

Firethorn

Community Development District

Meeting Agenda
April 2, 2026

JPWard and Associates, LLC
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
Phone: (954) 658-4900

FIRETHORN

Community Development District

LOCATION: Artisan Lakes Clubhouse
4725 Los Robles Court
Palmetto, Florida 34221

DATE: April 2, 2026

TIME: 2:30 PM

MEETING AGENDA

Board of Supervisors

Josh Tepper, Chairman
Tina Golub, Vice Chairman
Matt Sawyer, Assistant Secretary
Michael Piendel, Assistant Secretary
Corrin Godlevske, Assistant Secretary

James P. Ward, District Manager
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
JimWard@JPWardAssociates.com
Phone: (954) 658-4900

The Public is provided with two opportunities to speak during the meeting. The first time is on each agenda item, and the second time is at the end of the agenda, on any other matter not on the agenda. These are limited to three (3) minutes unless further time is granted by the Presiding Officer. All remarks shall be addressed to the Board as a body and not to any member of the Board or staff. Please state your name and the name of the entity represented (if applicable) and the item on the agenda to be addressed.

Pursuant to Florida Statutes 286.0105, if a person decided to appeal any decision made by the body with respect to any matter considered at such meeting, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based.

Meeting Link: <https://districts.webex.com/districts/j.php?MTID=m87df281fca10ddce8f4ce4345d049238>

✓ Phone: (408) 418-9388 Code: 2335 446 3633; Event Password: Jpward

APRIL, 2026

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AGENDA

1. Call to Order & Roll Call
2. Notice of Advertisement of Public Hearings and Regular Meeting.
Pages 7-8
3. Minutes:
 - I. February 5, 2026 - Regular Meeting.
 - II. February 18, 2026 - Regular Meeting.**Pages 9-16**
4. **PUBLIC HEARINGS.**
 - a. **FISCAL YEAR 2027 BUDGET.**
 - I. Public Comment and Testimony.
 - II. Board Comment.
 - III. Consideration of **Resolution 2026-6**, a Resolution of the Board of Supervisors adopting the annual appropriation and Budget for Fiscal Year 2027.
 - b. **FISCAL YEAR 2027 IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**
 - I. Public Comment and Testimony.
 - II. Board Comment.
 - III. Consideration of **Resolution 2026-7**, a Resolution of the Board of Supervisors Imposing Special Assessments, Certifying an Assessment Roll.
 - IV. Consideration of **Resolution 2026-8**, a Resolution of the Board of Supervisors establishing an operation and maintenance assessment cap for notice purposes only.
Pages 17-37
5. Consideration of **Resolution 2026-9**, a Resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisor's for Fiscal Year 2027.
Pages 38-39
6. Staff Reports.
 - I. District Attorney
 - II. District Engineer
 - III. District Manager
 - a) **Important Meeting Dates for Fiscal Year 2026:**
 - NEXT MEETING: Thursday May 7, 2026.
 - b) Financial Statements for period ending January 31, 2026 (unaudited).
 - c) Financial Statements for period ending February 28, 2026 (unaudited).
Pages 40-55

AGENDA

7. Supervisors Requests.

8. Public Comments.

These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.

9. Adjournment.

Meeting Schedule - FY 2026

Thursday, October 2, 2025

Thursday, November 6, 2025

Thursday, December 4, 2025

**Thursday, January 1, 2026
NO MEETING**

Thursday, February 5, 2026

Thursday, March 5, 2026

Thursday, April 2, 2026

Thursday, May 7, 2026

Thursday, June 4, 2026

**Thursday, July 2, 2026
NO MEETING**

Thursday, August 6, 2026

Thursday, September 3, 2026

AGENDA

This portion of the agenda is provided for a more comprehensive explanation of the items for consideration by the Board of Supervisors during the meeting.

Item 3: Minutes - February 5, 2026 - Regular Meeting and February 18, 2026- Regular Meeting.

Item 4: Are the two (2) required Public Hearings to consider the adoption of the District's Fiscal Year 2027 Budget, Assessments, General Fund Special Assessment Methodology.

The first Public Hearing deals with the adoption of the Fiscal Year 2027 Budget which includes both the General Fund operations and the Debt Service Fund for the Series 2025 Bonds. At the conclusion of the hearing, will be the consideration of **Resolution 2026-6**, which adopts the Fiscal Year 2027 Budget.

This second Public Hearing is a consequence of the Budget Adoption process and sets in place the required documents that are all contained in the Fiscal Year 2027 Budget. **Resolution 2026-7** does essentially two (2) things. First, it imposes the special assessments for the general fund; second, it arranges for the certification of an assessment roll by the Chairman or his designee, which in this case is the District Manager, to the Manatee County Tax Collector and permits the District Manager to update the roll as it may be modified as limited by law subsequent to the adoption date of **Resolution 2026-7**.

The final resolution, **Resolution 2026-8**, is a Resolution of the Board which establishes a cap rate for the general fund operations of the District. This resolution permits the District to establish an assessment rate which cannot be exceeded, without first sending mailed notice to the affected property owners in the District.

Item 5: **Resolution 2026-9**, a Resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisor's for Fiscal Year 2027. As you may re-call, to the extent that the District has a regular meeting schedule the District is required to advertise this schedule (legal advertisement) on a periodic basis at the beginning of the Fiscal Year. The proposed meeting schedule is for the first Thursday of each month at **2:30 P.M. at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221**.

AGENDA

The Fiscal Year 2027 schedule is as follows:

Meeting Schedule - FY 2027

Thursday, October 1, 2026

Thursday, November 5, 2026

Thursday, December 3, 2026

Thursday, January 7, 2027

Thursday, February 4, 2027

Thursday, March 4, 2027

Thursday, April 1, 2027

Thursday, May 6, 2027

Thursday, June 3, 2027

Thursday, July 1, 2027

Thursday, August 5, 2027

Thursday, September 2, 2027

Item 6: Staff Reports: - Staff Reports are an opportunity to communicate to the Board of Supervisors on matters that did not require Board action or that did not appear on the Agenda and the Professional Staff deemed this to be of a matter that was to be brought to the attention for action or informational purposes of the Board of Supervisors before the ensuing Board of Supervisors Meeting.

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
39120	98772	Legal Ad - IPL0315098	Firethorn Community	3.0	222.0L

ATTENTION: Firethorn Community Development District IP
 2301 Northeast 37th Street
 Fort Lauderdale, FL 33308
 KatherineSelchan@jpwardassociates.com

THE STATE OF FLORIDA
 COUNTY OF MANATEE

Before the undersigned authority personally appeared the undersigned, who on oath says that he/she is Legal Advertising Representative of the The Bradenton Herald, a newspaper published in Manatee County, Florida, that the attached was published on the publicly accessible website of The Bradenton Herald or by print in the issues and dates listed below.

THE STATE OF FLORIDA
 COUNTY OF MANATEE

Affiant further says that The Bradenton Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

2.0 insertion(s) published on:
 03/15/26 Print, 03/22/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

FIRETHORN COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGETS; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS; ADOPTION OF A CAP RATE FOR NOTICE PURPOSES ONLY; ADOPTION OF AN ASSESSMENT ROLL; USE OF THE UNIFORM METHOD OF COLLECTION; AND THE LEVY, COLLECTION AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors for the Firethorn Community Development District will hold two public hearings and a regular meeting on Thursday, April 2, 2026, at 2:30 p.m. at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221. The meeting is being held for the necessary public purpose of considering such business as more fully identified in the meeting agenda, a copy of which will be posted on the District's website at www.Firethorncdd.org.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2027 Proposed Budgets. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed operation and maintenance budget for Fiscal Year 2027 upon the lands located within the District, a depiction of which lands is shown below, consider the adoption of a cap rate for notice purposes only and to consider the adoption of an assessment roll, for the uniform collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt the budgets and levy assessments to fund the operation and maintenance budget as finally approved by the Board.

A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budgets, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308, Ph: (954) 658-4900, or on the District's website www.Firethorncdd.org at least seven (7) days in advance of the meeting.

The special assessments are annually recurring assessments and are in addition to previously levied capital debt assessments. The table below presents the proposed schedule of operation and maintenance assessments for Fiscal Year 2027 and the cap rate. Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by the uniform collection law. Note that the operations and maintenance assessments stated below do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2026.

Fiscal Year 2027 Proposed Schedule of Assessments

FY 2027 Rate	\$125.69
CAP Rate	\$150.83

The tax collector will collect the assessments pursuant to the uniform method. The District may choose to collect the assessments for certain properties not pursuant to the uniform method.

