

Finley Woods Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817; 407-723-5900

<http://finleywoodscdd.com/>

The following is the proposed agenda for the Board of Supervisors Meeting for the Finley Woods Community Development District, scheduled to be held **Tuesday, September 23, 2025, at 11:00 a.m. at the Offices of Tommy Williams Homes located at 2563 SW 87th Drive, Suite 10, Gainesville, FL 32608.** The attendance of three Board Members is required to constitute a quorum. Questions or comments on the Board Meeting or proposed agenda may be addressed to Jane Gaarlandt at gaarlandtj@pfm.com or (407) 723-5900.

To attend the meetings by phone, please use the below conference call information:

Phone: **1-844-621-3956**

Access Code: **2539 895 0958**

BOARD OF SUPERVISORS' MEETING AGENDA

Administrative Matters

- Roll Call to Confirm Quorum
- Public Comment Period *[for any member of the public desiring to speak on any proposition before the Board]*
- 1. **Consideration of Minutes of the August 5, 2025, Auditor Selection Committee and Board of Supervisors' Meeting**

Business Matters

- 2. **Consideration of Termination of Cost Share Agreement between the District and Finley Woods Owners' Association, Inc. for Maintenance Services**
- 3. **Consideration of Landscape Maintenance Proposals:**
 - Premier Lawn Care
 - Allegiance Landscaping
 - Grasshopper TLC
 - Alex Michael Landscaping
 - Shortcuts Landscaping
- 4. **Consideration of Work Product Acquisition for the Series 2020 Project**
 - A. **Resolution 2025-05, Authorizing DSRF Release and Requisition (Series 2020)**
- 5. **Consideration of Audit Engagement Letter with Grau & Associates**
- 6. **Consideration of the First Amendment to Agreement for Website Services with VglobalTech**
- 7. **Consideration of Funding Request Nos. 89 & 90**
- 8. **Review of Monthly Financials**

Other Business

Staff Reports

District Counsel
District Engineer
District Manager

- Next Meeting October 7, 2025

Supervisor Requests and Audience Comments
Adjournment



Finley Woods Community Development District

**Consideration of Minutes of the August 5,
2025, Auditor Selection Committee and
Board of Supervisors' Meeting**

MINUTES OF MEETING

FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT AUDITOR SELECTION COMMITTEE MEETING

Tuesday, August 5, 2025, at 1:30 p.m.

Offices of Tommy Williams Homes

2563 SW 87th Drive, Suite 10

Gainesville, FL 32608

Board Members present at roll call:

Ginney Patterson	Committee Member
Hank Taylor	Committee Member
Cale Rogers	Committee Member
Tonia Greve	Committee Member
Derel Batsel	Committee Member

Also Present:

Jane Gaarlandt	PFM Group Consulting LLC	
Kristin Lasky	PFM Group Consulting LLC	
Rick Montejano	PFM Group Consulting LLC	(via phone)
Ayla Hart	HOA	
Gary Griffin	Bosshardt	(via phone)
Elizabeth Michaels	Homeowner	
Sabrina Rochelle	Homeowner	
Garth Michaels	Homeowner	
Eric Barkhurst	Homeowner	
Debbie Frederick	Homeowner	
Lilly Saqib	Homeowner	
Chukwuka Onyewu	Homeowner	
Thao Ngyuen	Homeowner	

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Gaarlandt called the meeting to order at 1:31 p.m. and confirmed quorum.

Public Comment Period

A resident had a comment regarding the fees. It was noted that will be discussed during the Public Hearing at the Board of Supervisors' Meeting.

It was noted that disclosure of the community being a Community Development District is required in the closing documents that residents receive.

There were no other public comments at this time.

SECOND ORDER OF BUSINESS

Review of Auditing Services Proposal a. Berger, Toombs, Elam, Gaines & Frank b. Grau & Associates

The Board reviewed the proposals.

Ms. Gaarlandt noted that District Management has worked with both proposers.

Ranking of Auditing Services Proposal

Ms. Gaarlandt reviewed the rankings noting the District Manager's suggested recommendation to rank Grau and Associates as the number 1 proposer.

On MOTION by Ms. Patterson, seconded by Mr. Rogers, with all in favor, the Auditor Selection Committee of the Finley Woods Community Development District approved the District Manager's ranking of the Auditing Services Proposal with Grau & Associates. as the highest ranked proposer.

THIRD ORDER OF BUSINESS

Adjournment

There were no further questions or comments.

Ms. Gaarlandt requested a motion to adjourn.

On MOTION by Ms. Patterson, seconded by Ms. Greve, with all in favor, the August 5, 2025, Auditor Selection Committee Meeting for the Finley Woods Community Development District was adjourned.

Chair/Vice Chair

Secretary/Assistant Secretary

MINUTES OF MEETING

FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS' MEETING

Tuesday, August 5, 2025, at 1:30 p.m.

Offices of Tommy Williams Homes

2563 SW 87th Drive, Suite 10

Gainesville, FL 32608

Board Members present at roll call:

Ginney Patterson	Chair
Hank Taylor	Assistant Secretary
Cale Rogers	Vice Chair
Tonia Greve	Assistant Secretary
Derel Batsel	Assistant Secretary

Also Present:

Jane Gaarlandt	PFM Group Consulting LLC	
Kristin Lasky	PFM Group Consulting LLC	
Rick Montejano	PFM Group Consulting LLC	(via phone)
Ayla Hart	HOA	
Gary Griffin	Bosshardt	(via phone)
Andre A.	Finley Woods	
Elizabeth Michaels	Homeowner	
Sabrina Rochelle	Homeowner	
Garth Michaels	Homeowner	
Eric Barkhurst	Homeowner	
Debbie Frederick	Homeowner	
Lilly Saqib	Homeowner	
Chukwuka Onyewu	Homeowner	
Thao Ngyuen	Homeowner	

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Gaarlandt called the Board of Supervisors Meeting to order at approximately 1:36 p.m. Those in attendance are outlined above.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Gaarlandt reviewed the role of the Board members and their terms.

There were no further public comments.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the July 1, 2025, Board of Supervisors' Meeting

The Board reviewed the minutes.

On MOTION by Ms. Patterson, seconded by Mr. Batsel, with all in favor, the Board of Supervisors for the Finley Woods Community Development District approved the Minutes of the July 1, 2025, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-09, Adopting the Annual Meeting Schedule for Fiscal Year 2025-2026

Ms. Gaarlandt reviewed the meeting schedule noting it anticipates continuing the current meeting schedule, however, meetings can be changed or adjusted as needed. It was noted the meetings have to be held in Alachua County.

It was noted the Board sets the schedule for the meetings and the location may change in the future.

On MOTION by Mr. Batsel, seconded by Mr. Rogers, with all in favor, the Board of Supervisors for the Finley Woods Community Development District approved Resolution 2025-09, Adopting the Annual Meeting Schedule for Fiscal Year 2025-2026.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-12, Adopting Goals, Objectives, and Performance Measures and Standards

Ms. Gaarlandt noted this is an annual statutory requirement and the report for the current year is posted on the District's Website by the end of the year.

The Board reviewed the goals and objectives. No changes were made at this time.

On MOTION by Mr. Batsel, seconded by Mr. Rogers, with all in favor, the Board of Supervisors for the Finley Woods Community Development District approved Resolution 2025-12, Adopting Goals, Objectives, and Performance Measures and Standards.

SIXTH ORDER OF BUSINESS

Public Hearing on the Adoption of the District's Annual Budget

- **Public Comments
and Testimony**

- **Board Comments**

- A. **Consideration of
Resolution 2025-
10, Adopting the
Fiscal Year 2026
Budget and
Appropriating
Funds**

Ms. Gaarlandt noted the Public Hearing was noticed per statutory requirements.

