



# **Celebration Pointe No.1 CDD**

## **November 2025 Financial Package**

November 30, 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 11/30/2025

	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 Construction Fund	Long Term Debt Group	Total
<b><u>Assets</u></b>										
<b><u>Current Assets</u></b>										
General Checking Account	\$ 499,848.11									\$ 499,848.11
Accounts Receivable - Due from Developer	150,397.55									150,397.55
Assessments Receivable	719,734.18									719,734.18
General Checking Account		\$ 12,205.22								12,205.22
Parking Garage Checking		32.25								32.25
Accounts Receivable- Due from Developer		250,902.38								250,902.38
Deposits		6,449.00								6,449.00
Assessments Receivable			\$ 44,996.11							44,996.11
Due From Other Funds			84,875.76							84,875.76
Debt Service Reserve Series 2014			531,692.04							531,692.04
Revenue Series 2014			429,736.28							429,736.28
Prepayment Series 2014			4,877.46							4,877.46
Transportation Improvement Bond			421,836.66							421,836.66
Assessments Receivable				\$ 38,959.83						38,959.83
Due From Other Funds				73,489.85						73,489.85
Debt Service Reserve Series 2017				446,925.64						446,925.64
Revenue Series 2017				368,976.95						368,976.95
Prepayment Series 2017				3,224.40						3,224.40
Assessments Receivable					\$ 27,005.53					27,005.53
Due From Other Funds					14,621.27					14,621.27
Debt Service Reserve 2021 Bond					675,959.35					675,959.35
Revenue 2021 Bond					27,526.55					27,526.55
Prepayment 2021 Bond					1,975.79					1,975.79
Deferred Cost Series 2014						\$ 473,404.82				473,404.82
Acquisition/Construction Series 2017							\$ 58,220.07			58,220.07
Deferred Cost Series 2017							411,999.20			411,999.20
Acquisition/Construction 2021 Bond								\$ 1,899.66		1,899.66
Acquisition/Construction 2021 Equity								0.32		0.32
<b>Total Current Assets</b>	<b>\$ 1,369,979.84</b>	<b>\$ 269,588.85</b>	<b>\$ 1,518,014.31</b>	<b>\$ 931,576.67</b>	<b>\$ 747,088.49</b>	<b>\$ 473,404.82</b>	<b>\$ 470,219.27</b>	<b>\$ 1,899.98</b>	<b>\$ -</b>	<b>\$ 5,781,772.23</b>
<b><u>Investments</u></b>										
Amount Available in Debt Service Funds									\$ 2,912,731.12	\$ 2,912,731.12
Amount To Be Provided									70,802,268.88	70,802,268.88
<b>Total Investments</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 73,715,000.00</b>	<b>\$ 73,715,000.00</b>
<b>Total Assets</b>	<b>\$ 1,369,979.84</b>	<b>\$ 269,588.85</b>	<b>\$ 1,518,014.31</b>	<b>\$ 931,576.67</b>	<b>\$ 747,088.49</b>	<b>\$ 473,404.82</b>	<b>\$ 470,219.27</b>	<b>\$ 1,899.98</b>	<b>\$ 73,715,000.00</b>	<b>\$ 79,496,772.23</b>
<b><u>Liabilities and Net Assets</u></b>										
<b><u>Current Liabilities</u></b>										
Accounts Payable	\$ 364,319.43									\$ 364,319.43
Deferred Revenue	870,131.73									870,131.73
Sales Tax Payable	25.52									25.52
Parking Garage Accounts Payable		\$ 295,947.59								295,947.59
Deferred Revenue		230,920.38								230,920.38
Deferred Revenue			\$ 44,996.11							44,996.11
Due to Bond Holders			2,122,612.50							2,122,612.50
Deferred Revenue				\$ 38,959.83						38,959.83
Due to Bond Holders				1,863,000.00						1,863,000.00
Deferred Revenue					\$ 27,005.53					27,005.53
Due to Bond Holders					811,250.00					811,250.00
<b>Total Current Liabilities</b>	<b>\$ 1,234,476.68</b>	<b>\$ 526,867.97</b>	<b>\$ 2,167,608.61</b>	<b>\$ 1,901,959.83</b>	<b>\$ 838,255.53</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,669,168.62</b>
<b><u>Long Term Liabilities</u></b>										
Revenue Bonds Payable - Long-Term									\$ 73,715,000.00	\$ 73,715,000.00
<b>Total Long Term Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 73,715,000.00</b>	<b>\$ 73,715,000.00</b>
<b>Total Liabilities</b>	<b>\$ 1,234,476.68</b>	<b>\$ 526,867.97</b>	<b>\$ 2,167,608.61</b>	<b>\$ 1,901,959.83</b>	<b>\$ 838,255.53</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 73,715,000.00</b>	<b>\$ 80,384,168.62</b>



