Firethorn

Community Development District

Financial Statements
August 31, 2026

PFM Management Services, LLC
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Firethorn Community Development District
Balance Sheet
Through August 31, 2026

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Series 2025	Capital Project Series 2025	General Long Term Debt	General Fixed Assets	
Assets						
Cash and Investments						
General Fund						
Truist - Checking Account	$ 41,831	$ -	$ -	$ -	$ -	$ 41,831
Debt Service Fund						
Reserve Account	-	577,105	-	-	-	577,105
Revenue Account	-	3,636	-	-	-	3,636
Prepayment Account	-	536,480	-	-	-	536,480
Construction Account	-	-	23,845	-	-	23,845
Cost of Issuance Account	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	1,117,221	-	1,117,221
Amount to be Provided by Debt Service Funds	-	-	-	15,092,779	-	15,092,779
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	11,388,018	11,388,018
Total Assets	**$ 41,831**	**$ 1,117,221**	**$ 23,845**	**$ 16,210,000**	**$ 11,388,018**	**$ 28,780,915**

Firethorn Community Development District
Balance Sheet
Through August 31, 2026

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Series 2025	Capital Project Series 2025	General Long Term Debt	General Fixed Assets	
Liabilities						
Accounts Payable	-	-	-	-	-	-
Due to Developer	-	-	647,730	-	-	647,730
Bonds Payable						
Current Portion (Due within 12 months)						
Series 2025	-	-	-	$270,000	-	270,000
Long Term						
Series 2025	-	-	-	15,940,000	-	15,940,000
Total Liabilities	**$ -**	**$ -**	**$ 647,730**	**$ 16,210,000**	**$ -**	**$ 16,857,730**
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	11,388,018	11,388,018
Fund Balance						
Restricted						
Beginning: October 1, 2025 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	-	1,117,221	(623,885)	-	-	493,335
Unassigned						
Beginning: October 1, 2025 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	41,831	-	-	-	-	41,831
Total Fund Equity and Other Credits	**$ 41,831**	**$ 1,117,221**	**$ (623,885)**	**$ -**	**$ 11,388,018**	**$ 11,923,185**
Total Liabilities, Fund Equity and Other Credits	**$ 41,831**	**$ 1,117,221**	**$ 23,845**	**$ 16,210,000**	**$ 11,388,018**	**$ 28,780,915**

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Special Assessment Revenue		-	-	0%
Developer Contributions	-	145,721	145,721	100%
Other Fees and Charges				
Discounts/Collection Fees	-	-	-	0%
Total Revenue and Other Sources:	**$ -**	**$ 145,721**	**$ 145,721**	**100%**
Expenditures and Other Uses				
Executive				
Professional Management	3,917	43,083	47,000	92%
Financial and Administrative				
Audit Services	-	3,400	4,900	69%
Accounting Services	1,667	16,667	20,000	83%
Assessment Roll Preparation	1,667	11,667	20,000	0%
Arbitrage Rebate Services	-	-	500	0%
Other Contractual Services				
Legal Advertising	-	2,392	3,500	68%
Trustee Services	-	-	4,246	0%
Dissemination Agent Services	-	5,000	5,000	100%
Bond Amortization Schedules		500	-	0%
Property Appraiser Fees	-	-	500	0%
Bank Service Fees	85	85	250	34%
Communications & Freight Services				
Postage, Freight & Messenger	57	248	750	33%
Website Development	-	2,400	2,400	100%
Insurance	-	5,500	6,000	92%
Printing & Binding	-	-	500	0%
Subscription & Memberships	-	175	175	100%
Legal Services				
General Counsel	304	12,775	15,000	85%
Other General Government Services				
Engineering Services	-	-	15,000	0%
Total Expenditures and Other Uses:	**$ 7,695**	**$ 103,890**	**$ 145,721**	**71%**
Net Increase/ (Decrease) in Fund Balance	**(7,695)**	**41,831**	**-**	
Fund Balance - Beginning	49,526	-	-	
Fund Balance - Ending	**$ 41,831**	**$ 41,831**	**$ -**	

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income	-			
Reserve Account	1,714	14,076	-	0%
Revenue Account	13	151	-	0%
Prepayment Account	2,376	5,936	-	0%
Special Assessment Revenue				
Special Assessments - Off Roll	-	652,895	-	0%
Special Assessments - Prepayments	91,834	1,493,883	-	0%
Debt Proceeds	-	589,701	-	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources:	**$ 95,937**	**$ 2,756,644**	**$ -**	0%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2025	-	250,000	-	0%
Principal Debt Service - Prepayments				
Series 2025	610,000	970,000	-	0%
Interest Expense				
Series 2025	8,036	405,347	-	0%
Intragovernmental Transfer Out	1,714	14,076	-	0%
Total Expenditures and Other Uses:	**$ 619,749**	**$ 1,639,423**	**$ -**	0%
Net Increase/ (Decrease) in Fund Balance	**(523,812)**	**1,117,221**	**-**	
Fund Balance - Beginning	1,641,033	-	-	
Fund Balance - Ending	**$ 1,117,221**	**$ 1,117,221**	**$ -**	

