Celebration Pointe No.1 CDD

August 2025 Financial Package

August 31, 2025

PFM Group Consulting LLC
3501 Quadrangle Blvd
Suite 270
Orlando, FL 32817
407-723-5900

Celebration Pointe CDD No. 1
Statement of Financial Position
As of 08/31/2025

	General Fund	Parking Garage	Series 2014 Debt Service Fund	Series 2017 Debt Service Fund	Series 2021 Debt Service Fund	Series 2014 Construction Fund	Series 2017 Construction Fund	Series 2021 Contruction Fund	Long Term Debt Group	Total
					Assets					
Current Assets										
General Checking Account	$ 416,725.24									$ 416,725.24
Accounts Receivable - Due from Developer	150,397.55									150,397.55
Assessments Receivable	96,256.49									96,256.49
General Checking Account		$ 9,790.08								9,790.08
Parking Garage Checking		32.25								32.25
Accounts Receivable - Due from Developer		250,902.38								250,902.38
Prepaid Expenses		337.50								337.50
Deposits		6,449.00								6,449.00
Assessments Receivable			$ 1,959,233.99							1,959,233.99
Assessments Receivable Delinquent			1,749,395.58							1,749,395.58
Debt Service Reserve Series 2014			526,446.94							526,446.94
Revenue Series 2014			397,708.35							397,708.35
Prepayment Series 2014			4,877.46							4,877.46
Transportation Improvement Bond			417,966.47							417,966.47
Assessments Receivable				$ 1,723,580.63						1,723,580.63
Assessments Receivable Delinquent				1,544,187.84						1,544,187.84
Debt Service Reserve Series 2017				446,925.64						446,925.64
Revenue Series 2017				341,144.23						341,144.23
Prepayment Series 2017				3,224.40						3,224.40
Assessments Receivable					$ 1,141,119.66					1,141,119.66
Assessments Receivable Delinquent					487,602.14					487,602.14
Debt Service Reserve 2021 Bond					669,291.06					669,291.06
Revenue 2021 Bond					26,051.24					26,051.24
Prepayment 2021 Bond					1,975.79					1,975.79
Deferred Cost Series 2014						$ 468,734.71				468,734.71
Acquisition/Construction Series 2017							$ 57,645.73			57,645.73
Deferred Cost Series 2017							403,525.96			403,525.96
Acquisition/Construction 2021 Bond								$ 1,880.92		1,880.92
Acquisition/Construction 2021 Equity								0.32		0.32
Total Current Assets	$ 663,379.28	$ 267,511.21	$ 5,055,628.79	$ 4,059,062.74	$ 2,326,039.89	$ 468,734.71	$ 461,171.69	$ 1,881.24	$ -	$ 13,303,409.55
Investments										
Amount Available in Debt Service Funds									$ 2,835,611.58	$ 2,835,611.58
Amount To Be Provided									70,879,388.42	70,879,388.42
Total Investments	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 73,715,000.00	$ 73,715,000.00
Total Assets	$ 663,379.28	$ 267,511.21	$ 5,055,628.79	$ 4,059,062.74	$ 2,326,039.89	$ 468,734.71	$ 461,171.69	$ 1,881.24	$ 73,715,000.00	$ 87,018,409.55
					Liabilities and Net Assets					
Current Liabilities										
Accounts Payable	$ 141,714.27									$ 141,714.27
Deferred Revenue	246,654.04									246,654.04
Sales Tax Payable	51.04									51.04
Parking Garage Accounts Payable		$ 295,625.59								295,625.59
Deferred Revenue		230,920.38								230,920.38
Deferred Revenue			$ 3,708,629.57							3,708,629.57
Due to Bond Holders			2,122,612.50							2,122,612.50
Deferred Revenue				$ 3,267,768.47						3,267,768.47
Due to Bond Holders				1,863,000.00						1,863,000.00
Deferred Revenue					$ 1,628,721.80					1,628,721.80
Due to Bond Holders					811,250.00					811,250.00
Total Current Liabilities	$ 388,419.35	$ 526,545.97	$ 5,831,242.07	$ 5,130,768.47	$ 2,439,971.80	$ -	$ -	$ -	$ -	$ 14,316,947.66
Long Term Liabilities										
Revenue Bonds Payable - Long-Term									$ 73,715,000.00	$ 73,715,000.00
Total Long Term Liabilities	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 73,715,000.00	$ 73,715,000.00
Total Liabilities	$ 388,419.35	$ 526,545.97	$ 5,831,242.07	$ 5,130,768.47	$ 2,439,971.80	$ -	$ -	$ -	$ 73,715,000.00	$ 88,031,947.66

