

FIRETHORN COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

MAY 1, 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

FIRETHORN COMMUNITY DEVELOPMENT DISTRICT

April 24, 2025

Board of Supervisors

Firethorn Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Firethorn Community Development District will be held on **Thursday, May 1, 2025, at 10:00 A.M.** at the **Country Inn & Suites, Bradenton-Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203.**

The following Webex link and telephone number are provided to join/watch the meeting remotely.

<https://districts.webex.com/districts/j.php?MTID=mec43c05cb8022f73c4c4452f7c5b5246>

Access Code: **2337 901 6015**, Event password: **Jpward**

Or phone: **408-418-9388** access code **2337 901 6015**, password: **Jpward** to join the meeting.

The Public is provided 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 and individuals are permitted to speak on items not included in the agenda.

Agenda Item

1. Call to Order & Roll Call.
2. Notice of Advertisement of Public Hearings, and Regular Meetings.
3. Consideration of Minutes:
 - I. March 6, 2025 – Landowners’ Election and Meeting Minutes.
 - II. March 6, 2025 - Regular Meeting Minutes.
4. **PUBLIC HEARINGS.**
 - I. **FISCAL YEAR 2025 and 2026 BUDGET.**
 - a) Public Comment and Testimony.
 - b) Board Comment and Consideration.
 - c) Consideration of **Resolution 2025-31**, the Board of Supervisors of the Firethorn Community Development District adopting the annual appropriation and budget for Fiscal Year 2025 and Fiscal Year 2026.

II. CONSIDERATION OF IMPOSITION OF DEBT ASSESSMENTS – ENTIRE DISTRICT.

- a) Public Comment and Testimony.
- b) Board Comment and Consideration.
- c) Consideration of **Resolution 2025-32**, a Resolution of the Board of Supervisors of the Firethorn Community Development District making certain findings; authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an estimated cost of improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Special Assessments; Addressing the finalization of Special Assessments; addressing the payment of Special Assessments and the Method of Collection; Providing for the allocation of Special Assessments and True-Up Payments; Addressing Government Property, and making provisions relating to the transfer of Real Property to units of Local, State and Federal Government; Authorizing the recording of an Assessment Notice; and providing for severability, conflicts and an effective date.

III. CONFIRMING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, FLORIDA STATUTES.

- a) Public Comment and Testimony.
 - b) Board Comment and Consideration.
 - c) Consideration of **Resolution 2025-33**, a Resolution of the Board of Supervisors of the Firethorn Community Development District confirming the Districts intent to utilize the Uniform Method of levying, collecting, and enforcing non- ad valorem assessments which may be levied by the Firethorn Community Development District.
- 5. Consideration of a Budget Funding Agreement between Taylor Morrison of Florida, Inc., and the District to fund the District's Fiscal Year 2025 & 2026 General Fund Operating Budgets in lieu of the District levying assessments.
 - 6. Consideration of **Resolution 2025-34**, a Resolution of the Board of Supervisors designating dates, time, and location for regular meeting of the Board of Supervisors for the remainder of Fiscal year 2025 and Fiscal Year 2026.
 - 7. Consideration of Proposals to provide Audit Services to the District for the Fiscal Years 2025-2029.
 - 8. Ranking of engineering proposal to serve as District Engineer and consideration and approval of a Master Engineering Services Agreement.
 - I. Ranking of engineering proposals.
 - II. Consideration and approval of the form of Master Engineering Services Agreement between the Firethorn Community Development District and the chosen firm for Engineering Services.
 - 9. Staff Reports
 - I. District Attorney.
 - II. District Engineer.
 - III. District Manager.

10. Supervisor's Requests.

11. Public Comments.

The public comment period is for items not listed on the Agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes.

12. Adjournment.

Summary of Agenda

The second order of business is Notice of Advertisement of the Public Hearings and Regular meeting.

The third order of business is consideration of the Minutes from the Firethorn Board of Supervisors Landowners' Election and Regular Meeting, held on March 6, 2025.

The fourth order of business are the 3 (3) required Public Hearings to consider: (a) the adoption of the District's Fiscal Year 2025 & Fiscal Year 2026 Budgets (**Resolution 2025-31**), (b) confirming and approving the District's intent to use the Uniform Method for the levy, collection, and enforcement of non-ad valorem special assessments (**Resolution 2025-32**).

Each Public Hearing is conducted in parts. First, the District's Staff will make a presentation on the purpose of the Public Hearing itself. At the completion of the staff presentation, the Board will be asked by the District's Staff to open the Public Comment/Testimony portion of the hearing. This is the time that any member of the public will be asked if he/she has any comments, questions, and/or testimony to provide to the Board. All questions will be limited to ONLY this item, and speakers will be asked to state their name of record, and to ask questions or make comments related to the assessments and/or financing, and then the Board or Staff will respond accordingly.

Generally, the Board will limit a speaker to no more than three (3) minutes, to afford the opportunity for all to be heard during the Public Comment portion of the hearing.

At the conclusion of the Public Comment/Testimony portion, the Board will close the Public Hearing, and no further comments, questions, and/or testimony will be heard by the Board at the close of the hearing.

The next portion of the Public Hearing will be for the Board Comment portion of the hearing, where the Board may fully discuss and make any comments that they determine appropriate or to ask the District's

Staff any questions that they may have that either came up during the Public Comment/Testimony portion of the hearing, or that the Board may have related to the relevant resolution to be adopted. The staff will be prepared to address any questions from the Board.

At the conclusion of the Board Comment section of the Public Hearing, the final step in the process is to adopt the relevant resolution being presented, **Resolution 2025-31**, or **Resolution 2025-32** respectively.

4.I. The first Public Hearing deals with the adoption of the Fiscal Year 2025 and Fiscal Year 2026 Budgets which includes the General Fund operations. For background, the Board approved the Fiscal Year 2025 & 2026 Budgets at the January 14, 2025, and March 6, 2025, meetings, solely for the purpose of permitting the District to move through the process towards this hearing to adopt the Budget and set the final assessment rates for the ensuing Fiscal Year.

Once that is concluded, the Board will consider **Resolution 2025-31**, which adopts the annual appropriation and Budgets for the District.

4.II. The second Public Hearing deals with the confirming and levying of debt assessments. **Resolution 2025-32** does essentially three (3) things. First, it approves, adopts, and confirms, the Assessment Report setting forth the allocation of Debt Assessments to the benefitted lands within the Assessment Area; (ii) second, it imposes Debt Assessments on the parcels specially benefited by the within the Assessment Area, all as specified in the final assessment roll set forth in the Special Assessment Methodology and equalizes, approves, confirms and levies the Debt Assessments; and (iii) third, 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 2025-32**.

At the conclusion of the second Public Hearing, I will ask the Board to consider and adopt **Resolution 2025-32**.

4.III. The third and final Public Hearing deals with the District's intent to use the Uniform Method for the levy, collection, and enforcement of non-ad valorem special assessments. At the conclusion of the third Public Hearing, I will ask the Board to consider and adopt **Resolution 2025-33**, which expresses the Districts intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non- Ad Valorem Assessments which may be levied by the Firethorn Community Development District in accordance with Section 197.3632, Florida Statutes; providing a severability clause; and providing an effective date.

The fifth order of business is the consideration of a funding agreement between the Taylor Morrison of Florida, Inc., and the Firethorn Community Development District, for the Operations and Maintenance General fund for Fiscal Years 2025 and Fiscal Year 2026.

The sixth order of business is the consideration of **Resolution 2025-34**, a Resolution of the Board of Supervisors adopting and setting the proposed meeting schedule for Fiscal Year 2026. As you may recall, 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.**

The Fiscal Year 2026 schedule is as follows:

October 2, 2025	November 6, 2025
December 4, 2025	January 1, 2026 – No Meeting
February 5, 2026	March 5, 2026
April 2, 2026	May 7, 2026
June 4, 2026	July 2, 2026 – No Meeting
August 6, 2026	September 3, 2026

The seventh order of business is the consideration of the ranking of the Auditor proposals that were received in response to the District's request for qualifications. There were two proposals received, from the firms Grau & Associates, and Berger, Toombs, Elam, Gaines & Frank. The required procedure requires the Board to rank the proposals (non-price-based proposals) based on each firm's qualifications, and I have enclosed an auditor ranking form for your use. The ranking form itself is NOT required, and you may use any procedure that you would like. Once ranked, we will enter into an agreement with the Number One (1) ranked firm – the form of which is included in the Request for Proposal, subject only to non-substantive changes that may be needed.

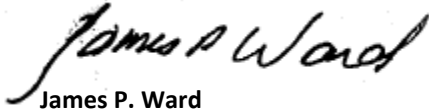
The eighth order of business is the consideration of the ranking of the engineering proposals that were received in response to the District's request for qualifications. There was two (2) proposals received were from the Engineering Firms; Atwell Engineering, and Alliant. The required procedure requires the Board to rank the proposals, (non-price based) based on each firm's qualifications, and I have enclosed an engineering ranking form for your use. The ranking form itself is NOT required, and you may use any procedure that you would like. Once ranked, staff must then negotiate a contract with the number one ranked firm and that proposed agreement will then be brought to the Board.

In order to shorten the process somewhat, I have enclosed a form of engineering services agreement that I will ask the Board to approve, subject only to non-substantive changes that may be needed once I review the agreement with the number one (1) ranked firm.

If you have any questions and/or comments before the meeting, please do not hesitate to contact me directly by phoning (954) 658-4900.

Sincerely,

Firethorn Community Development District



James P. Ward
District Manager

The remainder of the Fiscal Year 2025 Meeting schedule is as follows:

June 5, 2025	July 3, 2025 (no Meeting)
August 7, 2025	September 4, 2025



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
149987	638944	Legal Display Ad-IPL02190140 - IPL0219014		2	80 L

Attention: James Ward

Firethorn Community Development District (CDD)
2301 Northeast 37th Street
Fort Lauderdale, FL 33308

JimWard@JPWardAssociates.com

**FIRETHORN COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2025 BUDGET
AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING**

The Board of Supervisors ("Board") of the Firethorn Community Development District ("District") will hold a public hearing on **Thursday, May 1, 2025, at 10:00 AM** at the **Country Inn & Suites, Bradenton-Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203**. The meeting is being held for the necessary public purpose of considering such business as are 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 this meeting is for the Board to consider the adoption of the Proposed Budget(s) ("Proposed Budget") of the District for the fiscal year ending September 30, 2025 ("Fiscal Year 2025"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o JPWard and Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308, Phone (954) 658-4900 ("District Manager's Office"), during normal business hours.

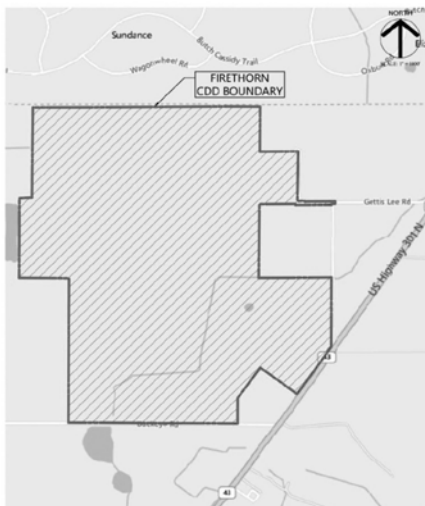
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodation at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact the District Manager by telephone at (954) 658-4900 at least seven (7) days prior to the date of the particular meeting. Toward that end, anyone wishing to listen and participate in the meeting can do so by connecting to a link that will be posted on the District's website: www.Firethorncdd.org.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing 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**



THE STATE OF TEXAS COUNTY OF DALLAS

Before the undersigned authority personally appeared Mary Castro, 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.

2 insertion(s) published on:
04/06/25, 04/13/25

THE STATE OF FLORIDA COUNTY OF MANATEE

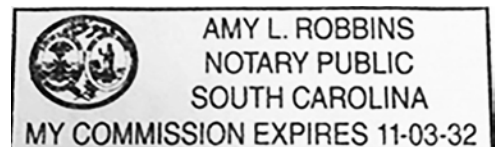
Affiant further says that The Bradenton Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.'

Mary Castro

Sworn to and subscribed before me this 14th day of
April in the year of 2025

Amy Robbins

Notary Public in and for the state of South Carolina,
residing in Beaufort County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
149987	640922	Legal Display Ad-IPL02201420 - IPL0220142		2	80 L

Attention: James Ward

Firethorn Community Development District (CDD)
2301 Northeast 37th Street
Fort Lauderdale, FL 33308

JimWard@JPWardAssociates.com

FIRETHORN COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING

The Board of Supervisors ("Board") of the Firethorn Community Development District ("District") will hold a public hearing on **Thursday, May 1, 2025**, at **10:00 AM** at the **Country Inn & Suites, Bradenton-Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203**. The meeting is being held for the necessary public purpose of considering such business as are 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 this meeting is for the Board to consider the adoption of the Proposed Budget(s) ("Proposed Budget") of the District for the fiscal year ending September 30, 2026 ("Fiscal Year 2026"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o JPWard and Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308, Phone (954) 658-4900 ("District Manager's Office"), during normal business hours.

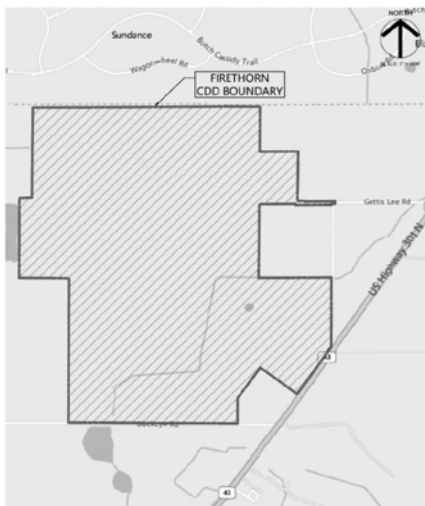
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodation at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact the District Manager by telephone at (954) 658-4900 at least seven (7) days prior to the date of the particular meeting. Toward that end, anyone wishing to listen and participate in the meeting can do so by connecting to a link that will be posted on the District's website: www.FirethornCDD.org.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing 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



THE STATE OF TEXAS COUNTY OF DALLAS

Before the undersigned authority personally appeared Mary Castro, 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.

2 insertion(s) published on:
04/06/25, 04/13/25

THE STATE OF FLORIDA COUNTY OF MANATEE

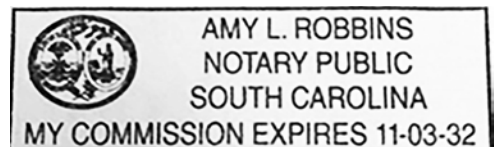
Affiant further says that The Bradenton Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.'

Mary Castro

Sworn to and subscribed before me this 14th day of
April in the year of 2025

Amy Robbins

Notary Public in and for the state of South Carolina,
residing in Beaufort County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
149987	638607	Print Legal Ad-IPL02188150 - IPL0218815	Assessments 4wk run sta	2	49 L

Attention: James Ward

Firethorn Community Development District (CDD)
2301 Northeast 37th Street
Fort Lauderdale, FL 33308

JimWard@JPWardAssociates.com

**FIRETHORN COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF THE DISTRICT'S INTENT TO USE
THE UNIFORM METHOD OF COLLECTION
OF NON-AD VALOREM ASSESSMENTS**

NOTICE IS HEREBY GIVEN that the Firethorn Community Development District ("District") intends to use the uniform method of collecting non-ad valorem assessments ("Uniform Method") to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on **Thursday, May 1, 2025 at 10:00 a.m.** at the **Country Inn & Suites, Bradenton-Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203**. The Board of Supervisors of the District will also hold a regular meeting at such date and time 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 public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on properties located on land included in, or to be added to, the District. The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District. Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments.

The public hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and place to be specified on record. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone or other electronic means.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this hearing because of a disability or physical impairment should contact the District Manager, c/o JPWard and Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308, Phone 954-658-4900, at least forty-eight (48) hours prior to the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing 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 R. Ward, District Manager
IPL0218815
Mar 30, Apr 6, 13, 20 2025

THE STATE OF TEXAS COUNTY OF DALLAS

Before the undersigned authority personally appeared Mary Castro, 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.

4 insertion(s) published on:

03/30/25, 04/06/25, 04/13/25, 04/20/25

THE STATE OF FLORIDA COUNTY OF MANATEE

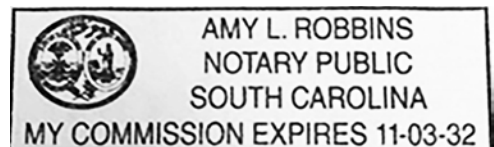
Affiant further says that The Bradenton Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.'

Mary Castro

Sworn to and subscribed before me this 21th day of
April in the year of 2025

Amy Robbins

Notary Public in and for the state of South Carolina,
residing in Beaufort County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
149987	641317	Legal Display Ad-IPL02204030 - IPL0220403		3	205 L

Attention: James Ward

Firethorn Community Development District (CDD)
2301 Northeast 37th Street
Fort Lauderdale, FL 33308

JimWard@JPWardAssociates.com

Copy of ad content
is on the next page

THE STATE OF TEXAS COUNTY OF DALLAS

Before the undersigned authority personally appeared Mary Castro, 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.

2 insertion(s) published on:
04/06/25, 04/13/25

THE STATE OF FLORIDA COUNTY OF MANATEE

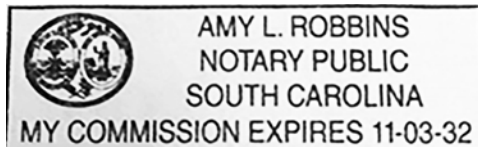
Affiant further says that The Bradenton Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.'

Mary Castro

Sworn to and subscribed before me this 14th day of
April in the year of 2025

Amy Robbins

Notary Public in and for the state of South Carolina,
residing in Beaufort County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47

**MINUTES OF MEETING
FIRETHORN
COMMUNITY DEVELOPMENT DISTRICT**

The landowners meeting of the Firethorn Community Development District was held on Thursday, March 6, 2025, at 10:00 A.M. at the Country Inn & Suites, Bradenton-Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203.

Landowner Present:

Matt Sawyer

Also present was:

James P. Ward

JPWard & Associates

Audience:

All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE
TRANSCRIBED IN *ITALICS*.**

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. James Ward called the meeting to order at approximately 10:00 a.m.

SECOND ORDER OF BUSINESS

Election of Chairperson

Election of a Chairperson for the Purpose of Conducting the Landowner's Meeting

Mr. Ward indicated Matt Sawyer was present as the landowner representing Taylor Morrison. There were no other landowners present. He asked if Mr. Sawyer wished to serve as Chairperson.

Mr. Sawyer asked Mr. Ward to conduct the meeting as Chairperson.

THIRD ORDER OF BUSINESS

Election of Supervisors

- a) **Determination of the Number of Voting Units Represented or Assigned by Proxy**
- b) **Nominations of Supervisors (Five Positions)**
- c) **Casting of Ballots**
- d) **Ballot Tabulations and Results**

Mr. Ward explained the purpose of today's meeting was to elect five individuals to serve on the Board. He indicated he had a landowner's proxy from Taylor Morrison, assigning Mr. Sawyer 549 votes. He asked Mr. Sawyer to nominate five individuals to serve on the Board.

Mr. Sawyer nominated Tina Golub, Matt Sawyer, Michael Piendel, Josh Tepper, and Corinn Godlevske.

Mr. Ward provided Mr. Sawyer with a ballot to fill out.

Mr. Sawyer filled out the ballot and returned the ballot to Mr. Ward.

Mr. Ward read the ballot into the record: Seat 1 was Tina Golub with 549 votes, she would fill a four-year term; Seat 2 was Matt Sawyer with 545 votes, he would fill a two-year term; Seat 3 was Michael Piendel with 545 votes, he would fill a two-year term; Seat 4 was Josh Tepper with 549 votes, he would fill a four-year term; and Seat 5 was Corinn Godlevske with 545 votes, she would fill a two-year term. He noted these individuals would be sworn in following the landowners' meeting.

FOURTH ORDER OF BUSINESS

Landowners' Questions or Comments

Landowners' Questions or Comments

Mr. Ward asked if there were any questions or comments; there were none.

FIFTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 10:04 a.m.

