Finley Woods CDD

March 2025 Financial Package

March 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 3/31/2025

	General Fund	Debt Service	Construction	Long Term Debt	Total
Assets					
Current Assets					
General Checking Account	$58,276.32				$58,276.32
Assessments Receivable	4,714.79				4,714.79
Assessment Receivable - Off Roll	48,648.71				48,648.71
Assessments Receivable		$15,708.34			15,708.34
Debt Service Reserve Series 2020		180,100.00			180,100.00
Revenue Series 2020		181,705.03			181,705.03
Sinking Fund Series 2020		0.02			0.02
Acquisition/Construction Series 2020			$13,694.23		13,694.23
Total Current Assets	$111,639.82	$377,513.39	$13,694.23	$0.00	$502,847.44
Investments					
Amount Available in Debt Service Funds				$361,805.05	$361,805.05
Amount To Be Provided				2,473,194.95	2,473,194.95
Total Investments	$0.00	$0.00	$0.00	$2,835,000.00	$2,835,000.00
Total Assets	$111,639.82	$377,513.39	$13,694.23	$2,835,000.00	$3,337,847.44
Liabilities and Net Assets					
Current Liabilities					
Accounts Payable	$1,875.00				$1,875.00
Deferred Revenue	4,714.79				4,714.79
Deferred Revenue - Off Roll	48,648.71				48,648.71
Deferred Revenue		$15,708.34			15,708.34
Retainage Payable			$240,694.70		240,694.70
Total Current Liabilities	$55,238.50	$15,708.34	$240,694.70	$0.00	$311,641.54
Long Term Liabilities					
Revenue Bonds Payable - Long-Term				$2,835,000.00	$2,835,000.00
Total Long Term Liabilities	$0.00	$0.00	$0.00	$2,835,000.00	$2,835,000.00
Total Liabilities	$55,238.50	$15,708.34	$240,694.70	$2,835,000.00	$3,146,641.54
Net Assets					
Net Assets - General Government	$37,529.70				$37,529.70
Current Year Net Assets - General Govt	17,191.62				17,191.62
FB - Nonspendable	1,680.00				1,680.00
Net Assets, Unrestricted		$256,297.66			256,297.66
Current Year Net Assets, Unrestricted		105,507.39			105,507.39
Net Assets, Unrestricted			($319,059.72)		(319,059.72)
Current Year Net Assets, Unrestricted			4,259.25		4,259.25
Net Assets - General Government			87,800.00		87,800.00
Total Net Assets	$56,401.32	$361,805.05	($227,000.47)	$0.00	$191,205.90
Total Liabilities and Net Assets	$111,639.82	$377,513.39	$13,694.23	$2,835,000.00	$3,337,847.44

Finley Woods CDD
Statement of Activities
As of 3/31/2025

	General Fund	Debt Service	Construction	Long Term Debt	Total
Revenues					
On-Roll Assessments	$48,418.71				$48,418.71
On-Roll Assessments		$161,317.36			161,317.36
Inter-Fund Group Transfers In		(4,047.88)			(4,047.88)
Inter-Fund Transfers In			$4,047.88		4,047.88
Total Revenues	$48,418.71	$157,269.48	$4,047.88	$0.00	$209,736.07
Expenses					
Supervisor Fees	$200.00				$200.00
D&O Insurance	2,843.00				2,843.00
Trustee Services	1,679.68				1,679.68
Management	11,250.00				11,250.00
Disclosure Agent	2,500.00				2,500.00
District Counsel	1,154.00				1,154.00
Assessment Administration	7,500.00				7,500.00
Postage & Shipping	0.69				0.69
Legal Advertising	548.12				548.12
Web Site Maintenance	1,110.00				1,110.00
Dues, Licenses, and Fees	175.00				175.00
General Insurance	3,476.00				3,476.00
Interest Payments -Series 2020		$56,986.25			56,986.25
Total Expenses	$32,436.49	$56,986.25	$0.00	$0.00	$89,422.74
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	$1,209.40				$1,209.40
Interest Income		$5,224.16			5,224.16
Interest Income			$211.37		211.37
Total Other Revenues (Expenses) & Gains (Losses)	$1,209.40	$5,224.16	$211.37	$0.00	$6,644.93
Change In Net Assets	$17,191.62	$105,507.39	$4,259.25	$0.00	$126,958.26
Net Assets At Beginning Of Year	$39,209.70	$256,297.66	($231,259.72)	$0.00	$64,247.64
Net Assets At End Of Year	$56,401.32	$361,805.05	($227,000.47)	$0.00	$191,205.90

