

**FIRELIGHT
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026
ADOPTED BUDGET**

**FIRELIGHT
COMMUNITY DEVELOPMENT DISTRICT
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**FIRELIGHT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
ADOPTED BUDGET**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 03/31/2025	Projected through 09/30/2025	Total Actual & Projected	
REVENUES					
Landowner contribution	\$ 109,790	\$ 24,753	\$ 59,781	\$ 84,534	\$ 1,108,690
Total revenues	109,790	24,753	59,781	84,534	1,108,690
EXPENDITURES					
Professional & administrative					
Supervisors	12,000	-	12,000	12,000	12,000
Management/accounting/recording**	48,000	12,000	20,000	32,000	48,000
Legal	25,000	6,137	8,000	14,137	25,000
Engineering	2,000	1,976	2,000	3,976	2,000
Audit	5,500	-	4,700	4,700	4,800
Arbitrage rebate calculation*	500	-	500	500	500
Dissemination agent*	1,000	-	1,000	1,000	1,000
Debt service funding - accounting*	-	-	-	-	5,500
Trustee*	5,500	-	5,500	5,500	5,500
Telephone	200	100	100	200	200
Postage	500	11	489	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,750	257	750	1,007	1,750
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,200	-	5,200	5,500
Contingencies/bank charges	750	477	273	750	750
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	-	210	210	210
Total professional & administrative	109,790	27,288	55,772	83,060	114,590
Field operations					
Field operations management	-	-	-	-	15,000
Landscape maintenance					
Landscape maintenance & irrigation	-	-	-	-	391,000
Plant replacement	-	-	-	-	10,000
Tree care	-	-	-	-	25,000
Irrigation repairs	-	-	-	-	7,500
Irrigation water	-	-	-	-	48,500
Stormwater management					
Wet pond maintenance	-	-	-	-	17,300
Wet pond eroision repairs	-	-	-	-	5,000
Conservation area maintenance	-	-	-	-	45,800
Monitoring and reporting	-	-	-	-	10,000
Entry mountains and features					
Electricity	-	-	-	-	5,000
Pressure washing and maintenance	-	-	-	-	2,500
Parks and trails					
Porter services	-	-	-	-	3,000
Reparis and maintenance	-	-	-	-	5,000

**FIRELIGHT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
ADOPTED BUDGET**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 03/31/2025	Projected through 09/30/2025	Total Actual & Projected	
Streetlighting	-	-	-	-	42,000
Amenity complex	-	-	-	-	226,500
Property insurance	-	-	-	-	110,000
Contingencies	-	-	-	-	25,000
Total field operations	-	-	-	-	994,100
Total expenditures	109,790	27,288	55,772	83,060	1,108,690
Excess/(deficiency) of revenues over/(under) expenditures	-	(2,535)	4,009	1,474	-
Fund balance - beginning (unaudited)	-	(1,474)	(4,009)	(1,474)	-
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	-	(4,009)	-	-	-
Fund balance - ending	\$ -	\$ (4,009)	\$ -	\$ -	\$ -

* These items will be realized when bonds are issued

** WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**FIRELIGHT
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 12,000
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed	
Management/accounting/recording**	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	4,800
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation*	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent*	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Debt service funding - accounting*	5,500
Trustee	5,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	1,750
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,500
The District will obtain public officials and general liability insurance.	

**FIRELIGHT
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Contingencies/bank charges	750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Field operations management	15,000
Landscape maintenance	
Landscape maintenance & irrigation	391,000
Plant replacement	10,000
Tree care	25,000
Irrigation repairs	7,500
Irrigation water	48,500
Stormwater management	
Wet pond maintenance	17,300
Wet pond erosion repairs	5,000
Conservation area maintenance	45,800
Monitoring and reporting	10,000
Entry mountains and features	
Electricity	5,000
Pressure washing and maintenance	2,500
Parks and trails	
Porter services	3,000
Repairs and maintenance	5,000
Streetlighting	42,000
Amenity complex	226,500
Property insurance	110,000
Contingencies	25,000
Total expenditures	<u><u>\$ 1,108,690</u></u>