Firethorn Community Development District

James P. Ward, Secretary

Josh Tepper, Chairperson

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48

**MINUTES OF MEETING
FIRETHORN
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Firethorn Community Development District was held on Thursday, March 6, 2025, at 10:00 A.M. at the Country Inn & Suites, Bradenton-Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203.

Present:

Josh Tepper	Chairperson
Tina Golub	Vice Chairperson
Matt Sawyer	Assistant Secretary
Corinn Godlevske	Assistant Secretary

Absent:

Mike Piendel	Assistant Secretary
--------------	---------------------

Also present were:

James P. Ward	JPWard & Associates
Jere Earlywine	District Attorney
Victor Barbosa	District Engineer

Audience:

All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE TRANSCRIBED IN *ITALICS*.

FIRST ORDER OF BUSINESS

Call to Order

Mr. James P. Ward called the meeting to order at approximately 10:05 a.m. He reported all Members of the Board were present, with the exception of Michael Piendel, constituting a quorum.

SECOND ORDER OF BUSINESS

Notice of Advertisement

Notice of advertisement of meetings.

THIRD ORDER OF BUSINESS

Oath of Office

Administration of Oath of Office for the Board of Supervisors of the River Landing Community Development District

- 49
50 **a) Oath of Office**
51 **b) Guide to the Sunshine Amendment and Code of Ethics**
52 **c) Form 1 – Statement of Financial Interests**
53 **d) Sample of E-filed Form 1 – Statement of Financial Interests. (2024 Changes to the Law and filing**
54 **requirements)**

55
56 As a notary public, Mr. Ward administered the Oath of Office to the newly elected Board Members,
57 Mr. Sawyer, Ms. Godlevske, Ms. Golub, and Mr. Tepper who then signed and returned the Oath to
58 Mr. Ward for notarization and inclusion in the record. Mr. Ward indicated Mr. Piendel would be
59 sworn in at the next meeting. He discussed the Sunshine Amendment and Code of Ethics, ethics
60 training requirements, as well as how to file Form 1. He stated any questions could be directed to
61 himself (Jim Ward) or Jere Earlywine.
62

63
64 **FOURTH ORDER OF BUSINESS**

Consideration of Resolution 2025-25

65
66 **Consideration of Resolution 2025-25, Resolution of the Board of Supervisors Re-Designating Officers**
67 **of the Firethorn Community Development District following the Landowners' Election**
68

69 Mr. Ward indicated Resolution 2025-25 designated the officers of the Board. He asked how the Board
70 would like to designate the officers.
71

72 The Board chose to appoint Josh Tepper as Chairperson, Tina Golub as Vice Chairperson, the remaining
73 Board Members as Assistant Secretaries while James Ward would serve as Secretary and Treasurer.
74

75 **On MOTION made by Matt Sawyer, seconded by Corinn Godlevske,**
76 **and with all in favor, Resolution 2025-25 was adopted, and the Chair**
77 **was authorized to sign.**
78

79
80 **FIFTH ORDER OF BUSINESS**

Consideration of Resolution 2025-26

81
82 **Consideration of Resolution 2025-26, a Resolution of the Board of Supervisors canvassing and**
83 **certifying the results of the landowners' election of Supervisors held pursuant to Section 190.006(2),**
84 **Florida Statutes**
85

86 Mr. Ward stated Resolution 2025-26 canvased and certified the results of the Landowners' Meeting held
87 just prior to today's regular meeting. He stated in Seats 1 through 5 respectively would be Tina Golub,
88 Matt Sawyer, Mike Piendel, Josh Tepper, and Corinn Godlevske. He noted Tina Golub and Josh Tepper
89 received 549 votes; the remaining Board Members received 545. He asked if there were any questions;
90 there were none.
91

92 **On MOTION made by Matt Sawyer, seconded by Tina Golub, and with**
93 **all in favor, Resolution 2025-26 was adopted, and the Chair was**
94 **authorized to sign.**
95

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2025-27**

Consideration of Resolution 2025-27, a Resolution of the Board of Supervisors extending the Terms of Office of all current Supervisors to coincide with the General Election pursuant to Section 190.006 of the Florida Statutes; providing for severability; and providing an effective date

Mr. Ward explained Districts established in odd years were required by statute to be converted to even years to coincide with the general election laws of Florida. He explained Resolution 2025-27 essentially extended the terms of the existing officers from 2027 to 2028 and from 2029 to 2030. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Matt Sawyer, seconded by Corinn Godlevske, and with all in favor, Resolution 2025-27 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS**Consideration of Minutes****February 6, 2025 – Regular Meeting Minutes**

Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes; hearing none, he called for a motion.

On MOTION made by Corinn Godlevske, seconded by Matt Sawyer, and with all in favor, the February 6, 2025 Regular Meeting Minutes were approved.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2025-28**

Consideration of Resolution 2025-28, a Resolution of the Board of Supervisors of the Firethorn Community Development District amending & restating Resolution #2025-18; Authorizing certain actions in connection with the implementation of the District's Capital Improvement plan, Granting the authority to execute Real and Personal Property Conveyance and dedication documents, and plats and other documents related to the development of the District's Improvements; Approving the scope and terms of such authorization; Approving an acquisition agreement; providing a severability clause; and providing an effective date

Mr. Ward indicated Resolution 2025-28 amended and restated Resolution 2025-18 related to the capital improvement program.

Mr. Jere Earlywine: This Resolution essentially authorizes the Chair, Vice Chair and Secretary to sign off on plats, real estate documents, things like that outside of a Board Meeting. The reason being some of these things can be time sensitive and we are trying not to hold up the project. This gives broad authority for signature purposes and for purposes of things connected to the project.

Mr. Ward asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Matt Sawyer, seconded by Tina Golub, and with all in favor, Resolution 2025-28 was adopted, and the Chair was authorized to sign.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-29

Consideration of Resolution 2025-29, a Resolution of the Board of Supervisors of Firethorn Community Development District; Authorizing the execution and delivery of a Temporary Construction Easement; Authorizing the proper Officials to do all things deemed necessary in connection with the execution of such easement; and providing for severability, conflicts, and an effective date

Mr. Earlywine: The idea here is, to the extent that you want the District to start maintaining the property before it is platted, this easement can come in handy as it basically gives the District a property right over the land within the District and for purposes of maintaining infrastructure which has been completed. It will not cloud your title. It does have an automatic release provision in it, so when the land is platted and the common areas are turned over to the District via plat, the plat will replace the easement, but it can come in handy for maintenance purposes.

Mr. Tepper: What will the District be maintaining?

Mr. Earlywine: Stormwater ponds. What I see oftentimes happen is the ponds will get built and dug and they will have grass on them and things like that, and you will want to maintain those ponds, and sometimes that happens before a plat is recorded. And also, this is used when you are actually doing construction. I know you aren't set up to do construction through the CDD, that's not a thing, but that's the other purpose of the Resolution in a typical District. Even though the CDD may not actually be doing the maintenance, the way it works is, because the CDD financed the pond, it has to have a property right and hold the permit.

Mr. Ward asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Matt Sawyer, seconded by Tina Golub, and with all in favor, Resolution 2025-29 was adopted, and the Chair was authorized to sign.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-30

Consideration of Resolution 2025-30, a Resolution of the Board of Supervisors approving the Fiscal Year 2026 Proposed Budget for and setting a Public Hearing for Thursday, May 1, 2025, at 10:00 A.M., at the Country Inn & Suites, Bradenton-Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203

Mr. Ward explained Resolution 2025-30 approved the proposed budget for fiscal year 2026 and set the public hearing for May 1, 2025 at 10:00 a.m. at the Country Inn and Suites. He stated the adoption of the proposed budget did not bind the Board to anything within the Budget, it simply allowed the Board to move forward through the process. He said it did not contemplate that the District would be on role for assessments in fiscal year 2026; the District would be funded through an agreement with the Developer. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Matt Sawyer, seconded by Josh Tepper, and with all in favor, Resolution 2025-30 was adopted, and the Chair was authorized to sign.

ELEVENTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

Mr. Earlywine: We've got our bond validation coming up on May 6, so we are happy to have that early date. It should put us in a position to legally be able to issue bonds by the second week of June. It looks like Drew has actually taken a different position, and so Mike is in charge of this, but I just wanted to touch base on bond timing. In the meantime, we should be acquiring any improvements that you guys are at substantial completion on.

II. District Engineer

No report.

III. District Manager

a) Board Meeting Dates for Balance of Fiscal Year 2025

i. Public Hearings:

- 1. Uniform Method of Collection – May 1, 2025, at 10:00 A.M.**
- 2. Fiscal Year 2025 Budget – May 1, 2025, at 10:00 A.M.**
- 3. Fiscal Year 2026 Budget – May 1, 2025 at 10:00 A.M.**

Mr. Ward: Just remember May 1 is your next Board Meeting at 10:00 a.m. here at this location. We will need a quorum. We cannot change those dates without pushing everything back at least 3 or 4 months. We will get calendar invites to you. Make sure you get them on your calendar.

Mr. Sawyer: Can we get your office to send calendar invites for the rest of the year too?

Mr. Ward: You want to wait until we get past May and let me see where we are?

Mr. Sawyer: Yes, that's fine.

Mr. Earlywine: How are you all doing on the project? Are we still on track for June bonds?

Mr. Ward: I don't think any decisions have been made yet on whether we are going to be on track at this point in time.

Mr. Earlywine: Okay. Thank you.

TWELFTH ORDER OF BUSINESS**Supervisor's Requests**

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

THIRTEENTH ORDER OF BUSINESS**Public Comments**

Public comment period is for items NOT listed on the agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes

There were no public comments. There were no members of the public present.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

Mr. Ward adjourned the meeting at approximately 10:20 a.m.

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

Firethorn Community Development District

James P. Ward, Secretary

Josh Tepper, Chairperson

RESOLUTION 2025-31

THE ANNUAL APPROPRIATION RESOLUTION OF THE FIRETHORN COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATION AND ADOPTING THE BUDGET FOR FISCAL YEAR 2025 (PARTIAL YEAR) BEGINNING JANUARY 14, 2025, AND ENDING SEPTEMBER 30, 2025, AND FISCAL YEAR 2026 BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

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 September 19, 2024, 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 Proposed 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

RESOLUTION 2025-31

THE ANNUAL APPROPRIATION RESOLUTION OF THE FIRETHORN COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATION AND ADOPTING THE BUDGET FOR FISCAL YEAR 2025 (PARTIAL YEAR) BEGINNING JANUARY 14, 2025, AND ENDING SEPTEMBER 30, 2025, AND FISCAL YEAR 2026 BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

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 2024 ending September 30, 2024, and for the Fiscal Year 2025 ending September 30, 2025”, as adopted by the Board of Supervisors on September 19, 2024.

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the Firethorn Community Development District, for the Fiscal Year 2025 beginning January 14, 2025, and ending September 30, 2025, the sum of **\$107,175.00** and for the Fiscal Year 2026 beginning October 1, 2025, and ending September 30, 2026, the sum of **\$145,721.00** 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 2025	\$ 107,175.00
TOTAL GENERAL FUND 2026	\$ 145,721.00

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 5. 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 6. 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.

RESOLUTION 2025-31

THE ANNUAL APPROPRIATION RESOLUTION OF THE FIRETHORN COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATION AND ADOPTING THE BUDGET FOR FISCAL YEAR 2025 (PARTIAL YEAR) BEGINNING JANUARY 14, 2025, AND ENDING SEPTEMBER 30, 2025, AND FISCAL YEAR 2026 BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

PASSED AND ADOPTED this 1st day of May 2025.

ATTEST:

**FIRETHORN COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Josh Tepper, Chairman

Exhibit A: Fiscal Year 2025 and Fiscal Year 2026 Proposed Budget

FIRETHORN COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC. 2301 NORTHEAST 37 STREET, FORT LAUDERDALE, FL. 33308

T: 954-658-4900 **E:** JimWard@JPWardAssociates.com

Fireshorn Community Development District

General Fund - Budget

Fiscal Year 2025

Description	FY 2025	Notes
Revenues and Other Sources		
Carryforward	\$	Added Cash Required to Partially Fnd 1st Quarter - Operations
Interest Income - General Account	\$	- Interest on Bank Account
Assessment Revenue		
Assessments - On-Roll		Assessment From Property Owner's
Assessments - Off-Roll		
Contributions - Private Sources		
Taylor Morrison	\$ 107,175	Developer Funding of Operations
Total Revenue & Other Sources	\$ 107,175	
Appropriations		
Legislative		
Board of Supervisor's Fees	\$	- Statutory Required Fees (Waived by Developer Board)
Board of Supervisor's - FICA	\$	- N/A
Executive		
Professional - Management	\$ 47,000	District Manager
Financial and Administrative		
Audit Services	\$ 4,800	Statutory Required Audit Yearly
Accounting Services	\$ 10,000	General Fund
Assessment Roll Preparation	\$	- Maintenance of Assessment Rolls
Arbitrage Rebate Fees	\$	IRS Required Calculation to insure interest on bond - funds does not exceed interest paid on bonds
Other Contractual Services		
Recording and Transcription	\$	- Transcription of Board Meetings
Legal Advertising	\$ 6,000	Statutory Required Legal Advertising
Trustee Services	\$	- Trust Fees for Bonds
Dissemination Agent Services	\$	- Required Reporting for Bonds
Property Appraiser Fees	\$	- Fees to place assessments on tax Bills
Bank Service Fees	\$ 350	Bank Fees - Governmenal Bank Accounts N/A
Travel and Per Diem		
Communications and Freight Services		
Telephone	\$	-
Postage, Freight & Messenger	\$ 750	Agenda and Other Misc. mailings
Rentals and Leases		
Miscellaneous Equipment	\$	- N/A
Computer Services (Web Site)	\$ 1,600	Statutory Maintenance of District Web Site
Insurance	\$ 6,000	General Liability & D&O Liability Insurance
Subscriptions and Memberships	\$ 175	Department of Economic Opportunity Fee
Printing and Binding	\$ 500	Agenda Books and Copies
Office Supplies	\$	- N/A

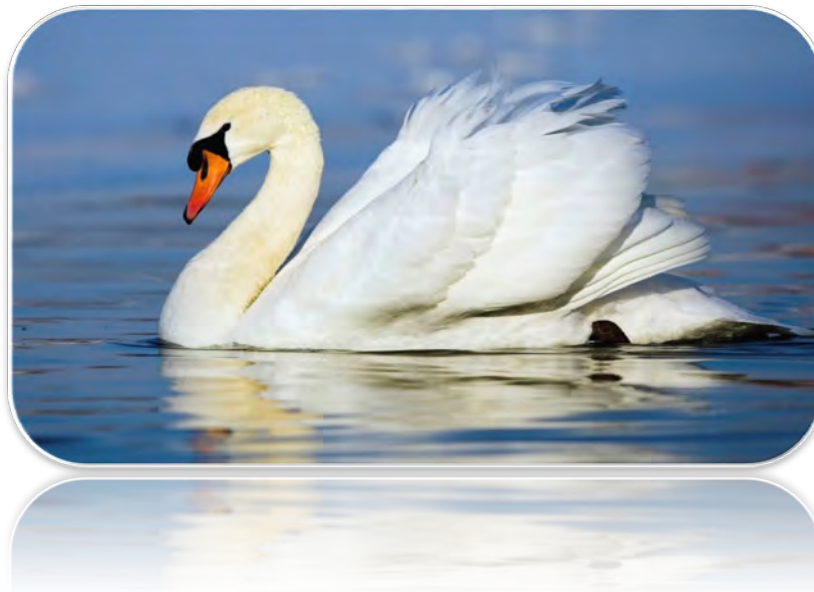
Fireshorn Community Development District

General Fund - Budget

Fiscal Year 2025

Description	FY 2025	Notes
Legal Services		
General Counsel	\$ 15,000	District Attorney
Other General Government Services		
Engineering Services	\$ 15,000	District Engineer
Contingencies	\$ -	N/A
Capital Outlay	\$ -	N/A
Reserves		
Operational Reserve (Future Years)	\$ -	N/A for FY 2025
Other Fees and Charges		
Discounts, Tax Collector Fee and Property Appraiser Fee		Discounts/Fees on assessments on Tax Rolls
Total Appropriations	\$ 107,175	

FIRETHORN COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2026

PREPARED BY:

JPWARD & ASSOCIATES, LLC. 2301 NORTHEAST 37 STREET, FORT LAUDERDALE, FL. 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Fireshorn Community Development District
General Fund - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 02/07/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Notes
Revenues and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	Added Cash Required to Partially Fnd 1st Quarter - Operations
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	- Interest on Bank Account
Assessment Revenue					
Assessments - On-Roll	\$ -	\$ -	\$ -	\$ -	- Assessment From Property Owner's
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	- Direct Bill to Developer
Contributions - Private Sources					
Taylor Morrison	\$ 107,175	\$ -	\$ 102,821	\$ 145,721	Developer Funding of Operations
Total Revenue & Other Sources	\$ 107,175	\$ -	\$ 102,821	\$ 145,721	
Appropriations					
Legislative					
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	- Statutory Required Fees (Waived by Developer Board)
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	- N/A
Executive					
Professional - Management	\$ 47,000	\$ -	\$ 23,500	\$ 47,000	District Manager
Financial and Administrative					
Audit Services	\$ 4,800	\$ -	\$ 4,800	\$ 4,900	Statutory Required Audit Yearly
Accounting Services	\$ 10,000	\$ -	\$ 10,000	\$ 20,000	General and Debt Service Funds
Assessment Roll Preparation	\$ -	\$ -	\$ 10,000	\$ 20,000	Maintenance of Assessment Rolls
Arbitrage Rebate Fees	\$ -	\$ -	\$ -	\$ 500	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	- Transcription of Board Meetings
Legal Advertising	\$ 6,000	\$ -	\$ 6,000	\$ 3,500	Statutory Required Legal Advertising
Trustee Services	\$ -	\$ -	\$ 4,246	\$ 4,246	Trust Fees for Bonds
Dissemination Agent Services	\$ -	\$ -	\$ 5,000	\$ 5,000	Required Reporting for Bonds
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ 500	Fees to place assessments on tax Bills
Bank Service Fees	\$ 350	\$ -	\$ 250	\$ 250	Bank Fees - Governmenal Bank Accounts
Travel and Per Diem					N/A

Fireshorn Community Development District
General Fund - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 02/07/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Notes
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 750	\$ -	\$ 750	\$ 750	Agenda and Other Misc. mailings
Rentals and Leases					
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -	N/A
Computer Services (Web Site)	\$ 1,600	\$ -	\$ 1,600	\$ 2,400	Statutory Maintenance of District Web Site
Insurance	\$ 6,000	\$ -	\$ 6,000	\$ 6,000	General Liability & D&O Liability Insurance
Subscriptions and Memberships	\$ 175	\$ -	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding	\$ 500	\$ -	\$ 500	\$ 500	Agenda Books and Copies
Office Supplies	\$ -	\$ -	\$ -	\$ -	N/A
Legal Services					
General Counsel	\$ 15,000	\$ -	\$ 15,000	\$ 15,000	District Attorney
Other General Government Services					
Engineering Services	\$ 15,000	\$ -	\$ 15,000	\$ 15,000	District Engineer
Contingencies	\$ -	\$ -	\$ -	\$ -	N/A
Capital Outlay	\$ -	\$ -	\$ -	\$ -	N/A
Reserves					
Operational Reserve (Future Years)	\$ -	\$ -	\$ -	\$ -	N/A for FY 2026
Other Fees and Charges					
Discounts, Tax Collector Fee and Property Appraiser Fee					Discounts/Fees on assessments on Tax Rolls
Total Appropriations	\$ 107,175	\$ -	\$ 102,821	\$ 145,721	

RESOLUTION 2025-32

[SECTION 170.08, F.S. DEBT ASSESSMENT RESOLUTION FOR FIRETHORN CDD MASTER LIEN]

A RESOLUTION MAKING CERTAIN FINDINGS; AUTHORIZING A CAPITAL IMPROVEMENT PLAN; ADOPTING AN ENGINEER'S REPORT; PROVIDING AN ESTIMATED COST OF IMPROVEMENTS; ADOPTING AN ASSESSMENT REPORT; EQUALIZING, APPROVING, CONFIRMING AND LEVYING DEBT ASSESSMENTS; ADDRESSING THE FINALIZATION OF SPECIAL ASSESSMENTS; ADDRESSING THE PAYMENT OF DEBT ASSESSMENTS AND THE METHOD OF COLLECTION; PROVIDING FOR THE ALLOCATION OF DEBT ASSESSMENTS AND TRUE-UP PAYMENTS; ADDRESSING GOVERNMENT PROPERTY, AND TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE AND FEDERAL GOVERNMENT; AUTHORIZING AN ASSESSMENT NOTICE; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Firethorn Community Development District ("**District**") is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended ("**Act**"); and

WHEREAS, the District has previously indicated its intention to construct certain types of improvements and to finance such improvements through the issuance of bonds, notes or other specific financing mechanisms, which bonds, notes or other specific financing mechanisms would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District's Board of Supervisors ("**Board**") has noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments, and now desires to adopt a resolution imposing and levying such assessments as set forth herein.