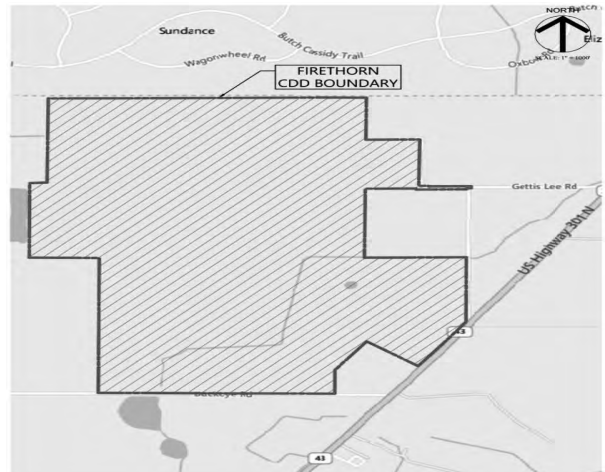
Failure to pay the assessments collected by the Tax Collector using the uniform method will cause a tax certificate to be issued against the property which may result in a tax deed and loss of title. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on next year's county tax bill. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

Any person requiring special accommodation at this meeting because of a disability or physical impairment should contact the District Office at (954) 658-4900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Firethorn Community Development District
 James P. Ward, District Manager



Sworn to and subscribed before
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FIRETHORN COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGETS; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS; ADOPTION OF A CAP RATE FOR NOTICE PURPOSES ONLY; ADOPTION OF AN ASSESSMENT ROLL; USE OF THE UNIFORM METHOD OF COLLECTION; AND THE LEVY, COLLECTION AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

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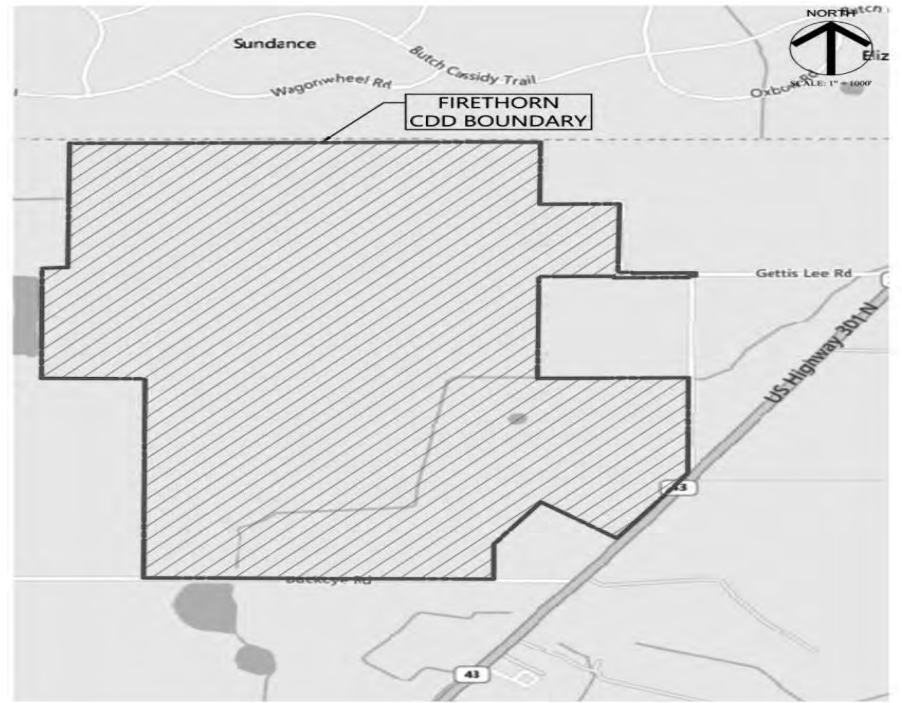
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Firethorn Community Development District
James P. Ward, District Manager



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**MINUTES OF MEETING
FIRETHORN
COMMUNITY DEVELOPMENT DISTRICT**

10 The Regular Meeting of the Board of Supervisors of the Firethorn Community Development
11 District was held on Thursday, February 5, 2026, at the Artisan Lakes Clubhouse, 4725 Los
12 Robles Court, Palmetto, Florida 34221. It began at 2:30 p.m. and was presided over by Mr.
13 Josh Tepper, Chairperson, and James P. Ward as Secretary.

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Present:

11	Josh Tepper	Chairperson
12	Tina Golub	Vice Chairperson
13	Corrin Godlevske	Assistant Secretary

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Absent:

16	Mike Piendel	Assistant Secretary
17	Matt Sawyer	Assistant Secretary

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Also present were:

20	James P. Ward	JPWard & Associates
21	Jere Earlywine	District Attorney
22	Ben Steets	Grau & Associates

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Audience:

38 All residents' names were not included with the minutes. If a resident did not identify
39 themselves or the audio file did not pick up the name, the name was not recorded in
40 these minutes. Portions of these minutes may be transcribed in verbatim.

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FIRST ORDER OF BUSINESS

Call to Order

49 Mr. Ward called the meeting to order at approximately 2:30 p.m. He reported all Members of
50 the Board were present, with the exception of Supervisor Piendel and Supervisor Sawyer,
51 constituting a quorum.

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SECOND ORDER OF BUSINESS

Consideration of Audited Financial Statements

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**Consideration and Acceptance of the Audited Financial Statements for the Fiscal Year
ended September 30, 2025**

68 Mr. Ward introduced Ben Steets with Grau and Associates who would discuss the audited
69 financial statements for Fiscal Year 2025 ending September 30, 2025.

70 Mr. Ben Steets with Grau and Associates declared the auditor's opinion was clean, which
71 meant Grau and Associates believed the financial statements were fairly presented in
72 accordance with generally accepted accounting principles (GAP). He indicated the Opinion

49 Letter was on pages 1 and 2. He stated pages 3-6 were the Management's Discussion and
50 Analysis providing a summary overview of the year's financial activity. He reported pages 7-
51 12 were basic financial statements including government wide financial statements, fund
52 level financial statements, the fund level balance sheet, and the fund level income statement.
53 He stated pages 13-22 were the notes to the financial statements. He reported notes 1
54 through 4 were standard for government entities in Florida; note 5 was capital assets
55 (infrastructure improvements). He indicated page 20 was the comparison of the general fund
56 activity for the year to the budget; page 22 contained data elements required by the State of
57 Florida; pages 23-24 contained the auditor's report on internal controls; page 25 was the
58 Florida Statute dealing with investments; and pages 26-27 contained the Management Letter.
59 He stated there were no instances of noncompliance with Florida Statutes and there were no
60 findings. He concluded the District was in compliance and Grau issued a clean opinion.

61
62 **On MOTION made by Corrin Godlevske, seconded by Josh**
63 **Tepper, and with all in favor, the Audited Financial**
64 **Statements for Fiscal Year ending September 30, 2025 were**
65 **accepted.**

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68 **THIRD ORDER OF BUSINESS**

Consideration of Minutes

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70 **November 6, 2025 - Regular Meeting Minutes**

71
72 Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes; one
73 spelling correction was made. He asked if there were any other corrections; hearing none, he
74 called for a motion.

75
76 **On MOTION made by Corrin Godlevske, seconded by Josh**
77 **Tepper, and with all in favor, the November 6, 2025 Regular**
78 **Meeting Minutes were approved.**

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81 **FOURTH ORDER OF BUSINESS**

Consideration of Resolution 2026-4

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83 **Consideration of Resolution 2026-4, a Resolution of the Firethorn Community**
84 **Development District Ratifying, Confirming and Approving the Sale of the Firethorn**
85 **Community Development District Capital Improvement Revenue Bonds, Series 2025;**
86 **Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman,**
87 **Treasurer, Secretary, Assistant Secretaries, and all District Staff regarding the Sale and**
88 **Closing of the Bonds, Determining Such Actions as Being in Accordance with the**
89 **Authorization Granted by the Board; Providing Severability Clause; and Providing an**
90 **Effective Date**

91
92 *Mr. Ward: As you recall we issued bonds in the latter part of last year for your series 2025*
93 *bonds. This resolution ratifies, confirms and approves all actions that your Chairman and*
94 *Officers took in relation to the closing of the bonds. He asked if there were any questions;*
95 *hearing none, he called for a motion.*

143 Mr. Ward asked which CDD Mr. Tepper was looking for; it was not Firethorn CDD.

144

145 Mr. Jere Earlywine indicated there was no reclaim agreement required for Manatee. He
146 asked about the First Amendment on the Streetlight Agreement (the sixth order of business).

147

148 *Mr. Ward: We need the award of the bid in order to do the streetlight agreement, so that will*
149 *be done at the next meeting. This is the standard HOA Agreement between the CDD and the*
150 *HOA where the HOA maintains the properties of the Community Development District. To the*
151 *extent that the CDD ever decides that it wants to take over those facilities, or the HOA decides*
152 *it does not want to do those facilities, there are provisions in the agreement that permits both*
153 *parties to do such. I'm sure over the next year or two this will change a little as we move into*
154 *the next coming years. It may need to improve the scope of services. He asked if there were*
155 *any questions; hearing none, he called for a motion.*

156

On MOTION made by Corrin Godlevske, seconded by Josh Tepper, and with all in favor, the CDD/HOA Maintenance Agreement was approved.

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EIGHTH ORDER OF BUSINESS

Staff Reports

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I. District Attorney

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No report.

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II. District Engineer

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No report.

166

III. District Manager

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a) Important Meeting dates for fiscal year 2026

168

- **NEXT MEETING: Wednesday, February 18, 2026 - 9:30 a.m.**

169

- **Thursday, April 2, 2026 - Public Hearing: Fiscal Year 2027 Budget**

170

b) Financial Statements for period ending October 31, 2025 (unaudited)

171

c) Financial Statements for period ending November 30, 2025 (unaudited)

172

d) Financial Statements for period ending December 31, 2025 (unaudited)

173

Mr. Ward discussed when the next meetings would be held and reminded the Board at
181 least three Board Members needed to be present.

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NINTH ORDER OF BUSINESS

Supervisor's Requests

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Mr. Ward asked if there were any Supervisor's Requests; there were none.

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TENTH ORDER OF BUSINESS

Public Comments

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191 Mr. Ward asked if there were any public comments; there were none.

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194 **ELEVENTH ORDER OF BUSINESS Adjournment**

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196 Mr. Ward adjourned the meeting at approximately 2:45 p.m.

