Firethorn
Community Development District

September 2026 Financial Package

September 30, 2026

PFM Management Services LLC
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Firethorn Community Development District
Balance Sheet
Through September 30, 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	$ 33,799	$ -	$ -	$ -	$ -	$ 33,799
Debt Service Fund						
Reserve Account	-	559,894	-	-	-	559,894
Revenue Account	-	5,277	-	-	-	5,277
Prepayment Account	-	823,309	-	-	-	823,309
Construction Account	-	-	25,629	-	-	25,629
Cost of Issuance Account	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	1,388,480	-	1,388,480
Amount to be Provided by Debt Service Funds	-	-	-	14,821,520	-	14,821,520
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	11,388,018	11,388,018
Total Assets	**$ 33,799**	**$ 1,388,480**	**$ 25,629**	**$ 16,210,000**	**$ 11,388,018**	**$ 29,045,926**

Firethorn Community Development District
Balance Sheet
Through September 30, 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	11	-	-	-	-	11
Due to Developer	-	-	647,730	-	-	647,730
Bonds Payable						
Current Portion (Due within 12 months)						
Series 2025	-	-	-	$270,000	-	270,000
Long Term						
Series 2025	-	-	-	15,940,000	-	15,940,000
Total Liabilities	**$ 11**	**$ -**	**$ 647,730**	**$ 16,210,000**	**$ -**	**$ 16,857,741**
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	-	1,388,480	(622,101)	-	-	766,379
Unassigned						
Beginning: October 1, 2025 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	33,789	-	-	-	-	33,789
Total Fund Equity and Other Credits	**$ 33,789**	**$ 1,388,480**	**$ (622,101)**	**$ -**	**$ 11,388,018**	**$ 12,188,186**
Total Liabilities, Fund Equity and Other Credits	**$ 33,799**	**$ 1,388,480**	**$ 25,629**	**$ 16,210,000**	**$ 11,388,018**	**$ 29,045,926**

Firethorn Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

Description	September	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	47,000	47,000	100%
Financial and Administrative				
Audit Services	-	3,400	4,900	69%
Accounting Services	1,667	18,334	20,000	92%
Assessment Roll Preparation	1,667	13,334	20,000	0%
Arbitrage Rebate Services	-	-	500	0%
Other Contractual Services				
Legal Advertising	129	2,521	3,500	72%
Trustee Services	-	-	4,246	0%
Dissemination Agent Services	-	5,000	5,000	100%
Bond Amortization Schedules	500	1,000	-	0%
Property Appraiser Fees	-	-	500	0%
Bank Service Fees	83	168	250	67%
Communications & Freight Services				
Postage, Freight & Messenger	40	288	750	38%
Website Development	-	2,400	2,400	100%
Insurance	-	5,500	6,000	92%
Printing & Binding	11	11	500	2%
Subscription & Memberships	-	175	175	100%
Legal Services				
General Counsel	28	12,802	15,000	85%
Other General Government Services				
Engineering Services	-	-	15,000	0%
Total Expenditures and Other Uses:	**$ 8,042**	**$ 111,933**	**$ 145,721**	**77%**
Net Increase/ (Decrease) in Fund Balance	**(8,042)**	**33,789**	**-**	
Fund Balance - Beginning	41,831	-	-	
Fund Balance - Ending	**$ 33,789**	**$ 33,789**	**$ -**	