On MOTION by Mr. Rogers, seconded by Ms. Patterson, with all in favor, the Board of Supervisors for the Finley Woods Community Development District opened the Public Hearing on the Adoption of the District's Annual Budget.

A resident had a question regarding the landscape maintenance of the common areas. Ms. Patterson noted that the HOA has been in charge of those common areas, but they are being transferred to the CDD for maintenance. Ms. Rigoni noted that there is a cost share agreement in place between the HOA and the CDD in order to have one landscape provider. The District will now be directly taking on maintaining those areas, but this is not a new expense for the District. There was a discussion regarding the scope of work for the phases.

There was brief discussion regarding the Phase 3 amenities. It was noted they will begin construction next week and it will be a part of the area that the HOA maintains.

There was also brief discussion regarding the landscape maintenance cost for Phase 3 and the Developer for each phase.

Another resident had a comment regarding the landscaping for Phase 1C. It was noted that the CDD only pays for the common areas, and the HOA pays for the front lawn portions.

A resident had a comment regarding the landscaping budget. The budget includes Phase 1C and 2. It was noted the Developer pays for Phase 3 as it is not developed yet. Ms. Patterson noted that the common areas are mowed every two weeks.

A resident has a comment regarding the maintenance of the walking path areas. She noted they need to be maintained better.

There were no further public comments at this time.

Ms. Gaarlandt noted this is the same budget as the proposed budget previously reviewed by the Board.

There were no further Board comments at this time.

On MOTION by Mr. Rogers, seconded by Mr. Batsel, with all in favor, the Board of Supervisors for the Finley Woods Community Development District approved Resolution 2025-10, Adopting the Fiscal Year 2026 Budget and Appropriating Funds.

On MOTION by Ms. Rogers, seconded by Ms. Patterson, with all in favor, the Board of Supervisors for the Finley Woods Community Development District closed the Public Hearing on the Adoption of the District's Annual Budget.

SEVENTH ORDER OF BUSINESS

Public Hearing on the Imposition of Special Assessments

- Public Comments and Testimony
- Board Comments

A. Consideration of Resolution 2025-11, Adopting an Assessment Roll for Fiscal Year 2026, and Certifying Special Assessments for Collection

Ms. Gaarlandt noted the Public Hearing was noticed per statutory requirements.

On MOTION by Mr. Rogers, seconded by Ms. Greve, with all in favor, the Board of Supervisors for the Finley Woods Community Development District opened the Public Hearing on the Imposition of Special Assessments.

A resident asked for clarification regarding the assessments. It was noted there were previously a Developer contribution that is no longer part of the budget.

There was discussion regarding the special assessments and the large increase. The residents expressed their concern. It was noted these are on the tax roll and are set by the CDD budget. It was also noted there are two parts to the tax roll, which include the CDD Operations and Maintenance assessment and the Debt Service assessment, which goes toward the bond.

There was also discussion regarding the delineation between the CDD and the HOA.

Another resident expressed her concern with the grading and footage of properties. It was noted the properties were sold to the Developer as is.

Ms. Gaarlandt reviewed the changes in the budget from last year to the Fiscal Year 2026 budget. She noted there are few changes, except for the landscaping. The main change is due to the removal of the Developer contributions. Details of the CDD Operations and Maintenance budget was provided.

There was continued discussion regarding the cost of homes vs. the cost of assessments.

A resident had a comment regarding the signage for Phase 2, near the road. He noted it cannot be seen at night and requested for the sign to have lighting. It was noted this would have to be added to the budget. Ms. Gaarlandt noted it could be taken from reserves. Ms. Patterson will follow up.

There were no further public comments at this time.

There were no further Board comments at this time.

On MOTION by Mr. Rogers, seconded by Ms. Greve, with all in favor, the Board of Supervisors for the Finley Woods Community Development District approved Resolution 2025-11, Adopting an Assessment Roll for Fiscal Year 2026, and Certifying Special Assessments for Collection.

On MOTION by Ms. Patterson, seconded by Mr. Batsel, with all in favor, the Board of Supervisors for the Finley Woods Community Development District closed the Public Hearing on the Imposition of Special Assessments.

EIGHTH ORDER OF BUSINESS

Review and Consideration of the Fiscal Year 2026 Budget Funding Agreement

Ms. Gaarlandt reviewed the funding agreement and noted this would be for the Phase 3 landscaping, if needed.

Ms. Rigoni noted the agreement has been provided to the Developer and recommended approving it in substantial form.

On MOTION by Mr. Rogers, seconded by Mr. Batsel, with all in favor, the Board of Supervisors for the Finley Woods Community Development District approved the Fiscal Year 2026 Budget Funding Agreement, in substantial form, with authorization for final execution by the Chair/Vice Chair.

NINTH ORDER OF BUSINESS

Consideration of Termination of Cost Share Agreement between the District and the Finley Woods Owners' Association, Inc. for Maintenance Services - Authorization for District Staff to Solicit Landscape Maintenance Proposals**

Ms. Gaarlandt reviewed the agreement.

Mr. Rigoni gave an overview of the process and noted there has to be at least a 30-day notice given for termination.

It was noted that District Management would solicit proposals, which will be brought back for the Board's review at the next meeting. The Board agreed the transition should happen in the new fiscal year.

This item was deferred to the next meeting.

TENTH ORDER OF BUSINESS

Ratification of the Amended and Restated Engineering Service Agreement

Ms. Gaarlandt reviewed the agreement and noted this is the final agreement.

On MOTION by Ms. Patterson, seconded by Mr. Rogers, with all in favor, the Board of Supervisors for the Finley Woods Community Development District ratified the Amended and Restated Engineering Service Agreement.

ELEVENTH ORDER OF BUSINESS

Consideration of Work Product Acquisition for the Series 2020 Project

A. Resolution 2025-05, Authorizing DSRF Release and Requisition (Series 2020)

Ms. Rigoni noted there is no update at this time. She will follow up with the District Engineer.

This item was deferred to the next meeting.

TWELFTH ORDER OF BUSINESS

Consideration of Recommendation of the Auditor Selection Committee

Ms. Gaarlandt noted that Grau & Associates was ranked highest by the Auditor Selection Committee. Staff will reach out to Grau for the Auditor Engagement Letter.

On MOTION by Mr. Rogers, seconded by Mr. Batsel, with all in favor, the Board of Supervisors for the Finley Woods Community Development District approved the Recommendation of the Auditor Selection Committee.

THIRTEENTH ORDER OF BUSINESS

Consideration of Funding Request No. 86-88

The Board reviewed the funding requests.

Ms. Gaarlandt noted these are for standard District expenses.

On MOTION by Mr. Rogers, seconded by Ms. Patterson, with all in favor, the Board of Supervisors for the Finley Woods Community Development District approved Funding Request No. 86-88.

FOURTEENTH ORDER OF BUSINESS

Review of Monthly Financials

The Board reviewed the monthly financials as of June 30, 2025.

No action was required by the Board.

FIFTEENTH ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No Report.

District Engineer – No Report.

District Manager – Ms. Gaarlandt noted the next Board meeting is scheduled for September 2, 2025. The meeting can be cancelled or rescheduled, as needed.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

A resident had a comment regarding the budget. It was noted any leftover monies are carried forward to the next year for the District's O&M budget. Ms. Rigoni gave an overview of the budget creation process. There was discussion regarding the surplus.

Ms. Gaarlandt noted the assessments can vary depending on the District's budgeted needs. There was continued discussion regarding the budget.

Mr. Montejano noted any questions regarding the financials can be directed to him via email. He noted the balance sheet is available every month.