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**On MOTION made by Corrin Godlevske, seconded by Josh
Tepper, and with all in favor, the Meeting was adjourned.**

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Firethorn Community Development District

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James P. Ward, Secretary

Josh Tepper, Chairperson

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**MINUTES OF MEETING
FIRETHORN
COMMUNITY DEVELOPMENT DISTRICT**

10 The Regular Meeting of the Board of Supervisors of the Firethorn Community Development
11 District was held on Wednesday, February 18, 2026 at the Artisan Lakes Clubhouse, 4725 Los
12 Robles Court, Palmetto, Florida 34221. It began at 9:30 a.m. and was presided over by Mr.
13 Josh Tepper, Chairperson, and James P. Ward as Secretary.

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Present:

11	Josh Tepper	Chairperson
12	Tina Golub	Vice Chairperson
13	Corrin Godlevske	Assistant Secretary
14	Matt Sawyer	Assistant Secretary

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Absent:

17	Mike Piendel	Assistant Secretary
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Also present were:

20	James P. Ward	District Manager
21	Jere Earlywine	District Attorney
22	Victor Barbosa	District Engineer

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Audience:

39 All residents' names were not included with the minutes. If a resident did not identify
40 themselves or the audio file did not pick up the name, the name was not recorded in
41 these minutes. Portions of these minutes may be transcribed in verbatim.

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FIRST ORDER OF BUSINESS

Call to Order

Mr. Ward called the meeting to order at approximately 9:30 a.m. He reported all Members of the Board were present, with the exception of Supervisor Piendel, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Award of Bid

Consideration of Award of Bid for the Acquisition of Street Lights and approval of a Street Light Installation Agreement.

a) Ranking of Street Light proposals

Mr. Ward indicated a Request for Proposals was sent out; it was consistent with the RFP from Phase 1. He said this RFP was for 132 additional streetlights within the Community. He reported two proposals were received, one from Clear World LLC and one from SolarPath. He explained how the RFP process worked. He stated the Clear World proposal included all required filings requested, including the pricing sheet. He stated the price was \$662,500 dollars for the lights including installation and shipping costs. He

49 noted SolarPath quoted \$396,000 dollars; however, the proposal was an email stating the
50 price was an estimate of the street light cost. He explained SolarPath did not meet the
51 requirements set forth in the proposal, particularly the qualification portion. He asked if
52 there were any questions; hearing none, he called for a motion.
53

On MOTION made by Josh Tepper, seconded by Corrin Godlevske, and with all in favor, Clear World was ranked number one, and SolarPath was rejected.

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58 **b) Consideration and approval of the form of Street Light Installation Agreement**
59 **between the Firethorn Community Development District and the chosen vendor**
60

61 Mr. Ward indicated this was the exact same agreement used for the original streetlight
62 installation. He asked if there were any questions; hearing none, he called for a motion.
63

On MOTION made by Matt Sawyer, seconded by Josh Tepper, and with all in favor, the Agreement was approved.

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68 **THIRD ORDER OF BUSINESS** **Consideration of Agreement**

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70 **Consideration of First Amendment to Purchase Order and Installation Agreement for**
71 **Streetlights**

72 Discussion ensued regarding whether the amendment was needed; it was determined to be
73 unnecessary.
74

75
76 Mr. Jere Earlywine noted UES should perform a certification of the streetlights.
77

78 Mr. Ward agreed. He said he believed the certification was included in the Agreement.
79

80 Mr. Tepper noted Taylor Morrison paid for the installation.
81

82 Mr. Ward concurred. He explained the process noting Taylor Morrison could be reimbursed
83 for the installation from bond proceeds or other proceeds as appropriate.
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86 **FOURTH ORDER OF BUSINESS** **Staff Reports**

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88 **I. District Attorney**

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90 No report.
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92 **II. District Engineer**

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III. District Manager

a) Important Meeting dates for fiscal year 2026

- **NEXT MEETING: Thursday, March 5, 2026**
- **Thursday, April 2, 2026 - Public Hearing: Fiscal Year 2027 Budget**

b) Financial Statements for period ending January 31, 2026 (unaudited)

Mr. Ward stated he did not believe a meeting would be needed in March. He reminded the Board of the public hearing on April 2nd and noted this date could not be changed.

FIFTH ORDER OF BUSINESS

Supervisor’s Requests

Mr. Ward asked if there were any Supervisor’s Requests; there were none.

SIXTH ORDER OF BUSINESS

Public Comments

Mr. Ward asked if there were any public comments; there were none.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 9:39 a.m.

On MOTION made by Matt Sawyer, seconded by Tina Golub, and with all in favor, the Meeting was adjourned.

Firethorn Community Development District

James P. Ward, Secretary

Josh Tepper, Chairperson

RESOLUTION 2026-6

THE ANNUAL APPROPRIATION RESOLUTION OF THE FIRETHORN COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATION AND ADOPTING THE BUDGET FOR FISCAL YEAR 2027 BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027.

RECITALS

WHEREAS, the District Manager has submitted to the Board of Supervisors (the "Board") a proposed budget for the current and next ensuing budget year along with an explanatory and complete financial plan for each fund of the Firethorn Community Development District, pursuant to the provisions of [Section 190.008\(2\)\(a\), Florida Statutes](#); and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of [Section 190.008\(2\)\(b\), Florida Statutes](#); and

WHEREAS, the Board set April 2, 2026, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to [Section 190.008\(2\)\(a\), Florida Statutes](#); and

WHEREAS, [Section 190.008\(2\)\(a\), Florida Statutes](#), requires that, prior to October 1st of each year, the District Board by passage of an "Annual Appropriation Resolution" shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF FIRETHORN COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET.

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager’s Adopted Budget, attached hereto as Exhibit “A,” as amended by the Board pursuant to the adoption of this Annual Appropriation Resolution (and as amended by the District Manager, as permitted), is hereby adopted in accordance with the provisions of [Section 190.008\(2\)\(a\), Florida Statutes](#), and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures and/or revised projections.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for Firethorn Community Development District for the Fiscal Year 2027 ending September 30, 2027”, as adopted by the Board of Supervisors on June 19, 2025.

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the Firethorn Community Development District, for the Fiscal Year 2027 beginning October 1, 2026, and ending September 30, 2027, the sum of **\$1,403,935.00** to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND 2027	\$ 165,659.00
<u>DEBT SERVICE FUND - SERIES 2025</u>	\$ 1,238,276.00
TOTAL ALL FUNDS	\$ 1,403,935.00

SECTION 3. SUPPLEMENTAL APPROPRIATIONS. Pursuant to [Section 189.016, Florida Statutes](#), the District at any time within Fiscal Year 2026/2027 or within 60 days following the end of the Fiscal Year 2026/2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by the Board approving the expenditure.

- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation , or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida Law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

Section 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Annual Appropriation Resolution shall not affect the validity or enforceability of the remaining portions of this Annual Appropriation Resolution, or any part thereof.

SECTION 4. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 5. EFFECTIVE DATE. This Annual Appropriation Resolution shall take effect upon the passage and adoption of this Annual Appropriation Resolution by the Board of Supervisors of the Firethorn Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Firethorn Community Development District, Manatee County, Florida, this 2nd day of April 2026.

ATTEST:

**FIRETHORN COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Josh Tepper, Chairperson

Exhibit A: Fiscal Year 2027 Adopted Budget

Exhibit A

Fiscal Year 2027 Adopted Budget



Firethorn

Community Development District

Proposed Budget Fiscal Year 2027

Prepared By:

JPWard and Associates, LLC

2301 N.E. 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

Email: JimWard@JPWardAssociates.com

Firethorn Community Development District
General Fund - Budget
Fiscal Year 2027

Description	FY 2026 Budget	Actual at 1/6/2026	Anticipated FYE 09/30/2026	FY 2027 Budget	Notes
Revenues and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	- Prior Year Carryforward
Assessment Revenue					
Assessments - On-Roll	\$ -	\$ -	\$ -	\$ 165,659	Assessment From Property Owner's
Contributions - Private Sources					
Taylor Morrison	\$ 145,721	\$ 145,721	\$ 134,054	\$ -	Developer Funding of Operations
Total Revenue & Other Sources	\$ 145,721	\$ 145,721	\$ 134,054	\$ 165,659	
Appropriations					
Legislative					
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	- Statutory Required Fees (Waived by Board)
Executive					
Professional - Management	\$ 47,000	\$ 15,667	\$ 47,000	\$ 55,000	District Manager
Financial and Administrative					
Audit Services	\$ 4,900	\$ -	\$ 3,400	\$ 3,500	Statutory Required Audit Yearly
Accounting Services	\$ 20,000	\$ 5,000	\$ 20,000	\$ 22,000	General and Debt Service Funds
Assessment Roll Preparation	\$ 20,000	\$ -	\$ 13,333	\$ 22,000	Maintenance of Assessment Rolls
Arbitrage Rebate Fees	\$ 500	\$ -	\$ 500	\$ 500	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services					
Legal Advertising	\$ 3,500	\$ -	\$ 5,000	\$ 5,000	Statutory Required Legal Advertising
Trustee Services	\$ 4,246	\$ -	\$ 4,246	\$ 4,246	Trust Fees for Bonds
Dissemination Agent Services	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	Required Reporting for Bonds
Property Appraiser Fees	\$ 500	\$ -	\$ 500	\$ 500	Fees to place assessments on tax Bills
Bank Service Fees	\$ 250	\$ -	\$ 250	\$ 250	Bank Fees - Governmental Bank Accounts
Communications and Freight Services					
Postage, Freight & Messenger	\$ 750	\$ -	\$ 500	\$ 500	Agenda and Other Misc. mailings
Computer Services (Web Site)	\$ 2,400	\$ -	\$ 2,400	\$ 2,400	Statutory Maintenance of District Web Site
Insurance					
	\$ 6,000	\$ 5,500	\$ 6,000	\$ 6,000	General Liability & D&O Liability Insurance
Subscriptions and Memberships					
	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding					
	\$ 500	\$ -	\$ 750	\$ 750	Agenda Books and Copies
Legal Services					
General Counsel	\$ 15,000	\$ 567	\$ 15,000	\$ 15,000	District Attorney
Other General Government Services					
Engineering Services	\$ 15,000	\$ -	\$ 10,000	\$ 12,000	District Engineer
Contingencies	\$ -	\$ -	\$ -	\$ -	N/A
Reserves					
Operational Reserve (Future Years)	\$ -	\$ -	\$ -	\$ -	- N/A for FY 2027
Other Fees and Charges					
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ -	\$ -	\$ -	\$ 10,837	Discounts/Fees on assessments on Tax Rolls
Total Appropriations	\$ 145,721	\$ 26,909	\$ 134,055	\$ 165,659	
Fund Balances:					
Change from Current Year Operations	\$ -	\$ 118,813	\$ (0)	\$ -	- Cash Over (Short) at Fiscal Year End
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ -	
Fund Additions/(Expenditures)	\$ -	\$ -	\$ -	\$ -	Budgeted Funds for Long Term Capital Planning
Total Fund Balance	\$ -	\$ -	\$ (0)	\$ -	
	FY 2026			FY 2027	
Unit Count					1,318
Assessment Rate	N/A			\$	125.69
Cap Rate	N/A			\$	150.83

