCES (USES)	1,292,037	(441,897)	441,897	1,292,037
EXCESS REVENUES OVER (UNDER) EXPENDITURES AND OTHER USES	11,861	(1,875,033)	(512,056)	(2,375,228)
FUND BALANCE				
Beginning of year	79,089	6,925,702	522,708	7,527,499
End of year	$ 90,950	$ 5,050,669	$ 10,652	$ 5,152,271

The accompanying notes are an integral part of this financial statement

NORTH AR-1 OF PASCO COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2025

Net Change in Fund Balances - Total Governmental Funds	$ (2,375,228)
Amount reported for governmental activities in the Statement of Activities are different because:	
The issuance of long-term debt provides current financial resources to governmental funds. These transactions, however, have no effect on net assets. This is the amount of long-term debt issued in the current period.	(1,652,925)
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the costs of those assets are depreciated over their estimated useful lives:	
Capital outlay	1,025,511
RTU - lease lighting	1,652,925
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the Statement of Net Position and are eliminated in the Statement of Activities:	
Reduction of long term lease liability	163,079
Payments on long-term debt	20,835,000
Certain items reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported expenditures in the governmental funds:	
Current year provision for depreciation	(237,084)
Provision for amortization of bond premium	5,573
Provision for amortization of bond discount	(11,902)
Change in accrued interest payable	499,471
Change in Net Position of Governmental Activities	$ 19,904,420

The accompanying notes are an integral part of this financial statement

NORTH AR-1 OF PASCO COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION – ENTERPRISE FUND
September 30, 2025

ASSETS		
CURRENT ASSETS		
Cash and cash equivalents	$	33,358
Accounts receivable		432
Inventory		6,939
TOTAL CURRENT ASSETS		40,729
NONCURRENT ASSETS		
Capital assets:		
Equipment and furniture		13,621
		13,621
Less accumulated depreciation		(59)
Total capital assets (net of depreciation)		13,562
TOTAL NONCURRENT ASSETS		13,562
TOTAL ASSETS	$	54,291
LIABILITIES		
CURRENT LIABILITIES		
Accounts payable and accrued expenses	$	18,947
TOTAL CURRENT LIABILITIES		18,947
NET POSITION		
Net investment in capital assets		13,562
Unrestricted		21,782
TOTAL NET POSITION	$	35,344

The accompanying notes are an integral part of this financial statement

NORTH AR-1 OF PASCO COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – ENTERPRISE FUND
September 30, 2025

OPERATING REVENUES	
Welcome Center	$ 200,719
TOTAL OPERATING REVENUES	200,719
OPERATING EXPENSES	
Cost of sales and services	85,565
Welcome Center	462,900
Other	7,420
Depreciation	59
TOTAL OPERATING EXPENSES	555,944
INCOME BEFORE TRANSFERS	(355,225)
TRANSFERS	
Transfers in (out)	360,888
TOTAL TRANSFERS	360,888
CHANGE IN NET POSITION	5,663
NET POSITION	
Beginning of year	29,681
End of year	$ 35,344

The accompanying notes are an integral part of this financial statement

NORTH AR-1 OF PASCO COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF CASH FLOWS – ENTERPRISE FUND
Year Ended September 30, 2025

CASH FLOWS FROM OPERATING ACTIVITIES		
Cash received from customers	$	202,265
Cash paid to suppliers		(563,717)
NET CASH USED IN OPERATING ACTIVITIES		(361,452)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES		
Transfers in (out)		360,888
NET CASH PROVIDED BY NONCAPITAL FINANCING ACTIVITIES		360,888
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of fixed assets		(13,621)
NET CASH USED IN INVESTING ACTIVITIES		(13,621)
NET DECREASE IN CASH		(14,185)
CASH		
Beginning of Year	$	47,543
End of Year		33,358
RECONCILIATION OF OPERATING INCOME TO NET USED IN OPERATING ACTIVITIES		
Operating loss	$	(355,225)
Adjustments to reconcile operating income to net cash used in operating activities:		
Depreciation		59
(Increase) Decrease in:		
Accounts receivable		1,546
Inventory		1,084
Increase (Decrease) in:		
Accounts payable and accrued expenses		(8,916)
NET CASH USED IN OPERATING ACTIVITIES	$	(361,452)

The accompanying notes are an integral part of this financial statement

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

North AR-1 of Pasco Community Development District ("District") was created on July 14, 2020 by the Board of County Commissioners of Pasco County, Florida Ordinance No. 03-23 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The majority of the Board members are affiliated with the Developer. The Supervisors are elected on an at large basis by the qualified electors of the property owners 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 Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

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 economic 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.