There were no further Supervisor requests or audience comments.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Patterson, seconded by Ms. Greve, with all in favor, the Board of Supervisors for the Finley Woods Community Development District adjourned the August 5, 2025, Board of Supervisors' Meeting.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson



Finley Woods Community Development District

**Consideration of Termination of Cost Share
Agreement between the District and Finley
Woods Owners' Association, Inc. for
Maintenance Services**

MUTUAL TERMINATION, RELEASE AND WAIVER AGREEMENT

This Mutual Termination, Release and Waiver Agreement (this “Mutual Termination and Release”) by and among **FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT** (“District”), **FINLEY WOODS OWNERS’ ASSOCIATION, INC.** (“Association”), and **WWB REAL ESTATE INVESTMENTS, LLC** (“Developer”) is entered into as of September 1, 2025 (“Effective Date”). The District, Association and Developer are hereafter referred to as the “Parties” or each individually, a “Party”.

RECITALS

WHEREAS, the District and Association previously entered into that *Agreement by and between the Finley Woods Community Development District and Finley Woods Owners’ Association, Inc., for Facility Management, Operation, and Maintenance Services*, dated May 26, 2022 (“Cost Share Agreement”), which is incorporated herein by this reference, wherein the Association agreed to perform certain landscape maintenance services (“Landscape Services”) on behalf of the District and invoice the District for its proportionate share for such services (“District Costs”); and

WHEREAS, the District and Developer previously entered in various *Budget Funding Agreements* for Fiscal Years (collectively, “Prior Fiscal Years”) 2022-2023, 2023-2024, and 2024-2025 (all Prior Fiscal Years’ Budget Funding Agreements collectively, “Budget Funding Agreements”), all of which are incorporated herein by this reference, wherein the Developer agreed to fund certain expenses incurred in the District’s activities, operations, and services in lieu of the District assessing the full operations and maintenance assessments (“O&M Assessments”) necessary to fully fund its operations and maintenance budget, which includes the Landscape Services; and

WHEREAS, due to Developer’s request for targeted O&M Assessments, the District would not have had the moneys to pay for District Costs in Prior Fiscal Years, and such costs would have triggered the Developer’s funding obligations under the Budget Funding Agreements; and

WHEREAS, the Association and Developer, on behalf the District, paid for the Landscape Services, including District Costs, for the Prior Fiscal Years and is up to date on all outstanding payments invoiced by Landscape Services contractor; and

WHEREAS, the District has adopted a budget for Fiscal Year 2025-2026 (“FY 2026”) and levied O&M Assessments to fund such adopted budget including the District’s portion of Landscape Services; and

WHEREAS, the District desires to contract for its own Landscape Services and Association is agreeable; and

WHEREAS, the District and Association desire to terminate the Cost Share Agreement; and

WHEREAS, the Parties desire to execute this Mutual Termination, Release and Waiver Agreement to further clarify and confirm their understanding regarding these matters.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. It is the intent of the Parties to this Mutual Termination and Release that this be a complete, full, comprehensive, irrevocable, unconditional and final release of all claims known or unknown by and among the Parties pertaining to the Cost Share Agreement.

2. The Parties hereby acknowledge, confirm, stipulate, agree, covenant, warrant and represent to each other that, as of the date hereof:

- a.** All costs, including District Costs, have been paid for and is satisfied, and no lien exists regarding same whatsoever;
- b.** the District does not have any outstanding obligation to pay for the District Costs incurred through the Effective Date, as such costs have been paid by the Association and/or Developer and otherwise would have triggered Developer's funding obligations under the Budget Funding Agreements; and
- c.** the Parties hereto have absolutely no defenses, claims, rights of set-off or counterclaims, demands or causes of action against each other under, arising out of, or in connection with, the Cost Share Agreement, and any and all of which the Parties hereto hereby expressly waive.

3. This Mutual Termination and Release shall not be construed as an admission of liability on the part of any of the Parties hereto of any kind or nature whatsoever as to any matter.

4. This Mutual Termination and Release shall be binding upon the Parties hereto and shall include a release of, and inure to the benefit of, all of the Parties hereto.

5. This Mutual Termination and Release may be executed in counterparts, each of which shall be an original and be fully effective as to the Party or Parties signing the counterpart, but all such counterparts shall together constitute one and the same instrument. Facsimile or electronic execution of this Mutual Termination and Release shall constitute and be effective as an original signature for all purposes.

6. Execution of this Mutual Termination and Release shall serve as conclusion and termination of the Cost Share Agreement, upon the Effective Date, and represents a waiver of any notice of other terms and conditions of the Cost Share Agreement and constitutes the entire agreement among the relevant Parties with respect to the subject matter hereof. Association and Developer are not entitled to any payment, fee, cost or other amount, now or in the future, in connection with the Cost Share Agreement. The District is free to engage a different contractor for its landscape services without any payment, fee, cost, or other amount owed to Association in connection with such engagement of a different contractor.

7. It is expressly understood and agreed that this Mutual Termination and Release may not be altered, amended, modified or otherwise changed in any respect whatsoever except by a writing duly executed by authorized representatives of each of the Parties hereto.

8. This Mutual Termination and Release shall be construed and interpreted in accordance with and governed by the laws of the State of Florida. Venue for any enforcement, interpretation, litigation, or dispute resolution arising hereunder shall exclusively be in a court of appropriate jurisdiction, in and for Alachua County, Florida.

9. In the event that any Party seeks to enforce this Mutual Termination and Release by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

10. The Parties hereto do hereby intentionally, knowingly, voluntarily, unconditionally and irrevocably waive the right which they may have to a trial by jury in respect of any litigation based hereon, or arising out of, under or in connection with this Mutual Termination and Release (including, without limitation, any action to rescind or cancel this Mutual Termination and Release or any claims or defenses asserting that this Mutual Termination and Release was fraudulently induced or is otherwise void or voidable).

11. The Parties hereto represent and warrant to each other that they have consulted with or have had an opportunity to consult with legal counsel and accountants, in each case knowledgeable in the finance and the agreements evidenced and contemplated by this Mutual Termination and Release.

IN WITNESS WHEREOF, the Parties below have caused this Mutual Termination and Release to be executed by the signatures of their respective, duly authorized representatives effective as of the Effective Date.

**FINLEY WOODS
COMMUNITY DEVELOPMENT DISTRICT**

By: Ginney Patterson
Its: Chair, Board of Supervisors

FINLEY WOODS OWNERS' ASSOCIATION, INC.

By: Ginney Patterson
Its: President

WWB REAL ESTATE INVESTMENTS, LLC

By: Thomas Williams, Jr.
Its: Manager



Finley Woods Community Development District

Consideration of Landscape Maintenance Proposals



468 Southwest Magnolia Lane | Fort White, Florida 32038
352-647-7888 | dherring@premierlawncarefl.com |
www.premierlawncarefl.com

RECIPIENT:

PFM Group Consulting LLC
Finley Woods Phase 1C
Gainesville, Florida 32608

Estimate #1227	
Sent on	Jun 30, 2025
Total	\$3,420.00

Product/Service	Description	Qty.	Total
Lawn Service - Common Grounds	Mowing of all common areas will be conducted 42 times annually, with services provided weekly from April to October and bi-weekly from November to March. Edging services will be provided to all walkways, sidewalks, parking islands, and streets. The edging of all common area landscape beds will take place bi-weekly from April to October and monthly, or as needed, from November to March. All common area hedges and shrubs will be trimmed as necessary and seasonal pruning of crape myrtles and azaleas will be performed to promote healthy growth. We will also ensure the maintenance of walking trails throughout the community, with limbs and debris removed regularly. Replacement and planting of front entrance plants will be performed as needed. We will monitor turf areas for signs of pests and diseases, with any findings reported to property management and the pest control company. Quarterly irrigation checks will be carried out, including runtime adjustments and suggested repairs, excluding those caused by Premier Lawn Care.	1	\$1,620.00
Lawn Service - Phase II Common Grounds	Mowing of all common areas will be conducted 42 times annually, with services provided weekly from April to October and bi-weekly from November to March.	1	\$1,800.00
Total			\$3,420.00

Prices are subject to change during the term of this agreement. In the event of a price adjustment, we will provide you with a 30-day notice prior to the effective change.