**Celebration Pointe CDD No. 1**  
**Statement of Financial Position**  
 As of 11/30/2025

	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 Construction Fund	Long Term Debt Group	Total
<b>Net Assets</b>										
Net Assets - General Government	\$ 184,098.37									\$ 184,098.37
Current Year Net Assets - General Government	(48,595.21)									(48,595.21)
Net Assets, Unrestricted		\$ (240,943.22)								(240,943.22)
Current Year Net Assets, Unrestricted		(16,335.90)								(16,335.90)
Net Assets, Unrestricted			\$ (767,012.86)							(767,012.86)
Current Year Net Assets, Unrestricted			117,414.61							117,414.61
Net Assets - General Government			3.95							3.95
Net Assets, Unrestricted				\$ (1,067,985.22)						(1,067,985.22)
Current Year Net Assets, Unrestricted				97,602.06						97,602.06
Net Assets, Unrestricted					\$ (108,129.22)					(108,129.22)
Current Year Net Assets, Unrestricted					16,962.18					16,962.18
Net Assets, Unrestricted						\$ 498,404.82				498,404.82
Current Year Net Assets, Unrestricted						(25,000.00)				(25,000.00)
Net Assets, Unrestricted							\$ 465,724.80			465,724.80
Current Year Net Assets, Unrestricted							4,494.47			4,494.47
Net Assets, Unrestricted								\$ 1,893.68		1,893.68
Current Year Net Assets, Unrestricted								6.30		6.30
<b>Total Net Assets</b>	<u>\$ 135,503.16</u>	<u>\$ (257,279.12)</u>	<u>\$ (649,594.30)</u>	<u>\$ (970,383.16)</u>	<u>\$ (91,167.04)</u>	<u>\$ 473,404.82</u>	<u>\$ 470,219.27</u>	<u>\$ 1,899.98</u>	<u>\$ -</u>	<u>\$ (887,396.39)</u>
<b>Total Liabilities and Net Assets</b>	<u>\$ 1,369,979.84</u>	<u>\$ 269,588.85</u>	<u>\$ 1,518,014.31</u>	<u>\$ 931,576.67</u>	<u>\$ 747,088.49</u>	<u>\$ 473,404.82</u>	<u>\$ 470,219.27</u>	<u>\$ 1,899.98</u>	<u>\$ 73,715,000.00</u>	<u>\$ 79,496,772.23</u>