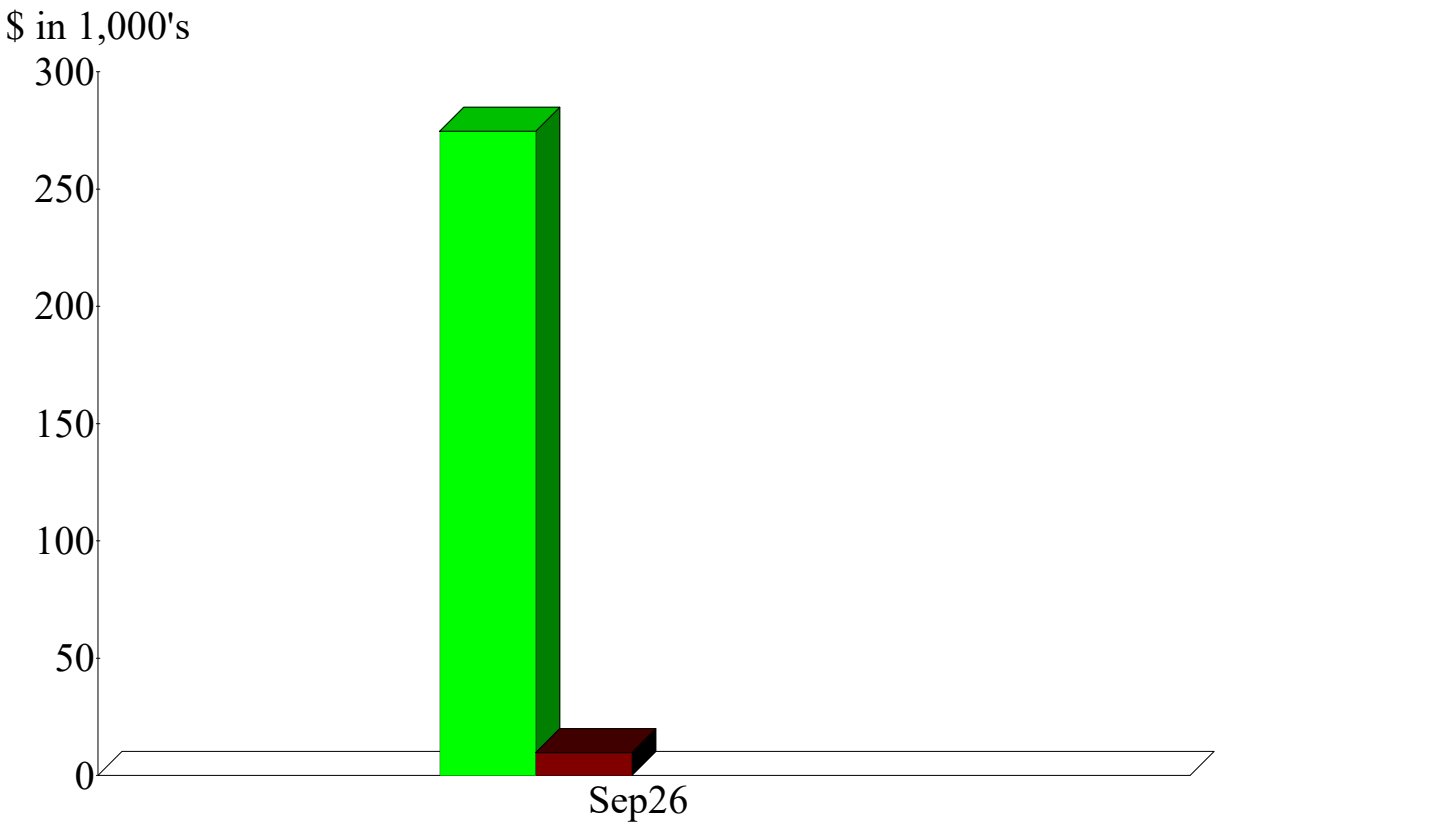
Firethorn Community Development District
Debt Service Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income	-			
Reserve Account	1,714	15,790	-	0%
Revenue Account	12	163	-	0%
Prepayment Account	1,630	7,566	-	0%
Special Assessment Revenue				
Special Assessments - Off Roll	-	652,895	-	0%
Special Assessments - Prepayments	269,618	1,763,501	-	0%
Debt Proceeds	-	589,701	-	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources:	**$ 272,973**	**$ 3,029,617**	**$ -**	0%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2025	-	250,000	-	0%
Principal Debt Service - Prepayments				
Series 2025	-	970,000	-	0%
Interest Expense				
Series 2025	-	405,347	-	0%
Intragovernmental Transfer Out	1,714	15,790	-	0%
Total Expenditures and Other Uses:	**$ 1,714**	**$ 1,641,137**	**$ -**	0%
Net Increase/ (Decrease) in Fund Balance	**271,259**	**1,388,480**	**-**	
Fund Balance - Beginning	1,117,221	-	-	
Fund Balance - Ending	**$ 1,388,480**	**$ 1,388,480**	**$ -**	

Firethorn Community Development District
Construction Project Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

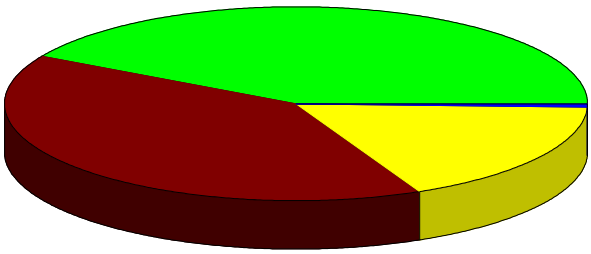
Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Construction Account	70	36,876	-	0%
Cost of Issuance	-	137	-	0%
Debt Proceeds	-	16,840,299	-	0%
Developer Contributions		572,100	-	0%
Intragovernmental Transfer In	1,714	15,790	-	0%
Total Revenue and Other Sources:	**$ 1,784**	**$ 17,465,202**	**$ -**	**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	**1,784**	**(622,101)**	**-**	
Fund Balance - Beginning	(623,885)	-	-	
Fund Balance - Ending	**$ (622,101)**	**$ (622,101)**	**$ -**	

Firethorn Community Development District
Income and Expense by Month
September 2026



Expense Summary
September 2026

5130000 · Financial and Admi	42.01%
5120000 · Executive	40.15
5810000 · Interfund Transfer Ou	17.57
5140000 · Legal Services	0.28
Total	$9,756.09



By Account