Firethorn Community Development District
Debt Service Fund - Series 2025 Bonds - Budget
Fiscal Year 2027

Description	FY 2026 Budget	Actual at 1/6/2026	Anticipated FYE 09/30/2026	FY 2027 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ -	\$ 363	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ -	\$ -	\$ -	\$ 681,110
Special Assessment - Off-Roll	\$ 647,311	\$ -	\$ 647,311	\$ 557,167
Bond Proceeds				
Reserve Fund Deposit	\$ 589,701	\$ 589,701	\$ 589,701	\$ -
Operating Transfers In	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 1,237,012	\$ 590,064	\$ 1,237,012	\$ 1,238,276
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 250,000	\$ -	\$ 250,000	\$ 275,000
Principal Debt Service - Early Redemptions				
Interest Expense	\$ 397,311	\$ -	\$ 397,311	\$ 906,623
Other Fees and Charges				
Discounts for Early Payment	\$ -	\$ -	\$ -	\$ 44,559
Operating Transfers Out	\$ -	\$ 363	\$ 363	\$ -
Total Expenditures and Other Uses	\$ 647,311	\$ 363	\$ 647,674	\$ 1,226,181
Net Increase/(Decrease) in Fund Balance	\$ 589,701	\$ 589,701	\$ 589,338	\$ 12,095
Fund Balance - Beginning	\$ -	\$ -	\$ 589,701	\$ 1,179,039
Fund Balance - Ending	\$ 589,701	\$ 589,701	\$ 1,179,039	\$ 1,191,135

Restricted Fund Balance:

Reserve Account Requirement	\$ 589,701
Restricted for November 1, 2027 Interest Payment	\$ 447,674
Total - Restricted Fund Balance:	\$ 1,037,375

Description of Product	Number of Units	FY 2026 Rate	FY 2027 Rate
Teen Builder Product			
40' - 49'	36	N/A	\$ 1,198.44
50' - 59'	86	N/A	\$ 1,498.01
60' - 69'	54	N/A	\$ 1,797.60
Home at Last Product			
40' - 49'	140	N/A	\$ 1,198.44
50' - 59'	112	N/A	\$ 1,498.01
Townhomes			
16'	62	N/A	\$ 535.02
20'	54	N/A	\$ 802.53
	544		\$8,528.05

Firethorn Community Development District
Debt Service Fund - Series 2025

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 17,430,000	Varies			
5/1/2026		\$ 250,000	4.100%	\$ 397,311.42	\$ 647,311	\$ 17,180,000
11/1/2026				\$ 453,311.25		
5/1/2027		\$ 275,000	4.100%	\$ 453,311.25	\$ 1,181,623	\$ 16,905,000
11/1/2027				\$ 447,673.75		
5/1/2028		\$ 290,000	4.100%	\$ 447,673.75	\$ 1,185,348	\$ 16,615,000
11/1/2028				\$ 441,728.75		
5/1/2029		\$ 300,000	4.100%	\$ 441,728.75	\$ 1,183,458	\$ 16,315,000
11/1/2029				\$ 435,578.75		
5/1/2030		\$ 310,000	4.100%	\$ 435,578.75	\$ 1,181,158	\$ 16,005,000
11/1/2030				\$ 429,223.75		
5/1/2031		\$ 325,000	4.350%	\$ 429,223.75	\$ 1,183,448	\$ 15,680,000
11/1/2031				\$ 422,155.00		
5/1/2032		\$ 340,000	4.350%	\$ 422,155.00	\$ 1,184,310	\$ 15,340,000
11/1/2032				\$ 414,760.00		
5/1/2033		\$ 355,000	4.350%	\$ 414,760.00	\$ 1,184,520	\$ 14,985,000
11/1/2033				\$ 407,038.75		
5/1/2034		\$ 370,000	4.350%	\$ 407,038.75	\$ 1,184,078	\$ 14,615,000
11/1/2034				\$ 398,991.25		
5/1/2035		\$ 385,000	4.350%	\$ 398,991.25	\$ 1,182,983	\$ 14,230,000
11/1/2035				\$ 390,617.50		
5/1/2036		\$ 405,000	5.300%	\$ 390,617.50	\$ 1,186,235	\$ 13,825,000
11/1/2036				\$ 379,885.00		
5/1/2037		\$ 430,000	5.300%	\$ 379,885.00	\$ 1,189,770	\$ 13,395,000
11/1/2037				\$ 368,490.00		
5/1/2038		\$ 450,000	5.300%	\$ 368,490.00	\$ 1,186,980	\$ 12,945,000
11/1/2038				\$ 356,565.00		
5/1/2039		\$ 475,000	5.300%	\$ 356,565.00	\$ 1,188,130	\$ 12,470,000
11/1/2039				\$ 343,977.50		
5/1/2040		\$ 500,000	5.300%	\$ 343,977.50	\$ 1,187,955	\$ 11,970,000
11/1/2040				\$ 330,727.50		
5/1/2041		\$ 530,000	5.300%	\$ 330,727.50	\$ 1,191,455	\$ 11,440,000
11/1/2041				\$ 316,682.50		
5/1/2042		\$ 560,000	5.300%	\$ 316,682.50	\$ 1,193,365	\$ 10,880,000
11/1/2042				\$ 301,842.50		
5/1/2043		\$ 590,000	5.300%	\$ 301,842.50	\$ 1,193,685	\$ 10,290,000
11/1/2043				\$ 286,207.50		
5/1/2044		\$ 620,000	5.300%	\$ 286,207.50	\$ 1,192,415	\$ 9,670,000
11/1/2044				\$ 269,777.50		
5/1/2045		\$ 655,000	5.300%	\$ 269,777.50	\$ 1,194,555	\$ 9,015,000
11/1/2045				\$ 252,420.00		
5/1/2046		\$ 690,000	5.600%	\$ 252,420.00	\$ 1,194,840	\$ 8,325,000
11/1/2046				\$ 233,100.00		
5/1/2047		\$ 730,000	5.600%	\$ 233,100.00	\$ 1,196,200	\$ 7,595,000
11/1/2047				\$ 212,660.00		
5/1/2048		\$ 775,000	5.600%	\$ 212,660.00	\$ 1,200,320	\$ 6,820,000
11/1/2048				\$ 190,960.00		
5/1/2049		\$ 820,000	5.600%	\$ 190,960.00	\$ 1,201,920	\$ 6,000,000

**Firethorn Community Development District
Debt Service Fund - Series 2025**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
11/1/2049				\$ 168,000.00		
5/1/2050		\$ 865,000	5.600%	\$ 168,000.00	\$ 1,201,000	\$ 5,135,000
11/1/2050				\$ 143,780.00		
5/1/2051		\$ 915,000	5.600%	\$ 143,780.00	\$ 1,202,560	\$ 4,220,000
11/1/2051				\$ 118,160.00		
5/1/2052		\$ 970,000	5.600%	\$ 118,160.00	\$ 1,206,320	\$ 3,250,000
11/1/2052				\$ 91,000.00		
5/1/2053		\$ 1,025,000	5.600%	\$ 91,000.00	\$ 1,207,000	\$ 2,225,000
11/1/2053				\$ 62,300.00		
5/1/2054		\$ 1,080,000	5.600%	\$ 62,300.00	\$ 1,204,600	\$ 1,145,000
11/1/2054				\$ 32,060.00		
5/1/2055		\$ 1,145,000	5.600%	\$ 32,060.00	\$ 1,209,120	\$ -
		\$ 17,430,000		\$ 17,796,658.92	\$ 35,226,659	
Outstanding at September 30, 2027		\$ 16,905,000				

RESOLUTION 2026-7

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FIRETHORN COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Firethorn Community Development District (the "District") is a local unit of special-purpose government established pursuant to [Chapter 190, Florida Statutes](#) for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Manatee County, Florida (the "County"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted Improvement Plan and [Chapter 190, Florida Statutes](#); and

WHEREAS, the Board of Supervisors (the "Board") of the District hereby determines to undertake various operations and maintenance activities described in the District's budget for Fiscal Year 2027 ("Operations and Maintenance Budget"), attached hereto as Exhibit "A" and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's budget for Fiscal Year 2027; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the district; and

WHEREAS, [Chapter 190, Florida Statutes](#), provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, [Chapter 197, Florida Statutes](#), provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method") and the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll pursuant to the Uniform Method and which is also indicated on Exhibit "A" the Budget; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted lots in the amount contained in the budget; and

WHEREAS, the District desires to levy and directly collect on the certain lands special assessments reflecting their portion of the District's operations and maintenance budget; and

WHEREAS, the District Manager is authorized to prepare, certify and/or amend the Assessment Roll of the District to the County Tax Collector pursuant to the Uniform Method as authorized by Florida Law; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FIRETHORN COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" the Budget confers a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in the Assessment Roll as certified to the Tax Collector, as may be amended from time to time is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in [Chapter 190, Florida Statutes](#), is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "A" the Budget. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST. The collection of the previously levied debt service assessments and operation and maintenance special assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method.