This estimate is valid for the next 5 days, after which values may be subject to change.

Signature: _____ Date: _____

ESTIMATE

Alex Michael Landscaping, LLC
PO BOX 1564
Ocala, FL 34478

alexmichaellandscaping@gmail.com
+1 (352) 208-2652



The Boyd Group
Bill to
Finely Woods Phase 1

Estimate details

Estimate no.: 100028
Estimate date: 07/11/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Lawn Care	Monthly bill for year around lawn maintenance account. April-October weekly. November-March Bi-weekly YEAR AROUND LAWN LAWCARE - Landscape maintenance (Weed pulling, Bush trimming) - 20' FROM BACK OF SIDEWALK IN TOWARDS HOUSE MAINTENANCE ONLY - Irrigation maintenance every quarter (Includes runtime adjustments, any repairs we suggest) - PLEASE SEE CONTRACT FOR ALL INFORMATION \$7250.00 PER MONTH \$87,000.00 PER YEAR	12	\$7,250.00	\$87,000.00
2.	CUSTOMER ACCEPTANCE	ACCEPTANCE OF ESTIMATE - The above specifications, conditions, and prices, are satisfactory to the Customer and hereby accepted. ALEX MICHAEL LANDSCAPING LLC is authorized to do the work as specified. Also, this transaction is governed by the Terms and Conditions of ALEX MICHAEL LANDSCAPING LLC, which have been provided to the Customer. PLEASE PROVIDE SIGNED & DATED COPY OF THIS ESTIMATE, ALONG WITH 1 YEAR CONTRACT PAPERWORK	1	\$0.00	\$0.00

Total \$87,000.00

Accepted date

Accepted by



Landscape Management Proposal for:

Finley Woods HOA

If awarded this contract, Allegiance Landscaping will perform as follows:

1. **Maintenance will be completed in one scheduled service day per week**

Our uniformed, in-house team will deliver consistent, detailed care — including mowing, edging, pruning, bed maintenance, and routine inspections — all following a custom property schedule built specifically for Finley Woods.

2. **Proactive communication with real-time accountability**

Our team keeps your board informed, not overwhelmed. From service updates to enhancement suggestions, we provide clear, timely communication and consistent documentation using tools like Company Cam — so you always have a visual timeline of your property's progress and condition.

3. **A property your community will be proud of**

We take ownership of our work from day one. Our goal is to create and maintain a landscape that reflects the pride of your board, your residents, and your property values — clean, consistent, and cared for.

Additional Services Available

We offer a full suite of enhanced services designed to support HOA communities year-round. These options can be bundled into your annual plan or added as needed:

- Seasonal flower rotations
- Mulch installation
- Sod installation
- Turf health & treatment programs
- Leaf cleanup and removal
- Irrigation system monitoring
- Holiday enhancements (lighting, décor, event prep)
- Storm readiness planning
- Smart Property Setup™ for new board transitions

As part of our onboarding, we also provide a **Welcome Packet** that outlines your custom service schedule, points of contact, reporting cadence, and enhancement calendar — so your board always knows what to expect.

We'd be honored to bring the Allegiance standard to Finley Woods. If you have questions or would like to schedule an interview, we welcome the opportunity.

Thank you for considering Allegiance Landscaping.

Sincerely,

The Allegiance Landscaping Team

Allegiance Landscaping LLC.

915 SW 55th Ter Gainesville, FL 32607
(352) 600-1495 Office

Landscape Management Program

Finley Woods HOA

C/O Bosshardt Property Management
5520 NW 43rd St A,
Gainesville, FL 32653

The contractor agrees to perform landscape maintenance work as described in the exhibits and specifications attached for consideration to be paid by The Cottages at Millhopper Forest HOA and according to the following terms and conditions. This contract is for the period of August 1, 2025, to December 31, 2028.

All work to be performed listed: **Common Area Phase 1&2**

Mowing: All turf areas will be mowed as necessary during the growing season to maintain a neat and attractive appearance at the proper height for the following: St Augustine 4" and Bahia 3". All Turf areas will be thoroughly cleaned of debris prior to mowing and at no time will any excessive clippings be left on the surface after mowing. String trim all areas where lawn mowers can't cut. String trimming will never be lower than the mower height. Turf areas will be inspected for insects and disease. Retention Ponds will be serviced according to the map provided. St Augustine turf will be mowed weekly April through August and bi-weekly September through March or 36 visits.

Edging: All plant beds, sidewalks, curbs, and driveways will be edged Bi-weekly during the summer and as needed in the winter. Every effort to maintain bed size will be utilized. **(26 Services per year)**

Pruning (Shrubs & Ornamental): All shrubs and hedges will be maintained in a manicured fashion, with selective pruning performed where applicable. Seasonal pruning will be conducted at the appropriate times of the year for Crape Myrtles, Azaleas, Camellias, Gardenias, and ornamental grasses (Lovegrass and Spartina).
(12 services per year)

Tree Pruning: Trees will be pruned one time per year in the fall to maintain a clearance of 10 feet over walkways, 12 feet over parking areas. Dead palm fronds under 12 feet will be removed as needed. If trees are received below these clearances standards at contract start, a one-time canopy lift will be required and proposed separately. Any pruning that requires working above 12 feet in height are excluded from routine pruning and will be quoted separately upon request.

Bed areas: All bed areas will have weeds controlled by both mechanical and chemical means. Any weed over 3" will be pulled by hand or mechanically controlled. Liquid herbicides will be applied by Backpack sprayers during times when the wind is below 5 mph to minimize overspray. All beds, parking lots and sidewalks will be maintained on a weed free basis. All vines will be removed from plant material, fence lines and buildings walls.

Blowing/ Litter control: All parking lots, streets, sidewalks, and patios will be blown off each visit. All litter debris will be blown into a pile and collected. Natural pine straw and leaves may be disposed of throughout select natural areas as long as not altering the natural landscape. All storm damage debris will be documented, and an additional charge will be assessed for any debris removed from the property.
(36 services per year)

Irrigation Management: The irrigation system will be checked Twice a year. The sprinkler system will be manually operated, and every zone inspected for optimal operation and coverage. All work requested by management to be completed by contractor will have an estimate submitted for approval prior to performing any work.

(04 Services per year)

All work to be performed listed: **Front Yard Maintenance-Phase 1**

Mowing: All turf areas will be mowed as necessary during the growing season to maintain a neat and attractive appearance at the proper height for the following: St Augustine 4" and Bahia 3". All Turf areas will be thoroughly cleaned of debris prior to mowing and at no time will any excessive clippings be left on the surface after mowing. String trim all areas where lawn mowers can't cut. String trimming will never be lower than the mower height. Turf areas will be inspected for insects and disease. Retention Ponds will be serviced according to the map provided. St Augustine turf will be mowed weekly April through August and bi-weekly September through March or 36 visits.

Edging: All plant beds, sidewalks, curbs, and driveways will be edged Bi-weekly during the summer and as needed in the winter. Every effort to maintain bed size will be utilized. **(26 Services per year)**

Pruning (Shrubs & Ornamental): All shrubs and hedges will be maintained in a manicured fashion, with selective pruning performed where applicable. Seasonal pruning will be conducted at the appropriate times of the year for Crape Myrtles, Azaleas, Camellias, Gardenias, and ornamental grasses (Lovegrass and Spartina).

