



Finley Woods CDD

August 2025 Financial Package

August 31, 2025

PFM Group Consulting LLC
3501 Quadrangle Blvd
Suite 270
Orlando, FL 32817
(407) 723-5900



Finley Woods CDD
Statement of Financial Position
As of 8/31/2025

	General Fund	Debt Service	Construction	Long Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$82,606.59				\$82,606.59
Prepaid Expenses	1,679.68				1,679.68
Debt Service Reserve Series 2020		\$180,100.00			180,100.00
Revenue Series 2020		78,979.15			78,979.15
Sinking Fund Series 2020		0.02			0.02
Acquisition/Construction Series 2020			\$17,167.77		17,167.77
Total Current Assets	<u>\$84,286.27</u>	<u>\$259,079.17</u>	<u>\$17,167.77</u>	<u>\$0.00</u>	<u>\$360,533.21</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$259,079.17	\$259,079.17
Amount To Be Provided				2,510,920.83	2,510,920.83
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$2,770,000.00</u>	<u>\$2,770,000.00</u>
Total Assets	<u><u>\$84,286.27</u></u>	<u><u>\$259,079.17</u></u>	<u><u>\$17,167.77</u></u>	<u><u>\$2,770,000.00</u></u>	<u><u>\$3,130,533.21</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Retainage Payable			\$240,694.70		\$240,694.70
Total Current Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$240,694.70</u>	<u>\$0.00</u>	<u>\$240,694.70</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$2,770,000.00	\$2,770,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$2,770,000.00</u>	<u>\$2,770,000.00</u>
Total Liabilities	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$240,694.70</u></u>	<u><u>\$2,770,000.00</u></u>	<u><u>\$3,010,694.70</u></u>
<u>Net Assets</u>					
Net Assets - General Government	\$37,529.70				\$37,529.70
Current Year Net Assets - General Govt	45,076.57				45,076.57
FB - Nonspendable	1,680.00				1,680.00
Net Assets, Unrestricted		\$256,297.66			256,297.66
Current Year Net Assets, Unrestricted		2,781.51			2,781.51
Net Assets, Unrestricted			(\$319,059.72)		(319,059.72)
Current Year Net Assets, Unrestricted			7,732.79		7,732.79
Net Assets - General Government			87,800.00		87,800.00
Total Net Assets	<u><u>\$84,286.27</u></u>	<u><u>\$259,079.17</u></u>	<u><u>(\$223,526.93)</u></u>	<u><u>\$0.00</u></u>	<u><u>\$119,838.51</u></u>
Total Liabilities and Net Assets	<u><u>\$84,286.27</u></u>	<u><u>\$259,079.17</u></u>	<u><u>\$17,167.77</u></u>	<u><u>\$2,770,000.00</u></u>	<u><u>\$3,130,533.21</u></u>



Finley Woods CDD
Statement of Activities
As of 8/31/2025

	General Fund	Debt Service	Construction	Long Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$53,586.26				\$53,586.26
Off-Roll Assessments	48,648.71				48,648.71
On-Roll Assessments		\$178,534.20			178,534.20
Inter-Fund Group Transfers In		(7,253.65)			(7,253.65)
Inter-Fund Transfers In			\$7,253.65		7,253.65
Total Revenues	<u>\$102,234.97</u>	<u>\$171,280.55</u>	<u>\$7,253.65</u>	<u>\$0.00</u>	<u>\$280,769.17</u>
<u>Expenses</u>					
Supervisor Fees	\$200.00				\$200.00
D&O Insurance	2,843.00				2,843.00
Trustee Services	4,031.25				4,031.25
Management	20,625.00				20,625.00
Engineering	290.00				290.00
Disclosure Agent	3,750.00				3,750.00
District Counsel	8,103.50				8,103.50
Assessment Administration	7,500.00				7,500.00
Audit	3,630.00				3,630.00
Postage & Shipping	75.87				75.87
Legal Advertising	2,764.52				2,764.52
Miscellaneous	75.00				75.00
Web Site Maintenance	2,385.00				2,385.00
Dues, Licenses, and Fees	175.00				175.00
General Insurance	3,476.00				3,476.00
Principal Payment - Series 2020		\$65,000.00			65,000.00
Interest Payments -Series 2020		113,972.50			113,972.50
Total Expenses	<u>\$59,924.14</u>	<u>\$178,972.50</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$238,896.64</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$2,765.74				\$2,765.74
Interest Income		\$10,473.46			10,473.46
Interest Income			\$479.14		479.14
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$2,765.74</u>	<u>\$10,473.46</u>	<u>\$479.14</u>	<u>\$0.00</u>	<u>\$13,718.34</u>
Change In Net Assets	\$45,076.57	\$2,781.51	\$7,732.79	\$0.00	\$55,590.87
Net Assets At Beginning Of Year	<u>\$39,209.70</u>	<u>\$256,297.66</u>	<u>(\$231,259.72)</u>	<u>\$0.00</u>	<u>\$64,247.64</u>
Net Assets At End Of Year	<u><u>\$84,286.27</u></u>	<u><u>\$259,079.17</u></u>	<u><u>(\$223,526.93)</u></u>	<u><u>\$0.00</u></u>	<u><u>\$119,838.51</u></u>