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

1. **AUTHORITY.** This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*. The recitals stated above are incorporated herein; are adopted by the Board as true and correct statements; and are further declared to be findings made and determined by the Board.

2. **FINDINGS.** The Board further finds and determines as follows:

The Capital Improvement Plan

- a. The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation,

street lighting and other infrastructure projects and services necessitated by the development of, and serving lands within, the District; and

- b. On February 6, 2025, and pursuant to Section 170.03, *Florida Statutes*, among other laws, the Board adopted Resolution 2025-21 ("**Declaring Resolution**"), and in doing so determined to undertake a capital improvement plan to install, plan, establish, construct or reconstruct, enlarge, equip, acquire, operate and/or maintain the District's capital improvements planned for the lands within the District ("**Project**"); and
- c. The Project is described in the Declaring Resolution and the *Engineer's Report* ("**Engineer's Report**," attached hereto as **Exhibit A** and incorporated herein by this reference), and the plans and specifications for the Project are on file in the offices of the District Manager at c/o JPWard & Associates, LLC, 2301 NE 37th Street, Fort Lauderdale, Florida 33308 ("**District Records Office**"); and

The Debt Assessment Process

- d. Also as part of the Declaring Resolution, the Board expressed an intention to issue bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project, and further declared its intention to defray the whole or any part of the expense of the Projects by levying special assessments ("**Debt Assessments**") on specially benefited property within the District ("**Assessment Area**"); and
- e. The Declaring Resolution was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met; and
- f. As directed by the Declaring Resolution, said Declaring Resolution was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the District; and
- g. As directed by the Declaring Resolution, the Board caused to be made a preliminary assessment roll as required by Section 170.06, *Florida Statutes*; and
- h. As required by Section 170.07, *Florida Statutes*, and as part of the Declaring Resolution, the Board fixed the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein could appear before the Board and be heard as to (i) the propriety and advisability of making the improvements, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specially benefited property or parcel, and the Board further authorized publication of notice of such public hearing and individual mailed notice of such public hearing in accordance with Chapters 170, 190, and 197, *Florida Statutes*; and
- i. Notice of the scheduled public hearing was given by publication and also by mail as required by Sections 170.07 and 197.3632, *Florida Statutes*, and affidavits as to such publication and mailings are on file in the office of the Secretary of the District; and

- j. On May 1, 2025, the Board conducted such public hearing and heard and considered all complaints and testimony as to the matters described above; the Board further met as an “Equalization Board;” and the Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll; and

Equalization Board Additional Findings

- k. Having considered the estimated costs of the Projects, the estimated financing costs and all comments and evidence presented at such public hearing, the Board further finds and determines that:
 - i. It is necessary to the public health, safety and welfare and in the best interests of the District that: (1) the District provide the Project as set forth in the Engineer’s Report; (2) the cost of such Project be assessed against the lands specially benefited by such Project, and within the Assessment Area, as set forth in the Assessment Report; and (3) the District issue bonds, notes or other specific financing mechanisms to provide funds for such purposes pending the receipt of such Debt Assessments; and
 - ii. The provision of said Project, the levying of the Debt Assessments, and the sale and issuance of such bonds, notes, or other specific financing mechanisms serve a proper, essential, and valid public purpose and are in the best interests of the District, its landowners and residents; and
 - iii. The estimated costs of the Project is as specified in the Engineer’s Report and Assessment Report (defined below), and the amount of such costs is reasonable and proper; and
 - iv. It is reasonable, proper, just and right to assess the cost of such Projects against the properties specially benefited thereby in the Assessment Areas, using the method determined by the Board and set forth in the *Master Special Assessment Methodology Report* (“**Assessment Report**,” attached hereto as **Exhibit B** and incorporated herein by this reference), which results in the Debt Assessments set forth on the final assessment roll; and
 - v. The Project benefits the Assessment Area as set forth in the Assessment Report; and
 - vi. Accordingly, the Debt Assessments as set forth in the Assessment Report constitute a special benefit to the applicable parcels of real property listed on said final assessment roll, and the benefit, in the case of each such parcel, will be equal to or in excess of the Debt Assessments imposed thereon, as set forth in **Exhibit B**; and
 - vii. All developable property within the Assessment Area is deemed to be benefited by the Project, and the Debt Assessments will be allocated in accordance with the Assessment Report at **Exhibit B**; and

- viii. The Debt Assessments are fairly and reasonably allocated across the benefitted property, as set forth in **Exhibit B**; and
- ix. It is in the best interests of the District that the Debt Assessments be paid and collected as herein provided; and
- x. In order to provide funds with which to pay the costs of the Project which are to be assessed against the benefitted properties, pending the collection of the Debt Assessments, it is necessary for the District to issue revenue bonds, notes or other specific financing mechanisms, including refunding bonds (together, "**Bonds**").

3. **AUTHORIZATION FOR THE PROJECT; ADOPTION OF ENGINEER'S REPORT.** The Engineer's Report identifies and describes the infrastructure improvements to be financed in part with the Bonds, and sets forth the cost of the Project. The District hereby confirms that the Project serves a proper, essential, and valid public purpose. The use of the Engineer's Report in connection with the sale of the Bonds is hereby authorized, approved and ratified, and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

4. **ESTIMATED COST OF IMPROVEMENTS.** The total estimated cost of the Project and the cost to be paid by the Debt Assessments on all specially benefitted property are set forth in **Exhibits A and B**, respectively, hereto.

5. **ADOPTION OF ASSESSMENT REPORT.** The Assessment Report setting forth the allocation of Debt Assessments to the benefitted lands within the Assessment Area is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Bonds.

6. **EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF DEBT ASSESSMENTS.** The Debt Assessments imposed on the parcels specially benefitted by the Project within the Assessment Area, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied.

Immediately following the adoption of this Resolution, the lien of Debt Assessments as reflected in **Exhibit B**, attached hereto, shall be recorded by the Secretary of the District in the District's "**Improvement Lien Book.**" The Debt Assessments levied against each respective parcel shown on such final assessment roll and interest, costs, and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel, coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

- a. ***Supplemental Assessment Resolutions for Bonds.*** The lien for the Debt Assessments established hereunder shall be inchoate until the District issues Bonds. In connection with the issuance of any particular series of the Bonds, the District may adopt, without the need for further public hearing, a supplemental assessment resolution establishing specific Debt Assessments, in one or more separately enforceable Debt Assessment liens, securing such Bonds. Such subsequent resolutions shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which

amount shall be consistent with the lien imposed by this Resolution. Among other things, the supplemental assessment resolutions may provide for the issuance of multiple series of Bonds each secured by the Assessment Area.

- b. **Adjustments to Debt Assessments.** The District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary and in the best interests of the District, as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law.
- c. **Contributions.** In connection with the issuance of a series of the Bonds, the project developer may request that any related Debt Assessments be reduced for certain product types. To accomplish any such requested reduction, and pursuant to the terms of an applicable acquisition agreement, and this resolution, the developer will agree to provide a contribution of infrastructure, work product, or land based on the lesser of cost basis or appraised value, comprising a portion of the Project and to meet the minimum requirements set forth in the Assessment Report, if any. Any such contributions shall not be eligible for payment under the Bonds.
- d. **Impact Fee Credits.** The District may or may not be entitled to impact fee credits as a result of the development of the Project, based on applicable laws and/or agreements governing impact fee credits. Unless otherwise addressed by supplemental assessment resolution, the proceeds from any impact fee credits received may be used in the District's sole discretion as an offset for any acquisition of any portion of the Project (e.g., land based on the lesser of cost basis or appraised value, infrastructure and/or work product), for completion of the Project, or otherwise used against the outstanding indebtedness of any debt issuance that funded the improvement giving rise to the credits.

7. **FINALIZATION OF DEBT ASSESSMENTS.** When the Project has been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to Section 170.08, *Florida Statutes*, the District shall credit to each Debt Assessment the difference, if any, between the Debt Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the Project. In making such credits, no credit shall be given for bond, note or other specific financing mechanism costs, capitalized interest, funded reserves or bond or other discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

8. **PAYMENT OF DEBT ASSESSMENTS AND METHOD OF COLLECTION.**

- a. **Payment.** The Debt Assessments, as further set forth in each supplemental assessment resolution, and securing the issuance of each series of the Bonds, may be paid in not more than thirty (30) yearly installments of principal and interest – beginning upon the issuance of the particular series of the Bonds (and after taking into account any capitalized interest periods), provided, however, that the Board shall at any time make such adjustments by resolution, and at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short

term debt as actually issued by the District.

- b. **Prepayment.** Subject to the provisions of any supplemental assessment resolution, any owner of property subject to the Debt Assessments may, at its option, pre-pay the entire amount of the Debt Assessment any time, or a portion of the amount of the Debt Assessment up to two times, plus accrued interest to the next succeeding interest payment date (or the second succeeding interest payment date if such prepayment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of bonds secured by the Debt Assessments in question)), attributable to the property subject to Debt Assessments owned by such owner. Prepayment of Debt Assessments does not entitle the property owner to any discounts for early payment. If authorized by a supplemental assessment resolution, the District may grant a discount equal to all or a part of the payee's proportionate share of the cost of the applicable Project consisting of bond financing costs, such as capitalized interest, funded reserves, and bond discount included in the estimated cost of the applicable Project, upon payment in full of any Debt Assessment during such period prior to the time such financing costs are incurred as may be specified by the District.
- c. **Uniform Method; Alternatives.** The District may elect to use the method of collecting Debt Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* ("Uniform Method"). The District has heretofore taken all required actions to comply with Sections 197.3632 and 197.3635, *Florida Statutes*. Such Debt Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its Debt Assessments is not available to the District in any year, or if determined by the District to be in its best interests, and subject to the terms of any applicable trust indenture, the Debt Assessments may be collected as is otherwise permitted by law. In particular, the District may, in its sole discretion, collect Debt Assessments by directly billing landowners and enforcing said collection in any manner authorized by law. Any prejudgment interest on delinquent assessments that are directly billed shall accrue at the applicable rate of any bonds or other debt instruments secured by the Debt Assessments. The decision to collect Debt 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 Debt 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.
- d. **Uniform Method Agreements Authorized.** For each year the District uses the Uniform Method, the District shall enter into an agreement with the County Tax Collector who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.
- e. **Re-amortization.** Any particular lien of the Debt Assessments shall be subject to re-amortization where the applicable series of Bonds is subject to re-amortization pursuant to the applicable trust indenture and where the context allows.

9. **ALLOCATION OF DEBT ASSESSMENTS; APPLICATION OF TRUE-UP PAYMENTS.**

- a. At such time as parcels of land, or portions thereof, are included in a plat or site plan, it shall be an express condition of the lien established by this Resolution that, prior to County approval, any and all plats or site plans for any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review. As parcels of land, or portions thereof, are included in a plat or site plan, the District Manager shall review the plat or site plan and cause the Debt Assessments securing each series of Bonds to be reallocated to the units being included in the plat or site plan and the remaining property in accordance with **Exhibit B**, and cause such reallocation to be recorded in the District's Improvement Lien Book.
- b. Pursuant to the Assessment Report, attached hereto as **Exhibit B**, and which terms are incorporated herein, there may be required from time to time certain true-up payments. When a plat or site plan is presented to the District, the District Manager shall review the plat or site plan to determine whether, taking into account the plat or site plan, there is a net shortfall in the overall principal amount of assessments reasonably able to be assigned to benefitted lands within the Assessment Area. Such determination shall be made based on the language in this Resolution and/or the tests or other methods set forth in **Exhibit B** (if any), or any tests or methods set forth in a supplemental assessment resolution and corresponding assessment report. If the overall principal amount of assessments reasonably cannot be assigned, or is not reasonably expected to be assigned, as set forth in more detail in and subject to the terms of **Exhibit B** (or any supplemental resolution and report, as applicable), to the platted and site planned lands as well as the undeveloped lands, then a debt reduction payment ("**True-Up Payment**") in the amount of such shortfall shall become due and payable that tax year by the landowner(s) of record of the land subject to the proposed plat or site plan and of the remaining undeveloped lands, in addition to any regular assessment installment. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. In the event a True-Up Payment is due and unpaid, the lien established herein for the True-Up Payment amount shall remain in place until such time as the True-Up Payment is made. The District shall record all True-Up Payments in its Improvement Lien Book.
- c. In connection with any true-up determination, affected landowner(s) may request that such true-up determination be deferred because the remaining undeveloped lands are able to support the development of all of the originally planned units within the Assessment Area. To support the request, the affected landowner(s) shall provide the following evidence for the District's consideration: a) proof of the amount of entitlements remaining on the undeveloped lands within the Assessment Area, b) a revised overall development plan showing the number and type of units reasonably planned for the remainder of the development, c) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and d) documentation prepared by a licensed engineer that shows the feasibility of implementing the proposed development plan. Any deferment shall be in the District's reasonable discretion.
- d. The foregoing is based on the District's understanding that the community would be

developed with the type and number of units set forth in **Exhibit B**, on the developable acres. However, more than the stated number of units may be developed. In no event shall the District collect Debt Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interest. The District recognizes that such things as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the true-up methodology to any assessment reallocation pursuant to this paragraph would result in Debt Assessments collected in excess of the District's total debt service obligations for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Debt Assessments.

- e. As set forth in any supplemental assessment resolution and/or supplemental assessment report for a specific series of Bonds, the District may assign a specific debt service assessment lien comprising a portion of the Debt Assessments to the Assessment Area, and, accordingly, any related true-up determinations may be limited to determining whether the planned units for such specified lands in the Assessment Area have been and/or will be developed.

10. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Debt Assessments without specific consent thereto. If at any time, any real property on which Debt Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Debt Assessments thereon), or similarly exempt entity, all future unpaid Debt Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

11. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of the County in which the District is located, which notice shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

12. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

13. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

14. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[CONTINUED ON NEXT PAGE]

APPROVED AND ADOPTED THIS 1ST day of MAY 2025.

ATTEST:

**FIRETHORN
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Josh Tepper, Chairman

Exhibit A: *Engineer's Report*

Exhibit B: *Master Special Assessment Methodology Report*

**Firethorn
Community Development District**

Master Engineer's Report

February 2025

Prepared for:

**Board of Supervisors
Firethorn Community Development District
Manatee County, Florida**

Prepared by:

**Victor Barbosa, P.E.
Atwell, LLC
10150 Highland Manor Dr, Suite 450
Tampa, Florida 33610**

February 6, 2025

Contents

INTRODUCTION	3
Table 1: Master Lot Matrix	3
GENERAL SITE DESCRIPTION	3
PROPOSED CAPITAL IMPROVEMENT PLAN	4
Table 2: CIP Status and Completion Time Line	5
Roadway Improvements:	5
Stormwater Management System:	6
Water, Wastewater and Reclaim Utilities:.....	7
Landscaping, Irrigation, Hardscaping and Walls:.....	7
Streetlights / Undergrounding of Electrical Utility Lines	8
Recreational Amenities:	8
Environmental Conservation	8
Off-Site Improvements	9
Professional Services	9
PERMITTING/CONSTRUCTION COMMENCEMENT	9
CIP COST ESTIMATE / MAINTENANCE RESPONSIBILITIES	10
CONCLUSIONS.....	10
APPENDICES	11
Exhibit 1: Location Map	12
Exhibit 2: Aerial Map	14
Exhibit 3: Legal Description and Sketch	16
Exhibit 4: Permit Tracker.....	19
Exhibit 5: Capital Improvement Program - Preliminary Cost Estimate	21

FIRETHORN COMMUNITY DEVELOPMENT DISTRICT

ENGINEER'S REPORT

INTRODUCTION

Firethorn Community Development District (the “**District**”) is located in northern Manatee County in Sections 3 and 4, Township 33 South and Range 19 East. The District was established by the adoption of Ordinance No. 24-78 by Manatee County, FL on December 12, 2024, which ordinance became effective on December 13, 2024. Although the approved Planned Development allows up to 1,540 single family residential units, a total of 1,318 single-family residential units are anticipated as shown in **Table 1** below.

The residential development planned for within the District (the “Development”) will function as a single, functionally interrelated community. The public infrastructure improvements and facilities described herein are considered a system of improvements, that together, provide special benefits to all property within the District. The legal description for the District’s boundary is provided as **Exhibit 3 – Legal Description and Sketch** in the appendices of this report. The matrix shown in **Table 1** below represents the anticipated product mix for the Development planned for within the District. Please note that this table may be revised as development commences and the final site plan is further refined by the Developer (hereafter defined). The purpose of this report is to provide a description of the public Capital Improvement Plan (“**CIP**”) and estimated costs of the CIP for the Firethorn Community Development District, as well as describe certain other costs needed for the development of the Development.

Table 1: Master Lot Matrix

PRODUCT TYPE	UNIT COUNT	PERCENT OF TOTAL
TB – 40’	119	9.0%
TB – 52’	267	20.3%
TB – 62’	166	12.6%
HAL – 40’	279	21.1%
HAL – 50’	203	15.4%
16’ Townhouse	172	13.1%
20’ Townhouse	112	8.5%
TOTAL	1,318	100.0%

* TB and HAL denote different Product Types

GENERAL SITE DESCRIPTION

The District is comprised of approximately 549.2 acres, generally bound to the south by Buckeye Road and to the east by State Road 43, to the west by vacant land and to the north by Butch Cassidy Trail. Please refer to **Exhibit 1 – Location Map** and **Exhibit 2 – Aerial Map**.

PROPOSED CAPITAL IMPROVEMENT PLAN

The District was created for the purpose of financing, acquiring, constructing, maintaining and operating all or a portion of the public infrastructure improvements and facilities necessary for the community development within the District. The purpose of this report is to outline the scope of the District's public "Capital Improvement Plan" ("CIP") and provide a description of the public infrastructure improvements and facilities necessary for future development activities including those that may be financed, constructed and/or acquired and/or operated and maintained by the District. The District may finance, construct and/or acquire and/or operate, and maintain a portion of the public infrastructure improvements and facilities that are needed to serve the District and allocate the costs for the public infrastructure improvements and facilities. Only those components in the CIP eligible to be funded with proceeds of tax-exempt bonds will be financed by tax-exempt bonds of the District. A portion of these public infrastructure improvements and facilities may be completed by Taylor Morrison of Florida, Inc. (the "Developer"), the primary developer of lands within the District, and acquired by the District with proceeds of bonds issued by the District in one or more series from time to time. The Developer will finance and construct the balance of the infrastructure improvements and facilities needed for the District that are not financed by the District.

The proposed infrastructure improvements and facilities, as outlined herein, are necessary for the functional construction of the Development in the District as required by Manatee County, Florida, the Southwest Florida Water Management District ("SWFWMD"), and the United States Army Corps of Engineers.

The CIP described in this report reflects the District's present intentions. The implementation and completion of the CIP outlined in this report requires final approval by the District's Board of Supervisors, including the approval for the purchase of site related improvements. Cost estimates contained in this report have been prepared based on the best available information, including bid documents and pay requests where available. These estimates may not reflect final engineering design or complete environmental permitting. Actual costs will vary based upon final plans, design, planning, approvals from regulatory authorities, inflation, etc. Nevertheless, all costs contained herein, may be reasonably expected to adequately fund the improvements described, and contingency costs as included are reasonable.