(12 services per year)

Blowing/ Litter control: All parking lots, streets, sidewalks, and patios will be blown off each visit. All litter debris will be blown into a pile and collected. Natural pine straw and leaves may be disposed of throughout select natural areas as long as not altering the natural landscape. All storm damage debris will be documented, and an additional charge will be assessed for any debris removed from the property.

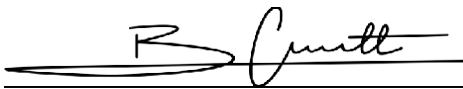
(36 services per year)

Bed areas: All bed areas will have weeds controlled by both mechanical and chemical means. Any weed over 3" will be pulled by hand or mechanically controlled. Liquid herbicides will be applied by Backpack sprayers during times when the wind is below 5 mph to minimize overspray. All beds, parking lots and sidewalks will be maintained on a weed free basis. All vines will be removed from plant material, fence lines and buildings walls. **(26 Services per year)**

Important Note:

This contract excludes all backyard services. Allegiance Landscaping will not access or service fenced rear yards as part of this agreement. A separate resident opt-in program is available for backyard mowing and spray treatments.

1. **Contract Sum:** The total "Contract Sum" for the work set forth herein to be paid by Owner to Contractor is, \$107,640.00 yearly subject to additions and deductions based on approved change orders.
2. **Annual Rate Adjustment**
To maintain service quality and offset inflation in labor, materials, and fuel, the Contract Sum shall increase by **3.2% annually**. This increase will take effect automatically on each anniversary of the contract start date (beginning August 1, 2026) and apply to all base services and recurring enhancement line items. This adjustment is fixed and non-negotiable and will be reflected in monthly billing.
3. **Progress payments:** Invoices will be sent out on the 1st of the month for the work that will be performed monthly. Finley Woods shall make monthly installment payments to the contractor net 30 days that all completed work was performed. All additional work to be invoiced upon completion and payment to be made from the Owner within 30 days. The monthly fee is \$8,970.00.
4. **Change orders or work orders:** All change orders or work orders must be submitted and approved in writing prior to execution. All frequently recurring work will be added to the monthly progress payment and all additional as needed items to be invoiced upon completion.
5. **Insurance:** The Contractor hereby agrees to maintain proper Workers Compensation and General Liability to cover damage to property or injury on said property while performing the Maintenance work.
6. **Safety:** Contractor to conform to all OSHA requirements and guidelines while performing all services. All employees of the Contractor shall be fully uniformed to assist in safety and identification for both workers and Staff and visitors.
7. **Entire Agreement:** This proposal contains the parties' entire agreement, and there are no other promises or conditions in any other contract, whether oral or written.
8. Either party may terminate this agreement with 60 days written notice. In the event of a material breach, the breaching party shall be notified in writing and given **15 days to cure** the issue before termination becomes effective.



Brian Corbett - Founder
Allegiance Landscaping LLC.



Scope of Work and Estimate

Finley Woods HOA

Below is a comprehensive Scope of Work that will keep Finley Woods looking excellent year-round!

Service Type	Annual Occurrences	Monthly	Annually	
Landscape Management- Excludes Backyard services				
Mowing	36			
Shrub Pruning	12			
Edging	26			
Blowing/Maintenance Debris Removal	36			
Herbicide Application/Weed Control	32			
Irrigation				
Full Irrigation	04			
Annual Flower Rotation				
Replace Annuals Quarterly (200 per rotation)	n/a			
Tree Care				
Palm Prune (not included in contract)	n/a			
Hardwood	As Needed			
Crepe Myrtles	As Needed			
Annual Enhancements				
Replenish mulch	n/a			
Year-1	Total Contract Value		\$8,970.00	\$107,640.00
Year-2			\$9,257.04	\$111,084.48
Year-3			\$9,552.26	\$114,627.12

Grasshoppers TLC

661 SW 161st Ter
Newberry, FL 32669 USA
+13522194080
grasshopperstlc@gmail.com



Estimate

ADDRESS

Bosshardt Property
Managment
5542 NW 43rd St
Gainesville, Fl 32653

ESTIMATE # 3274

DATE 07/28/2025

ACTIVITY	QTY	RATE	AMOUNT
This estimate is for cleanup and lawn maintenance at Finley Woods Phase 1.			
Landscaping Cleanup	1	11,000.00	11,000.00
Full Property Cleanup – Common Areas & Front Yards			
We will provide an 8-man crew for 3 full days to complete a thorough, large-scale cleanup of the property. This service will focus on all front yards of the homes, common areas, and retention ponds to restore everything back into a manageable, maintainable condition.			
Front Yard Cleanup (All Homes):			
• Shape and trim overgrown hedges, especially those that have not been regularly maintained			
• Clean up all landscape beds, removing heavy weed growth and unwanted vegetation to bring them back to a defined and tidy state			
• Edge and clean around beds and hardscapes for a polished appearance			
• General cleanup across each yard to reset the landscape for routine maintenance			
Common Areas & Retention Ponds:			
• Mow and clear overgrown grass in open areas and around pond edges			
• Cut back and remove overgrown suckers and unmanaged small trees			
• Perform selective canopy raising where needed for a cleaner, more open look			
• Remove all debris generated during the process			

ACTIVITY	QTY	RATE	AMOUNT
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Flexible Option:
 If needed due to budget constraints, we can adjust the scope to a 2-day cleanup using the same 8-man crew. In that case, we would prioritize the front yards of the homes for the most impact, and then do what we can in the retention and common areas on the second day to improve appearance and accessibility within that timeframe.

This cleanup is designed to bring the property back to a standard where it can be easily maintained going forward.

Lawn Maintenance	1	12,250.00	12,250.00
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Lawn Maintenance Scope of Work

Lawn Service - Front Yards

Mowing services for all front yards will be conducted 42 times annually, with weekly visits from April to October and bi-weekly visits from November to March.

Edging services will be provided for all walkways, sidewalks, parking islands, and streets. The edging of all front yard landscape beds will take place bi-weekly from April to October and monthly, or as needed, from November to March.

All front yard hedges and shrubs will be trimmed as necessary, and seasonal pruning of front yard crape myrtles and azaleas will be performed to promote healthy growth.

We will monitor turf areas for signs of pests and diseases, with any findings reported to property management and the pest control company.

Quarterly irrigation checks will be conducted, including runtime adjustments and suggested repairs, excluding those caused by Grasshoppers.

Lawn Service – Common Grounds

Mowing of all common areas will be conducted 42 times annually, with services provided weekly from April to October and bi-weekly from November to March.

Edging services will be provided to all walkways, sidewalks, parking islands, and streets. The edging of all common area

ACTIVITY	QTY	RATE	AMOUNT
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landscape beds will take place bi-weekly from April to October and monthly, or as needed, from November to March.

All common area hedges and shrubs will be trimmed as necessary and seasonal pruning of crape myrtles and azaleas will be performed to promote healthy growth.

We will also ensure the maintenance of walking trails throughout the community, with limbs and debris removed regularly.

Replacement and planting of front entrance plants will be performed as needed.

We will monitor turf areas for signs of pests and diseases, with any findings reported to property management and the pest control company.

Quarterly irrigation checks will be carried out, including runtime adjustments and suggested repairs, excluding those caused by Grasshoppers.

Crew Size & Staffing

For each scheduled visit, we will provide a 7-man crew to perform all landscape maintenance services efficiently and thoroughly. This staffing level ensures that all areas of the property are serviced in a timely manner, with attention to detail and consistent quality across every visit.

