



Finley Woods CDD

June 2025 Financial Package

June 30, 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 6/30/2025

	General Fund	Debt Service	Construction	Long Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$92,540.02				\$92,540.02
Prepaid Expenses	1,679.68				1,679.68
Debt Service Reserve Series 2020		\$180,100.00			180,100.00
Revenue Series 2020		78,452.27			78,452.27
Sinking Fund Series 2020		0.02			0.02
Acquisition/Construction Series 2020			\$15,775.44		15,775.44
Total Current Assets	<u>\$94,219.70</u>	<u>\$258,552.29</u>	<u>\$15,775.44</u>	<u>\$0.00</u>	<u>\$368,547.43</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$258,552.29	\$258,552.29
Amount To Be Provided				2,511,447.71	2,511,447.71
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>\$94,219.70</u></u>	<u><u>\$258,552.29</u></u>	<u><u>\$15,775.44</u></u>	<u><u>\$2,770,000.00</u></u>	<u><u>\$3,138,547.43</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 Government	55,010.00				55,010.00
FB - Nonspendable	1,680.00				1,680.00
Net Assets, Unrestricted		\$256,297.66			256,297.66
Current Year Net Assets, Unrestricted		2,254.63			2,254.63
Net Assets, Unrestricted			(\$319,059.72)		(\$319,059.72)
Current Year Net Assets, Unrestricted			6,340.46		6,340.46
Net Assets - General Government			87,800.00		87,800.00
Total Net Assets	<u><u>\$94,219.70</u></u>	<u><u>\$258,552.29</u></u>	<u><u>(\$224,919.26)</u></u>	<u><u>\$0.00</u></u>	<u><u>\$127,852.73</u></u>
Total Liabilities and Net Assets	<u><u>\$94,219.70</u></u>	<u><u>\$258,552.29</u></u>	<u><u>\$15,775.44</u></u>	<u><u>\$2,770,000.00</u></u>	<u><u>\$3,138,547.43</u></u>



Finley Woods CDD
Statement of Activities
As of 6/30/2025

	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		(5,975.50)			(5,975.50)
Inter-Fund Transfers In			\$5,975.50		5,975.50
Total Revenues	<u>\$102,234.97</u>	<u>\$172,558.70</u>	<u>\$5,975.50</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	16,875.00				16,875.00
Disclosure Agent	2,500.00				2,500.00
District Counsel	5,354.00				5,354.00
Assessment Administration	7,500.00				7,500.00
Audit	3,630.00				3,630.00
Postage & Shipping	1.38				1.38
Legal Advertising	916.20				916.20
Web Site Maintenance	1,815.00				1,815.00
Dues, Licenses, and Fees	175.00				175.00
Miscellaneous	75.00				75.00
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>\$49,391.83</u>	<u>\$178,972.50</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$228,364.33</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$2,166.86				\$2,166.86
Interest Income		\$8,668.43			8,668.43
Interest Income			\$364.96		364.96
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$2,166.86</u>	<u>\$8,668.43</u>	<u>\$364.96</u>	<u>\$0.00</u>	<u>\$11,200.25</u>
Change In Net Assets	\$55,010.00	\$2,254.63	\$6,340.46	\$0.00	\$63,605.09
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>\$94,219.70</u></u>	<u><u>\$258,552.29</u></u>	<u><u>(\$224,919.26)</u></u>	<u><u>\$0.00</u></u>	<u><u>\$127,852.73</u></u>



Finley Woods CDD
Budget to Actual
For The Month of 6/30/2025

	Year To Date			FY2025 Adopted Budget	Percentage
	Actual	Budget	Variance		
<u>Revenues</u>					
On-Roll Assessments	\$ 53,586.26	\$ 39,850.11	\$ 13,736.15	\$ 53,133.50	100.85%
Off-Roll Assessments	48,648.71	26,786.16	21,862.55	35,714.90	136.21%
Developer Contributions	-	43,688.70	(43,688.70)	58,251.60	0.00%
Net Revenues	\$ 102,234.97	\$ 110,324.97	\$ (8,090.00)	\$ 147,100.00	69.50%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 200.00	\$ 900.00	\$ (700.00)	\$ 1,200.00	16.67%
D&O Insurance	2,843.00	2,400.03	442.97	3,200.00	88.84%
Trustee Services	4,031.25	3,300.03	731.22	4,400.00	91.62%
Management	16,875.00	16,875.00	-	22,500.00	75.00%
Engineering	-	7,499.97	(7,499.97)	10,000.00	0.00%
Disclosure Agent	2,500.00	3,750.03	(1,250.03)	5,000.00	50.00%
District Counsel	5,354.00	18,749.97	(13,395.97)	25,000.00	21.42%
Assessment Administration	7,500.00	5,625.00	1,875.00	7,500.00	100.00%
Reamortization Schedule	-	187.47	(187.47)	250.00	0.00%
Audit	3,630.00	2,722.50	907.50	3,630.00	100.00%
Postage & Shipping	1.38	187.47	(186.09)	250.00	0.55%
Copies	-	187.47	(187.47)	250.00	0.00%
Legal Advertising	916.20	2,999.97	(2,083.77)	4,000.00	22.91%
Miscellaneous	75.00	1,125.00	(1,050.00)	1,500.00	5.00%
Office Supplies	-	37.53	(37.53)	50.00	0.00%
Web Site Maintenance	1,815.00	2,115.00	(300.00)	2,820.00	64.36%
Dues, Licenses, and Fees	175.00	187.56	(12.56)	250.00	70.00%
Total General & Administrative Expenses	\$ 45,915.83	\$ 68,850.00	\$ (22,934.17)	\$ 91,800.00	50.02%
Irrigation	\$ -	\$ 7,499.97	\$ (7,499.97)	\$ 10,000.00	0.00%
General Insurance	3,476.00	2,850.03	625.97	3,800.00	91.47%
General Repair & Maintenance	-	5,249.97	(5,249.97)	7,000.00	0.00%
Landscaping Maintenance & Material	-	19,687.50	(19,687.50)	26,250.00	0.00%
Reserves	-	6,187.50	(6,187.50)	8,250.00	0.00%
Total Maintenance Expenses	\$ 3,476.00	\$ 41,474.97	\$ (37,998.97)	\$ 55,300.00	6.29%
Total Expenses	\$ 49,391.83	\$ 110,324.97	\$ (60,933.14)	\$ 147,100.00	33.58%
Income (Loss) from Operations	\$ 52,843.14	\$ -	\$ 52,843.14	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 2,166.86	\$ -	\$ 2,166.86	\$ -	
Total Other Income (Expense)	\$ 2,166.86	\$ -	\$ 2,166.86	\$ -	
Net Income (Loss)	\$ 55,010.00	\$ -	\$ 55,010.00	\$ -	