The CIP includes completed and planned infrastructure improvements and facilities that will provide special benefit to all assessable land within the District. In particular, the CIP includes: (i) improvements within the District such as the stormwater management system, wastewater system, water and reclaimed water distribution system, and environmental mitigation, (ii) portions of the public roadways that will be located within the District, (iii) certain off-site improvements, comprised of potable water main, wastewater force main and reclaimed water main extensions, transportation access improvements (turn lanes / roundabouts) in public roadways and environmental mitigation areas lying outside the District, and (iv) soft costs such as professional fees and permitting costs.

The estimated total cost of the CIP for the District is \$96,011,474. Refer to **Table 5** for a summary of the costs by category for the completed and planned CIP expenditures. Table 5 also shows improvements needed for the Development not expected to be financed and acquired by the District.

The anticipated completion timeline for construction of the infrastructure and facilities needed for the Development is presented in **Table 2** below. The CIP will be constructed concurrently with these phases.

Table 2: CIP Completion Timeline

Construction Phasing	Estimated Completion Date
Phase IA	Mar. 2025
Phase IB	Jun. 2025
Phase II	Jun. 2026
Phase III	Jun. 2027
Phase IV	Jun. 2028

The CIP is intended to provide public infrastructure improvements for the entire Development and is as follows:

Roadway Improvements:

The CIP includes subdivision roads within the District. Generally, roads within the District will be 2-lane, undivided roads with periodic roundabouts, although some roads may be 4-lane, divided roads. Such roads include bridges, the roadway asphalt, base, and subgrade, roadway curb and gutter, striping and signage and sidewalks within rights-of-way abutting non-lot lands. Sidewalks

abutting lots will be constructed by the homebuilders. All roads will be designed in accordance with applicable design requirements.

All public internal roadways may be financed by the District. Certain portions of the internal collector roads are intended to be dedicated to a local general purpose unit of government for ownership, operation and maintenance, while the District anticipates owning and operating all other roads, including the Townhome roads. Alternatively, the Developer may elect to finance the internal roads, gate them, and turn them over to a homeowner's association for ownership, operation and maintenance (in such an event, the District would be limited to financing only utilities, mitigation and stormwater improvements behind such gated areas). Any stormwater improvements behind gates that are included in the CIP and financed by the District's tax-exempt bonds will be limited to curbs and gutters required by applicable governmental approvals and regulations and that are in integral portion of the public drainage system and will be located in public easements or public right of way. No portions of roadways that solely lead from public roads to private gates will be included in the portion of the CIP financed by the District's tax-exempt bonds.

Stormwater Management System:

The stormwater collection and outfall system is a combination of roadway curbs, curb inlets, pipe, control structures and open lakes designed to treat and attenuate stormwater runoff from District lands. The stormwater system will be designed consistent with the applicable design requirements for stormwater/floodplain management systems. The District will finance, own, operate and maintain the stormwater system.

NOTE: No private earthwork is included in the CIP. Accordingly, the District will not fund any costs of any grading of lots or the transportation of any fill to such lots. Lake excavation for stormwater ponds within the CIP includes only the portion from the normal water level to the depth required to meet water quality criteria set forth by the SWFWMD. Moreover, the purpose of the lakes is to manage stormwater, with any use of such water for irrigation on private lots being incidental to that purpose. Further, all lakes included in the CIP will be constructed in accordance with the applicable requirements of governmental authorities with jurisdiction over lands in the District and not for the purpose of creating fill for private property. Additionally, all improvements within the District-funded stormwater

management plan will be located on publicly owned land or within public easements or public rights-of-way. Finally, it is less expensive to allow the Developer to use any excess fill generated by construction of the improvements in the stormwater system than to haul such fill off-site.

Water, Wastewater and Reclaim Utilities:

As part of the CIP, the District intends to construct and/or acquire water, wastewater and reclaimed water infrastructure. In particular, the on-site water supply improvements include water mains that will be located within rights-of-way and used for potable water service and fire protection.

Wastewater improvements for the project will include an onsite gravity collection system, onsite and offsite force mains and onsite lift stations.

Similarly, the reclaim water distribution system will be constructed to provide service for irrigation throughout the community.

The water and reclaimed water distribution and wastewater collection systems for all phases will be constructed and/or acquired by the District and then dedicated to a local, public utility provider for ownership, operation and maintenance. Portions of the irrigation system may be retained by the District and not conveyed to a public utility provider. The CIP will only include laterals to the lot lines (i.e., point of connection). Any irrigation improvements owned by the District that are financed by tax-exempt bonds will be located in public easements or public rights of way and no payments are planned to be made to the District or any property or homeowner's association for irrigation water from such lines.

Landscaping, Irrigation, Hardscaping and Walls:

The District will construct and/or install landscaping, irrigation, hardscaping, entry features with community signage and perimeter walls for sound abatement within District-owned common areas and rights-of-way. The District must meet local design criteria requirements for planting and irrigation design. This project will at a minimum meet those requirements and, in most cases, will exceed the requirements with enhancements for the benefit of the community.

All such landscaping, irrigation and hardscaping will be owned, maintained and funded by the District. Such infrastructure, to the extent that it is located in rights-of-way owned by a local general purpose government will be maintained pursuant to a right-of-way agreement or permit. Any landscaping, irrigation or hardscaping systems behind hard-gated roads, if any, would not be financed by the District and instead would be privately installed and maintained.

Streetlights / Undergrounding of Electrical Utility Lines

The District intends to finance the purchase of solar streetlights for the public portions of the Development. The costs for the streetlights have been included as part of the CIP. Any streetlights financed by the District with tax-exempt bonds will be owned by the District and located in public easements or right of way and will not be located on roadways behind gates.

The CIP also includes the incremental cost of undergrounding of electrical utility lines throughout the District. Any such costs financed by the District's tax-exempt bonds will be in public easements or public right-of-way. Any lines and transformers located in such areas would be owned by the local utility provider and not paid for by the District as part of the CIP.

Recreational Amenities:

As part of the overall construction of the Development, the District may construct a clubhouse and other amenity facilities. Any clubhouse or other amenity facilities financed with the District's tax-exempt bonds will be open to the public on a rate-scale basis and will be owned, operated and maintained by the District. Alternatively, the Developer may privately fund such facilities and, upon completion, transfer them to a homeowners' association for ownership, operation and maintenance. In such event, the amenities would be considered common elements for the exclusive benefit of the District landowners.

Environmental Mitigation

The District will provide onsite or offsite mitigation areas in order to offset wetland impacts associated with the construction of the Development as required by applicable governmental development approvals. The District will be responsible for the design, permitting, construction, maintenance and government reporting of the any onsite mitigation areas and will own these mitigation areas. These costs, excluding the cost of government reporting, are included within the CIP. Any offsite mitigation would be provided through the purchase of credits from a mitigation bank. Only mitigation for public infrastructure is included in the CIP.

Off-Site Improvements

Offsite improvements include potable water main, wastewater force main and reclaimed water main extensions and transportation access improvements (turn lanes / roundabouts) in public roadways. These costs are included within the CIP. The off-site improvements will be constructed and/or acquired by the District with proceeds of its bonds and dedicated to a local general purpose unit of government for ownership, operation and maintenance.

Offsite improvements may be impact fee creditable. No oversizing agreements are in place for the Development.

Professional Services

The CIP also includes various professional services. These include: (i) engineering, surveying and architectural fees, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

NOTE: In the event that impact fee credits are generated from any roadway, utilities or other improvements funded by the District, any such credits, if any, will be the subject of an acquisition agreement between the applicable developer and the District, as described below.

PERMITTING/CONSTRUCTION COMMENCEMENT

Exhibit 4 – Permit Tracker attached hereto lists the status of all applicable permits and approvals for the CIP. The Developer received approval of the planned development rezone needed for the Development of Firethorn from Manatee County on August 17, 2023 [PDR-22-21(Z)(G)]. Compliance with the conditions of said approvals and permitting requirements is currently being accomplished. It is our opinion that the CIP is feasible, there are no technical reasons existing at this time which would prohibit the implementation of the CIP as presented herein, and that permits normally obtained by site development engineers not heretofore issued and which are necessary to effect the improvements described herein will be obtained during the ordinary course of development.

CIP COST ESTIMATE / MAINTENANCE RESPONSIBILITIES

Exhibit 5 – Capital Improvement Program – Preliminary Cost Estimate attached hereto presents, among other things, a cost estimate for the CIP and for the costs associated with the Development not included in the CIP. It is our professional opinion that the costs set forth below are reasonable and consistent with market pricing.

CONCLUSIONS

The CIP will be designed in accordance with current governmental regulations and requirements. The CIP will serve its intended function so long as the construction is in substantial compliance with the design.

It is further our opinion that:

- The estimated cost to the CIP as set forth herein is reasonable based on prices currently being experienced in the jurisdiction in which the District is located, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;
- All of the improvements comprising the CIP are required by applicable development approvals issued pursuant to Section 380.06, Florida Statutes;
- The CIP is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the CIP, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course; and
- The assessable property within the District will receive a special benefit from the CIP that is at least equal to such costs.

Also, the CIP will constitute a system of improvements that will provide benefits, both general and special and peculiar, to all lands within the District. The general public, property owners, and property outside the District will benefit from the provisions of the District's CIP; however, these are incidental to the District's CIP, which is designed solely to provide special benefits peculiar to property within the District. Special

and peculiar benefits accrue to property within the District and enables properties within its boundaries to be developed.

The CIP will be owned by the District or other local governmental units and such CIP is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the CIP is or will be located on lands owned or to be owned by the District or another governmental entity or on perpetual easements in favor of the District or other governmental entity. The CIP, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property. The District will pay the lesser of the cost of the components of the CIP or the fair market value.

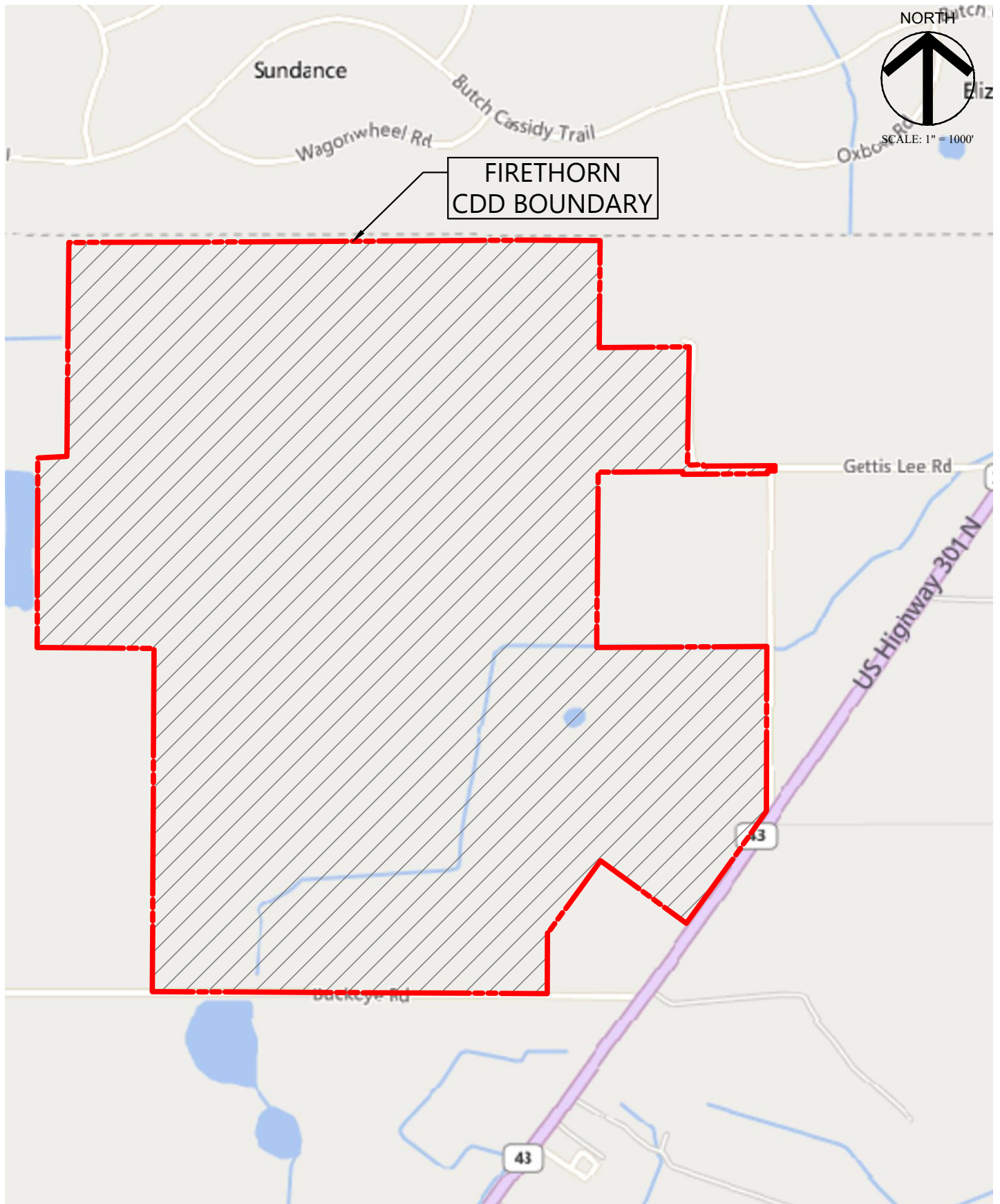
Please note that the CIP as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the CIP, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

Victor Barbosa, P.E.
ATWELL, LLC
10150 Highland Manor Dr., Suite 450
Tampa, Florida 33610

APPENDICES

Exhibit 1: Location Map

T:\Projects\Engineering (Temp Transfer)\Firethorn CDD\Drawings-Exhibits\1235-500 E01 CDD Location Map\Current Plans\1235-500-E01_CDD Location Map.dwg



FIRETHORN CDD LOCATION MAP

PREPARED FOR:

TAYLOR MORRISON OF FLORIDA, INC.

10210 HIGHLAND MANOR DR, SUITE 400A

TAMPA FL, 33610

PHONE: (813) 337-0315

SECTION: TOWNSHIP: RANGE:

3,4 33S 19E
COUNTY, FLORIDA

FILE NAME:
1235-500-E01_CDD Location Map.dwg
SHEET: 1 OF 1

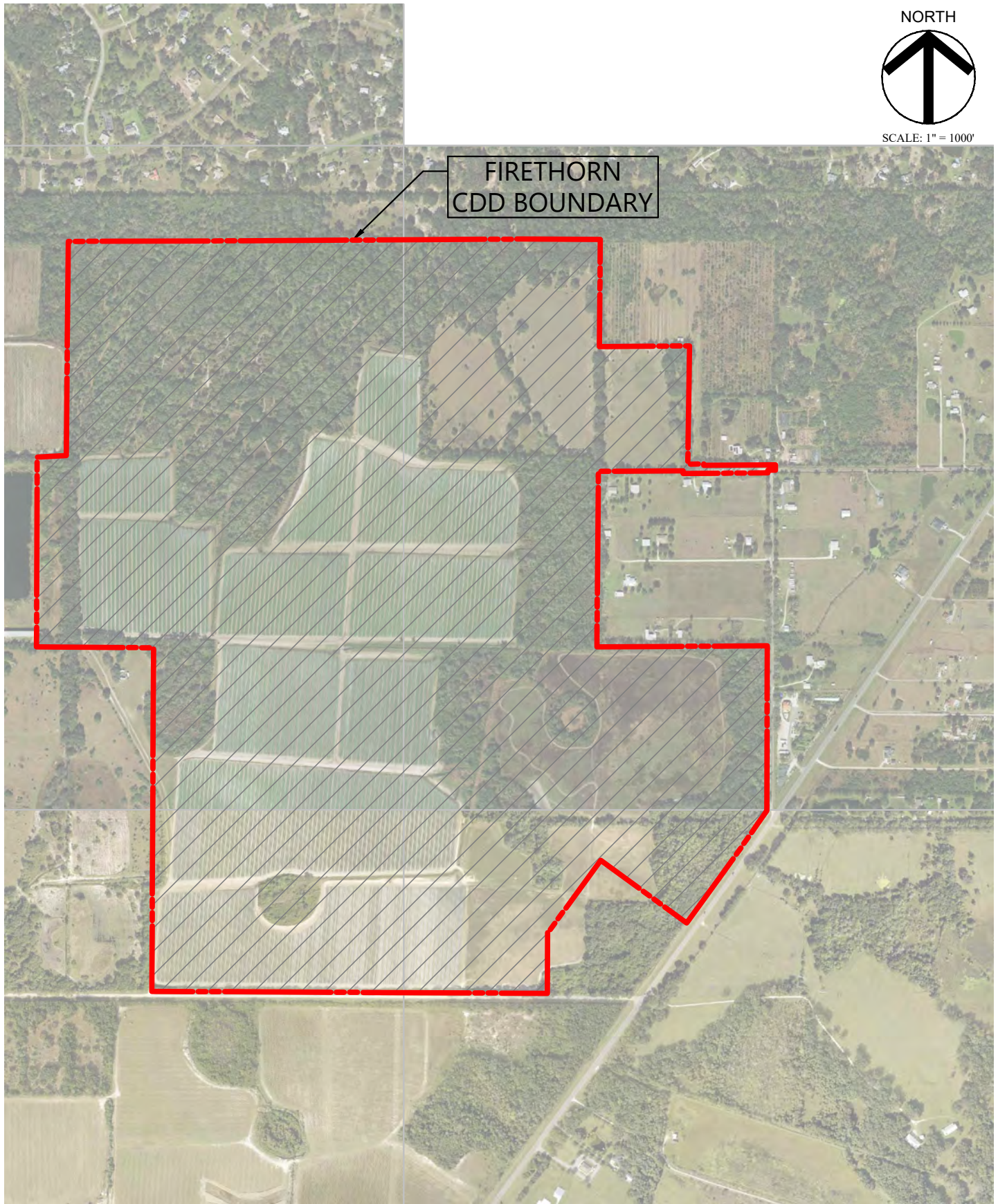
FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY L. FIRELINE, P.E.
FL LICENSE NO. 63987



Exhibit 2: Aerial Map

\\flam\TAM Projects\Projects\1235-202 (Firethorn) CDD\Drawings-Exhibits\1235-500 E01 CDD Location Map\Current Map\1235-500-E01_CDD Aerial Map.dwg



FIRETHORN CDD AERIAL MAP

PREPARED FOR:

TAYLOR MORRISON OF FLORIDA, INC.