Celebration Pointe CDD No. 1
Statement of Financial Position
As of 08/31/2025

	General Fund	Parking Garage	Series 2014 Debt Service Fund	Series 2017 Debt Service Fund	Series 2021 Debt Service Fund	Series 2014 Construction Fund	Series 2017 Construction Fund	Series 2021 Contruction Fund	Long Term Debt Group	Total
Net Assets										
Net Assets - General Government	$ (125,093.68)									$ (125,093.68)
Current Year Net Assets - General Government	400,053.61									400,053.61
Net Assets, Unrestricted		$ (250,706.61)								(250,706.61)
Current Year Net Assets, Unrestricted		(8,328.15)								(8,328.15)
Net Assets, Unrestricted			$ 880,948.64							880,948.64
Current Year Net Assets, Unrestricted			(1,656,565.87)							(1,656,565.87)
Net Assets - General Government			3.95							3.95
Net Assets, Unrestricted				$ 799,848.87						799,848.87
Current Year Net Assets, Unrestricted				(1,871,554.60)						(1,871,554.60)
Net Assets, Unrestricted					$ 1,142,225.61					1,142,225.61
Current Year Net Assets, Unrestricted					(1,256,157.52)					(1,256,157.52)
Net Assets, Unrestricted						$ 493,734.71				493,734.71
Current Year Net Assets, Unrestricted						(25,000.00)				(25,000.00)
Net Assets, Unrestricted							$ 425,205.77			425,205.77
Current Year Net Assets, Unrestricted							35,965.92			35,965.92
Net Assets, Unrestricted								$ 1,817.09		1,817.09
Current Year Net Assets, Unrestricted								64.15		64.15
Total Net Assets	$ 274,959.93	$ (259,034.76)	$ (775,613.28)	$ (1,071,705.73)	$ (113,931.91)	$ 468,734.71	$ 461,171.69	$ 1,881.24	$ -	$ (1,013,538.11)
Total Liabilities and Net Assets	$ 663,379.28	$ 267,511.21	$ 5,055,628.79	$ 4,059,082.74	$ 2,306,039.89	$ 468,734.71	$ 461,171.69	$ 1,881.24	$ 73,715,000.00	$ 87,018,409.55