Price per month - \$12,250

TOTAL	\$23,250.00
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Accepted By

Accepted Date

Grasshoppers TLC

661 SW 161st Ter
Newberry, FL 32669 USA
+13522194080
grasshopperstlc@gmail.com



Estimate

ADDRESS

Bosshardt Property
Managment
5542 NW 43rd St
Gainesville, Fl 32653

ESTIMATE # 3276
DATE 07/28/2025

ACTIVITY	QTY	RATE	AMOUNT
This estimate is for Lawn Maintenance at Finley Woods Phase 2.			
Lawn Maintenance Lawn Maintenance Scope of Work Phase II	1	960.00	960.00
Mowing, edging as required, and string trimming of the front entrance, the middle of the back island, and retention ponds will be performed bi-weekly from April to October, and once or as needed from November to March.			
Price per month - \$960			
TOTAL			\$960.00

Accepted By

Accepted Date

ESTIMATE

Alex Michael Landscaping, LLC
PO BOX 1564
Ocala, FL 34478

alexmichaellandscaping@gmail.com
+1 (352) 208-2652



The Boyd Group
Bill to
FINELYWOODS PHASE 2

Estimate details

Estimate no.: 100029
Estimate date: 07/11/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Lawn Care	Monthly bill for year around lawn maintenance account. April-October weekly. November-March Bi-weekly YEAR AROUND LAWN LAWNCARE - Landscape maintenance (Weed pulling, Bush trimming) - Mowing areas marked on map - PLEASE SEE CONTRACT FOR ALL INFORMATION \$2000.00 PER MONTH \$24,000.00 PER YEAR	12	\$2,000.00	\$24,000.00
2.	CUSTOMER ACCEPTANCE	ACCEPTANCE OF ESTIMATE - The above specifications, conditions, and prices, are satisfactory to the Customer and hereby accepted. ALEX MICHAEL LANDSCAPING LLC is authorized to do the work as specified. Also, this transaction is governed by the Terms and Conditions of ALEX MICHAEL LANDSCAPING LLC, which have been provided to the Customer. PLEASE PROVIDE SIGNED & DATED COPY OF THIS ESTIMATE, ALONG WITH 1 YEAR CONTRACT PAPERWORK	1	\$0.00	\$0.00
Total					\$24,000.00

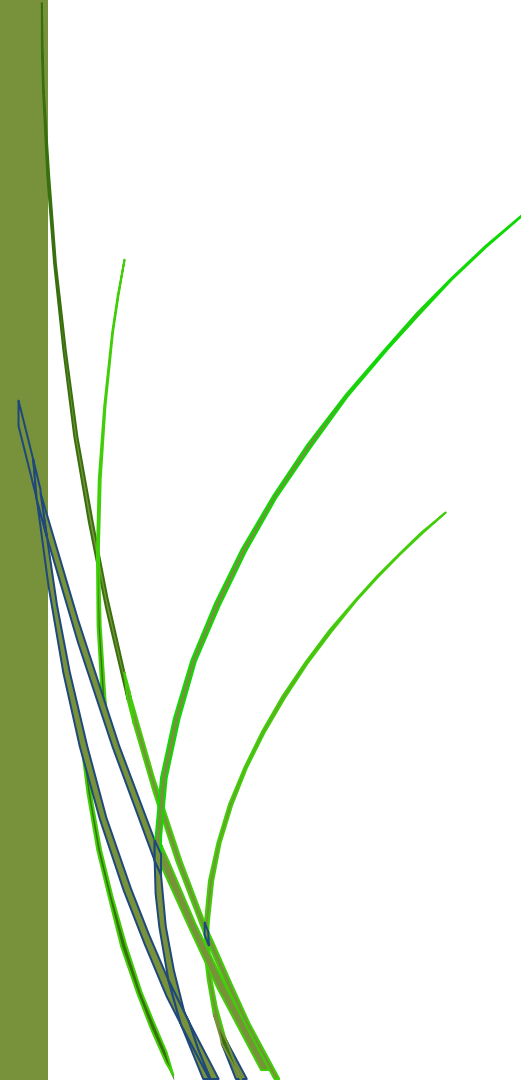
Accepted date

Accepted by



Contract

Finley Wood



Shortcuts Landscaping
Brandon Riddle

Association: **Finley Wood** Community

Thank you for your interest in contracting a commercial landscape proposal from ShortCuts Landscaping. Our goal as a company is to display how the landscaping appearance as well as condition of residential and commercial yards can be improved with our professional knowledge and expertise; all while offering our customer's a low competitive price. Our company is small enough to give your property the attention it deserves and yet we are large enough to handle the equipment and labor necessary to do the job right and on time! ShortCuts Landscaping currently maintains several upscale commercial and residential properties throughout Gainesville. We pride ourselves on assisting many residential and commercial properties in recognizing and prioritizing all their landscape wants and needs.

PRICING

Shortcuts proposes to provide the following services:

<u>Task</u>	<u>Details</u>	<u>Annual Price</u>
Lawn Maintenance	Maintain landscaping throughout neighborhood.	\$87120.00/per year
Monthly Price	. Finley Wood Community	\$ 7260.00 per month
<u>total:</u>		\$87120.00/per year

LAWN MAINTENANCE SERVICES

1. Mowing: We will mow all grass areas in the front entrance, along roadways, in common areas around the pool area as well as the retention ponds. Trash will be picked up before each mowing. Mowing will be done 38 times per year.
2. Edging: Edging will be done along all roadways, sidewalks, curbs, around any concrete drain ditches, and along planting or mulch beds to maintain a well-ordered appearance.
3. Blowing: Blow off all streets, sidewalks, parking zones, and road areas during each visit.
4. Weeding: All plants beds will be weeded as needed to uphold a neat appearance. Weed control monthly in shrub beds, peninsulas, and roadways utilizing the most suitable means for the area (manual and chemical).

5. Trimming and Pruning: We will ensure that all shrubs and trees will be trimmed as needed to sustain a neat appearance, depending on location, and to promote the health of plants. All trimming will be limited to no more than eight feet off the ground.

ADDITIONAL SERVICES

6. Landscape Replacement/Fertilizer: Fertilizing will be performed quarterly to provide optimal health of the plants. Any plants that have died or are unsightly will be removed and we will notify the management if any need to be replaced. We will use 8-10-10 time released fertilizer. Please be advised this will be at an additional cost. If requested.
7. Mulch: We suggest mulching at least once a year in order to suppress weeds and improve soil texture. At any time the association requests to mulch areas in the neighborhood it would cost approximately \$75/per yard. If requested.

TERMS AND CONDITIONS

All prices are per year based on a 12 month agreement. \$87210.00/per year or \$7260.00/per month.

In addition to being able to offer the landscape maintenance services mentioned in this proposal, **Shortcuts Landscaping** is also capable of providing you with any extra landscape services you may require. We employ full time landscape employees that can provide such services as tree and shrub installation, flower

bed installation, retaining walls, sod and seeding services, mulch installation, site-work maintenance as well as almost any other landscape service you may require. Quotes can be provided for any of these services at your request.

ACCEPTANCE PAGE

Keeping your properties landscape healthy and lush is our first priority. We appreciate you looking to **Shortcuts Landscaping** to provide your landscaping needs. If you have any questions or concerns please feel free to contact owner **Brandon Riddle**

We look forward to hearing from you!