**Celebration Pointe CDD No. 1**  
**Statement of Activities**  
 As of 11/30/2025

	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 Construction Fund	Long Term Debt Group	Total
<b>Revenues</b>										
Special Income	\$ 1.91									\$ 1.91
Other Income & Other Financing Sources	1,828.28									1,828.28
On-Roll Assessments			\$ 84,875.76							84,875.76
Off-Roll Assessments			28,025.61							28,025.61
On-Roll Assessments				\$ 73,489.85						73,489.85
Off-Roll Assessments				24,409.28						24,409.28
Inter-Fund Transfers In				(2,939.25)						(2,939.25)
On-Roll Assessments					\$ 14,621.27					14,621.27
Inter-Fund Transfers In							\$ 2,939.25			2,939.25
<b>Total Revenues</b>	<b>\$ 1,830.19</b>	<b>\$ -</b>	<b>\$ 112,901.37</b>	<b>\$ 94,959.88</b>	<b>\$ 14,621.27</b>	<b>\$ -</b>	<b>\$ 2,939.25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 227,251.96</b>
<b>Expenses</b>										
Insurance	\$ 3,549.00									\$ 3,549.00
Management	6,666.66									6,666.66
District Counsel	11,610.00									11,610.00
Assessment Administration	22,500.00									22,500.00
Postage & Shipping	0.74									0.74
Legal Advertising	336.10									336.10
Web Site Maintenance	250.00									250.00
Dues, Licenses, and Fees	175.00									175.00
Water	310.39									310.39
General Insurance	4,469.00									4,469.00
Additional Insurance	500.00									500.00
Property Insurance	2,859.00									2,859.00
Telephone		\$ 214.00								214.00
Security		8,708.04								8,708.04
Electric		6,897.31								6,897.31
General Repair & Maintenance		659.50								659.50
<b>Total Expenses</b>	<b>\$ 53,225.89</b>	<b>\$ 16,478.85</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 69,704.74</b>					
<b>Other Revenues (Expenses) &amp; Gains (Losses)</b>										
Interest Income	\$ 2,071.32									\$ 2,071.32
Rental Income	729.17									729.17
Interest Income		\$ 142.95								142.95
Interest Income			\$ 4,513.21							4,513.21
Interest Income				\$ 2,642.18						2,642.18
Interest Income					\$ 2,340.91					2,340.91
Interest Income						\$ 1,570.88				1,570.88
Interest Income							\$ 1,555.22			1,555.22
Interest Income								\$ 6.30		6.30
<b>Total Other Revenues (Expenses) &amp; Gains (Losses)</b>	<b>\$ 2,800.49</b>	<b>\$ 142.95</b>	<b>\$ 4,513.21</b>	<b>\$ 2,642.18</b>	<b>\$ 2,340.91</b>	<b>\$ 1,570.88</b>	<b>\$ 1,555.22</b>	<b>\$ 6.30</b>	<b>\$ -</b>	<b>\$ 15,572.14</b>
<b>Change In Net Assets</b>	<b>\$ (48,595.21)</b>	<b>\$ (16,335.90)</b>	<b>\$ 117,414.61</b>	<b>\$ 97,602.06</b>	<b>\$ 16,962.18</b>	<b>\$ 1,570.88</b>	<b>\$ 4,494.47</b>	<b>\$ 6.30</b>	<b>\$ -</b>	<b>\$ 173,119.39</b>
<b>Net Assets At Beginning Of Period</b>	<b>\$ 184,098.37</b>	<b>\$ (240,943.22)</b>	<b>\$ (767,008.91)</b>	<b>\$ (1,067,985.22)</b>	<b>\$ (108,129.22)</b>	<b>\$ 471,833.94</b>	<b>\$ 465,724.80</b>	<b>\$ 1,893.68</b>	<b>\$ -</b>	<b>\$ (1,060,515.78)</b>
<b>Net Assets At End Of Period</b>	<b>\$ 135,503.16</b>	<b>\$ (257,279.12)</b>	<b>\$ (649,594.30)</b>	<b>\$ (970,383.16)</b>	<b>\$ (91,167.04)</b>	<b>\$ 473,404.82</b>	<b>\$ 470,219.27</b>	<b>\$ 1,899.98</b>	<b>\$ -</b>	<b>\$ (887,396.39)</b>