10210 HIGHLAND MANOR DR, SUITE 400A

TAMPA FL, 33610

PHONE: (813) 337-0315

SECTION: TOWNSHIP: RANGE:

3,4 33S 19E
COUNTY, FLORIDA

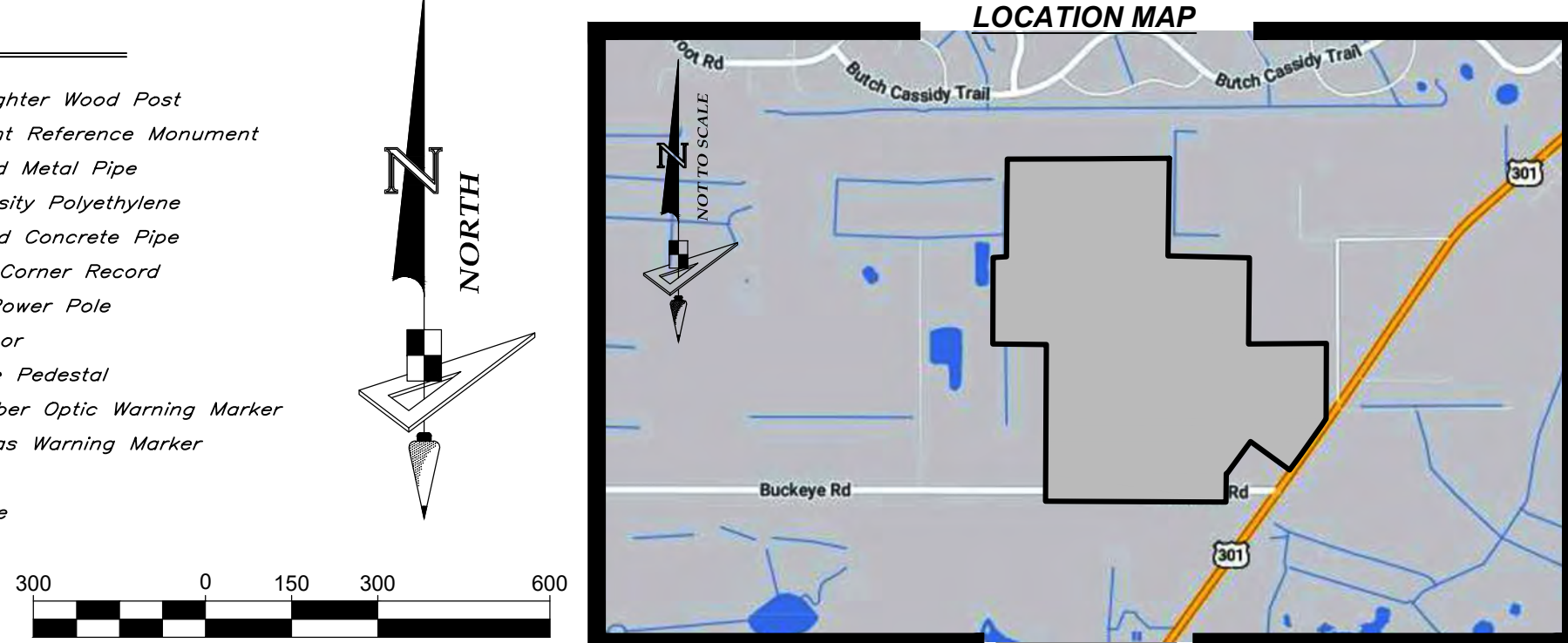
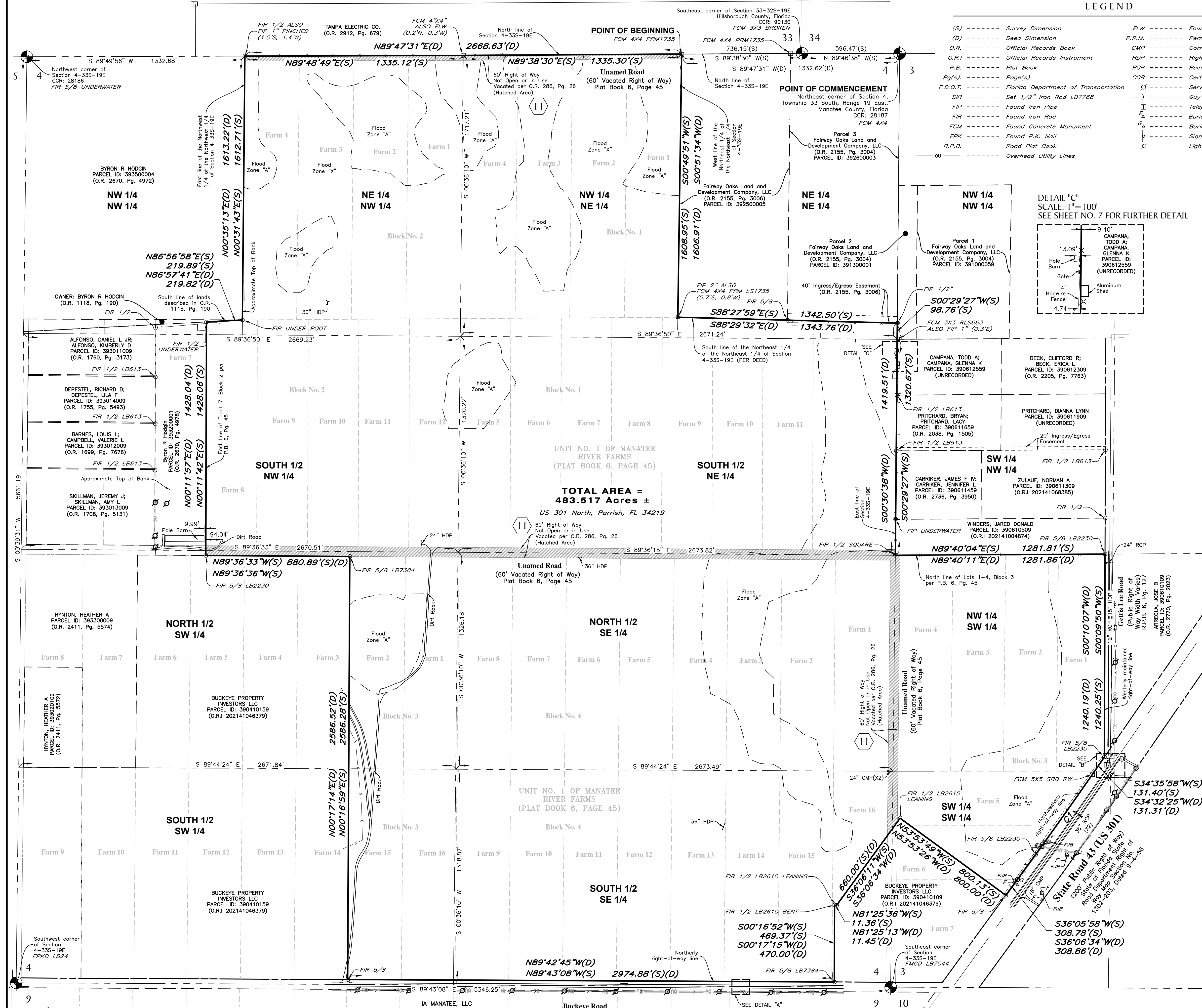
FILE NAME:
1235-500-E01_CDD Aerial Map.dwg
SHEET: 1 OF 1

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY L. FIRELINE, P.E.
FL LICENSE NO. 63987



Exhibit 3: Legal Description and Sketch



DESCRIPTION (PER TITLE COMMITMENT NO. NCS-1097635-CAST)

The Land referred to herein below is situated in the County of Manatee, State of Florida, and is described as follows:

FROM THE NE CORNER OF SECTION 4, TOWNSHIP 33 SOUTH, RANGE 19 EAST, RUN S 89°47'31" W ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 1332.62 FEET TO THE POINT OF BEGINNING; THENCE S 00°51'34" W ALONG THE WEST LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 4, A DISTANCE OF 1606.91 FEET; THENCE S 88°29'32" E ALONG THE SOUTH LINE OF SAID NE 1/4 OF THE NE 1/4, A DISTANCE OF 1343.76 FEET; THENCE S 00°30'38" W ALONG THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 1419.51 FEET; THENCE N 89°40'11" E ALONG THE NORTH LINE OF LOTS 1 THROUGH 4, BLOCK 3, SECTION 3 OF MANATEE RIVER FARMS, UNIT 1, RECORDED IN PLAT BOOK 6, PAGE 45, A DISTANCE OF 1281.86 FEET; THENCE S 00°10'07" W ALONG THE WESTERLY MAINTAINED RIGHT OF WAY LINE OF GETTIS LEE ROAD, A DISTANCE OF 1240.19 FEET; THENCE S 34°32'25" W ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF U.S. 301, A DISTANCE OF 131.31 FEET TO THE P.C. OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES N 55°23'28" W, A DISTANCE OF 22850.32 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT ALSO BEING SAID NORTHWESTERLY RIGHT OF WAY LINE OF U.S. 301, A DISTANCE OF 598.22 FEET THROUGH A CENTRAL ANGLE OF 01°30'00" TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 36°06'34" W ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF U.S. 301, A DISTANCE OF 308.86 FEET; THENCE N 53°53'28" W A DISTANCE OF 800.00 FEET; THENCE S 36°06'34" W A DISTANCE OF 800.00 FEET; THENCE N 81°25'13" W A DISTANCE OF 11.45 FEET; THENCE S 00°17'15" W A DISTANCE OF 470.00 FEET; THENCE N 89°42'45" W ALONG THE NORTHERLY RIGHT OF WAY LINE OF BUCKEY ROAD, A DISTANCE OF 2974.88 FEET; THENCE N 00°11'57" E ALONG THE EAST LINE OF TRACT 7, BLOCK 2, SECTION 4, MANATEE RIVER FARMS, UNIT 1, AS REPORTED IN PLAT BOOK 6, PAGE 45, A DISTANCE OF 1428.04 FEET; THENCE N 86°57'41" E ALONG THE SOUTH LINE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1118, PAGE 190, A DISTANCE OF 219.82 FEET; THENCE N 00°35'13" E ALONG THE EAST LINE OF THE NW 1/4 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 33 SOUTH, RANGE 19 EAST, A DISTANCE OF 1613.22 FEET; THENCE N 89°47'31" E ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 2668.63 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTIONS 3 AND 4, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

- SURVEYOR'S NOTES:**
- Easements, rights-of-way, set back lines, reservations, agreements and other similar matters taken from First American Title Insurance Company Commitment for Title Insurance, Commitment Number: NCS-1097635-CAST with an effective date of November 30, 2021, and issued by First American Title Insurance Company.
 - This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
 - Bearings shown hereon are based on the North boundary of Section 4, Township 33 South, Range 19 East, Manatee County, Florida, having a Grid bearing of N.89°38'30"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
 - All dimensions, unless otherwise noted, are survey dimensions.
 - Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
 - The subject parcel lies in Flood Zone "X" and "A", according to Flood Insurance Rate Map, Map No. 12081C0045F for Manatee County, Community No. 120153, Manatee County, Florida, dated August 10, 2021 and issued by the Federal Emergency Management Agency. Lines shown have been digitally translated from DFIRM database information supplied by the FEMA Map Service Center (<https://msc.fema.gov>).
 - Subject Property, shown hereon, is contiguous along its common boundary lines and with Buckeye Road, a 60' public right-of-way, and with State Road 43 (US Highway 301), a 200' public right-of-way, and with Gettis Lee Road, a public maintained right of way, all without gaps, gores, overlaps or hiatuses.
 - Elevations shown hereon are based on the North American Vertical Datum of 1988 (NAVD 88) based on National Geodetic Survey Benchmark "DM6252", having a published elevation of 36.72 feet (NAVD 88).
 - Subject Property, has access to Buckeye Road, a 60' public right-of-way, and with State Road 43 (US Highway 301), a 200' public right-of-way, and with Gettis Lee Road, a public maintained right of way (width varies).

SCHEDULE B-II TITLE COMMITMENT NOTE:

Items 1-10. (Not a matter of survey)

Item 11. 60' rights-of-way and 80' right-of-way shown on the plat of Manatee River Farms, Unit No. 1, as recorded in Plat Book 6, Page(s) 45, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (If any such matters exist, they are shown hereon)

Note: All roads and highways shown North of the center line in Section 19 and 20 except the Tamiami Trail and except that part of "Buckeye Road" going West from the Trail to the Southwest Corner of Section 6 and the road leading North from SW corner of Section 4 to the property shown on the plat as "Not Included", have been vacated by Manatee County, per the Notice recorded in Book 286, Page 22.

SURVEYOR'S CERTIFICATION:

Item 12-19. Intentionally deleted.

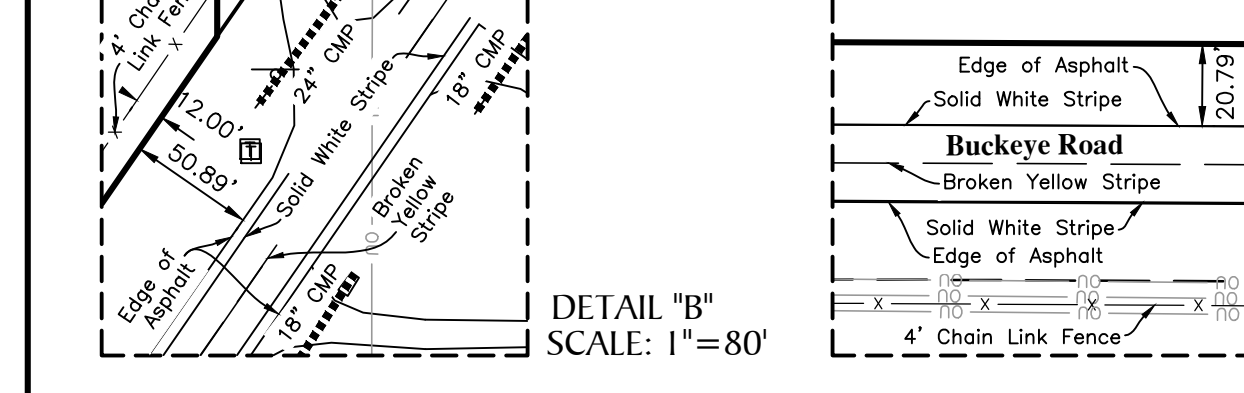
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 8, 11 & 13 of Table A thereof. The field work was completed on December 31, 2021.

GEOPOINT SURVEYING, INC.

David A. Williams
Florida Professional Surveyor and Mapper # 6423

CERTIFIED TO:

First American Title Insurance Company;
Taylor Morrison of Florida, Inc., a Florida corporation;
GrayRobinson, P.A.;
GOODSON FAMILY LIMITED LIABILITY LIMITED PARTNERSHIP, a Florida limited liability limited partnership;
Peterson & Myers, P.A.



CURVE DATA TABLE				
NO.	RADIUS	DELTA	ARC	CHORD
C1(S)	22850.32'	1°30'00"	598.22'	598.20'
C1(D)	22850.32'	1°30'00"	598.22'	598.20'

VERTICAL DATUM: NAVD88
Conversion from NAVD88 to NGVD29 -0.95'

PROJECT: Goodson Farms			
PHASE: ~			
DRAWN: JCM		DATE: 1/1/22	CHECKED BY: MBC
P.CHIEF: PB		FIELD BOOK: 51-2021-Page: 72	
DATA FILE: GOODSON FARMS BNDY(88)PB.txt			
REVISIONS			
DATE	DESCRIPTION		DRAWN BY
2/20/22	Updated Title Commitment		JCM
2/22/22	Updated Topographic Information		JCM
4/12/22	Misc. Comments		JCM
			JCM

SEE SURVEYOR'S CERTIFICATION

DATE OF LAST FIELD SURVEY:
December 31, 2021

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

TOPOGRAPHIC, ALTA \ NSPS
LAND TITLE SURVEY-BOUNDARY SURVEY
PREPARED FOR
Taylor Morrison of Florida, Inc.
LOCATED IN
Sections 3 & 4, Township 33 South, Range 19 East
Manatee County, Florida

GeoPoint
Surveying, Inc.

213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com

Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business No.: LB 7768

SHEET NUMBER: 01 of 17

Exhibit 4: Permit Tracker

Firethorn CDD**Exhibit 4 - Permit Tracking Chart**

Name	Phase	Assigned To	Agency	Date	OR Book / Page / Reference #	Notes
GDP Zoning	Overall	Taylor Morrison	Manatee	9/1/2023	PDR-22-21(Z)(G) ; PLN2205-0149	
GDP Zoning Amendment / CLOS	Overall	Taylor Morrison	Manatee	4/29/2024	PDR-22-21(G)(R); PLN2401-0045; CLOS-24-022	CLOS Expires 4/29/2027
Water Use Permit	Overall	Taylor Morrison	SWFWMD	2/12/2014	20011921.01	Expires 3/8/2030
Wetland Determination	Overall	Taylor Morrison	SWFWMD	7/1/2022	840553/42030293.003	
FDEP Wastewater Permit	Phase 1A	Taylor Morrison	FDEP / Manatee	7/23/2024	CS41-0182186-456-DWC/CM	
FDEP Potable Water Permit	Phase 1A	Taylor Morrison	FDEP / Manatee	7/18/2024	0133068-1705-DSGP/02	
FDEP 404 NPR Permit	Phase 1A	Taylor Morrison	FDEP / Manatee	1/4/2024	0431616-002-NPR	
Construction Plans	Phase 1A	Taylor Morrison	Manatee	6/26/2024	PDR-22-21(P) / 23-S-49(P) / FSP-23-92 ; PLN2306-0089	
Construction Plans Modification	Phase 1A	Taylor Morrison	Manatee	12/12/2024	PDR-22-21(P)/23-S-49(P)/FSP-23-92 ; PLN2306-0089.MOD01	
ERP Individual Construction	Phase 1A	Taylor Morrison	SWFWMD	1/4/2024	872640 / 43030293.004	
Mass Grading	Phase 1A	Taylor Morrison	Manatee	12/28/2023	PLN2312-0064	

Exhibit 5: Capital Improvement Program - Preliminary Cost Estimate

FIRETHORN CAPITAL IMPROVEMENT PROGRAM - PRELIMINARY COST ESTIMATE

No.	Facility / Improvement	Public Capital Improvement Plan	Private Developer Costs	Total Costs	Financing / Construction Entity	Operation & Maintenance Entity
1	Fees and Permits	\$888,166	\$888,166	\$1,776,331	CDD	N/A
2	Environmental / Conservation Areas	\$464,181	\$696,272	\$1,160,453	CDD	CDD
3	Miscellaneous (Structures)		\$805,625	\$805,625	Developer	HOA
4	Irrigation	\$4,625,518		\$4,625,518	CDD	CDD
5	Landscaping and Walls	\$4,341,950		\$4,341,950	CDD	CDD
6	Entry Features	\$2,191,000		\$2,191,000	CDD	CDD
7	Electrical (Undergrounding of Conduit)	\$967,865	\$2,419,662	\$3,387,527	CDD	CDD
8	Street Lights	\$1,451,797		\$1,451,797	CDD	CDD
9	Public Roadways and Pavement	\$9,593,452		\$9,593,452	CDD	County
10	Public Roadways and Pavement - Townhomes (Not Gated)	\$2,398,363		\$2,398,363	CDD	CDD
11	Utility Water Dist. System	\$6,129,743		\$6,129,743	CDD	County
12	Sanitary Sewerage Utilities	\$8,988,812		\$8,988,812	CDD	County
13	Storm Water Mangement Facilities	\$21,732,763		\$21,732,763	CDD	CDD
14	Community Center	\$12,718,388		\$12,718,388	Developer	HOA
15	Offsite Improvements	\$13,475,953		\$13,475,953	CDD	County
16	Subtotal (Development)	\$89,967,951	\$4,809,724	\$94,777,675		
17	Contingency (15%)	\$11,825,100	\$2,391,551	\$14,216,651	CDD	N/A
18	Professional Fees	\$8,447,009		\$8,447,009	CDD	N/A
Total Improvements		\$110,240,060	\$7,201,275	\$117,441,335		

NOTES:

- The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.
- The Developer reserves the right to finance any of the improvements outlined above, and have such improvements owned and maintained by a property owner's or homeowner's association, in which case such items would not be part of the CIP.
- The District may enter into an agreement with a third-party, or an applicable property owner's or homeowner's association, to maintain any District-owned improvements, subject to the approval of the District's bond counsel.
- Impact fee credits may be available from master roadway and utility improvements. The Developer and the District will enter into an acquisition agreement whereby the Developer may elect to keep any such credits, provided that consideration is provided to the District in the form of improvements, land, a prepayment of debt assessments, or other appropriate consideration.

FIRETHORN
COMMUNITY DEVELOPMENT DISTRICT

Master Special Assessment Methodology

Prepared by:

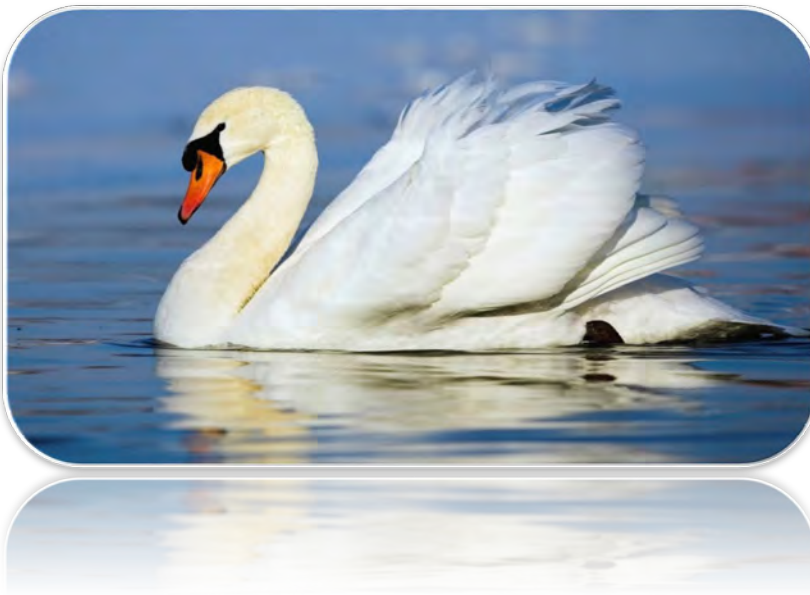
2/6/2025

JPWard & Associates LLC

JAMES P. WARD

954.658.4900

JimWard@JPWardAssociates.com



JPWARD & ASSOCIATES, LLC, 2900 NORTHEAST 12TH TERRACE, SUITE 1, OAKLAND PARK, FL 33334

T: 954-658-4900 E: JimWard@JPWardAssociates.com

1.0 INTRODUCTION

This Master Special Assessment Methodology ("**Master Assessment Report**") is intended to stand alone as the initial allocation report for the District's special assessments and is not an amendment, supplement, or restatement of any assessment methodologies considered and/or adopted by the District for previous financings.