Brandon Riddle
(352)214-1172

Brandon Riddle
Accepted By:
Owner/Operator

Date
Date

REFERENCES

Blake Fletcher
Fletcher Executive
Center
Blake@blakefletcher.co
m (352) 538-1780

Gay Robinson G.W. Robinson
grobinson@gwrobinson.com
(352) 373-1724

Maria Ramirez Cornerstone
Management
mr Ramirez@cornerstonepropofncf.co
m (352) 373-2730

Aimee Olrich Bosshardt Realty
aimeeoelrich@bosshardrealty.com
(352) 514-0482

COMMERICAL LANDSCAPE ACCOUTS

Silver Leaf Office Complex

NW 43rd Street
Gainesville, FL

The Trails
SW 42nd Lane
Newberry, FL

The Brentwood
Company SW 140th
Terrace Newberry, FL

Fletcher Mill

Savanah Station
Alachua Fl

Garrison Way
Townhomes

Ag Pro Of
Gainesville

Chestnut Village

Landscape Maintenance Proposals

Vendor	Price	Scope of Work
Alex Michael Landscaping LLC - Apr-Oct- Weekly, Nov-Mar- Bi-weekly	Phase 1C- \$ 1,595.00 Monthly, \$19,140.00 Per Year (Phase 1 - \$7250.00 Monthly, \$87,000.00 Per Year)	Year round Lawncare- (Weed pulling, Bush Trimming) Irrigation maintenance every quarter (Included runtime adjustments, any repairs vendor suggest)
Alex Michael Landscaping LLC -Apr-Oct- Weekly, Nov-Mar- Bi-weekly	Phase 2 - \$2,000.00 Monthly, \$24,000.00 Per Year	Year round Lawncare- (Weed pulling, Bush Trimming) -Mow areas marked on map
Allegiance Landscaping- Apr-Aug- Weekly, Sep- Mar Bi-Weekly	Phase 1 & 2- \$8,970 Monthly, \$107,640.00 Per Year	Year round Lawncare- (Mowing, Shrub Pruning, edging, blowing, herbicide application. Irrigation Maintenance Quarterly
Grasshoppers TLC- Apr-Oct- Weekly, Nov-Mar- Bi-Weekly	Phase 1C- \$2,695.00 Monthly, \$32,340.00 Per Year (Phase 1- \$12,250.00 Monthly, \$147,000.00 Per Year)	Year round Lawncare- (Mowing, edging, blowing,Trimming plant replacement as needed. Irrigation Maintenance Quarterly
Grasshoppers TLC- Apr-Oct- Bi-Weekly, Nov-Mar- As Needed	Phase 2 - \$960.00 Montly, \$11,520.00 Per Year	Mowing, edging as required, string trimming of the front entrance, middle of the back island and retention ponds
Precision LLC- Apr-Oct- Weekly, Nov-Mar- Bi-Weekly	Phase 1C- \$1,821.05 Monthly, \$21,852.6 Per Year (Phase 1- \$8,277.50 Monthly, \$ 99,330.00 Per Year)	Year round Lawncare- (Mowing, Edging, trimming) - plant replacement as needed. Irrigation Maintenance Quarterly
Precision LLC- Apr-Oct- Weekly, Nov-Mar- Bi-Weekly	Phase 2- \$13,300.00 Monthly, \$ 110,833.00 Per Year	Mowing, edging as required, string trimming of the front entrance, the middle pf the back island and retention ponds, weeding and spraying all much beds as needed
Shortcuts Landscaping- 38 times Per Year	Phase Not Specified- \$7,260.000 Monthly, \$87,210.00 Per Year	Mowing, Edging, Blowing, Weeding, trimming and pruning
Premier Lawn Care- Apr- Oct- Weekly, Nov- Mar- Bi-Weekly	Phase 1C- \$1,620.00 Monthly, \$19,440.00 Per Year (Current Rate: \$1,457.50 Montly, \$17,490.00 Per Year)	Year round Lawncare- (Mowing, Edging, trimming, plant replacement. Quarterly irrigation checks
Premier Lawn Care- Apr- Oct- Weekly, Nov- Mar- Bi-Weekly	Phase 2- \$1,800.00 Monthly, \$21,600.00 Per Year	Mowing of all common areas



Finley Woods Community Development District

Consideration of Work Product Acquisition for the Series 2020 Project

A.Resolution 2025-05, Authorizing DSRF Release and Requisition (Series 2020)

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE RELEASE OF A PORTION OF THE DEBT SERVICE RESERVE FUNDS INTO THE SERIES 2020 ACQUISITION AND CONSTRUCTION ACCOUNT; AUTHORIZING A WORK PRODUCT ACQUISITION AND, UPON COMPLETION OF SUCH ACQUISITION, A REQUISITION FOR PAYMENT OF SUCH WORK PRODUCT FROM THE SERIES 2020 ACQUISITION AND CONSTRUCTION ACCOUNT; PROVIDING ADDITIONAL AUTHORIZATION; AND PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the Finley Woods Community Development District ("**District**") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District previously issued its Capital Improvement Revenue Bonds, Series 2020 (Assessment Area One) ("**Series 2020 Bonds**") pursuant to that certain *Master Trust Indenture* dated as of February 1, 2020 ("**Master Indenture**") as supplemented by that certain *First Supplemental Trust Indenture* dated as of February 1, 2020 ("**Supplemental Indenture**") and together with the Master Indenture, "**Indenture**") in order to finance the District's "**Series 2020 Project**";¹ and

WHEREAS, in connection with the issuance of the Series 2020 Bonds and pursuant to the Indenture, certain monies in the amount of Series 2020 Reserve Account Requirement were originally placed in the Series 2020 Reserve Account for the protection of the holders of the Series 2020 Bonds until the following Conditions for Reduction of Reserve Account Requirement were met, all as further detailed in the Supplemental Indenture:

"**Conditions for Reduction of Reserve Account Requirement**" shall mean, collectively, that (i) all lots subject to Series 2020 Assessments have been developed and platted, (ii) all lots subject to Series 2020 Assessments have been sold by the Developer to builders and all such sales have closed, and (iii) there are no Events of Default occurring or continuing under the Indenture with respect to the Series 2020 Bonds. The District Engineer shall provide a written certification to the District and the Trustee certifying that the event in clause (i) has occurred and the District Manager shall provide a written certification to the District and the Trustee certifying that the event in clause (ii) has occurred and affirming clause (iii), on which certifications the Trustee may conclusively rely. (for purposes of this Resolution, hereinafter referred to as "**Release Conditions**").

WHEREAS, the Release Conditions, once satisfied, will trigger the release of an amount equal to 50% of the Maximum Annual Debt Service Requirement for all Outstanding Series 2020 Bonds, as of the time of any such calculation ("**Released Proceeds**") from the Series 2020 Reserve Account into the Series 2020 Acquisition and Construction Account; and

¹ Terms not otherwise defined in this resolution shall have the meanings ascribed to them by the Indenture.

WHEREAS, as further provided in the Indenture, prior to the Date of Completion of the Series 2020 Project,² upon the satisfaction of the Release Conditions the Released Proceeds shall be deposited into the Series 2020 Acquisition and Construction Account and, together with any other amounts in the Series 2020 Acquisition and Construction Account (such amounts together with the Released Proceeds, the “**Additional Construction Proceeds**”), applied to pay the Costs of the Series 2020 Project; and

WHEREAS, in connection with the issuance of Series 2020 Bonds, Finley Woods Development, LLC (“**Developer**”) is required to contribute \$772,257 in funds or CIP infrastructure components to the District in order to satisfy its Contribution requirement, as defined in and further provided the Assessment Methodology; and

WHEREAS, the District desires to acquire from the Developer the engineering, site plan, and other work product associated with the previously acquired and constructed Series 2020 Project improvements (collectively, “**Work Product**”), which is part of the Series 2020 Project as provided in the District’s capital improvement plan reports, in an amount that is lesser of an estimated not to exceed value of \$ [REDACTED] or the actual costs paid for same by the Developer (“**Unpaid Amount**”), and the Board desires to utilize a portion of such acquisition to recognize the Developer’s satisfaction of Contribution requirement and to pay the remainder of acquisition costs from Additional Construction Proceeds; and

WHEREAS, the District further authorizes a requisition be prepared pursuant to the terms of the Supplemental Indenture in order to fund the remaining unreimbursed portion of the Unpaid Amount (excluding Contribution recognized) from the Additional Construction Proceeds.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF
THE FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT:**

1. RECITALS. The foregoing recitals are incorporated herein as true and correct findings of the District’s Board of Supervisors.