Assessments directly collected by the District, if any due, may be paid in several partial, deferred payments as may be determined by the District Manager.

General Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Manatee County Property Appraiser.

Debt Service Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Manatee County Property Appraiser.

Direct Bill Assessments. Any operations and maintenance assessments, and debt service assessments, not being collected on the Tax Roll, if any, shall be collected directly by

the District. Assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to a schedule to be established by the District Manager and set forth in the direct collection invoice. In the event that an assessment payment is not timely made, the whole assessment - including any remaining partial, deferred payments for Fiscal Year 2026/2027, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to [Chapter 170, Florida Statutes](#), or other applicable law to collect and enforce the whole assessment, as set forth herein.

Future Collection Methods. The decision to collect special assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, as authorized to be prepared by the District Manager is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Firethorn Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Firethorn Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Firethorn Community Development District, Manatee County, Florida, this 2nd day of April 2026.

ATTEST:

**FIRETHORN
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Josh Tepper, Chairperson

Exhibit A: Fiscal Year 2027 Adopted Budget

Firethorn

Community Development District

Proposed Budget Fiscal Year 2027

Prepared By:

JPWard and Associates, LLC

2301 N.E. 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

Email: JimWard@JPWardAssociates.com

Firethorn Community Development District
General Fund - Budget
Fiscal Year 2027

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Assessments - On-Roll	\$ -	\$ -	\$ -	\$ 165,659	Assessment From Property Owner's
Contributions - Private Sources					
Taylor Morrison	\$ 145,721	\$ 145,721	\$ 134,054	\$ -	Developer Funding of Operations
Total Revenue & Other Sources	\$ 145,721	\$ 145,721	\$ 134,054	\$ 165,659	
Appropriations					
Legislative					
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	- Statutory Required Fees (Waived by Board)
Executive					
Professional - Management	\$ 47,000	\$ 15,667	\$ 47,000	\$ 55,000	District Manager
Financial and Administrative					
Audit Services	\$ 4,900	\$ -	\$ 3,400	\$ 3,500	Statutory Required Audit Yearly
Accounting Services	\$ 20,000	\$ 5,000	\$ 20,000	\$ 22,000	General and Debt Service Funds
Assessment Roll Preparation	\$ 20,000	\$ -	\$ 13,333	\$ 22,000	Maintenance of Assessment Rolls
Arbitrage Rebate Fees	\$ 500	\$ -	\$ 500	\$ 500	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services					
Legal Advertising	\$ 3,500	\$ -	\$ 5,000	\$ 5,000	Statutory Required Legal Advertising
Trustee Services	\$ 4,246	\$ -	\$ 4,246	\$ 4,246	Trust Fees for Bonds
Dissemination Agent Services	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	Required Reporting for Bonds
Property Appraiser Fees	\$ 500	\$ -	\$ 500	\$ 500	Fees to place assessments on tax Bills
Bank Service Fees	\$ 250	\$ -	\$ 250	\$ 250	Bank Fees - Governmental Bank Accounts
Communications and Freight Services					
Postage, Freight & Messenger	\$ 750	\$ -	\$ 500	\$ 500	Agenda and Other Misc. mailings
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Legal Services					
General Counsel	\$ 15,000	\$ 567	\$ 15,000	\$ 15,000	District Attorney
Other General Government Services					
Engineering Services	\$ 15,000	\$ -	\$ 10,000	\$ 12,000	District Engineer
Contingencies	\$ -	\$ -	\$ -	\$ -	N/A
Reserves					
Operational Reserve (Future Years)	\$ -	\$ -	\$ -	\$ -	- N/A for FY 2027
Other Fees and Charges					
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ -	\$ -	\$ -	\$ 10,837	Discounts/Fees on assessments on Tax Rolls
Total Appropriations	\$ 145,721	\$ 26,909	\$ 134,055	\$ 165,659	
Fund Balances:					
Change from Current Year Operations	\$ -	\$ 118,813	\$ (0)	\$ -	- Cash Over (Short) at Fiscal Year End
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ -	
Fund Additions/(Expenditures)	\$ -	\$ -	\$ -	\$ -	Budgeted Funds for Long Term Capital Planning
Total Fund Balance	\$ -	\$ -	\$ (0)	\$ -	
	FY 2026			FY 2027	
Unit Count				1,318	
Assessment Rate	N/A			\$ 125.69	
Cap Rate	N/A			\$ 150.83	

Firethorn Community Development District
Debt Service Fund - Series 2025 Bonds - Budget
Fiscal Year 2027

Description	FY 2026 Budget	Actual at 1/6/2026	Anticipated FYE 09/30/2026	FY 2027 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ -	\$ 363	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ -	\$ -	\$ -	\$ 681,110
Special Assessment - Off-Roll	\$ 647,311	\$ -	\$ 647,311	\$ 557,167
Bond Proceeds				
Reserve Fund Deposit	\$ 589,701	\$ 589,701	\$ 589,701	\$ -
Operating Transfers In	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 1,237,012	\$ 590,064	\$ 1,237,012	\$ 1,238,276
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 250,000	\$ -	\$ 250,000	\$ 275,000
Principal Debt Service - Early Redemptions				
Interest Expense	\$ 397,311	\$ -	\$ 397,311	\$ 906,623
Other Fees and Charges				
Discounts for Early Payment	\$ -	\$ -	\$ -	\$ 44,559
Operating Transfers Out	\$ -	\$ 363	\$ 363	\$ -
Total Expenditures and Other Uses	\$ 647,311	\$ 363	\$ 647,674	\$ 1,226,181
Net Increase/(Decrease) in Fund Balance	\$ 589,701	\$ 589,701	\$ 589,338	\$ 12,095
Fund Balance - Beginning	\$ -	\$ -	\$ 589,701	\$ 1,179,039
Fund Balance - Ending	\$ 589,701	\$ 589,701	\$ 1,179,039	\$ 1,191,135

Restricted Fund Balance:

Reserve Account Requirement	\$ 589,701
Restricted for November 1, 2027 Interest Payment	\$ 447,674
Total - Restricted Fund Balance:	\$ 1,037,375

Description of Product	Number of Units	FY 2026 Rate	FY 2027 Rate
Teen Builder Product			
40' - 49'	36	N/A	\$ 1,198.44
50' - 59'	86	N/A	\$ 1,498.01
60' - 69'	54	N/A	\$ 1,797.60
Home at Last Product			
40' - 49'	140	N/A	\$ 1,198.44
50' - 59'	112	N/A	\$ 1,498.01
Townhomes			
16'	62	N/A	\$ 535.02
20'	54	N/A	\$ 802.53
	544		\$8,528.05

Firethorn Community Development District
Debt Service Fund - Series 2025

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 17,430,000	Varies			
5/1/2026		\$ 250,000	4.100%	\$ 397,311.42	\$ 647,311	\$ 17,180,000
11/1/2026				\$ 453,311.25		
5/1/2027		\$ 275,000	4.100%	\$ 453,311.25	\$ 1,181,623	\$ 16,905,000
11/1/2027				\$ 447,673.75		
5/1/2028		\$ 290,000	4.100%	\$ 447,673.75	\$ 1,185,348	\$ 16,615,000
11/1/2028				\$ 441,728.75		
5/1/2029		\$ 300,000	4.100%	\$ 441,728.75	\$ 1,183,458	\$ 16,315,000
11/1/2029				\$ 435,578.75		
5/1/2030		\$ 310,000	4.100%	\$ 435,578.75	\$ 1,181,158	\$ 16,005,000
11/1/2030				\$ 429,223.75		
5/1/2031		\$ 325,000	4.350%	\$ 429,223.75	\$ 1,183,448	\$ 15,680,000
11/1/2031				\$ 422,155.00		
5/1/2032		\$ 340,000	4.350%	\$ 422,155.00	\$ 1,184,310	\$ 15,340,000
11/1/2032				\$ 414,760.00		
5/1/2033		\$ 355,000	4.350%	\$ 414,760.00	\$ 1,184,520	\$ 14,985,000
11/1/2033				\$ 407,038.75		
5/1/2034		\$ 370,000	4.350%	\$ 407,038.75	\$ 1,184,078	\$ 14,615,000
11/1/2034				\$ 398,991.25		
5/1/2035		\$ 385,000	4.350%	\$ 398,991.25	\$ 1,182,983	\$ 14,230,000
11/1/2035				\$ 390,617.50		
5/1/2036		\$ 405,000	5.300%	\$ 390,617.50	\$ 1,186,235	\$ 13,825,000
11/1/2036				\$ 379,885.00		
5/1/2037		\$ 430,000	5.300%	\$ 379,885.00	\$ 1,189,770	\$ 13,395,000
11/1/2037				\$ 368,490.00		
5/1/2038		\$ 450,000	5.300%	\$ 368,490.00	\$ 1,186,980	\$ 12,945,000
11/1/2038				\$ 356,565.00		
5/1/2039		\$ 475,000	5.300%	\$ 356,565.00	\$ 1,188,130	\$ 12,470,000
11/1/2039				\$ 343,977.50		
5/1/2040		\$ 500,000	5.300%	\$ 343,977.50	\$ 1,187,955	\$ 11,970,000
11/1/2040				\$ 330,727.50		
5/1/2041		\$ 530,000	5.300%	\$ 330,727.50	\$ 1,191,455	\$ 11,440,000
11/1/2041				\$ 316,682.50		
5/1/2042		\$ 560,000	5.300%	\$ 316,682.50	\$ 1,193,365	\$ 10,880,000
11/1/2042				\$ 301,842.50		
5/1/2043		\$ 590,000	5.300%	\$ 301,842.50	\$ 1,193,685	\$ 10,290,000
11/1/2043				\$ 286,207.50		
5/1/2044		\$ 620,000	5.300%	\$ 286,207.50	\$ 1,192,415	\$ 9,670,000
11/1/2044				\$ 269,777.50		
5/1/2045		\$ 655,000	5.300%	\$ 269,777.50	\$ 1,194,555	\$ 9,015,000
11/1/2045				\$ 252,420.00		
5/1/2046		\$ 690,000	5.600%	\$ 252,420.00	\$ 1,194,840	\$ 8,325,000
11/1/2046				\$ 233,100.00		
5/1/2047		\$ 730,000	5.600%	\$ 233,100.00	\$ 1,196,200	\$ 7,595,000
11/1/2047				\$ 212,660.00		
5/1/2048		\$ 775,000	5.600%	\$ 212,660.00	\$ 1,200,320	\$ 6,820,000
11/1/2048				\$ 190,960.00		
5/1/2049		\$ 820,000	5.600%	\$ 190,960.00	\$ 1,201,920	\$ 6,000,000

