

**FIRELIGHT
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027
PROPOSED BUDGET**

**FIRELIGHT
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1
Definitions of General Fund Expenditures	2 - 3
Debt Service Fund Budget - Series 2025	4
Amortization Schedule - Series 2025A	5 - 6
Amortization Schedule - Series 2025B	7
Assessment Summary	8

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

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 02/28/2026	Projected through 09/30/2026	Total Actual & Projected	
REVENUES					
Landowner contribution	\$1,108,690	\$ 15,796	\$ 1,092,894	\$ 1,108,690	\$ 504,738
Total revenues	<u>1,108,690</u>	<u>15,796</u>	<u>1,092,894</u>	<u>1,108,690</u>	<u>504,738</u>
EXPENDITURES					
Professional & administrative					
Supervisors	12,000	-	4,040	4,040	6,000
Management/accounting/recording**	48,000	22,292	20,000	42,292	48,000
Legal	25,000	1,126	8,874	10,000	25,000
Engineering	2,000	550	2,000	2,550	2,000
Stormwater needs analysis	-	-	-	-	5,000
Annual infrastructure report	-	-	-	-	5,000
Audit	4,800	-	4,800	4,800	4,900
Arbitrage rebate calculation*	500	-	500	500	500
Dissemination agent*	1,000	833	167	1,000	1,000
Debt service funding - accounting*	5,500	-	-	-	-
Trustee*	5,500	-	5,500	5,500	5,500
Telephone	200	83	117	200	200
Postage	500	22	478	500	500
Printing & binding	500	208	292	500	500
Legal advertising	1,750	160	750	910	1,750
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,512	-	5,512	6,063
Contingencies/bank charges	750	407	343	750	750
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	145	145	145
Total professional & administrative	<u>114,590</u>	<u>31,368</u>	<u>48,711</u>	<u>80,079</u>	<u>113,688</u>
Field operations					
Field operations management	15,000	-	3,000	3,000	15,000
Field operations accounting	-	-	-	-	1,000
Landscape maintenance					
Landscape maintenance & irrigation	391,000	-	-	-	195,500
Plant replacement	10,000	-	-	-	5,000
Tree care	25,000	-	-	-	10,000
Irrigation repairs	7,500	-	-	-	6,000
Irrigation water	48,500	-	-	-	24,250
Stormwater management					
Wet pond maintenance	17,300	-	-	-	12,000
Wet pond eroision repairs	5,000	-	-	-	5,000
Conservation area maintenance	45,800	-	-	-	45,800
Monitoring and reporting	10,000	-	-	-	10,000
Entry mountains and features					
Electricity	5,000	-	-	-	5,000
Pressure washing and maintenance	2,500	-	-	-	2,500
Parks and trails					
Porter services	3,000	-	-	-	3,000
Reparis and maintenance	5,000	-	-	-	5,000
Streetlighting	42,000	-	-	-	21,000
Amenity complex	226,500	-	-	-	-
Property insurance	110,000	-	-	-	-
Contingencies	25,000	-	-	-	25,000
Total field operations	<u>994,100</u>	<u>-</u>	<u>3,000</u>	<u>3,000</u>	<u>391,050</u>
Total expenditures	<u>1,108,690</u>	<u>31,368</u>	<u>51,711</u>	<u>83,079</u>	<u>504,738</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(15,572)	1,041,183	1,025,611	-
Fund balance - beginning (unaudited)	-	(9,798)	(25,370)	(9,798)	1,015,813
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	-	(25,370)	1,015,813	1,015,813	1,015,813
Fund balance - ending	<u>\$ -</u>	<u>\$ (25,370)</u>	<u>\$ 1,015,813</u>	<u>\$ 1,015,813</u>	<u>\$ 1,015,813</u>

* These items will be realized when bonds are issued

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

EXPENDITURES

Professional & administrative

Supervisors	\$ 6,000
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.	
Stormwater needs analysis	5,000
Statutorily required for the District to perform stormwater needs analysis every five years and submit reporting	
Annual infrastructure report	
Statutorily required annual inspection of District owned infrastructure	5,000
Audit	4,900
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.	
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	6,063
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	145
Field operations management	15,000
Field operations accounting	1,000
Landscape maintenance	
Landscape maintenance & irrigation	195,500
Plant replacement	5,000
Tree care	10,000
Irrigation repairs	6,000
Irrigation water	24,250
Stormwater management	
Wet pond maintenance	12,000
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
Streetlighting	21,000
Contingencies	25,000
Total expenditures	<u>\$ 504,738</u>

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

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 02/28/2026	Projected through 09/30/2026		
REVENUES					
Special assessment: off-roll	1,079,333	477,435	601,898	1,079,333	1,079,333
Interest	-	21,842	-	21,842	-
Total revenues	<u>1,079,333</u>	<u>499,277</u>	<u>601,898</u>	<u>1,101,175</u>	<u>1,079,333</u>
EXPENDITURES					
Debt service					
Principal - Series 2025A	120,000	-	120,000	120,000	130,000
Interest - Series 2025A	447,691	190,233	257,458	447,691	509,636
Interest - Series 2025B	384,947	163,572	221,375	384,947	442,750
Total debt service	<u>952,638</u>	<u>353,805</u>	<u>598,833</u>	<u>952,638</u>	<u>1,082,386</u>
Other fees & charges					
Transfer out		21,200	-	21,200	-
Total other fees & charges	<u>-</u>	<u>21,200</u>	<u>-</u>	<u>21,200</u>	<u>-</u>
Total expenditures	<u>952,638</u>	<u>375,005</u>	<u>598,833</u>	<u>973,838</u>	<u>1,082,386</u>
Excess/(deficiency) of revenues over/(under) expenditures	126,695	124,272	3,065	127,337	(3,053)
OTHER FINANCING SOURCES/(USES)					
Transfer in		-	157,165	157,165	-
Total other financing sources/(uses)	<u>-</u>	<u>-</u>	<u>157,165</u>	<u>157,165</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	126,695	124,272	160,230	284,502	(3,053)
Beginning fund balance (unaudited)	1,433,805	1,310,096	1,434,368	1,310,096	1,594,598
Ending fund balance (projected)	<u>\$ 1,560,500</u>	<u>\$ 1,434,368</u>	<u>\$ 1,594,598</u>	<u>\$ 1,594,598</u>	<u>1,591,545</u>
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, 2027 - Series 2025A					(251,958)
Principal and Interest expense - November 1, 2027 - Series 2025B					(221,375)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 38,212</u>

**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	8,740,000.00		9,919,531.25	18,659,531.25	

**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		3,984,750.00	11,684,750.00	

**FIRELIGHT
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

Off-Roll					
<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&M Assessment per Unit</u>	<u>FY 2027 DS Assessment per Unit</u>	<u>FY 2027 Total Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>
SF 40'	53	\$ -	\$ 1,315.95	\$ 1,315.95	\$ 1,315.95
SF 50'	237	-	1,642.12	1,642.12	\$ 1,642.12
SF 60'	90	-	1,973.92	1,973.92	\$ 1,973.92
Total	380				