This assessment methodology applies the principles and allocations outlined herein to the financings proposed for the Firethorn Community Development District ("**District**") public infrastructure capital improvement program ("**CIP**"), which is described in that *Master Engineer's Report, Dated February 6, 2025* prepared by Atwell, LLC ("**Engineer's Report**"). This CIP will allow for the development of the property within the District and will be partially or fully funded through the issuance of District bonds. The debt will be repaid from the proceeds of assessments levied by the District's Board of Supervisors on properties within the District that benefit from the implementation of the CIP. These non-ad valorem special assessments will be liens against properties within the boundary of the District that receive special benefits from the CIP.

With that said, the District's limited purpose is to manage the construction, acquisition, maintenance and financing of its public works including basic infrastructure, system, facilities, services and improvement.

This Master Assessment Report will identify the special and peculiar benefits for the works and services including added use of the property, added enjoyment of the property, and probability of increased marketability, value of the property and decreased insurance premiums will be evaluated for each of the residential product types in order to ensure that the new assessments are fair, just and reasonable for all property.

2.0 THE DISTRICT AND BOND STRUCTURE

Firethorn Community Development District, (the "**District**") is a special purpose unit of local government established pursuant to Chapter 190, Florida Statutes, and by Ordinance 24-78 of the Manatee County Board of County Commissioners, which Ordinance became effective on December 13, 2024. The District encompasses approximately 549.2+/- acres of land.

According to the District's Engineer's Report, the District shares the same boundary with the master planned community to be known as Firethorn (the "**Master Development**"). Manatee County Ordinance PDR-22-21 ("**Development Approval**") entitles the property within the Master Development with a maximum of 1,540 residential dwelling units although only 1,318 residential units are planned for the Master Development.

The table below represents the anticipated product mix for the lands within the District. Please note that this table may be revised as development commences and the final site plans are further refined by the developer.

Master Lot Matrix

<i>PRODUCT TYPE</i>	<i>UNIT COUNT</i>	<i>PERCENT OF TOTAL</i>
<i>Teen Builder</i>		
<i>40'–49' Lots</i>	<i>119</i>	<i>9.02%</i>
<i>50'-59' lots</i>	<i>267</i>	<i>20.24%</i>
<i>60'-69' lots</i>	<i>166</i>	<i>12.59%</i>
<i>Home At Last</i>		
<i>40' – 49' Lots</i>	<i>279</i>	<i>21.15%</i>
<i>50' – 59' Lots</i>	<i>203</i>	<i>15.39%</i>
<i>TownHome</i>		
<i>16'</i>	<i>172</i>	<i>13.04%</i>
<i>20'</i>	<i>112</i>	<i>8.75%</i>
<i>TOTAL</i>	<i>1,318</i>	<i>100.0%</i>

3.0 PURPOSE OF THIS REPORT

This Master Assessment Report has been developed to provide a roadmap, and the report lays out in detail each step for use by the Board of Supervisors of the District (the “**Board**”) for the imposition and levy of non-ad valorem special assessments. The District’s CIP (hereinafter defined) will allow for the development of property within the District and will be partially or fully funded through the issuance by the District of bonds in one or more series (the “**Bonds**”) to be repaid from the proceeds of non-ad valorem special assessments (the “**Assessments**”) levied by the Board on assessable properties within the District that benefit from the implementation of the CIP. The Assessments will be liens against properties that receive special benefits from the CIP.

The methodology described herein has two goals: (1) determining the special and peculiar benefits that flow to the properties in the District as a logical connection from the infrastructure systems and facilities constituting enhanced use and increased enjoyment of the property; and

(2) apportion the special benefits on a basis that is fair and reasonable. As noted above, the District has adopted a CIP comprising certain public infrastructure and facilities. The District plans to fund the CIP, all or in part, through the issuance of Bonds in phases which are intended to tie into the development phasing for the community. The methodology herein is intended to set forth a framework to apportion the special and peculiar benefits from the portions of the CIP financed with the proceeds of the Bonds payable from and secured by the Assessments imposed and levied on the properties in the District. The report is designed to conform to the requirements of the Constitution, Chapters 170, 190 and 197 F.S. with respect to the Assessments and is consistent with our understanding of the case law on this subject. Once levied by the Board, the Assessments will constitute liens co-equal with the liens of State, County, municipal and school board taxes, against properties within the District that receive special benefits from the CIP.

4.0 MASTER DEVELOPMENT PROGRAM

4.1 Land Use Plan

The anticipated Land Use Plan for the District is identified in Table I and constitutes the expected number of residential units to be constructed by type of unit by the Developer. As with any land use plan, this may change during development, however, the District anticipates this in the methodology, by utilizing the concept that the assessments are levied on a per acre basis initially for all undeveloped lands, and as land is platted, the District assigns debt to the platted units, based on the type of units noted in the land use plan noted herein.

4.2 Capital Requirements

Atwell, LLC (the “**District Engineer**”) has identified certain public infrastructure and services that are being provided by the District for the entire development and has provided a cost estimate for these improvements, as described in the Engineer’s Report. The cost estimate for the District’s CIP can be found below in Table II. It is estimated the cost of the District CIP will be approximately \$110,240,060.00 and will be constructed in one or more phases without taking into consideration the various costs of financing the improvements.

5.0 BOND REQUIRMENTS

The District intends to finance some or all of its CIP through the issuance of the Bonds. As shown in Table III, it is estimated that the District may issue not exceeding an aggregate principal amount of \$132,440,000.00 in Bonds to fund the implementation of the CIP, assuming all of the

CIP is financed. A number of items comprise the estimated bond size required to fund the \$110,240,060.00 necessary to complete the District's CIP. These items may include, but are not limited to, a period of capitalized interest, a debt service reserve, an underwriter's discount, issuance costs, and rounding, also noted in Table III.

As the finance plan is implemented a supplemental methodology will be issued for each phase of development, that mirrors the master methodology, and the final source and use of funds will be determined at the time of issuance of the Bonds and is dependent on a variety of factors, most importantly, the interest rate that the District is able to secure on the Bonds, along with such items as the capitalized interest period, reserve requirement and costs of issuance. Stated another way, this master assessment allocation methodology described herein is intended to establish, without the need for a further public hearing, the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the project(s) referenced herein. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein and shall be described in one or more supplemental reports.

Contributions / Impact Fees / Reallocation - As set forth in any supplemental report, and for any particular bond issuance, the project developer may opt to "buy down" the assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for assessments to reach certain target levels. Note that any debt reduction payment or "true-up," as described herein, may require a payment to satisfy the "true-up" obligations as well as additional contributions to maintain such target assessment levels. Any amounts contributed by the developer to pay down assessments will not be eligible for "deferred costs," if any are provided for in connection with any particular bond issuance.

Any estimated capital requirements/contributions necessary for the entire Development not financed with a contemplated series of Bonds may be deferred from time to time and considered at different stages of development (e.g., at the time of platting and/or issuance of bonds, project completion, etc.), and the Developer's obligation will be limited to the difference in the actual cost of construction of the public infrastructure and that amount deposited and available in all construction accounts of all series of Bonds. In addition to the extent any CIP project financed by a series of Bonds give rise to impact fee credits or cash payments from another governmental entity, the supplemental assessment methodology report and related trust indentures will address the application of the same consistent with the requirements of applicable state and federal law. In the event that a CIP project to be financed by a series of Bonds is not completed, required contributions or other payments are not made, or under certain other circumstances, the District may elect to reallocate the Assessments, and the District expressly reserves the right to do so,

provided however that any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District.

6.0 ASSIGNMENT OF ASSESSMENTS

It is useful to consider three broad states or conditions of development. The initial condition is the “unplatted state”. At this point infrastructure may or may not be constructed, but in general, home sites or other development units have not been defined and all of the developable land within the applicable special assessment area (as may be defined in a supplemental assessment resolution) is considered unplatted acreage (“**Unplatted Acres**”). In the unplatted state, all of the lands within the applicable special assessment area receive benefit from all or a portion of the components of the financed CIP and assessments would be imposed upon all of the land within the special assessment area on an equal acre basis to repay the Bonds in amount not in excess of the benefit accruing to such parcels.

The second condition is the interim or “approved state”. At this point, a developer would have received approval for a site development plan from the County primarily for the building of a particular type of multi-family product. By virtue of the County granting an approval for its site development plan for a neighborhood, certain development rights are committed to and peculiar to that neighborhood, thereby changing the character and value of the land by enhancing the capacity of the Unplatted Acres within a neighborhood with the special and peculiar benefits flowing from components of the CIP and establishing the requisite logical connection for the flow of the special benefits peculiar to the property, while also incurring at the same time a corresponding increase in the responsibility for the payment of the levied debt assessment to amortize the portion of the debt associated with those improvements. However, for multi-family products, this increased state of development does not fully allocate the units to be constructed within this state until a declaration of condominium is recorded and the District knows exactly the type and number of units that will be constructed on the site. Therefore, the approved stated becomes final once the declaration of condominium is filed.

Therefore, once the land achieves this approved state, the District will designate such area, or in combination with other such areas, as an assessment area, and, allocate a portion of this debt to such assessment area in the “approved state”.

This apportionment of benefit is based on accepted practices for the fair and equitable apportionment of special and peculiar benefits in accordance with applicable laws and the procedure for the imposition, levy and collection of non-ad valorem special assessments in conformity with State laws applicable to such assessments.

Development enters its third and “Platted State”, as property is platted. Land becomes platted property (the “**Platted Property**”) which single-family units are platted or multi-family

land uses receive a building permit and a separate tax parcel identification number is issued for such parcel. At this point, and only at this point, is the use and enjoyment of the property fixed and determinable and it is only at this point that the ultimate special and peculiar benefit can be determined flowing from the components of the CIP peculiar to such platted parcel. At this point, a specific apportionment of the debt assessments will be fixed and determinable from the supplemental assessment report to be prepared once the final pricing details of the bonds are known.

When the development program contains a mix of residential land uses, an accepted method of allocating the costs of public infrastructure improvements to benefiting properties is through the establishment of a system that “equates” the benefit received by each property to the benefit received by a single-family unit to other unit types. To implement this technique for CIP cost allocation purposes, a base unit type must be set.

Unlike property taxes, which are ad-valorem in nature, a community development district may levy special assessments under Florida Statutes only if the parcels to be assessed receive special benefit from the infrastructure improvement acquired and/or constructed by the District. Special benefits act as a logical connection to property from the improvement system or service facilities being constructed and include, but are not limited to, added use, added enjoyment, increased access and increased property values. These special benefits are peculiar to lands within the District and differ in nature to those general or incidental benefits that landowners outside the District or the general public may enjoy. A District must also apportion or allocate its special assessments so that the assessments are fairly and reasonably distributed relative to the special benefit conferred. Generally speaking, this means the amount of special assessment levied on a parcel should not exceed the amount of special benefit enjoyed by that parcel. A District typically may develop and adopt an assessment methodology based on front footage, square footage, or any other reasonable allocation method, so long as the assessment meets the benefit requirement, and so long as the assessments are fairly and reasonably allocated.

A. Benefit Analysis

System of Improvements - It is anticipated that the CIP will function as a system of improvements and provide special benefit to all lands within the District. Stated differently, this infrastructure project is a program of improvements and was designed specifically to facilitate the development of the lands within the District, from both a legal and socio-economic standpoint. Therefore, special benefits will accrue to the land uses within the District. Among other implications, this means that proceeds from any particular bond issuance can be used to fund master improvements within any benefitted property or designated assessment area within the District, regardless of where the Assessments are levied, provided that Assessments are fairly and reasonably allocated across all benefitted properties.

As noted above, the CIP includes certain master infrastructure that will provide benefit to all future development staged within the District. To ensure that the CIP fairly apportioned to the entire project, Table IV allocates the entire CIP program, using the Methodology across the projected 1,318 anticipated units in the District, and as development occurs, and the District issues series of Bonds, the CIP allocation is more fully discussed herein.

Amenities - Also, one or more amenity facilities are planned as part of the CIP. If the amenity facilities are privately owned a debt assessment is not appropriate in connection with the development of the amenities because the amenities will be owned and operated by a homeowner's association and are considered a common element for the exclusive benefit of lot owners. Stated differently, any benefit for these facilities flows directly to the benefit of all of the platted lots in the District. As such, no assessment would be assigned to these amenities.

Valid assessments under Florida Law have two (2) requirements that must be met by the Board using this methodology to provide that the assessments will be liens on property equal in dignity to county property tax liens and to justify reimbursement by the property owners to the District for the special benefits received by and peculiar to their properties.

First, the properties assessed must receive, peculiar to the acre or parcel of property, a special benefit that flows as a logical connection from the systems, facilities and services constituting improvements.

The courts recognize added use, added enjoyment, enhanced value and decreased insurance premiums as the special benefits that flow as a logical connection from the systems, facilities and services peculiar to the property. Additionally, the properties will receive the special benefit of enhanced marketability.

With this provision of infrastructure, the Board is enhancing the delivery of those identified special benefits as well as adding the special benefit of enhanced marketability.

Second, the special benefits must be fairly and reasonably apportioned in relation to the magnitude of the special benefit received by and peculiar to the various properties being assessed,¹ resulting in the proportionate special benefit to be applied.

Although property taxes are automatically liens on the property, non-ad valorem assessments, including special assessments, are not automatically liens on the property but will

¹ *City of Boca Raton v. State*, 595 So. 2d 25, 29 (Fla. 1992) *holding modified by Sarasota County v. Sarasota Church of Christ, Inc.*, 667 So. 2d 180 (Fla. 1995) and *modified sub nom. Collier County v. State*, 733 So. 2d 1012 (Fla. 1999).

become liens if the governing Board applies the following test in an informed, non-arbitrary manner. If this test for lienability is determined in a manner that is informed and non-arbitrary by the Board of Supervisors of the District, as a legislative determination, then the special assessments may be imposed, levied, collected and enforced as a first lien on the property equal in dignity to the property tax lien. Florida courts have found that it is not necessary to calculate property by the services for which an assessment is imposed “is whether there is a ‘logical relationship’ between the services provided and the benefit to real property, and so long as the levying and imposition process is not arbitrary, capricious or unfair.

Focused, pinpointed and responsive management by the District of its systems, facilities and services, create and enhance special benefits that flow peculiar to property within the boundaries of the District. All benefits conferred on District properties are special benefits conferred on property because only property within the District will specially benefit from the enhanced services to be provided as a result of these new assessments. Any general benefits resulting from these assessments are incidental and are readily distinguishable from the special benefits that accrue to the property within the District. Properties outside the District do not depend on the District’s programs and undertakings in any way for their own benefit and are therefore not considered to receive benefits for the purposes of this methodology.

Because the benefits of the District control and management are greater than the costs of the assessments, an overall net special benefit occurs. This net special benefit equates into an increase in at least some of the property values of the surrounding homes. An increase in property values makes these properties more marketable and more saleable.

Further, a derivative special benefit also exists from this increased marketability. Each property will enjoy the special benefit of the added use and enjoyment of the properties, and this too equates to a net benefit, even though the exact benefit is not yet capable of being calculated with mathematical certainty; however, the magnitude of the benefit can be determined with reasonable certainty today. Each special benefit is by order of magnitude more valuable than the cost of, or the actual assessment imposed and levied for, the services and improvements that they provide peculiar to the receiving properties.

B. Allocation/Assignment Methodology

The Assessments assignable to Platted Property and Unplatted Acres are shown in Table IV. This table provides the maximum assessments for the entire District. As noted earlier in this report, to the extent there are Unplatted Acres, the initial assessment on those parcels will be on an equal assessment per acre basis. When the Unplatted Acres are platted into Platted Property, Assessments will be assigned on a first-assigned, first-platted basis, as set forth in more detail in the supplemental special assessment methodolog(ies) applicable to particular series of Bonds. Note that while the CIP functions as a system of improvements benefitting all lands within the

District, debt assessments associated with different bond issuances may differ in amount, due to changes in construction costs, financing costs, or other matters.

Governmental Property - If at any time, any portion of the property contained in the District is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Assessments thereon), or similarly exempt entity, all future unpaid Assessments for such tax parcel shall become due and payable immediately prior to such transfer.

New Unit Types - As noted herein, this report identifies the anticipated product types for the development, and associates particular ERU factors with each product type. If new product types are identified in the course of development, the District's Assessment Consultant – without a further hearing – may determine the ERU factor for the new product type on a front footage basis, provided that such determination is made on a pro-rated basis and derived from the front footage of existing product types and their corresponding ERUs.

7.0 Prepayment of Assessments

The assessments encumbering a Platted Property may be prepaid in full at any time, at such times and in such manner as more fully described in the related assessment proceedings of the District, without penalty, together with interest at the rate on the bond series to the Interest Payment Date (as defined in the applicable bond trust indenture) that is more than forty-five (45) days before the next succeeding date of prepayment, or such other date as set forth in the applicable bond trust indenture. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties and collection costs which would otherwise be permissible if the Platted Property being prepaid is subject to an assessment delinquency.

8.0 Overview of the Inventory Adjustment Determination

This Master Assessment Report is based on the development plan that is currently proposed by the developer. As with all projects of this size and magnitude, and as development occurs, there may be changes to various parts of the proposed project mix, the number of units, the types of units, etc. The inventory adjustment determination mechanism is intended to ensure that all of the debt assessments are levied only on developable properties, such that by the end of the development period there will be no remaining debt assessments on any undevelopable property.

First, as property is taken from an undeveloped (raw land) state and readied for development, the property is platted or alternatively specific site plans are developed and processed through the County Property Appraiser, who assigns distinct parcel identification numbers for land that is ready to be built upon. Alternatively, and in the case of property where a condominium is being developed the land is platted as a large tract of land, and ultimately as the developer files the

declaration of condominium, the County Property Appraiser will assign distinct parcel identifications to each condominium unit that will be constructed on the property.

When either of these events occur, the District must allocate the appropriate portion of its debt to the newly established and distinct parcel identification numbers. The inventory adjustment determination allows for the District to take the debt on these large tracts of land, and assign the correct allocation of debt to these newly created units. This mechanism is done to ensure that the principal assessment for each type of property constructed never exceeds the initially allocated assessment contained in this report.

This is done periodically as determined by the District Manager or their authorized representative and is intended to ensure that the remaining number of units to be constructed can be constructed on the remaining developable land. If at any time, the remaining units are insufficient to absorb the remaining development plan, the applicable landowner will be required to make a density reduction payment, such that the debt remaining after the density reduction payment does not exceed principal assessment for each type of property is exceeded in the initially allocated assessment contained in this report.

The specific process for handling inventory adjustments is set forth in more detail in the District's assessment resolution adopting this report, as well as a true-up agreement entered into between the Developer and the District. Further, please note that, in the event that the District's capital improvement plan is not completed, required contributions or payments are not made, or under certain other circumstances, the District may be required to reallocate the Assessments.

9.0 Preliminary Assessment Roll

Exhibit I provides the Assessment Roll for the District which includes Exhibit II, the legal description of the District.