**Firethorn Community Development District
Debt Service Fund - Series 2025**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
11/1/2049				\$ 168,000.00		
5/1/2050		\$ 865,000	5.600%	\$ 168,000.00	\$ 1,201,000	\$ 5,135,000
11/1/2050				\$ 143,780.00		
5/1/2051		\$ 915,000	5.600%	\$ 143,780.00	\$ 1,202,560	\$ 4,220,000
11/1/2051				\$ 118,160.00		
5/1/2052		\$ 970,000	5.600%	\$ 118,160.00	\$ 1,206,320	\$ 3,250,000
11/1/2052				\$ 91,000.00		
5/1/2053		\$ 1,025,000	5.600%	\$ 91,000.00	\$ 1,207,000	\$ 2,225,000
11/1/2053				\$ 62,300.00		
5/1/2054		\$ 1,080,000	5.600%	\$ 62,300.00	\$ 1,204,600	\$ 1,145,000
11/1/2054				\$ 32,060.00		
5/1/2055		\$ 1,145,000	5.600%	\$ 32,060.00	\$ 1,209,120	\$ -
		\$ 17,430,000		\$ 17,796,658.92	\$ 35,226,659	
Outstanding at September 30, 2027		\$ 16,905,000				

RESOLUTION 2026-8

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FIRETHORN COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN OPERATION AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.

RECITALS

WHEREAS, the Firethorn Community Development District (the "District") is a local unit of special and single purpose government established pursuant to [Chapter 190, Florida Statutes](#) for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted Improvement Plan and [Chapter 190, Florida Statutes](#); and

WHEREAS, the District must obtain sufficient funds to provide for the annual operation and maintenance of the services and facilities provided by the District, as well as its annual administrative expenses, on an ongoing basis; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the district; and

WHEREAS, [Chapter 190, Florida Statutes](#), provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, notices of the District's Fiscal Year 2027 annual budget hearing and related assessment hearing were provided in accordance with law ("Notices"); and

WHEREAS, said Notices provided that the assessment the District contemplated levying for annual operations and maintenance was \$125.69 per unit; and

WHEREAS, on April 2, 2026, the Board of Supervisors conducted the public hearings referenced in the Notices; and

WHEREAS, on April 2, 2026, the Board of Supervisors determined that the Fiscal Year 2027 operations and maintenance assessment would be levied in the amount of \$125.69 per unit for residential property and directed the District Manager to certify that assessment, as well as the existing debt assessment, to the tax collector for collection; and

WHEREAS, on April 2, 2026, the Board of Supervisors also determined that the expenses associated with providing notices of a future operations and maintenance assessment intended to be levied above \$ 125.69 per unit but less than \$150.83 per unit for residential property would diminish the revenue the District would receive by virtue of the slightly increased assessments; and

WHEREAS, on April 2, 2026, the District’s Board of Supervisors also determined that it would be financially advantageous for the District, and consequently the landowners paying assessments, if the District adopted an operation and maintenance assessment cap of \$150.83 per unit for residential property for notice purposes only; and

WHEREAS, this adoption of an operations and maintenance assessment cap for notice purposes only will eliminate the expenses associated with publishing notice and mailing individual notices of future years’ annual operation and maintenance assessments which are levied in an amount less than \$150.83 per unit; and

WHEREAS, if the future, anticipated, annual operations and maintenance assessments are projected to exceed \$150.83 per unit for residential property, the District Manager shall provide all notices required by law in the absence of this resolution; and

WHEREAS, it is in the best interests of the District and its landowners to approve an operations and maintenance assessment cap of \$150.83 per unit for residential property for notices purposes only.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FIRETHORN COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. OPERATIONS AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.

- a. The District hereby adopts an operations and maintenance assessment cap in the amount of \$150.83 per unit for residential property for notice purposes only.
- b. If the future, anticipated, annual operations and maintenance assessments are projected to exceed \$150.83 per unit for residential property, the District Manager shall publish and mail all notices required by law.
- c. Nothing contained in this Resolution shall prevent or prohibit the District from adopting an annual operation and maintenance assessment that exceeds \$150.83 per unit for residential property, nor shall it be construed as a waiver of the District’s right to do so.
- d. Nothing contained in this Resolution shall relieve the District Manager of the responsibility of publishing the notice of the annual budget hearing, as required by section [190.008, Florida Statutes](#).

SECTION 2. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Firethorn Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Firethorn Community Development District, Manatee County, Florida on this 2nd day of April 2026.

ATTEST:

**FIRETHORN
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Josh Tepper, Chairperson

RESOLUTION 2026-9

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FIRETHORN COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2027; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Firethorn Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, in accordance with the provisions of Chapter 189.415, *Florida Statutes*, the District is required to file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities; and

WHEREAS, in accordance with the above referenced Statute, the District shall also publish quarterly, semiannually, or annually its regular meeting schedule in a newspaper of general paid circulation in the County in which the District is located and shall appear in the legal notices section of the classified advertisements.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FIRETHORN COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. DESIGNATION OF DATES, TIME, AND LOCATION OF REGULAR MEETINGS FOR FISCAL YEAR 2027.

- a) **Date:** The first Thursday of each month for Fiscal Year 2027, which covers the period October 1, 2026 through September 30, 2027.

Meeting Schedule - FY 2027	Thursday, October 1, 2026	Thursday, November 5, 2026
	Thursday, December 3, 2026	Thursday, January 7, 2027
	Thursday, February 4, 2027	Thursday, March 4, 2027
	Thursday, April 1, 2027	Thursday, May 6, 2027
	Thursday, June 3, 2027	Thursday, July 1, 2027
	Thursday, August 5, 2027	Thursday, September 2, 2027

- b) **Time:** 2:30 P.M. (Eastern Standard Time)
- c) **Location:** Artisan Lakes Clubhouse
4725 Los Robles Court
Palmetto, Florida 34221

SECTION 2. SUNSHINE LAW AND MEETING CANCELATIONS AND CONTINUATIONS. The meetings of the Board of Supervisors are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The District by and through its District Manager may cancel any meeting of the Board of Supervisors and all meetings may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

SECTION 3. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Firethorn Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Firethorn Community Development District, Manatee County, Florida, this 2nd day of April 2026.

ATTEST:

**FIRETHORN
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Josh Tepper, Chairperson

Firethorn

Community Development District

Financial Statements
January 31, 2026

JPWard and Associates, LLC
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
Phone: (954) 658-4900

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**Firethorn
Community Development District
Balance Sheet
for the Period Ending January 31, 2026**

	Governmental Funds						Totals (Memorandum Only)
	General Fund	Debt Service	Capital Project	Account Groups			
		Series 2025	Series 2025	General Long Term Debt	General Fixed Assets		
Assets							
Cash and Investments							
General Fund - Checking Account	\$ 115,413	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,413
Debt Service Fund							
Reserve Account	-	589,701	-	-	-	-	589,701
Construction Account	-	-	-	-	-	-	-
Cost of Issuance Account	-	-	6,473	-	-	-	6,473
Accounts Receivable	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	589,701	-	-	589,701
Amount to be Provided by Debt Service Funds	-	-	-	16,840,299	-	-	16,840,299
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	328,300	-	328,300
Total Assets	<u><u>\$ 115,413</u></u>	<u><u>\$ 589,701</u></u>	<u><u>\$ 6,473</u></u>	<u><u>\$ 17,430,000</u></u>	<u><u>\$ 328,300</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 18,469,887</u></u>