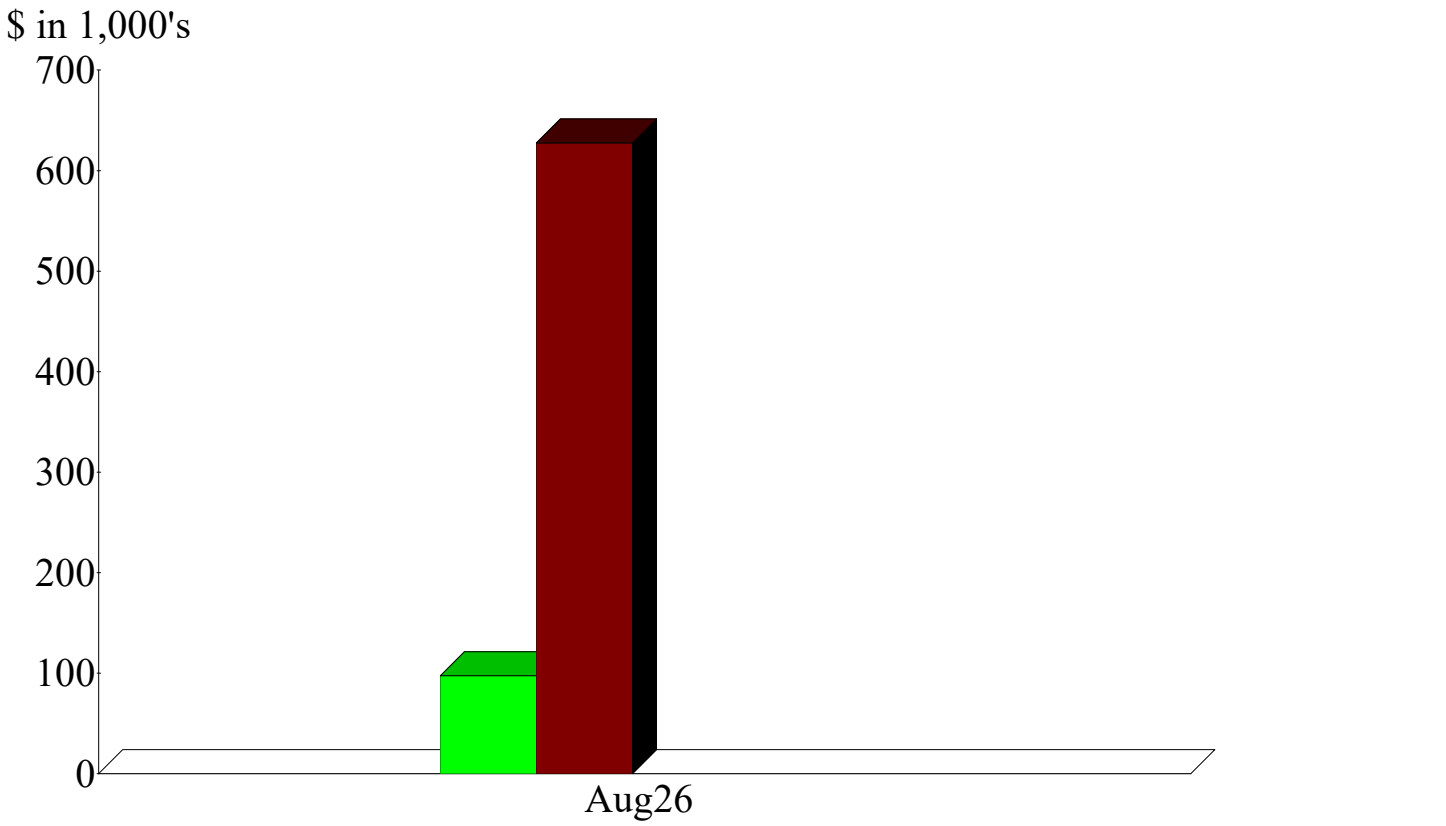
Firethorn Community Development District
Construction Project Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2026

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Construction Account	65	36,805	-	0%
Cost of Issuance	-	137	-	0%
Debt Proceeds	-	16,840,299	-	0%
Developer Contributions		572,100	-	0%
Intragovernmental Transfer In	1,714	14,076	-	0%
Total Revenue and Other Sources:	**$ 1,779**	**$ 17,463,418**	**$ -**	**0%**
Expenditures and Other Uses				
Capital Outlay				
Water-Sewer Combination	-	5,989,871	-	0%
Stormwater Management	-	5,747,129	-	0%
Irrigation	-	1,433,605	-	0%
Roadway Improvement	-	4,332,848	-	0%
Cost of Issuance				
District Management and A.M.	-	50,000	-	0%
Engineering Services	-	15,000	-	0%
Legal Services	-	161,250	-	0%
Printing & Binding	-	2,250	-	0%
Trustee Services	-	6,750	-	0%
Underwriter's Discount	-	348,600	-	0%
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses:	**$ -**	**$ 18,087,303**	**$ -**	**0%**
Net Increase/ (Decrease) in Fund Balance	**1,779**	**(623,885)**	**-**	
Fund Balance - Beginning	(625,664)	-	-	
Fund Balance - Ending	**$ (623,885)**	**$ (623,885)**	**$ -**	

Firethorn Community Development District

Income and Expense by Month

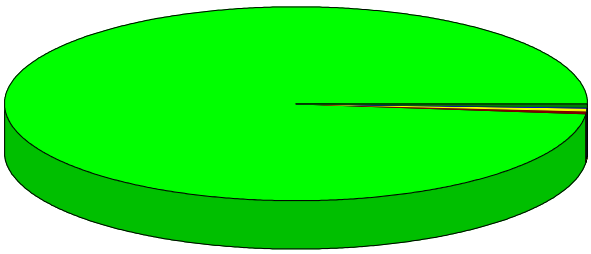
August 2026



Expense Summary

August 2026

5170000 · Debt Service		98.50%
5120000 · Executive		0.62
5130000 · Financial and Administ		0.55
5810000 · Interfund Transfer Out		0.27
5140000 · Legal Services		0.05
Total	$627,444.33	



By Account