Celebration Pointe CDD No. 1
Statement of Activities
As of 08/31/2025

	General Fund	Parking Garage	Series 2014 Debt Service Fund	Series 2017 Debt Service Fund	Series 2021 Debt Service Fund	Series 2014 Construction Fund	Series 2017 Construction Fund	Series 2021 Contruction Fund	Long Term Debt Group	Total
Revenues										
On-Roll Assessments	$ 624,009.16									$ 624,009.16
Special Income	1.91									1.91
Developer Contributions	15,079.86									15,079.86
Inter-Fund Transfers In	(128,578.22)									(128,578.22)
Developer Contributions		$ 44,963.93								44,963.93
Inter-Fund Transfers In		128,578.22								128,578.22
On-Roll Assessments			$ 141,753.17							144,753.17
Off-Roll Assessments			455,399.35							455,399.35
Inter-Fund Transfers In			291,680.21							291,680.21
On-Roll Assessments				$ 126,169.27						126,169.27
Off-Roll Assessments				45,083.76						45,083.76
Inter-Fund Transfers In				(179,643.00)						(179,643.00)
On-Roll Assessments					$ 41,214.56					41,214.56
Off-Roll Assessments					17,893.57					17,893.57
Inter-Fund Transfers In					(132,612.67)					(132,612.67)
Inter-Fund Transfers In							$ 20,565.00			20,565.00
Total Revenues	$ 510,512.70	$ 173,532.15	$ 891,832.73	$ (8,390.00)	$ (73,704.45)	$ -	$ 20,565.00	$ -	$ -	$ 1,523,349.02
Expenses										
Insurance	$ 3,349.00									$ 3,349.00
Trustee Services	2,807.03									2,807.03
Management	32,083.37									32,083.37
District Counsel	29,349.38									29,349.38
Assessment Administration	22,500.00									22,500.00
Audit	9,800.00									9,800.00
Engineering	236.26									236.26
Disclosure Agent	4,500.00									4,500.00
Property Appraiser	75.00									75.00
Postage & Shipping	153.03									153.03
Legal Advertising	1,542.15									1,542.15
Miscellaneous	781.08									781.08
Property Taxes	8,230.87									8,230.87
Web Site Maintenance	2,000.00									2,000.00
Dues, Licenses, and Fees	175.00									175.00
Water	2,564.72									2,564.72
General Insurance	4,216.00									4,216.00
Property Insurance	2,796.00									2,796.00
Arbitrage Calculation	2,450.00									2,450.00
Late Fees		$ 103.24								103.24
Telephone		1,612.08								1,612.08
Water & Sewer		1,502.45								1,502.45
Security		44,882.16								44,882.16
Electic		49,231.80								49,231.80
Property & Casualty		64,752.97								64,752.97
General Repair & Maintenance		12,059.89								12,059.89
Landscaping Maintenance & Material		8,432.50								8,432.50
Bond Counsel			$ 441,342.10							441,342.10
Trustee Fees			29,087.88							29,087.88
Principal Payment - Series 2014			745,000.00							745,000.00
Interest Payment - Series 2014			1,377,612.50							1,377,612.50
Trustee Fees				$ 27,913.57						27,913.57
Principal Payment - Series 2017				570,000.00						570,000.00
Interest Payment - Series 2017				1,293,000.00						1,293,000.00
Trustee Fees					$ 22,415.38					22,415.38
Principal Payment - Series 2021					435,000.00					435,000.00
Interest Payment - Series 2021					752,500.00					752,500.00
Total Expenses	$ 129,006.88	$ 182,576.19	$ 2,593,042.48	$ 1,890,913.57	$ 1,209,915.38	$ -	$ -	$ -	$ -	$ 6,005,054.50
Other Revenues (Expenses) & Gains (Losses)										
Interest Income	$ 11,126.92									$ 11,126.92
Rental Income	8,020.87									8,020.87
Interest Income		$ 715.89								715.89
Interest Income			$ 37,643.88							37,643.88
Interest Income				$ 28,749.57						28,749.57
Interest Income					$ 27,462.31					27,462.31
Interest Income						$ 15,988.03				15,988.03
Interest Income							$ 15,390.83			15,390.83
Interest Income								$ 64.15		64.15
Total Other Revenues (Expenses) & Gains (Losses)	$ 19,147.79	$ 715.89	$ 37,643.88	$ 28,749.57	$ 27,462.31	$ 15,988.03	$ 15,390.83	$ 64.15	$ -	$ 145,171.46
Change In Net Assets	$ 400,653.61	$ (8,328.15)	$ (1,663,565.87)	$ (1,871,554.00)	$ (1,206,157.52)	$ 15,988.03	$ 35,955.92	$ 64.15	$ -	$ (4,340,534.43)
Net Assets At Beginning Of Period	$ (126,093.68)	$ (850,706.61)	$ 888,952.59	$ 799,849.27	$ 1,142,296.61	$ 452,746.68	$ 405,206.77	$ 1,817.09	$ -	$ 3,326,996.32
Net Assets At End Of Period	$ 274,559.93	$ (859,034.76)	$ (775,613.28)	$ (1,071,706.73)	$ (113,931.91)	$ 468,734.71	$ 461,171.69	$ 1,881.24	$ -	$ (1,013,538.11)