In the fund financial statements, the enterprise fund is presented using the accrual basis of accounting. Revenues are recognized when they are earned and expenses are recognized when the related goods or services are delivered. In the fund financial statements, enterprise funds are presented using the economic resources measurement focus. This means that all assets and all liabilities (whether current or non-current) associated with their activity are included on their balance sheets. Enterprise fund type operating statements present increases (revenues) and decreases (expenses) in total net position.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance 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. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

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. All other revenue items are considered to be measurable and available only when cash is received by the government.

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.

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.

Debt Service Fund

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

Capital Projects Fund

The capital projects fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure with the District.

The District reports the following major proprietary funds:

Enterprise Fund

The enterprise fund accounts for the operations of the welcome center which are funded by proceeds from operations of these facilities, included retail sales and food and beverage sales.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

Enterprise Fund (continued)

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

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

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

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

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

Securities listed in 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.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deposits and Investments (continued)

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

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 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 one year. 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.

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

Assets	Years
Improvements	10 - 20
Infrastructure	20 - 40
RTU - lighting lease	20
Equipment	7

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Capital Assets (continued)

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

Leases

The District is a lessee for a noncancellable lease of equipment. The District recognizes a lease liability and an intangible right-to-use lease asset (lease asset) in the government-wide financial statements. The District recognizes lease liabilities with an initial, individual value of $5,000 or more.

At the commencement of a lease, the District initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the District determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

The District uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the District generally uses its estimated incremental borrowing rate as the discount rate for leases.

The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the District is reasonably certain to exercise.

The District monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability. Lease assets are reported with other capital assets and lease liabilities are reported with long term debt on the statement of net position.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Unearned Revenue

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

Long-Term Obligations

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

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (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.

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 that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can 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. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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 C - 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 D – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances, including certificates of deposit, 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.

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Deposits (continued)

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	Fair Value	Credit Risk	Maturities
US Bank Gcts 0200	$ 5,068,859	N/A	N/A
Total Investments	$ 5,068,859		

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

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.

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:

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

- 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 E – INTERFUND TRANSFERS

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

Fund	Transfer In	Transfer Out
General	$ -	$ 360,887
Debt service	-	441,897
Capital projects	441,897	-
Enterprise	360,887	-
Total	$ 802,784	$ 802,784

Transfers are used to move revenues and other financing sources from the fund where the collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures, and transfers from the general fund to the enterprise fund were made to cover operating costs deficits in accordance with budgetary authorizations.

NOTE F – CAPITAL ASSETS

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

	Balance 10/01/2024	Increases	Decreases	Balance 09/30/2025
Governmental activities:				
Capital assets, not being depreciated:				
Construction in process	$ 70,111,508	$ 1,025,511	$ -	$ 71,137,019
Total capital assets, not being depreciated	70,111,508	1,025,511	-	71,137,019
Capital assets, being depreciated				
Infrastrure:				
RTU - lighting lease	3,732,648	1,652,925	-	5,385,573
Total capital assets, being depreciated	3,732,648	1,652,925	-	5,385,573
Less accumulated depreciation for:				
RTU - lighting lease	204,451	237,084	-	441,535
Total accumulated depreciation	204,451	237,084	-	441,535
Total capital assets, being depreciated - net	3,528,197	1,415,841	-	4,944,038
Governmental activities capital assets - net	$ 73,639,705	$ 2,441,352	$ -	$ 76,081,057

Depreciation expense of $237,084 was charged to maintenance and operations.

	Balance 10/01/2024	Increases	Decreases	Balance 09/30/2025
Business-type activities:				
Capital assets, being depreciated				
Equipment and furniture	$ -	$ 13,621	$ -	$ 13,621
Total capital assets, being depreciated	-	13,621	-	13,621
Less accumulated depreciation for:				
Equipment and furniture	-	59	-	59
Total accumulated depreciation	-	59	-	59
Total capital assets, being depreciated - net	-	13,562	-	13,562
Governmental activities capital assets - net	$ -	$ 13,562	$ -	$ 13,562

NOTE F – CAPITAL ASSETS (CONTINUED)

Depreciation expense of $59 was charged to operating expenses of the welcome center.

The infrastructure intended to serve the District has been estimated at a total cost of approximately $99,886,388. The infrastructure will include roadways, water management control, sewer and wastewater management, water supply, landscaping and hardscaping, undergrounding of electrical power and certain offsight improvements. A portion of the project costs are expected to be financed with proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District.

NOTE G - LEASES

The District leases solar lighting. The District recognizes a lease liability and an intangible right-to-use lease asset in the government-wide financial statements. At the commencement of a lease, the District initially measures the lease liability at the present value of payments expected to be made during the lease term. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life. The interest rate on the lease is based on the District's incremental borrowing rate of 3.75%.