**FIRELIGHT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2025A AND 2025B
ADOPTED BUDGET**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 03/31/2025	Projected through 09/30/2025	Total Actual & Projected	
REVENUES					
Special assessment: off-roll	-	-	-	-	1,079,333
Total revenues	-	-	-	-	1,079,333
EXPENDITURES					
Debt service					
Principal - Series 2025A	-	-	-	-	120,000
Interest - Series 2025A	-	-	-	-	447,691
Interest - Series 2025B	-	-	-	-	384,947
Total debt service	-	-	-	-	952,638
Other fees & charges					
Costs of issuance	-	-	229,310	229,310	-
Underwriter's discount	-	-	331,200	331,200	-
Total other fees & charges	-	-	560,510	560,510	-
Total expenditures	-	-	560,510	560,510	952,638
Excess/(deficiency) of revenues over/(under) expenditures	-	-	(560,510)	(560,510)	126,695
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	-	2,084,665	2,084,665	-
Original issue discount	-	-	(90,350)	(90,350)	-
Total other financing sources/(uses)	-	-	1,994,315	1,994,315	-
Fund balance:					
Net increase/(decrease) in fund balance	-	-	1,433,805	1,433,805	126,695
Beginning fund balance (unaudited)	-	-	-	-	1,433,805
Ending fund balance (projected)	\$ -	\$ -	\$ 1,433,805	\$ 1,433,805	1,560,500
Use of fund balance:					
Debt service reserve account balance (required) - Series 2025A					(637,250)
Debt service reserve account balance (required) - Series 2025B					(442,750)
Principal and Interest expense - November 1, 2026 - Series 2025A					(254,818)
Principal and Interest expense - November 1, 2026 - Series 2025B					(221,375)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 4,307

**FIRELIGHT
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025A AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			190,232.95	190,232.95	8,860,000.00
05/01/26	120,000.00	4.400%	257,458.13	377,458.13	8,740,000.00
11/01/26			254,818.13	254,818.13	8,740,000.00
05/01/27	130,000.00	4.400%	254,818.13	384,818.13	8,610,000.00
11/01/27			251,958.13	251,958.13	8,610,000.00
05/01/28	135,000.00	4.400%	251,958.13	386,958.13	8,475,000.00
11/01/28			248,988.13	248,988.13	8,475,000.00
05/01/29	140,000.00	4.400%	248,988.13	388,988.13	8,335,000.00
11/01/29			245,908.13	245,908.13	8,335,000.00
05/01/30	145,000.00	4.400%	245,908.13	390,908.13	8,190,000.00
11/01/30			242,718.13	242,718.13	8,190,000.00
05/01/31	155,000.00	4.900%	242,718.13	397,718.13	8,035,000.00
11/01/31			238,920.63	238,920.63	8,035,000.00
05/01/32	160,000.00	4.900%	238,920.63	398,920.63	7,875,000.00
11/01/32			235,000.63	235,000.63	7,875,000.00
05/01/33	170,000.00	4.900%	235,000.63	405,000.63	7,705,000.00
11/01/33			230,835.63	230,835.63	7,705,000.00
05/01/34	175,000.00	4.900%	230,835.63	405,835.63	7,530,000.00
11/01/34			226,548.13	226,548.13	7,530,000.00
05/01/35	185,000.00	4.900%	226,548.13	411,548.13	7,345,000.00
11/01/35			222,015.63	222,015.63	7,345,000.00
05/01/36	195,000.00	5.900%	222,015.63	417,015.63	7,150,000.00
11/01/36			216,263.13	216,263.13	7,150,000.00
05/01/37	210,000.00	5.900%	216,263.13	426,263.13	6,940,000.00
11/01/37			210,068.13	210,068.13	6,940,000.00
05/01/38	220,000.00	5.900%	210,068.13	430,068.13	6,720,000.00
11/01/38			203,578.13	203,578.13	6,720,000.00
05/01/39	235,000.00	5.900%	203,578.13	438,578.13	6,485,000.00
11/01/39			196,645.63	196,645.63	6,485,000.00
05/01/40	250,000.00	5.900%	196,645.63	446,645.63	6,235,000.00
11/01/40			189,270.63	189,270.63	6,235,000.00
05/01/41	265,000.00	5.900%	189,270.63	454,270.63	5,970,000.00
11/01/41			181,453.13	181,453.13	5,970,000.00
05/01/42	280,000.00	5.900%	181,453.13	461,453.13	5,690,000.00
11/01/42			173,193.13	173,193.13	5,690,000.00
05/01/43	295,000.00	5.900%	173,193.13	468,193.13	5,395,000.00
11/01/43			164,490.63	164,490.63	5,395,000.00
05/01/44	315,000.00	5.900%	164,490.63	479,490.63	5,080,000.00
11/01/44			155,198.13	155,198.13	5,080,000.00
05/01/45	335,000.00	5.900%	155,198.13	490,198.13	4,745,000.00
11/01/45			145,315.63	145,315.63	4,745,000.00
05/01/46	355,000.00	6.125%	145,315.63	500,315.63	4,390,000.00
11/01/46			134,443.75	134,443.75	4,390,000.00
05/01/47	380,000.00	6.125%	134,443.75	514,443.75	4,010,000.00
11/01/47			122,806.25	122,806.25	4,010,000.00
05/01/48	400,000.00	6.125%	122,806.25	522,806.25	3,610,000.00
11/01/48			110,556.25	110,556.25	3,610,000.00
05/01/49	425,000.00	6.125%	110,556.25	535,556.25	3,185,000.00
11/01/49			97,540.63	97,540.63	3,185,000.00