**Celebration Pointe CDD No. 1**  
 Budget to Actual  
 For the period ending 11/30/2025

	Actual	Year To Date Budget	Variance	Adopted Budget FY2026	Percentage Spent
<b>Revenues</b>					
On- Roll Assessments	\$ -	\$ 119,955.50	\$ (119,955.50)	\$ 719,733.00	0.00%
Special Income	1.91	-	1.91	-	0.00%
Other Income & Other Financing Sources	1,828.28	-	1,828.28	-	0.00%
<b>Net Revenues</b>	<b>\$ 1,830.19</b>	<b>\$ 119,955.50</b>	<b>\$ (118,125.31)</b>	<b>\$ 719,733.00</b>	<b>0.00%</b>
<b>General &amp; Administrative Expenses</b>					
Engineering Fees	\$ -	\$ 500.00	\$ (500.00)	\$ 3,000.00	0.00%
Trustee Fees	-	5,000.00	(5,000.00)	30,000.00	0.00%
District Management Fees	6,666.66	6,666.67	(0.01)	40,000.00	16.67%
Assessment Administration	22,500.00	3,750.00	18,750.00	22,500.00	100.00%
Supervisor Fee	-	133.33	(133.33)	800.00	0.00%
Reamortization Fees	-	125.00	(125.00)	750.00	0.00%
District Counsel Fees	11,610.00	4,166.67	7,443.33	25,000.00	46.44%
Audit Fees	-	1,666.67	(1,666.67)	10,000.00	0.00%
Property Appraiser	-	12.50	(12.50)	75.00	0.00%
Disclosure Agent	-	1,583.33	(1,583.33)	9,500.00	0.00%
Travel & Per Diem	-	16.67	(16.67)	100.00	0.00%
Conference Calls	-	8.33	(8.33)	50.00	0.00%
Mailing Expenses	0.74	83.33	(82.59)	500.00	0.15%
Arbitrage Calculation	-	175.00	(175.00)	1,050.00	0.00%
General Insurance	4,469.00	788.33	3,680.67	4,730.00	94.48%
Property Insurance	2,859.00	577.50	2,281.50	3,465.00	82.51%
D&O Insurance	3,549.00	632.50	2,916.50	3,795.00	93.52%
Additional Insurance	500.00	225.00	275.00	1,350.00	37.04%
Printing & Binding	-	70.83	(70.83)	425.00	0.00%
Legal Advertising	336.10	1,250.00	(913.90)	7,500.00	4.48%
Miscellaneous	-	2,625.00	(2,625.00)	15,750.00	0.00%
Tax Preparation	-	2.33	(2.33)	14.00	0.00%
Dues, Licenses & Fees	175.00	29.17	145.83	175.00	100.00%
Property Taxes	-	1,583.33	(1,583.33)	9,500.00	0.00%
Electric	-	83.33	(83.33)	500.00	0.00%
Water	310.39	666.67	(356.28)	4,000.00	7.76%
Hurricane Cleanup	-	2,500.00	(2,500.00)	15,000.00	0.00%
Website Maintenance	250.00	490.00	(240.00)	2,940.00	8.50%
Landscaping Maintenance & Material	-	1,666.67	(1,666.67)	10,000.00	0.00%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 53,225.89</b>	<b>\$ 37,078.17</b>	<b>\$ 16,147.72</b>	<b>\$ 222,469.00</b>	<b>23.93%</b>
<b>Parking Garage Expense</b>					
Repair & Maintenance	\$ 659.50	\$ 2,000.00	\$ (1,340.50)	\$ 12,000.00	5.50%
Repair & Maintenance HVAC	-	226.00	(226.00)	1,356.00	-
Water & Sewer	-	833.33	(833.33)	5,000.00	0.00%
Internet & Telephone	214.00	250.00	(36.00)	1,500.00	-
Security	8,708.04	9,526.00	(817.96)	57,156.00	15.24%
Security Communications	-	1,798.00	(1,798.00)	10,788.00	-
Electric	6,897.31	8,634.00	(1,736.69)	51,804.00	13.31%
Property Taxes	-	43,943.33	(43,943.33)	263,660.00	-
Property Insurance	-	11,000.00	(11,000.00)	66,000.00	0.00%
Miscellaneous	-	4,666.67	(4,666.67)	28,000.00	0.00%
<b>Total Parking Garage Expenses</b>	<b>\$ 16,478.85</b>	<b>\$ 82,877.33</b>	<b>\$ (66,398.48)</b>	<b>\$ 497,264.00</b>	<b>3.31%</b>
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 69,704.74</b>	<b>\$ 119,955.50</b>	<b>\$ (50,250.76)</b>	<b>\$ 719,733.00</b>	
<b>Net Income (Loss)</b>	<b>\$ (67,874.55)</b>	<b>\$ -</b>	<b>\$ (67,874.55)</b>	<b>\$ -</b>	
<b>Other Income (Expense)</b>					
Interest Income	\$ 2,071.32	\$ -	\$ 2,071.32	\$ -	
Rental Income	729.17	-	729.17	-	
Interest Income Parking Garage	142.95	-	142.95	-	
<b>Total Other Income (Expense)</b>	<b>\$ 2,943.44</b>	<b>\$ -</b>	<b>\$ 2,943.44</b>	<b>\$ -</b>	
<b>Net Income (Loss)</b>	<b>\$ (64,931.11)</b>	<b>\$ -</b>	<b>\$ (64,931.11)</b>	<b>\$ -</b>	