Finley Woods CDD

Budget to Actual

For The Month Ending 3/31/2025

	Year To Date				
	Actual	Budget	Variance	FY2025 Adopted Budget	Percentage
Revenues					
On-Roll Assessments	$48,418.71	$26,566.74	$21,851.97	$53,133.50	91.13%
Off-Roll Assessments	-	17,857.44	(17,857.44)	35,714.90	0.00%
Developer Contributions	-	29,125.80	(29,125.80)	58,251.60	0.00%
Net Revenues	**$48,418.71**	**$73,549.98**	**$(25,131.27)**	**$147,100.00**	**32.92%**
General & Administrative Expenses					
Supervisor Fees	$200.00	$600.00	$(400.00)	$1,200.00	16.67%
D&O Insurance	2,843.00	1,600.02	1,242.98	3,200.00	88.84%
Trustee Services	1,679.68	2,200.02	(520.34)	4,400.00	38.17%
Management	11,250.00	11,250.00	-	22,500.00	50.00%
Engineering	-	4,999.98	(4,999.98)	10,000.00	0.00%
Disclosure Agent	2,500.00	2,500.02	(0.02)	5,000.00	50.00%
District Counsel	1,154.00	12,499.98	(11,345.98)	25,000.00	4.62%
Assessment Administration	7,500.00	3,750.00	3,750.00	7,500.00	100.00%
Reamortization Schedule	-	124.98	(124.98)	250.00	0.00%
Audit	-	1,815.00	(1,815.00)	3,630.00	0.00%
Postage & Shipping	0.69	124.98	(124.29)	250.00	0.28%
Copies	-	124.98	(124.98)	250.00	0.00%
Legal Advertising	548.12	1,999.98	(1,451.86)	4,000.00	13.70%
Miscellaneous	-	750.00	(750.00)	1,500.00	0.00%
Office Supplies	-	25.02	(25.02)	50.00	0.00%
Web Site Maintenance	1,110.00	1,410.00	(300.00)	2,820.00	39.36%
Dues, Licenses, and Fees	175.00	124.98	50.02	250.00	70.00%
Total General & Administrative Expenses	**$28,960.49**	**$45,899.94**	**$(16,939.45)**	**$91,800.00**	**31.55%**
Irrigation	-	4,999.98	(4,999.98)	$10,000.00	0.00%
General Insurance	3,476.00	1,900.02	1,575.98	3,800.00	91.47%
General Repair & Maintenance	-	3,499.98	(3,499.98)	7,000.00	0.00%
Landscaping Maintenance & Material	-	13,125.00	(13,125.00)	26,250.00	0.00%
Reserves	-	4,125.06	(4,125.06)	8,250.00	0.00%
Total General & Administrative Expenses	**$3,476.00**	**$27,650.04**	**$(24,174.04)**	**$55,300.00**	**110.66%**
Total Expenses	**$32,436.49**	**$73,549.98**	**$(41,113.49)**	**$55,550.00**	**0.00%**
Income (Loss) from Operations	**$15,982.22**	**$0.00**	**$15,982.22**	**$2,701.60**	
Other Income (Expense)					
Interest Income	$1,209.40	$0.00	$1,209.40	$0.00	
Total Other Income (Expense)	**$1,209.40**	**$0.00**	**$1,209.40**	**$0.00**	
Net Income (Loss)	**$17,191.62**	**$0.00**	**$17,191.62**	**$0.00**	