**FIRELIGHT
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025A AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/50	455,000.00	6.125%	97,540.63	552,540.63	2,730,000.00
11/01/50			83,606.25	83,606.25	2,730,000.00
05/01/51	480,000.00	6.125%	83,606.25	563,606.25	2,250,000.00
11/01/51			68,906.25	68,906.25	2,250,000.00
05/01/52	510,000.00	6.125%	68,906.25	578,906.25	1,740,000.00
11/01/52			53,287.50	53,287.50	1,740,000.00
05/01/53	545,000.00	6.125%	53,287.50	598,287.50	1,195,000.00
11/01/53			36,596.88	36,596.88	1,195,000.00
05/01/54	580,000.00	6.125%	36,596.88	616,596.88	615,000.00
11/01/54			18,834.38	18,834.38	615,000.00
05/01/55	615,000.00	6.125%	18,834.38	633,834.38	-
Total	8,860,000.00		10,367,222.33	19,227,222.33	

**FIRELIGHT
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025B AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			163,571.53	163,571.53	7,700,000.00
05/01/26			221,375.00	221,375.00	7,700,000.00
11/01/26			221,375.00	221,375.00	7,700,000.00
05/01/27			221,375.00	221,375.00	7,700,000.00
11/01/27			221,375.00	221,375.00	7,700,000.00
05/01/28			221,375.00	221,375.00	7,700,000.00
11/01/28			221,375.00	221,375.00	7,700,000.00
05/01/29			221,375.00	221,375.00	7,700,000.00
11/01/29			221,375.00	221,375.00	7,700,000.00
05/01/30			221,375.00	221,375.00	7,700,000.00
11/01/30			221,375.00	221,375.00	7,700,000.00
05/01/31			221,375.00	221,375.00	7,700,000.00
11/01/31			221,375.00	221,375.00	7,700,000.00
05/01/32			221,375.00	221,375.00	7,700,000.00
11/01/32			221,375.00	221,375.00	7,700,000.00
05/01/33			221,375.00	221,375.00	7,700,000.00
11/01/33			221,375.00	221,375.00	7,700,000.00
05/01/34			221,375.00	221,375.00	7,700,000.00
11/01/34			221,375.00	221,375.00	7,700,000.00
05/01/35	7,700,000.00	5.750%	221,375.00	7,921,375.00	-
Total	7,700,000.00		4,369,696.53	12,069,696.53	

**FIRELIGHT
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

Off-Roll					
		FY 2026 O&M	FY 2026 DS	FY 2026 Total	FY 2025
Product/Parcel	Units	Assessment per Unit	Assessment per Unit	Assessment per Unit	Total Assessment per Unit
SF 40'	53	\$ -	\$ 1,315.95	\$ 1,315.95	n/a
SF 50'	237	-	1,642.12	1,642.12	n/a
SF 60'	90	-	1,973.92	1,973.92	n/a
Total	380				