JPWard and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker within the meaning of Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, JPWard and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

Firethorn Community Development District
Land use Type - Master Development
Table I

Product Type		
Description	Unit Count	Percent of Total
<i>Teen Builder Product</i>		
40' - 49'	119	9.03%
50' - 59'	267	20.26%
60' - 69'	166	12.59%
<i>Home at Last Product</i>		
40' - 49'	279	21.17%
50' - 59'	203	15.40%
<i>Townhomes</i>		
16'	172	13.05%
20'	112	8.50%
Total	1318	100.00%

Firethon Community Development District
Capital Improvement Program Cost Estimate - Master Development
Table II

No.	Facility			
		Districts Capital Improvement Plan	Private Development	Total Project Costs
1	Fees and Permits	\$ 888,166.00	\$ 888,166.00	\$ 1,776,332.00
2	Environmental/Conservation Areas	\$ 464,181.00	\$ 696,272.00	\$ 1,160,453.00
3	Miscellaneous Structures	\$ -	\$ 805,625.00	\$ 805,625.00
4	Irrigation	\$ 4,625,518.00	\$ -	\$ 4,625,518.00
5	Hardscape/Landscape	\$ 4,341,950.00	\$ -	\$ 4,341,950.00
6	Entry Features	\$ 2,191,000.00	\$ -	\$ 2,191,000.00
7	Undergrounding of Conduit	\$ 967,865.00	\$ 2,419,662.00	\$ 3,387,527.00
8	Street Lights	\$ 1,451,797.00	\$ -	\$ 1,451,797.00
9	Public Roadways & Pavement	\$ 9,593,452.00	\$ -	\$ 9,593,452.00
10	Private Roadways & Pavement	\$ 2,398,363.00	\$ -	\$ 2,398,363.00
11	Utility Water and Distribution System	\$ 6,129,743.00	\$ -	\$ 6,129,743.00
12	Sanitary Sewerage Utilities	\$ 8,988,812.00	\$ -	\$ 8,988,812.00
13	Storm Water Facilities ⁽¹⁾⁽²⁾⁽³⁾	\$ 21,732,763.00	\$ -	\$ 21,732,763.00
14	Community Center	\$ 12,718,388.00	\$ -	\$ 12,718,388.00
15	Offsite Improvements	\$ 13,475,953.00	\$ -	\$ 13,475,953.00
	Subtotal (Improvements Benefiting All Units)	\$ 89,967,951.00	\$ 4,809,725.00	\$ 94,777,676.00
16	Contingency	\$ 11,825,100.00	\$ 2,391,551.00	\$ 14,216,651.00
17	Professional Fees	\$ 8,447,009.00	\$ -	\$ 8,447,009.00
Total Improvements		\$ 110,240,060.00	\$ 7,201,276.00	\$ 117,441,336.00
Total Public Infrastructure - Master CIP		\$ 110,240,060.00		

The cost estimates set forth herein are estimates based on current plans and market conditions, which are subject to change. Accordingly, the ‘CIP Project’ as used herein refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units, which (subject to true-up determinations) number and type of units may be changed with the development.

Notes:

- ⁽¹⁾ Public Stormwater/Floodplain mgmt includes storm sewer pipes, inlets, catch basins, control structures, headwalls
- ⁽²⁾ Developer Funded Stormwater/Floodplain mgmt includes lake excavations, lot pad grading, road grading.
- ⁽³⁾ Includes Lake Excavation to a 10' minimum depth required by the South Florida Water Management District

Source and Use of Funds - Master CIP

Table III		
Sources:		
Bond Proceeds		
Par Amount	\$	132,440,000.00
	\$	132,440,000.00
Uses:		
Project Funds Deposit		
Const of Construction	\$	110,240,060.00
Rounding Proceeds	\$	1,396.32
	\$	110,241,456.32
Other Funds Deposits:		
Capitalized Interest (One Year)		\$9,621,621.84
Debt Service Reserve at 100% of MADS		\$9,621,621.84
		\$19,243,243.68
Delivery Date Expenses		
Cost of Issuance	\$	306,500.00
Underwriter's Discount	\$	2,648,800.00
	\$	2,955,300.00
	\$	132,440,000.00
Average Coupon:		6.00%
Capitalized Interest	One Year (12 months)	
ESTIMATED - Max Annual Debt Service		\$9,621,621.84

**Firethorn Community Development District
Master Assessment Allocation
Table IV**

Description of Product	EAU Factor	Development Plan	Total EAU	Total Par Debt Allocation	Toal Par Debt Allocation Per Unit	Estimated Annual Debt Service (1)	Estimated Discounts and Collections (2)	Estimated Total Annual Debt Service Per Unit	Estimated Total Annual Debt Service (1)	Total Annual Debt Service (3)
Teen Builder Product										
40' - 49'	0.8077	119	96.1154	\$ 11,728,120.48	\$ 98,555.63	\$ 7,159.96	\$ 501.20	\$ 7,661.16	\$ 852,035.19	\$ 911,677.65
50' 59'	1.0000	267	267.0000	\$ 32,579,676.82	\$ 122,021.26	\$ 8,864.71	\$ 620.53	\$ 9,485.24	\$ 2,366,878.06	\$ 2,532,559.52
60' - 69'	1.1923	166	197.9231	\$ 24,150,823.53	\$ 145,486.89	\$ 10,569.46	\$ 739.86	\$ 11,309.33	\$ 1,754,531.04	\$ 1,877,348.21
Home at Last Product										
40' - 49'	0.8077	279	225.3462	\$ 27,497,021.97	\$ 98,555.63	\$ 7,159.96	\$ 501.20	\$ 7,661.16	\$ 1,997,628.72	\$ 2,137,462.73
50' - 59'	1.0000	203	203.0000	\$ 24,770,316.09	\$ 122,021.26	\$ 8,864.71	\$ 620.53	\$ 9,485.24	\$ 1,799,536.50	\$ 1,925,504.06
Townhomes										
16'	0.3077	172	52.9231	\$ 6,457,740.61	\$ 37,545.00	\$ 2,727.60	\$ 190.93	\$ 2,918.54	\$ 469,147.83	\$ 501,988.17
20'	0.3846	112	43.0769	\$ 5,256,300.50	\$ 46,931.25	\$ 3,409.50	\$ 238.67	\$ 3,648.17	\$ 381,864.51	\$ 408,595.03
Total Units:		1318	1085.3846	\$ 132,440,000.00					\$ 9,621,621.84	\$ 10,295,135.37
Estimated Max Annual Debt Service:									\$ 9,621,621.84	
Rounding:									\$0.00	

(1) Excludes Discounts/Collection Costs

(2) Estimated at 4% for Discounts and 3% for Collection Costs by County

(3) Includes Discounts and Collection Costs

Firethorn Community Development District
Exhibit 1 - Assessment Roll

Property Identification Number	Legal Description	Unplatted Acreage	Property Owner	Assessment by Acre	Total Assessment
390410059	See Attached	483.5090	Taylor Morrison of Florida, Inc 10210 Highland Manor Drive, Suite 400A, Tampa, FL 33610	\$ 241,145.50	\$ 116,596,017.49
392500005	See Attached	25.5000	Taylor Morrison of Florida, Inc 10210 Highland Manor Drive, Suite 400A, Tampa, FL 33610	\$ 241,145.50	\$ 6,149,210.14
392600003	See Attached	25.0000	Taylor Morrison of Florida, Inc 10210 Highland Manor Drive, Suite 400A, Tampa, FL 33610	\$ 241,145.50	\$ 6,028,637.39
391300001	See Attached	2.5000	Taylor Morrison of Florida, Inc 10210 Highland Manor Drive, Suite 400A, Tampa, FL 33610	\$ 241,145.50	\$ 602,863.74
391000059	See Attached	12.0550	Taylor Morrison of Florida, Inc 10210 Highland Manor Drive, Suite 400A, Tampa, FL 33610	\$ 241,145.50	\$ 2,907,008.95
390700109	See Attached	0.1240	Taylor Morrison of Florida, Inc 10210 Highland Manor Drive, Suite 400A, Tampa, FL 33610	\$ 241,145.50	\$ 29,902.04
390710159	See Attached	0.4750	Taylor Morrison of Florida, Inc 10210 Highland Manor Drive, Suite 400A, Tampa, FL 33610	\$ 241,145.50	\$ 114,544.11
391600109	See Attached	0.0200	Taylor Morrison of Florida, Inc 10210 Highland Manor Drive, Suite 400A, Tampa, FL 33610	\$ 241,145.50	\$ 4,822.91
390612359	See Attached	0.0290	Taylor Morrison of Florida, Inc 10210 Highland Manor Drive, Suite 400A, Tampa, FL 33610	\$ 241,145.50	\$ 6,993.22
Total Acres		549.2120	Total Assessment - All Acres		\$ 132,440,000.00
Total Acres In Ordinance		549.2			

EXHIBIT II

DESCRIPTION:

The Land referred to herein below is situated in the County of Manatee, State of Florida, and is described as follows:

FROM THE NE CORNER OF SECTION 4, TOWNSHIP 33 SOUTH, RANGE 19 EAST, RUN S 89°47'31" W ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 1332.62 FEET TO THE POINT OF BEGINNING; THENCE S 00°51'34" W ALONG THE WEST LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 4, A DISTANCE OF 1606.91 FEET; THENCE S 88°29'32" E ALONG THE SOUTH LINE OF SAID NE 1/4 OF THE NE 1/4, A DISTANCE OF 1343.76 FEET; THENCE S 00°30'38" W ALONG THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 1419.51 FEET; THENCE N 89°40'11" E ALONG THE NORTH LINE OF LOTS 1 THROUGH 4, BLOCK 3, SECTION 3 OF MANATEE RIVER FARMS, UNIT 1, RECORDED IN PLAT BOOK 6, PAGE 45, A DISTANCE OF 1281.86 FEET; THENCE S 00°10'07" W ALONG THE WESTERLY MAINTAINED RIGHT OF WAY LINE OF GETTIS LEE ROAD, A DISTANCE OF 1240.19 FEET; THENCE S 34°32'25" W ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF U.S. 301, A DISTANCE OF 131.31 FEET TO THE P.C. OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES N 55°23'26" W, A DISTANCE OF 22850.32 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT ALSO BEING SAID NORTHWESTERLY RIGHT OF WAY LINE OF U.S. 301, A DISTANCE OF 598.22 FEET THROUGH A CENTRAL ANGLE OF 01°30'00" TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 36°06'34" W ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF U.S. 301, A DISTANCE OF 308.86 FEET; THENCE N 53°53'26" W A DISTANCE OF 800.00 FEET; THENCE S 36°06'34" W A DISTANCE OF 660.00 FEET; THENCE N 81°25'13" W A DISTANCE OF 11.45 FEET; THENCE S 00°17'15" W A DISTANCE OF 470.00 FEET; THENCE N 89°42'45" W ALONG THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD, A DISTANCE OF 2974.88 FEET; THENCE N 00°17'14" E A DISTANCE OF 2586.52 FEET; THENCE N 89°36'36" W A DISTANCE OF 880.89 FEET; THENCE N 00°11'57" E ALONG THE EAST LINE OF TRACT 7, BLOCK 2, SECTION 4, MANATEE RIVER FARMS, UNIT 1, AS REPORTED IN PLAT BOOK 6, PAGE 45, A DISTANCE OF 1428.04 FEET; THENCE N 86°57'41" E ALONG THE SOUTH LINE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1118, PAGE 190, A DISTANCE OF 219.82 FEET; THENCE N 00°35'13" E ALONG THE EAST LINE OF THE NW 1/4 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 33 SOUTH, RANGE 19 EAST, A DISTANCE OF 1613.22 FEET; THENCE N 89°47'31" E ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 2668.63 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTIONS 3 AND 4, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL

The Land referred to herein below is situated in the County of Manatee, State of Florida, and is described as follows:

PARCEL 1:

BEGIN AT THE NW CORNER OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 19 EAST; THENCE S 0°33'57"W, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 807.00 FEET; THENCE N 89°38'01"E, 115.96 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE N 89°38'01" E, 574.69 FEET; THENCE S 0°56'45"W., 939.75 FEET; THENCE S 89°41'45"W, 568.28 FEET; THENCE N 0°33'57"E., 939.16 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE SOUTH 0°33'57" WEST ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 807 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 0°33'57" WEST 939 FEET; THENCE RUN NORTH 89°41'45" EAST 115.96 FEET; THENCE RUN NORTH 0°33'57" EAST 939.16 FEET; THENCE RUN SOUTH 89°32'01" WEST 115.96 FEET TO THE POINT OF BEGINNING AS DESCRIBED IN OFFICIAL RECORDS BOOK 199, PAGE 691, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

PARCEL 3:

THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 33 SOUTH, RANGE 19 EAST, LYING AND BEING IN MANATEE COUNTY, FLORIDA.

PARCEL 4:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, TOGETHER WITH AN INGRESS AND EGRESS EASEMENT OVER SOUTH 40 FEET OF GRANTOR'S ADJOINING PROPERTY ON EAST.

PARCEL 5:

A PORTION OF THE FOLLOWING DESCRIBED PARCEL: BEGIN AT THE NW CORNER OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 19 EAST; THENCE N89°37'35"E., ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1333.36 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N 89°37'35"E, 593.90 FEET; THENCE S 0°08'59"E., 1220.89 FEET; THENCE N 59°26'15" W., 305.60 FEET; THENCE S 0°36'24"E., 683.77 FEET; THENCE S 89°41'45"W., 381.45 FEET; THENCE N 0°56'45"E., 940.38 FEET; THENCE N 89°38'01"E., 16.05 FEET; THENCE N 0°37'00"E., 807 FEET TO THE POINT OF BEGINNING.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 19 EAST; THENCE N 89°37'35"E., ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1333.36 FEET; THENCE CONTINUE N 89°37'35"E., 593.90 FEET; THENCE S 0°08'59"E., 1220.89 FEET; THENCE N 59°26'15"W., 305.60 FEET; THENCE S 0°36'24"E., 683.77 FEET; THENCE S 89°41'45"W., 381.45 FEET TO THE POINT OF BEGINNING; THENCE N 0°56'45"E., 40.01 FEET; THENCE N 89°41'45"E., 21.75 FEET; THENCE S 0°36'08"W., 40.00 FEET; THENCE S 89°41'45"W., 21.99 FEET TO THE POINT OF BEGINNING.

PARCEL 6:

THE NORTH 20 FEET OF THE FOLLOWING DESCRIBED PROPERTY BEING MORE PARTICULARLY DESCRIBED AS PARCEL 1 IN O.R. BOOK 1649 PAGE 545 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE S 89°39'15"W., ALONG THE NORTH LINE OF THE SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 56.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF GETTIS LEE ROAD FOR A POINT OF BEGINNING; THENCE CONTINUE S 89°39'15"W., ALONG SAID NORTH LINE, A DISTANCE OF 637.76 FEET; THENCE S 00°15'04"W., 341.65 FEET; THENCE N 89°41'15"E., 637.76 FEET TO A POINT ON THE AFOREMENTIONED WEST LINE OF GETTIS LEE ROAD; THENCE N 00°15'04"E., ALONG SAID WEST LINE, A DISTANCE OF 342.03 FEET TO THE POINT OF BEGINNING. SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 20.0 FEET THEREOF.

PARCEL 7:

THE SOUTH 40.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE NW CORNER OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE NORTH 89 DEG. 37' 35" EAST ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1333.36 FEET; THENCE SOUTH 0 DEG. 37' 00" WEST, 807 FEET; THENCE SOUTH 89 DEG. 38' 01" WEST, 16.05 FEET; THENCE SOUTH 0 DEG. 56. 45" WEST, 940.38 FEET; THENCE SOUTH 89 DEG. 41' 45" WEST, 3.0 FEET FOR THE POINT OF BEGINNING (A); THENCE CONTINUE S. 89 DEG. 41' 45" W. 554.79 FEET; THENCE NORTH 0 DEG. 56' 45" E. 690.37 FEET; THENCE SOUTH 88 DEG. 55' 45" EAST 313.9 FEET; THENCE SOUTH 0 DEG. 36' 25" W. 499.85 FEET; THENCE NORTH 89 DEG. 43' 07" EAST 237.84 FEET; THENCE SOUTH 0 DEG. 56' 45" WEST, 183.0 FEET TO THE POINT OF BEGINNING. SUBJECT TO: EASEMENT FOR INGRESS AND EGRESS OF 30' ON EAST SIDE OF SAID PROPERTY AND 40' ON SOUTH SIDE OF SAID PROPERTY.

AND

COMMENCE AT THE NW CORNER OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE N 89 DEG. 37' 35" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1333.36 FEET; THENCE S 0 DEG. 37' 00" W, 807 FEET; THENCE S 89 DEG. 38' 01" W, 16.05 FEET; THENCE S 0 DEG. 56' 45" W, 391.16 FEET FOR THE POINT OF BEGINNING (B); THENCE CONTINUE S 0 DEG. 56' 45" W, 549.22 FEET; THENCE S 89 DEG. 41' 45" W, 3.0 FEET; THENCE N 0 DEG. 56' 45" E, 183.0 FEET; THENCE S 89 DEG. 43' 07" W, 237.84 FEET; THENCE N 0 DEG. 36' 25" E, 369.72 FEET; THENCE S 89 DEG. 26' 46" e, 242.96 FEET TO THE POINT OF BEGINNING. CONTAINING 2.06 ACRES MORE OR LESS. TOGETHER WITH INGRESS AND EGRESS EASEMENT 30' ON EAST SIDE OF LAND DESCRIBED IN O. R. BOOK 752, PAGE 435, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

LESS

COMMENCE AT THE NW CORNER OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE N 89 DEG. 37' 35" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1333.36 FEET; THENCE S 0 DEG. 37' 00" W, 807 FEET; THENCE S 89 DEG. 38' 01" W, 16.05 FEET; THENCE S 0 DEG. 86' 45" W, 391.16 FEET; THENCE N 89 DEG. 26' 46" W, 242.96 FEET FOR THE POINT OF BEGINNING (C); THENCE CONTINUE N 89. DEG. 26' 46" W, 274.68 FEET; THENCE S 0 DEG. 56' 45" W, 556.81 FEET; THENCE S 89 DEG. 41' 45" W, 40 FEET; THENCE N 0 DEG. 56' 45" E, 690.37 FEET; THENCE S 88 DEG. 55' 45" E, 313.9 FEET; THENCE S 0 DEG. 36' 25" W, 130.13 FEET TO THE POINT OF BEGINNING. CONTAINING 1.46 ACRES MORE OR LESS.

BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE NORTH 89 DEG. 37' 35" EAST ALONG THE NORTH LINE AT SAID SECTION 3, A DISTANCE OF 1333.36 FEET; THENCE SOUTH 0 DEG. 37' 00" WEST, 807 FEET; THENCE SOUTH 89 DEG. 38' 01" WEST, 16.05 FEET; THENCE SOUTH 0 DEG. 56' 45" WEST, 940.38 FEET FOR THE POINT OF BEGINNING (D); THENCE SOUTH 89 DEG. 41' 45" WEST 517.79 FEET; THENCE NORTH 0 DEG. 56' 45" EAST 40.00 FEET; THENCE NORTH 89 DEG. 41' 45" EAST 517.79 FEET; THENCE SOUTH 0 DEG. 56' 45" WEST 40.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.475 ACRES MORE OR LESS.