Finley Woods CDD
Budget to Actual
For The Month Ending 8/31/2025

	Year To Date				
	Actual	Budget	Variance	FY2025 Adopted Budget	Percentage
<u>Revenues</u>					
On-Roll Assessments	\$ 53,586.26	\$ 48,705.69	\$ 4,880.57	\$ 53,133.50	100.85%
Off-Roll Assessments	48,648.71	32,738.64	15,910.07	35,714.90	136.21%
Developer Contributions	-	53,397.30	(53,397.30)	58,251.60	0.00%
Net Revenues	\$ 102,234.97	\$ 134,841.63	\$ (32,606.66)	\$ 147,100.00	69.50%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 200.00	\$ 1,100.00	\$ (900.00)	\$ 1,200.00	16.67%
D&O Insurance	2,843.00	2,933.37	(90.37)	3,200.00	88.84%
Trustee Services	4,031.25	4,033.37	(2.12)	4,400.00	91.62%
Management	20,625.00	20,625.00	-	22,500.00	91.67%
Engineering	290.00	9,166.63	(8,876.63)	10,000.00	2.90%
Disclosure Agent	3,750.00	4,583.37	(833.37)	5,000.00	75.00%
District Counsel	8,103.50	22,916.63	(14,813.13)	25,000.00	32.41%
Assessment Administration	7,500.00	6,875.00	625.00	7,500.00	100.00%
Reamortization Schedule	-	229.13	(229.13)	250.00	0.00%
Audit	3,630.00	3,327.50	302.50	3,630.00	100.00%
Postage & Shipping	75.87	229.13	(153.26)	250.00	30.35%
Copies	-	229.13	(229.13)	250.00	0.00%
Legal Advertising	2,764.52	3,666.63	(902.11)	4,000.00	69.11%
Miscellaneous	75.00	1,375.00	(1,300.00)	1,500.00	5.00%
Office Supplies	-	45.87	(45.87)	50.00	0.00%
Web Site Maintenance	2,385.00	2,585.00	(200.00)	2,820.00	84.57%
Dues, Licenses, and Fees	175.00	229.13	(54.13)	250.00	70.00%
Total General & Administrative Expenses	\$ 56,448.14	\$ 84,149.89	\$ (27,701.75)	\$ 91,800.00	61.49%
<u>Maintenancee Expenses</u>					
Irrigation	\$ -	\$ 9,166.63	\$ (9,166.63)	\$ 10,000.00	0.00%
General Insurance	3,476.00	3,483.37	(7.37)	3,800.00	91.47%
General Repair & Maintenance	-	6,416.63	(6,416.63)	7,000.00	0.00%
Landscaping Maintenance & Material	-	24,062.50	(24,062.50)	26,250.00	0.00%
Reserves	-	7,562.61	(7,562.61)	8,250.00	0.00%
Total Maintenance Expenses	\$ 3,476.00	\$ 50,691.74	\$ (47,215.74)	\$ 55,300.00	6.29%
Total Expenses	\$ 59,924.14	\$ 134,841.63	\$ (74,917.49)	\$ 147,100.00	40.74%
Income (Loss) from Operations	\$ 42,310.83	\$ -	\$ 42,310.83	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 2,765.74	\$ -	\$ 2,765.74	\$ -	
Total Other Income (Expense)	\$ 2,765.74	\$ -	\$ 2,765.74	\$ -	
Net Income (Loss)	\$ 45,076.57	\$ -	\$ 45,076.57	\$ -	