**Firethorn
Community Development District
Balance Sheet
for the Period Ending January 31, 2026**

	Governmental Funds					Totals (Memorandum Only)
	General Fund	Debt Service	Capital Project	Account Groups		
		Series 2025	Series 2025	General Long Term Debt	General Fixed Assets	
Liabilities						
Accounts Payable	-	-	-	-	-	-
Due to Developer	-	-	647,730	-	-	647,730
Bonds Payable						
Current Portion (Due within 12 months)						
Series 2025	-	-	-	\$250,000	-	250,000
Long Term						
Series 2025	-	-	-	\$17,180,000	-	17,180,000
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 647,730</u>	<u>\$ 17,430,000</u>	<u>\$ -</u>	<u>\$ 18,077,730</u>
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	328,300	328,300
Fund Balance						
Restricted						
Beginning: October 1, 2025 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	-	589,701	(641,257)	-	-	(51,556)
Unassigned						
Beginning: October 1, 2025 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	115,413	-	-	-	-	115,413
Total Fund Equity and Other Credits	<u>\$ 115,413</u>	<u>\$ 589,701</u>	<u>\$ (641,257)</u>	<u>\$ -</u>	<u>\$ 328,300</u>	<u>\$ 392,157</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 115,413</u>	<u>\$ 589,701</u>	<u>\$ 6,473</u>	<u>\$ 17,430,000</u>	<u>\$ 328,300</u>	<u>\$ 18,469,887</u>

Firethorn
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

Description	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Special Assessment Revenue		-	-	0%
Developer Contribution	145,721	145,721	145,721	100%
Other Fees and Charges				
Discounts/Collection Fees	-	-	-	0%
Total Revenue and Other Sources:	\$ 145,721	\$ 145,721	\$ 145,721	100%
Expenditures and Other Uses				
Executive				
Professional Management	3,917	15,667	47,000	33%
Financial and Administrative				
Audit Services	3,400	3,400	4,900	0%
Accounting Services	2,500	5,000	20,000	25%
Assessment Roll Preparation	-	-	20,000	0%
Arbitrage Rebate Services	-	-	500	0%
Other Contractual Services				
Legal Advertising	-	-	3,500	0%
Trustee Services	-	-	4,246	0%
Dissemination Agent Services	-	-	5,000	0%
Property Appraiser Fees	-	-	500	0%
Bank Service Fees	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	-	-	750	0%
Website Development	-	-	2,400	0%
Insurance				
	-	5,500	6,000	92%
Printing & Binding				
	-	-	500	0%
Subscription & Memberships				
	-	175	175	100%
Legal Services				
General Counsel	-	567	15,000	4%
Other General Government Services				
Engineering Services	-	-	15,000	0%
Total Expenditures and Other Uses:	\$ 9,817	\$ 30,309	\$ 145,721	21%
Net Increase/ (Decrease) in Fund Balance	135,905	115,413	-	
Fund Balance - Beginning	(20,492)	-	-	
Fund Balance - Ending	\$ 115,413	\$ 115,413	\$ -	

Prepared by:

JPWARD and Associates, LLC

Firethorn
Community Development District
Debt Service Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

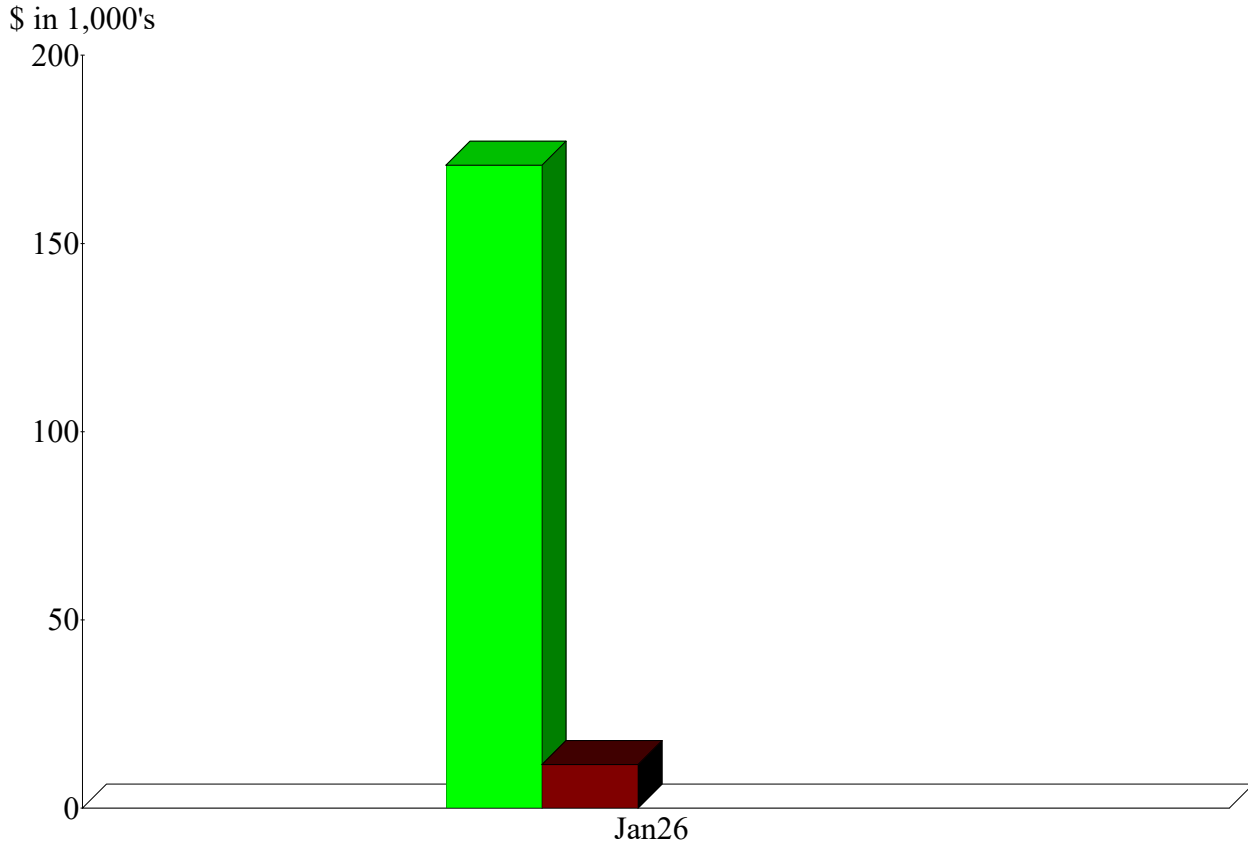
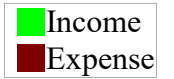
Description	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	1,791	2,155	-	0%
Special Assessments - Prepayments				
Special Assessments - On Roll	-	-	-	0%
Debt Proceeds	-	589,701	-	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources:	\$ 1,791	\$ 591,856	\$ -	0%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2025	-	-	-	0%
Interest Expense				
Series 2025	-	-	-	0%
Intragovernmental Transfer Out	1,791	2,155	-	0%
Total Expenditures and Other Uses:	\$ 1,791	\$ 2,155	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	-	589,701	-	
Fund Balance - Beginning	589,701	-	-	
Fund Balance - Ending	\$ 589,701	\$ 589,701	\$ -	

Firethorn
Community Development District
Capital Projects Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

Description	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	21,462	31,469	-	0%
Cost of Issuance	20	24	-	0%
Debt Proceeds	-	16,840,299	-	0%
Intragovernmental Transfer In	1,791	2,155	-	0%
Total Revenue and Other Sources:	<u>\$ 23,273</u>	<u>\$ 16,873,946</u>	<u>\$ -</u>	<u>0%</u>
Expenditures and Other Uses				
Capital Outlay				
Electrical	-	-	-	0%
Water-Sewer Combination	-	5,989,871	-	0%
Stormwater Management	-	5,747,129	-	0%
Irrigation	-	1,433,605	-	0%
Roadway Improvement	-	3,760,748	-	0%
Cost of Issuance				
District Management and A.M.	-	50,000	-	0%
Engineering Services	-	15,000	-	0%
Legal Services	-	161,250	-	0%
Printing & Binding	-	2,250	-	0%
Trustee Services	-	6,750	-	0%
Underwriter's Discount	-	348,600	-	0%
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses:	<u>\$ -</u>	<u>\$ 17,515,203</u>	<u>\$ -</u>	<u>0%</u>
Net Increase/ (Decrease) in Fund Balance	23,273	(641,257)	-	
Fund Balance - Beginning	(664,530)	-	-	
Fund Balance - Ending	<u>\$ (641,257)</u>	<u>\$ (641,257)</u>	<u>\$ -</u>	

Firethorn Community Development District

Income and Expense by Month
January 2026



Expense Summary
January 2026

5130000 · Financial and Administrative	50.83%
5120000 · Executive	33.74
5810000 · Interfund Transfer Out	15.43
Total	\$11,608.03



By Account

Firethorn

Community Development District

Financial Statements
February 28, 2026

JPWard and Associates, LLC
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
Phone: (954) 658-4900

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**Firethorn
Community Development District
Balance Sheet
for the Period Ending February 28, 2026**

	Governmental Funds					Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service	Capital Project	General Long	General Fixed			
		Series 2025	Series 2025	Term Debt	Assets			
Assets								
Cash and Investments								
General Fund - Checking Account	\$ 101,297	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 101,297
Debt Service Fund								
Reserve Account	-	589,701	-	-	-	-	-	589,701
Prepayment Account	-	150,163	-	-	-	-	-	150,163
Construction Account	-	-	6,877	-	-	-	-	6,877
Cost of Issuance Account	-	-	6,492	-	-	-	-	6,492
Accounts Receivable	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	739,864	-	-	-	739,864
Amount to be Provided by Debt Service Funds	-	-	-	16,690,136	-	-	-	16,690,136
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	328,300	-	328,300
Total Assets	<u>\$ 101,297</u>	<u>\$ 739,864</u>	<u>\$ 13,369</u>	<u>\$ 17,430,000</u>	<u>\$ 328,300</u>	<u>\$ 328,300</u>	<u>\$ 18,612,830</u>	

