Finley Woods CDD

May 2025 Financial Package

May 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 5/31/2025

	General Fund	Debt Service	Construction	Long Term Debt	Total
Assets					
Current Assets					
General Checking Account	$98,473.57				$98,473.57
Assessments Receivable	4,202.23				4,202.23
Prepaid Expenses	1,679.68				1,679.68
Assessments Receivable		$14,000.62			14,000.62
Debt Service Reserve Series 2020		180,100.00			180,100.00
Revenue Series 2020		62,718.04			62,718.04
Sinking Fund Series 2020		0.02			0.02
Acquisition/Construction Series 2020			$15,071.69		15,071.69
Total Current Assets	$104,355.48	$256,818.68	$15,071.69	$0.00	$376,245.85
Investments					
Amount Available in Debt Service Funds				$242,818.06	$242,818.06
Amount To Be Provided				2,527,181.94	2,527,181.94
Total Investments	$0.00	$0.00	$0.00	$2,770,000.00	$2,770,000.00
Total Assets	$104,355.48	$256,818.68	$15,071.69	$2,770,000.00	$3,146,245.85
Liabilities and Net Assets					
Current Liabilities					
Accounts Payable	$4,069.73				$4,069.73
Deferred Revenue	4,202.23				4,202.23
Deferred Revenue		$14,000.62			14,000.62
Retainage Payable			$240,694.70		240,694.70
Total Current Liabilities	$8,271.96	$14,000.62	$240,694.70	$0.00	$262,967.28
Long Term Liabilities					
Revenue Bonds Payable - Long-Term				$2,770,000.00	$2,770,000.00
Total Long Term Liabilities	$0.00	$0.00	$0.00	$2,770,000.00	$2,770,000.00
Total Liabilities	$8,271.96	$14,000.62	$240,694.70	$2,770,000.00	$3,032,967.28
Net Assets					
Net Assets - General Government	$37,529.70				$37,529.70
Current Year Net Assets - General Government	56,873.82				56,873.82
FB - Nonspendable	1,680.00				1,680.00
Net Assets, Unrestricted		$256,297.66			256,297.66
Current Year Net Assets, Unrestricted		(13,479.60)			(13,479.60)
Net Assets, Unrestricted			($319,059.72)		(319,059.72)
Current Year Net Assets, Unrestricted			5,636.71		5,636.71
Net Assets - General Government			87,800.00		87,800.00
Total Net Assets	$96,083.52	$242,818.06	($225,623.01)	$0.00	$113,278.57
Total Liabilities and Net Assets	$104,355.48	$256,818.68	$15,071.69	$2,770,000.00	$3,146,245.85

Finley Woods CDD
Statement of Activities
As of 5/31/2025

	General Fund	Debt Service	Construction	Long Term Debt	Total
Revenues					
On-Roll Assessments	$48,931.27				$48,931.27
Off-Roll Assessments	48,648.71				48,648.71
On-Roll Assessments		$163,025.08			163,025.08
Inter-Fund Group Transfers In		(5,326.02)			(5,326.02)
Inter-Fund Transfers In			$5,326.02		5,326.02
Total Revenues	$97,579.98	$157,699.06	$5,326.02	$0.00	$260,605.06
Expenses					
Supervisor Fees	$200.00				$200.00
D&O Insurance	2,843.00				2,843.00
Trustee Services	4,031.25				4,031.25
Management	15,000.00				15,000.00
Disclosure Agent	2,500.00				2,500.00
District Counsel	4,419.50				4,419.50
Assessment Administration	7,500.00				7,500.00
Postage & Shipping	1.38				1.38
Legal Advertising	732.16				732.16
Web Site Maintenance	1,680.00				1,680.00
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	$42,558.29	$178,972.50	$0.00	$0.00	$221,530.79
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	$1,852.13				$1,852.13
Interest Income		$7,793.84			7,793.84
Interest Income			$310.69		310.69
Total Other Revenues (Expenses) & Gains (Losses)	$1,852.13	$7,793.84	$310.69	$0.00	$9,956.66
Change In Net Assets	$56,873.82	($13,479.60)	$5,636.71	$0.00	$49,030.93
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	$96,083.52	$242,818.06	($225,623.01)	$0.00	$113,278.57

Finley Woods CDD
Budget to Actual
For The Month Ending 5/31/2025

	Year To Date				
	Actual	Budget	Variance	FY2025 Adopted Budget	Percentage
Revenues					
On-Roll Assessments	$ 48,931.27	$ 35,422.32	$ 13,508.95	$ 53,133.50	92.09%
Off-Roll Assessments	48,648.71	23,809.92	24,838.79	35,714.90	136.21%
Developer Contributions	-	38,834.40	(38,834.40)	58,251.60	0.00%
Net Revenues	**$ 97,579.98**	**$ 98,066.64**	**$ (486.66)**	**$ 147,100.00**	**66.34%**
General & Administrative Expenses					
Supervisor Fees	$ 200.00	$ 800.00	$ (600.00)	$ 1,200.00	16.67%
D&O Insurance	2,843.00	2,133.36	709.64	3,200.00	88.84%
Trustee Services	4,031.25	2,933.36	1,097.89	4,400.00	91.62%
Management	15,000.00	15,000.00	-	22,500.00	66.67%
Engineering	-	6,666.64	(6,666.64)	10,000.00	0.00%
Disclosure Agent	2,500.00	3,333.36	(833.36)	5,000.00	50.00%
District Counsel	4,419.50	16,666.64	(12,247.14)	25,000.00	17.68%
Assessment Administration	7,500.00	5,000.00	2,500.00	7,500.00	100.00%
Reamortization Schedule	-	166.64	(166.64)	250.00	0.00%
Audit	-	2,420.00	(2,420.00)	3,630.00	0.00%
Postage & Shipping	1.38	166.64	(165.26)	250.00	0.55%
Copies	-	166.64	(166.64)	250.00	0.00%
Legal Advertising	732.16	2,666.64	(1,934.48)	4,000.00	18.30%
Miscellaneous	-	1,000.00	(1,000.00)	1,500.00	0.00%
Office Supplies	-	33.36	(33.36)	50.00	0.00%
Web Site Maintenance	1,680.00	1,880.00	(200.00)	2,820.00	59.57%
Dues, Licenses, and Fees	175.00	166.64	8.36	250.00	70.00%
Total General & Administrative Expenses	**$ 39,082.29**	**$ 61,199.92**	**$ (22,117.63)**	**$ 91,800.00**	**42.57%**
Maintenance Expenses					
Irrigation	$ -	$ 6,666.64	$ (6,666.64)	$ 10,000.00	0.00%
General Insurance	3,476.00	2,533.36	942.64	3,800.00	91.47%
General Repair & Maintenance	-	4,666.72	(4,666.72)	7,000.00	0.00%
Landscaping Maintenance & Material	-	17,500.00	(17,500.00)	26,250.00	0.00%
Reserves	-	5,500.00	(5,500.00)	8,250.00	0.00%
Total General & Administrative Expenses	**$ 3,476.00**	**$ 36,866.72**	**$ (33,390.72)**	**$ 55,300.00**	**6.29%**
Total Expenses	**$ 42,558.29**	**$ 98,066.64**	**$ (55,508.35)**		
Income (Loss) from Operations	**$ 55,021.69**	**$ -**	**$ 55,021.69**		
Other Income (Expense)					
Interest Income	$ 1,852.13	$ -	$ 1,852.13		
Total Other Income (Expense)	**$ 1,852.13**	**$ -**	**$ 1,852.13**		
Net Income (Loss)	**$ 56,873.82**	**$ -**	**$ 56,873.82**		