PARCEL 8:

THE SOUTH 50 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

BEGIN AT THE NW CORNER OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 19 EAST; THENCE N 89°37'35"E., ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1333.36 FEET; THENCE S 0°37'00" W., 807.00 FEET; THENCE S 89°38'01"W., 16.05 FEET; THENCE S 0°56'45"W., 940.38 FEET; THENCE S89°41'45"W., 625.79 FEET; THENCE N 0°56'45"E., 939.75 FEET; THENCE S 89°38'01"W., 690.65 FEET TO THE WEST LINE OF SAID SECTION 3; THENCE N0°33'57"E., ALONG THE SECTION LINE, 807.00 FEET TO THE POINT OF BEGINNING. LESS: COMMENCE AT THE NW CORNER OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE N

89°37'35"E., ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1333.36 FEET; THENCE S 0°37'00"W., 807 FEET; THENCE S 89°38'01"W., 16.05 FEET; THENCE S 0°56'45"W., 940.38 FEET; THENCE S 89°41'45" W., 3.0 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE S 89°41'45" W 554.79 FEET; THENCE N 0°56'45"E., 690.37 FEET; THENCE S 88°55'45"E 313.9 FEET; THENCE S 0°36'25" W., 499.85 FEET; THENCE N 89°43'07" E 237.84 FEET; THENCE S 0°56'45"W., 183.0 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENT FOR INGRESS AND EGRESS OF 30 FEET ON EAST SIDE OF SAID PROPERTY AND 40 FEET ON SOUTH SIDE OF SAID PROPERTY. AND: COMMENCE AT THE NW CORNER OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE N 89°37'35" E., ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1333.36 FEET; THENCE S 0°37'00" W., 807.00 FEET; THENCE S 89°38'01" W., 16.05 FEET; THENCE S 0°56'45"W., 391.16 FEET; THENCE N89°26'46"W., 242.96 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE N 89°26'46" W., 274.68 FEET; THENCE S 0°56'45"W., 556.81 FEET; THENCE S89°41'45"W., 40 FEET; THENCE N 0°56'45"E., 690.37 FEET; THENCE S 88°55'45"E., 313.9 FEET; THENCE S 0°36'25"W., 130.13 FEET TO THE POINT OF BEGINNING.

AND: COMMENCE AT THE NW CORNER OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE N 89°37'35"E ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1333.36 FEET; THENCE S 0°37'00"W, 807.00 FEET; THENCE S 89°38'01" W., 16.05 FEET; THENCE S0°56'45" W., 391.16 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE S 0°56'45"W., 549.22 FEET; THENCE S 89°41 '45"W., 3.0 FEET; THENCE N0°56'45"E., 183.0 FEET; THENCE S 89°43'07"W., 237.84 FEET; THENCE N 0°36'25"E., 369.72 FEET; THENCE S89°26'46"E., 242.96 FEET TO THE POINT OF BEGINNING.

BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 19 EAST; THENCE N 89°37'35"E ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1333.36 FEET; THENCE S 0°37'00"W, 807.00 FEET; THENCE S 89°38'01"W, 16.05 FEET; THENCE S 0°56'45"W, 940.38 FEET; THENCE S89°41'45"W, 625.79 FEET FOR THE POINT OF BEGINNING; THENCE N 0°56'45" E, 50.00 FEET; THENCE 89°41'45"E., 108.04 FEET; THENCE S 0°56'45"W., 50.00 FEET; THENCE S 89°41'45"W., 108.04 FEET TO THE POINT OF BEGINNING.

ALL TOGETHER FOR A TOTAL OF 549.2 ACRES, MORE OR LESS.

RESOLUTION 2025-33

A RESOLUTION OF THE BOARD OF SUPERVISORS OF FIRETHORN COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON- AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE FIRETHORN COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, *FLORIDA STATUTES*; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, Firethorn Community Development District (“**District**”) was established pursuant to the provisions of Chapter 190, Florida Statutes, which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapter 170, Florida Statutes, for the acquisition, construction, or reconstruction of assessable improvements authorized by Chapter 190, Florida Statutes; and

WHEREAS, the above-referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, Florida Statutes, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

WHEREAS, pursuant to Section 197.3632, Florida Statutes, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within Manatee County, Florida for four (4) consecutive weeks prior to such hearing.

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

SECTION 1. The District upon conducting its public hearing as required by Section 197.3632, Florida Statutes, hereby expresses its intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170 and 190, Florida Statutes, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, Florida Statutes, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

SECTION 2. The District’s Secretary is authorized to provide the Property Appraiser and Tax Collector of Manatee County, Florida and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

SECTION 3. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 4. CONFLICT. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 5. EFFECTIVE DATE. This Resolution shall become effective immediately upon adoption.

APPROVED AND ADOPTED by the Board of Supervisors of Firethorn Community Development District, Manatee County, Florida, this 1st day of May, 2025.

ATTEST:

**FIRETHORN COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Josh Tepper, Chairman

Exhibit A: Legal Description of Real Property Subject to a Levy of Assessments

Exhibit A

Legal Description of Real Property Subject to a Levy of Assessments

EXHIBIT A

DESCRIPTION:

The Land referred to herein below is situated in the County of Manatee, State of Florida, and is described as follows:

FROM THE NE CORNER OF SECTION 4, TOWNSHIP 33 SOUTH, RANGE 19 EAST, RUN S 89°47'31" W ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 1332.62 FEET TO THE POINT OF BEGINNING; THENCE S 00°51'34" W ALONG THE WEST LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 4, A DISTANCE OF 1606.91 FEET; THENCE S 88°29'32" E ALONG THE SOUTH LINE OF SAID NE 1/4 OF THE NE 1/4, A DISTANCE OF 1343.76 FEET; THENCE S 00°30'38" W ALONG THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 1419.51 FEET; THENCE N 89°40'11" E ALONG THE NORTH LINE OF LOTS 1 THROUGH 4, BLOCK 3, SECTION 3 OF MANATEE RIVER FARMS, UNIT 1, RECORDED IN PLAT BOOK 6, PAGE 45, A DISTANCE OF 1281.86 FEET; THENCE S 00°10'07" W ALONG THE WESTERLY MAINTAINED RIGHT OF WAY LINE OF GETTIS LEE ROAD, A DISTANCE OF 1240.19 FEET; THENCE S 34°32'25" W ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF U.S. 301, A DISTANCE OF 131.31 FEET TO THE P.C. OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES N 55°23'26" W, A DISTANCE OF 22850.32 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT ALSO BEING SAID NORTHWESTERLY RIGHT OF WAY LINE OF U.S. 301, A DISTANCE OF 598.22 FEET THROUGH A CENTRAL ANGLE OF 01°30'00" TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 36°06'34" W ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF U.S. 301, A DISTANCE OF 308.86 FEET; THENCE N 53°53'26" W A DISTANCE OF 800.00 FEET; THENCE S 36°06'34" W A DISTANCE OF 660.00 FEET; THENCE N 81°25'13" W A DISTANCE OF 11.45 FEET; THENCE S 00°17'15" W A DISTANCE OF 470.00 FEET; THENCE N 89°42'45" W ALONG THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD, A DISTANCE OF 2974.88 FEET; THENCE N 00°17'14" E A DISTANCE OF 2586.52 FEET; THENCE N 89°36'36" W A DISTANCE OF 880.89 FEET; THENCE N 00°11'57" E ALONG THE EAST LINE OF TRACT 7, BLOCK 2, SECTION 4, MANATEE RIVER FARMS, UNIT 1, AS REPORTED IN PLAT BOOK 6, PAGE 45, A DISTANCE OF 1428.04 FEET; THENCE N 86°57'41" E ALONG THE SOUTH LINE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1118, PAGE 190, A DISTANCE OF 219.82 FEET; THENCE N 00°35'13" E ALONG THE EAST LINE OF THE NW 1/4 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 33 SOUTH, RANGE 19 EAST, A DISTANCE OF 1613.22 FEET; THENCE N 89°47'31" E ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 2668.63 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTIONS 3 AND 4, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL

The Land referred to herein below is situated in the County of Manatee, State of Florida, and is described as follows:

PARCEL 1:

**DEVELOPER FUNDING AGREEMENT – GENERAL FUND
FISCAL YEAR 2025 AND FISCAL YEAR 2026**

This Agreement is made and entered into this 1st day of May, 2025, by and between:

FIRETHORN COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Manatee County, Florida ("**District**"), and

TAYLOR MORRISON OF FLORIDA. INC., a Florida for-profit corporation and Landowner In The District ("**Developer**") with a mailing address of 10210 Highland Manor Drive, Suite 400A, Tampa, FL 33610.

RECITALS

WHEREAS, the District was established by an ordinance adopted by the County Commission of Manatee County, Florida, for the purpose of planning, financing, constructing, operating, and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees, and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently is developing the majority of all real property ("**Property**") within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for Fiscal Year 2025, which year began on January 14, 2025 which concludes on September 30, 2025, and Fiscal Year 2026 which concludes on September 30, 2026; and

WHEREAS, this general fund budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit A** and **Exhibit B**; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all land, including the Property owned by the Developer, that will benefit from the activities, operations and services set forth in the Fiscal Year 2025 budget and Fiscal Year 2026 Budget, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit A** and **Exhibit B**; and

WHEREAS, the Developer agrees that the activities, operations, and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit A** and **Exhibit B** to the Property; and

WHEREAS, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit A** and **Exhibit B**;

**DEVELOPER FUNDING AGREEMENT – GENERAL FUND
FISCAL YEAR 2025 AND FISCAL YEAR 2026**

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as **Exhibit A** and **Exhibit B** (and as **Exhibit A** and **Exhibit B** may be amended from time to time pursuant to Florida law, but subject to the Developer's consent to such amendments to incorporate them herein), within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

2. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

3. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

4. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other. Any purported assignment without such consent shall be void.

5. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief, and specific performance.

6. **ENFORCEMENT.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

8. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida.

**DEVELOPER FUNDING AGREEMENT – GENERAL FUND
FISCAL YEAR 2025 AND FISCAL YEAR 2026**

9. **ARM'S LENGTH.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. **EFFECTIVE DATE.** The Agreement shall be effective after execution by both parties hereto.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Attest:

**FIRETHORN
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Josh Tepper, Chairperson

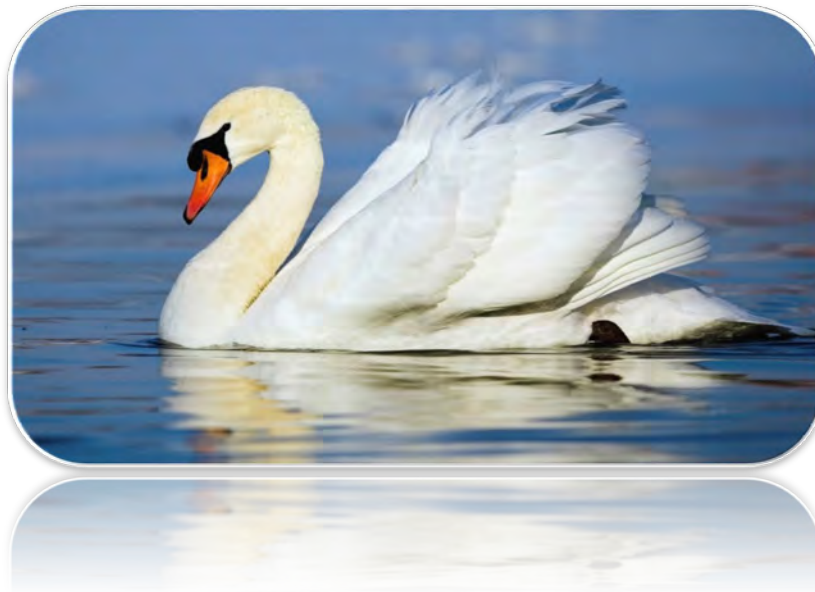
**DEVELOPER:
TAYLOR MORRISON OF FLORIDA INC.,
a Florida for-profit company**

By: Taylor Morrison Of Florida Inc.,
a Florida for-profit company
its: _____

By: _____
Name: _____
Title: _____

Exhibit A Fiscal Year 2025 General Fund Budget
Exhibit B Fiscal Year 2026 General Fund Budget

FIRETHORN COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC. 2301 NORTHEAST 37 STREET, FORT LAUDERDALE, FL. 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Fireshorn Community Development District

General Fund - Budget

Fiscal Year 2025

Description	FY 2025	Notes
Revenues and Other Sources		
Carryforward	\$	Added Cash Required to Partially Fnd 1st Quarter - Operations
Interest Income - General Account	\$	- Interest on Bank Account
Assessment Revenue		
Assessments - On-Roll		Assessment From Property Owner's
Assessments - Off-Roll		
Contributions - Private Sources		
Taylor Morrison	\$ 107,175	Developer Funding of Operations
Total Revenue & Other Sources	\$ 107,175	
Appropriations		
Legislative		
Board of Supervisor's Fees	\$	- Statutory Required Fees (Waived by Developer Board)
Board of Supervisor's - FICA	\$	- N/A
Executive		
Professional - Management	\$ 47,000	District Manager
Financial and Administrative		
Audit Services	\$ 4,800	Statutory Required Audit Yearly
Accounting Services	\$ 10,000	General Fund
Assessment Roll Preparation	\$	- Maintenance of Assessment Rolls
Arbitrage Rebate Fees	\$	IRS Required Calculation to insure interest on bond - funds does not exceed interest paid on bonds
Other Contractual Services		
Recording and Transcription	\$	- Transcription of Board Meetings
Legal Advertising	\$ 6,000	Statutory Required Legal Advertising
Trustee Services	\$	- Trust Fees for Bonds
Dissemination Agent Services	\$	- Required Reporting for Bonds
Property Appraiser Fees	\$	- Fees to place assessments on tax Bills
Bank Service Fees	\$ 350	Bank Fees - Governmenal Bank Accounts N/A
Travel and Per Diem		
Communications and Freight Services		
Telephone	\$	-
Postage, Freight & Messenger	\$ 750	Agenda and Other Misc. mailings
Rentals and Leases		
Miscellaneous Equipment	\$	- N/A
Computer Services (Web Site)	\$ 1,600	Statutory Maintenance of District Web Site
Insurance	\$ 6,000	General Liability & D&O Liability Insurance
Subscriptions and Memberships	\$ 175	Department of Economic Opportunity Fee
Printing and Binding	\$ 500	Agenda Books and Copies
Office Supplies	\$	- N/A

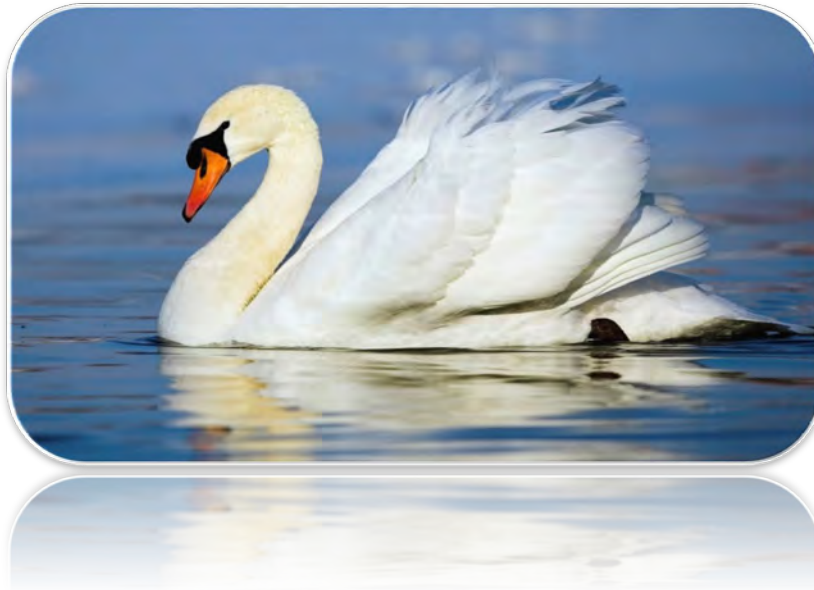
Fireshorn Community Development District

General Fund - Budget

Fiscal Year 2025

Description	FY 2025	Notes
Legal Services		
General Counsel	\$ 15,000 District Attorney	
Other General Government Services		
Engineering Services	\$ 15,000 District Engineer	
Contingencies	\$ - N/A	
Capital Outlay	\$ - N/A	
Reserves		
Operational Reserve (Future Years)	\$ - N/A for FY 2025	
Other Fees and Charges		
Discounts, Tax Collector Fee and Property Appraiser Fee		Discounts/Fees on assessments on Tax Rolls
Total Appropriations	<u><u>\$ 107,175</u></u>	

FIRETHORN COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2026

PREPARED BY:

JPWARD & ASSOCIATES, LLC. 2301 NORTHEAST 37 STREET, FORT LAUDERDALE, FL. 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Fireshorn Community Development District
General Fund - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 02/07/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Notes
Revenues and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	Added Cash Required to Partially Fnd 1st Quarter - Operations
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	- Interest on Bank Account
Assessment Revenue					
Assessments - On-Roll	\$ -	\$ -	\$ -	\$ -	- Assessment From Property Owner's
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	- Direct Bill to Developer
Contributions - Private Sources					
Taylor Morrison	\$ 107,175	\$ -	\$ 102,821	\$ 145,721	Developer Funding of Operations
Total Revenue & Other Sources	\$ 107,175	\$ -	\$ 102,821	\$ 145,721	
Appropriations					
Legislative					
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	- Statutory Required Fees (Waived by Developer Board)
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	- N/A
Executive					
Professional - Management	\$ 47,000	\$ -	\$ 23,500	\$ 47,000	District Manager
Financial and Administrative					
Audit Services	\$ 4,800	\$ -	\$ 4,800	\$ 4,900	Statutory Required Audit Yearly
Accounting Services	\$ 10,000	\$ -	\$ 10,000	\$ 20,000	General and Debt Service Funds
Assessment Roll Preparation	\$ -	\$ -	\$ 10,000	\$ 20,000	Maintenance of Assessment Rolls
Arbitrage Rebate Fees	\$ -	\$ -	\$ -	\$ 500	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	- Transcription of Board Meetings
Legal Advertising	\$ 6,000	\$ -	\$ 6,000	\$ 3,500	Statutory Required Legal Advertising
Trustee Services	\$ -	\$ -	\$ 4,246	\$ 4,246	Trust Fees for Bonds
Dissemination Agent Services	\$ -	\$ -	\$ 5,000	\$ 5,000	Required Reporting for Bonds
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ 500	Fees to place assessments on tax Bills
Bank Service Fees	\$ 350	\$ -	\$ 250	\$ 250	Bank Fees - Governmenal Bank Accounts
Travel and Per Diem					N/A

Fireshorn Community Development District
General Fund - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 02/07/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Notes
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 750	\$ -	\$ 750	\$ 750	Agenda and Other Misc. mailings
Rentals and Leases					
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -	N/A
Computer Services (Web Site)	\$ 1,600	\$ -	\$ 1,600	\$ 2,400	Statutory Maintenance of District Web Site
Insurance	\$ 6,000	\$ -	\$ 6,000	\$ 6,000	General Liability & D&O Liability Insurance
Subscriptions and Memberships	\$ 175	\$ -	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding	\$ 500	\$ -	\$ 500	\$ 500	Agenda Books and Copies
Office Supplies	\$ -	\$ -	\$ -	\$ -	N/A
Legal Services					
General Counsel	\$ 15,000	\$ -	\$ 15,000	\$ 15,000	District Attorney
Other General Government Services					
Engineering Services	\$ 15,000	\$ -	\$ 15,000	\$ 15,000	District Engineer
Contingencies	\$ -	\$ -	\$ -	\$ -	N/A
Capital Outlay	\$ -	\$ -	\$ -	\$ -	N/A
Reserves					
Operational Reserve (Future Years)	\$ -	\$ -	\$ -	\$ -	N/A for FY 2026
Other Fees and Charges					
Discounts, Tax Collector Fee and Property Appraiser Fee					Discounts/Fees on assessments on Tax Rolls
Total Appropriations	\$ 107,175	\$ -	\$ 102,821	\$ 145,721	

RESOLUTION 2025-34

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; 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 189.417, 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.

- a) **Date:** The first Thursday of each month for the remainder of Fiscal Year 2025, which covers May 1, 2025 through September 30 2025, and Fiscal Year 2026, which covers the period October 1, 2025 through September 30, 2026.

June 5, 2025	July 3, 2025 - No Meeting)
August 7, 2025	September 4, 2025
October 2, 2025	November 6, 2025
December 4, 2025	January 1, 2026 – No Meeting
February 5, 2026	March 5, 2026
April 2, 2026	May 7, 2026
June 4, 2026	July 2, 2026 – No Meeting
August 6, 2026	September 3, 2026

- b) **Time:** 2:30 P.M. (Eastern Standard Time)

- c) **Location:** Artisan Lakes Clubhouse
4725 Los Robles Court
Palmetto, Florida 34221

RESOLUTION 2025-34

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

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 1st day of May 2025.

ATTEST:

**FIRETHORN COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward, Secretary

Josh Tepper, Chairperson