The details of these leases are listed below:

Describe	Date	Payment Terms	Monthly Payment Amount	Interest Rate	Total Lease Liability	Balance 09/30/2025
Phase 1A, 1B, 1C and 1D	9/21/2022	20 Years	$ 7,950	3.75%	$ 1,348,844	$ 1,202,292
3A, 3B-1, 3B-2	10/1/2023	20 Years	3,350	3.75%	568,381	528,960
Agrihood	11/1/2023	20 Years	1,250	3.75%	212,082	198,008
Phase 3C	3/1/2024	20 Years	1,550	3.75%	262,782	250,209
Grand Live Oak	5/1/2024	20 Years	550	3.75%	93,316	88,782
4A, 4B, 4C, 4D, 4E, 4F	7/1/2024	20 Years	10,200	3.75%	1,725,391	1,671,760
Town Center Collector	2/1/2024	20 Years	1,800	3.75%	305,398	287,857
AA1E	8/1/2024	20 Years	750	3.75%	127,249	122,182
2A, 2B, 2C	2/1/2025	20 Years	4,400	3.75%	742,130	725,300
			$ 31,800		$ 5,385,573	$ 5,075,350

NOTE G – LEASES (CONTINUED)

The annual requirements to amortize the principal and interest of the lease liability as of September 30, 2025 are as follows:

September 30,	Principal	Interest	Total
2026	$ 195,436	$ 186,164	$ 381,600
2027	202,892	178,708	381,600
2028	210,632	170,968	381,600
2029	218,667	162,932	381,599
2030	227,011	154,589	381,600
2031-2035	1,271,766	636,234	1,908,000
2036-2040	1,533,594	374,406	1,908,000
2041-2045	1,215,352	84,348	1,299,700
	$ 5,075,350	$ 1,948,349	$ 7,023,699

NOTE H – LONG-TERM LIABILITIES

Governmental Activities Debt

$13,600,000 Capital Improvement Revenue Bonds, Series 2021 (Assessment Area One) – On June 10, 2021, the District issued $13,600,000 in Capital Improvement Revenue Bonds, Series 2021 (Assessment Area One). The Bonds are payable in annual principal installments through May 2051. The Bonds bear interest ranging from 2.625% to 4.0% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2022.

$9,800,000 Capital Improvement Revenue Bonds, Series 2021A (Assessment Area Two) – On October 27, 2021, the District issued $9,800,000 in Capital Improvement Revenue Bonds, Series 2021A (Assessment Area Two). The Bonds are payable in annual principal installments through May 2052. The Bonds bear interest ranging from 2.625% to 4.0% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2023.

$13,500,000 Capital Improvement Revenue Bonds, Series 2023 (Assessment Area Three)– On August 29, 2023, the District issued $13,500,000 in Capital Improvement Revenue Bonds, Series 2023 (Assessment Area Three). The Bonds are payable in annual principal installments through May 2054. The Bonds bear interest ranging from 5.0% to 6.0% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2025.

$9,750,000 Capital Improvement Revenue Bonds, Series 2024 (Assessment Area Four)– On February 13, 2024, the District issued $9,750,000 in Capital Improvement Revenue Bonds, Series 2024 (Assessment Area Four). The Bonds are payable in annual principal installments through May 2054. The Bonds bear interest ranging from 4.625% to 5.750% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2025.

NOTE H – LONG-TERM LIABILITIES (CONTINUED)

$32,000,000 Capital Improvement Revenue Bonds, Series 2024 (Assessment Area Five)– On April 29, 2024, the District issued $32,000,000 in Capital Improvement Revenue Bonds, Series 2024 (Assessment Area Five). The Bonds are payable in annual principal installments through May 2054. The Bonds bear interest ranging from 4.875% to 6.000% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2025.

The Series 2021, 2021A, 2023, 2024A4 and 2024A5 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2021, 2021A, 2023, 2024A4 and 2024A5 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 established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The requirements have been met for the fiscal year ended September 30, 2025.

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2025:

	Balance 10/01/2024	Additions	Deletions	Balance 09/30/2025	Due Within One Year
Lease Liability	$ 3,585,504	$ 1,652,925	$ 163,079	$ 5,075,350	$ 195,436
Capital Improvement Revenue Bonds, Series 2021 (Assessment Area One)	8,915,000	-	215,000	8,700,000	210,000
Capital Improvement Revenue Bonds, Series 2021A (Assessment Area Two)	5,900,000	-	460,000	5,440,000	125,000
Capital Improvement Revenue Bonds, Series 2023 (Assessment Area Three)	13,500,000	-	6,580,000	6,920,000	95,000
Capital Improvement Revenue Bonds, Series 2024 (Assessment Area Four)	9,750,000	-	2,025,000	7,725,000	110,000
Capital Improvement Revenue Bonds, Series 2024 (Assessment Area Five)	31,510,000	-	11,555,000	19,955,000	290,000
	73,160,504	1,652,925	20,998,079	53,815,350	1,025,436
Unamortized bond premium	246,910	-	5,573	241,337	-
Unamortized bond discount	(847,775)	-	(11,902)	(835,873)	-
	$ 72,559,639	$ 1,652,925	$ 20,991,750	$ 53,220,814	$1,025,436