Celebration Pointe CDD No. 1
Budget to Actual
For the period ending 08/31/2025

	Actual	Year To Date Budget	Variance	Adopted Budget FY2025	Percentage Spent
Revenues					
On-Roll Assessments	$ 624,009.16	$ 660,243.48	$ (36,234.32)	$ 720,265.61	86.64%
Special Income	1.91	-	1.91	-	0.00%
Developer Contributions	15,079.85	-	15,079.85	-	0.00%
Developer Contributions Parking Garage	44,953.93	-	44,953.93	-	0.00%
Net Revenues	**$ 684,044.85**	**$ 660,243.48**	**$ 23,801.37**	**$ 720,265.61**	**86.64%**
General & Administrative Expenses					
Engineering Fees	$ 236.25	$ 13,750.00	$ (13,513.75)	$ 15,000.00	1.58%
Trustee Fees	2,807.03	27,500.00	(24,692.97)	30,000.00	9.36%
District Management Fees	32,083.37	32,083.33	0.04	35,000.00	91.67%
Assessment Administration	22,500.00	20,625.00	1,875.00	22,500.00	100.00%
Supervisor Fee	-	1,466.67	(1,466.67)	1,600.00	0.00%
Reamortization Fees	-	687.50	(687.50)	750.00	0.00%
District Counsel Fees	29,349.38	22,916.67	6,432.71	25,000.00	117.40%
Audit Fees	9,800.00	7,791.67	2,008.33	8,500.00	115.29%
Property Appraiser	75.00	68.75	6.25	75.00	100.00%
Disclosure Agent	4,500.00	8,708.33	(4,208.33)	9,500.00	47.37%
Travel & Per Diem	-	458.33	(458.33)	500.00	0.00%
Conference Calls	-	45.83	(45.83)	50.00	0.00%
Mailing Expenses	153.03	458.33	(305.30)	500.00	30.61%
Arbitrage Calculation	2,450.00	-	2,450.00	-	0.00%
General Insurance	4,216.00	3,941.67	274.33	4,300.00	98.05%
Property Insurance	2,795.00	2,887.50	(92.50)	3,150.00	88.73%
D&O Insurance	3,348.00	3,162.50	185.50	3,450.00	97.04%
Printing & Binding	-	389.58	(389.58)	425.00	0.00%
Legal Advertising	1,542.15	6,875.00	(5,332.85)	7,500.00	20.56%
Miscellaneous	781.08	13,085.42	(12,304.34)	14,275.00	5.47%
Dues, Licenses & Fees	175.00	279.58	(104.58)	305.00	57.38%
Property Taxes	8,230.87	8,708.33	(477.46)	9,500.00	86.64%
Electric	-	1,833.33	(1,833.33)	2,000.00	0.00%
Water	2,564.72	3,666.67	(1,101.95)	4,000.00	64.12%
Hurricane Cleanup	-	13,750.00	(13,750.00)	15,000.00	0.00%
Website Maintenance	2,000.00	2,695.00	(695.00)	2,940.00	68.03%
Landscaping Maintenance & Material	-	9,166.67	(9,166.67)	10,000.00	0.00%
Total General & Administrative Expenses	**$ 129,606.88**	**$ 207,001.67**	**$ (77,394.79)**	**$ 225,820.00**	**57.39%**
Parking Garage Expense					
Late Fees	$ 103.24	$ 256.29	$ (153.05)	$ 279.59	36.93%
Internet& Telephone	1,612.09	4,001.98	(2,389.89)	4,365.80	36.93%
Water & Sewer	1,502.45	3,729.80	(2,227.35)	4,068.88	36.93%
Security	44,882.16	111,419.08	(66,536.92)	121,548.09	36.93%
Electric	49,231.89	122,217.20	(72,985.31)	133,327.86	36.93%
Property & Casualty	64,752.97	160,747.98	(95,995.01)	175,361.43	36.93%
General Repair & Maintenance	12,058.89	29,935.96	(17,877.07)	32,657.41	36.93%
Landscaping Maintenance & Material	8,432.50	20,933.52	(12,501.02)	22,836.56	36.93%
Total Parking Garage Expenses	**$ 182,576.19**	**$ 453,241.81**	**$ (270,665.62)**	**$ 494,445.61**	**36.93%**
Total General & Administrative Expenses	**$ 312,183.07**	**$ 660,243.48**	**$ (348,060.41)**	**$ 720,265.61**	
Net Income (Loss)	**$ 371,861.78**	**$ -**	**$ 371,861.78**	**$ -**	
Other Income (Expense)					
Interest Income	$ 11,126.92	$ -	$ 11,126.92	$ -	
Rental Income	8,020.87	-	8,020.87	-	
Interest Income Parking Garage	715.89	-	715.89	-	
Total Other Income (Expense)	**$ 19,863.68**	**$ -**	**$ 19,863.68**	**$ -**	
Net Income (Loss)	**$ 391,725.46**	**$ -**	**$ 391,725.46**	**$ -**	