**Firethorn
Community Development District
Balance Sheet
for the Period Ending February 28, 2026**

	Governmental Funds					Totals (Memorandum Only)
	General Fund	Debt Service	Capital Project	Account Groups		
		Series 2025	Series 2025	General Long Term Debt	General Fixed Assets	
Liabilities						
Accounts Payable	-	-	-	-	-	-
Due to Developer	-	-	647,730	-	-	647,730
Bonds Payable						
Current Portion (Due within 12 months)						
Series 2025	-	-	-	\$250,000	-	250,000
Long Term						
Series 2025	-	-	-	\$17,180,000	-	17,180,000
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 647,730</u>	<u>\$ 17,430,000</u>	<u>\$ -</u>	<u>\$ 18,077,730</u>
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	328,300	328,300
Fund Balance						
Restricted						
Beginning: October 1, 2025 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	-	739,864	(634,361)	-	-	105,503
Unassigned						
Beginning: October 1, 2025 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	101,297	-	-	-	-	101,297
Total Fund Equity and Other Credits	<u>\$ 101,297</u>	<u>\$ 739,864</u>	<u>\$ (634,361)</u>	<u>\$ -</u>	<u>\$ 328,300</u>	<u>\$ 535,100</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 101,297</u>	<u>\$ 739,864</u>	<u>\$ 13,369</u>	<u>\$ 17,430,000</u>	<u>\$ 328,300</u>	<u>\$ 18,612,830</u>

**Firethorn
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026**

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Special Assessment Revenue		-	-	0%
Developer Contribution	-	145,721	145,721	100%
Other Fees and Charges				
Discounts/Collection Fees	-	-	-	0%
Total Revenue and Other Sources:	\$ -	\$ 145,721	\$ 145,721	100%
Expenditures and Other Uses				
Executive				
Professional Management	3,917	19,583	47,000	42%
Financial and Administrative				
Audit Services	-	3,400	4,900	0%
Accounting Services	1,667	6,667	20,000	33%
Assessment Roll Preparation	1,667	1,667	20,000	0%
Arbitrage Rebate Services	-	-	500	0%
Other Contractual Services				
Legal Advertising	-	-	3,500	0%
Trustee Services	-	-	4,246	0%
Dissemination Agent Services	500	500	5,000	0%
Property Appraiser Fees	-	-	500	0%
Bank Service Fees	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	-	-	750	0%
Website Development	1,200	1,200	2,400	50%
Insurance				
	-	5,500	6,000	92%
Printing & Binding				
	-	-	500	0%
Subscription & Memberships				
	-	175	175	100%
Legal Services				
General Counsel	5,166	5,733	15,000	38%
Other General Government Services				
Engineering Services	-	-	15,000	0%
Total Expenditures and Other Uses:	\$ 14,116	\$ 44,424	\$ 145,721	30%
Net Increase/ (Decrease) in Fund Balance	(14,116)	101,297	-	
Fund Balance - Beginning	115,413	-	-	
Fund Balance - Ending	\$ 101,297	\$ 101,297	\$ -	

Prepared by:

JPWARD and Associates, LLC

Firethorn
Community Development District
Debt Service Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

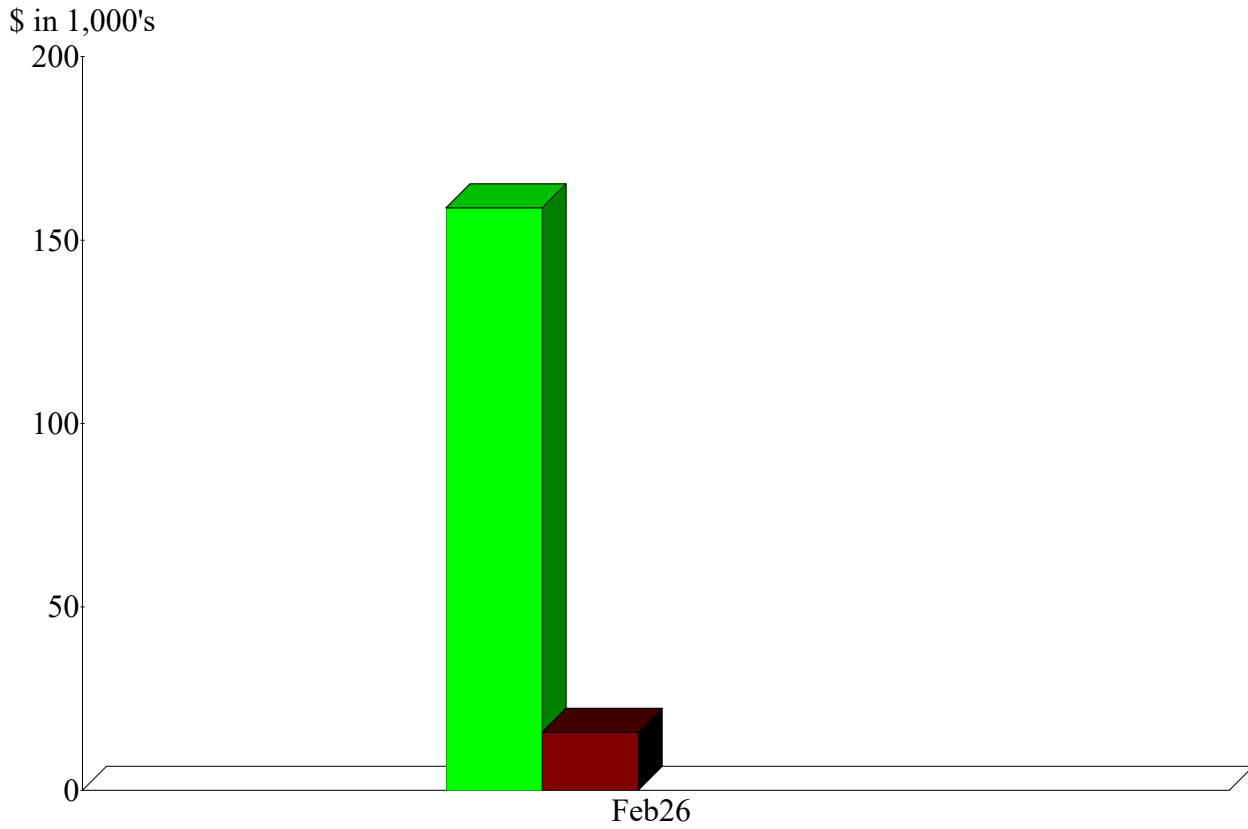
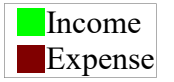
Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	1,751	3,906	-	0%
Special Assessments - Prepayments				
Special Assessments - On Roll	-	-	-	0%
Special Assessments - Prepayments	150,163	150,163	-	0%
Debt Proceeds	-	589,701	-	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources:	\$ 151,915	\$ 743,770	\$ -	0%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2025	-	-	-	0%
Interest Expense				
Series 2025	-	-	-	0%
Intragovernmental Transfer Out	1,751	3,906	-	0%
Total Expenditures and Other Uses:	\$ 1,751	\$ 3,906	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	150,163	739,864	-	
Fund Balance - Beginning	589,701	-	-	
Fund Balance - Ending	\$ 739,864	\$ 739,864	\$ -	

Firethorn
Community Development District
Capital Projects Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	5,125	36,594	-	0%
Cost of Issuance	19	43	-	0%
Debt Proceeds	-	16,840,299	-	0%
Intragovernmental Transfer In	1,751	3,906	-	0%
Total Revenue and Other Sources:	<u>\$ 6,896</u>	<u>\$ 16,880,842</u>	<u>\$ -</u>	<u>0%</u>
Expenditures and Other Uses				
Capital Outlay				
Electrical	-	-	-	0%
Water-Sewer Combination	-	5,989,871	-	0%
Stormwater Management	-	5,747,129	-	0%
Irrigation	-	1,433,605	-	0%
Roadway Improvement	-	3,760,748	-	0%
Cost of Issuance				
District Management and A.M.	-	50,000	-	0%
Engineering Services	-	15,000	-	0%
Legal Services	-	161,250	-	0%
Printing & Binding	-	2,250	-	0%
Trustee Services	-	6,750	-	0%
Underwriter's Discount	-	348,600	-	0%
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses:	<u>\$ -</u>	<u>\$ 17,515,203</u>	<u>\$ -</u>	<u>0%</u>
Net Increase/ (Decrease) in Fund Balance	6,896	(634,361)	-	
Fund Balance - Beginning	(641,257)	-	-	
Fund Balance - Ending	<u>\$ (634,361)</u>	<u>\$ (634,361)</u>	<u>\$ -</u>	

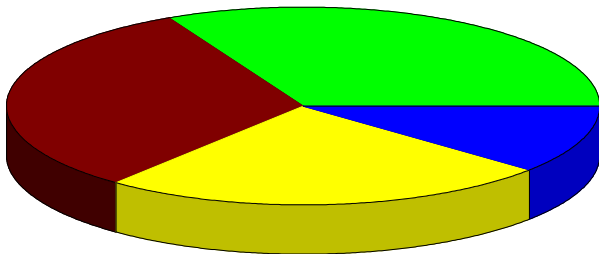
Firethorn Community Development District

Income and Expense by Month February 2026



Expense Summary February 2026

5140000 · Legal Services	32.56%
5130000 · Financial and Administrative	31.72
5120000 · Executive	24.68
5810000 · Interfund Transfer Out	11.04
Total	\$15,867.05



By Account