NOTE H – LONG-TERM LIABILITIES (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2025 are as follows:

September 30,	Principal	Interest	Total
2026	$ 830,000	$ 2,512,639	$ 3,342,639
2027	860,000	2,479,870	3,339,870
2028	900,000	2,443,901	3,343,901
2029	945,000	2,406,245	3,351,245
2030	980,000	2,366,564	3,346,564
2031-2035	5,655,000	11,124,869	16,779,869
2036-2040	7,225,000	9,597,773	16,822,773
2041-2045	9,275,000	7,595,795	16,870,795
2046-2050	12,110,000	4,869,850	16,979,850
2051-2053	9,960,000	1,451,474	11,411,474
	$ 48,740,000	$ 46,848,980	$ 95,588,980

NOTE I - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory 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 J - 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; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

NOTE K – CONCENTRATION

The Districts activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District operations.

NORTH AR-1 OF PASCO COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL – GENERAL FUND
Year Ended September 30, 2025

	* BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES			
Developer contributions	$ 380,000	$ 1,709,476	$ 1,329,476
Assessments	2,492,769	1,131,172	(1,361,597)
Investment earnings	-	504	504
Miscellaneous revenue	-	3,007	3,007
TOTAL REVENUES	2,872,769	2,844,159	(28,610)
EXPENDITURES			
Current			
General government	610,506	426,807	183,699
Maintenance and operations	1,640,906	1,712,516	(71,610)
Debt			
Principal	-	163,079	(163,079)
Interest	-	169,008	(169,008)
TOTAL EXPENDITURES	2,251,412	2,471,410	(219,998)
TOTAL EXPENDITURES AND RESERVES	2,251,412	2,471,410	(219,998)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	621,357	372,749	(248,608)
OTHER FINANCING SOURCES (USES)			
Capital outlay - lease lighting	-	(1,652,925)	(1,652,925)
Leases issued	-	1,652,925	1,652,925
Transfers in (out)	(621,357)	(360,888)	260,469
TOTAL OTHER FINANCING SOURCES (USES)	(621,357)	(360,888)	260,469
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES (USES)	$ -	11,861	$ 11,861
FUND BALANCES			
Beginning of year		79,089	
End of year		$ 90,950	

* Original and final budget.

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).

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 exceeded appropriations for the fiscal year ended September 30, 2025.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were higher than budgeted amounts due primarily to anticipated costs being higher than anticipated. The expenses exceeded were covered by the increase in revenues during the current year.

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 Directors
North AR-1 of Pasco Community Development District
Pasco County, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of North AR-1 of Pasco Community Development District, as of September 30, 2025 and for the year ended September 30, 2025, which collectively comprise the North AR-1 of Pasco Community Development District's basic financial statements and have issued our report thereon dated October 6, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, 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 over financial reporting.

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 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 may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of 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 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

This report is intended 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.

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
October 6, 2026

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 Directors
North AR-1 of Pasco Community Development District
Pasco County, Florida

We have examined North AR-1 of Pasco Community Development District, Pasco County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on 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 North AR-1 of Pasco Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
October 6, 2026

Management Letter

To the Board of Supervisors
North AR-1 of Pasco Community Development District
Pasco County, Florida

We have audited the financial statements of the North AR-1 of Pasco Community Development District ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated October 6, 2026.

Auditors' 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 Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' 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 report, which are dated October 6, 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 annual financial audit report. There were no findings or recommendations made in the preceding annual audit report.

Official Title and Legal Authority

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

Financial Condition and Management

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

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

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

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the District did not authorize a PACE program 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)6, Rules of the Auditor General, the North AR-1 of Pasco Community Development District reported:

a. The total number of district employees compensated in the last pay period of the District's fiscal year as 3.
b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year as N/A.
c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as $8,000.
d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as N/A.
e. The District does not have any construction projects with a total cost of at least $65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

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

a. The rate or rates of non-ad valorem special assessments imposed by the District range from $1,890 to $5,343.
b. The total amount of special assessments collected by or on behalf of the District as $23,906,431.
c. The total amount of outstanding bonds issued by the District as $48,740,000.

Additional Matters

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

Purpose of this Letter

Our management letter is intended solely for the information and use of 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.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
October 6, 2026