2. RECOGNITION OF CONTRIBUTION. The District hereby recognizes, accepts, and acknowledges \$772,257 of the Unpaid Amount as Contribution. The District hereby acknowledges that the same satisfies the Developer’s Contribution requirement in full as provided in the Assessment Methodology.

3. AUTHORIZATION FOR RESERVES RELEASE. Upon receipt of applicable certificates per Indenture requirements confirming the satisfaction of the Release Conditions, the District hereby authorizes District staff to request to the Trustee that the Trustee transfer the Released Proceeds from the Series 2020 Reserve Account to the Series 2020 Acquisition and Construction Account per Indenture terms.

4. AUTHORIZATION FOR ACQUISITION AND SUBSEQUENT REQUISITION. The District hereby authorizes District staff to acquire the Work Product in an amount not to exceed \$ [REDACTED]. Furthermore, the District hereby authorizes a requisition for payment to the Developer of the remainder of Unpaid Amount (excluding Contribution), to the extent of available

² The Series 2020 Project, which consists of the public improvements in Phases 1C and 2, has not yet been declared complete by the District.

Additional Construction Proceeds, in substantially the form provided in the Indenture, to be submitted to the Trustee once the Released Proceeds have been transferred from the Series 2020 Reserve Account to the Series 2020 Acquisition and Construction Account.

5. GENERAL AUTHORIZATION; RATIFICATION OF PRIOR ACTIONS. The Chairman, members of the Board of Supervisors, and District staff are hereby generally authorized, upon the adoption of this Resolution, to do all acts and things required of them by this Resolution or desirable or consistent with the requirements or intent hereof. To the extent the Chairman, members of the Board of Supervisors, and District staff have taken certain preliminary actions to date to effectuate transactions contemplated by this Resolution, such actions are hereby ratified, confirmed, and approved.

6. CONFLICTS. All District resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

7. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 1st day of July 2025.

ATTEST:

**FINLEY WOODS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Asst. Secretary

By: _____
Its: _____



Finley Woods Community Development District

Consideration of Audit Engagement Letter with Grau & Associates



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

August 28, 2025

To Board of Supervisors
Finley Woods Community Development District
3501 Quadrangle Blvd., Ste. 270
Orlando, FL 32817

We are pleased to confirm our understanding of the services we are to provide Finley Woods Community Development District, City of Gainesville, Florida ("the District") for the fiscal year ended September 30, 2025, with the option of four (4) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Finley Woods Community Development District as of and for the fiscal year ended September 30, 2025, with the option of four (4) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. The District will provide a statement describing corrective actions to be taken in response to each of our recommendations included in the audit report, if any, and relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

The auditor agrees and understands that Chapter 119, *Florida Statutes*, may be applicable to documents prepared in connection with the services provided hereunder and agrees to cooperate with public record requests made thereunder. In connection with this Agreement, the auditor agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, the auditor must:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes* or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT PFM GROUP CONSULTING LLC, 3501 QUADRANGLE BLVD., STE 270, ORLANDO, FL 32817, 407-723-5900, RECORDREQUEST@PFM.COM.

This agreement provides for a contract period of one (1) year with the option of four (4) additional one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$4,000 for the September 30, 2025 audit. The fees for the fiscal years, 2026, 2027, 2028 and 2029 will not exceed \$4,100, \$4,200, \$4,300 and \$4,400 respectively, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis. We acknowledge that the District must submit its annual Audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year. Accordingly, for fiscal year ended September 30, 2025, we will deliver a draft audit to the District no later than May 1, 2026 and a final audit report no later than June 1, 2026. All accounting records (including, but not limited to, trial balances, general ledger detail, vendor files, bank and trust statements, minutes, and confirmations) for the fiscal year ended September 30, 2025 must be provided to us no later than January 15, 2026, in order for us to deliver a draft audit to the District no later than May 1, 2026 and a final audit report no later than June 1, 2026.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Finley Woods Community Development District and believe this letter accurately summarizes the terms of our engagement. This letter with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Finley Woods Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791



Finley Woods Community Development District

Consideration of the First Amendment to Agreement for Website Services with VglobalTech

FIRST AMENDMENT TO AGREEMENT FOR WEBSITE SERVICES

THIS FIRST AMENDMENT (the “First Amendment”) is made and entered into this 1st day of October 2025, by and between:

FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the City of Gainesville, Florida, with a mailing address of 12051 Corporate Boulevard, Orlando, Florida 32817 (the “District”), and

NEWAGETUTORS LLC d/b/a VGLOBALTECH, a Florida limited liability company, with a mailing address of 636 Fanning Drive, Winter Springs, Florida 32708 (the “Contractor” and together with the District, the “Parties”).

RECITALS

WHEREAS, the District is a special purpose unit of local government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District and Contractor entered into that certain *Agreement for Website Services* dated September 19, 2019, as amended from time to time (together, the “Agreement”), incorporated by reference herein; and

WHEREAS, Section 3 of the Agreement provides that the annual maintenance monthly fees may be amended annually; and

WHEREAS, the Parties now desire to amend the Agreement pursuant to Section 20 to amend terms and the related provisions therein; and

WHEREAS, the Parties have the requisite authority to execute this Amendment and to perform its obligations and duties hereunder, and each of the Parties has satisfied all conditions precedent to the execution of this Amendment so that this Amendment constitutes a legal and binding obligation of each of the Parties hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which are hereby acknowledged, the District and Contractor agree as follows:

SECTION 1. The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Amendment.

SECTION 2. The District and Contractor agree that nothing contained herein shall alter or amend the Parties’ rights and obligations under the Agreement, except to the extent set forth in Section 3 of this Amendment. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties.

SECTION 3. The District and Contractor amend the compensation provisions of the Agreement as follows:

As compensation for the services identified in Exhibit A attached hereto, the District shall pay Contractor One Hundred Forty-Five Dollars (\$145.00) per month as of October 1, 2025.

SECTION 4. To the extent that any provisions of Exhibit A conflict with the provisions of the Services Agreement, the terms of the Services Agreement shall control.

SECTION 5. This Amendment shall become effective on the date and year first written above.

[Signatures on following page]

IN WITNESS WHEREOF, the Parties execute this Amendment the day and year first written above.

ATTEST:

**FINLEY WOODS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

ATTEST:

**NEWAGETUTORS LLC d/b/a
VGLOBALTECH**

[print name of witness]

By: _____
Its: _____

Exhibit A: Scope of Services

Exhibit A

VGlobalTech
636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



Estimate

ADDRESS

Finley Woods Community
Development District
3501 Quadrangle Boulevard,
Suite 270
Orlando, FL 32817 USA

ESTIMATE # 1042

DATE 03/20/2025

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Web Maintenance:ADA Website Maintenance Ongoing monthly website maintenance, content updates, ADA and WCAG Compliance checks, document conversions.	1	145.00	145.00
	Email:Email Hosting, Inbox Management & Maintenance Email setup, inbox setup and maintenance. Spam filters, virus checks, archival of emails. Support for clients - Included	1	0.00	0.00

Current price since October 2021: \$135 / month

New price from October 2025: \$145 / month

Web & Email hosting, maintenance and same quality service & less than 8 hrs. turnaround time for all tasks.

TOTAL

\$145.00



Finley Woods Community Development District

Consideration of Funding Request Nos. 89 & 90

**FINLEY WOODS
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 89
8/19/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
0007249278	Gannett Florida LocaliQ (FINLEY)	07/31/2025	Finley Woods CDD Paid Online	1,693.80
460067	NV5 (FINLEY)	07/14/2025	Finley Woods CDD	290.00
137209	PFM Group Consulting LLC (FINLEY)	07/07/2025	Finley Woods CDD	1,250.00
DM-08-2025-18	PFM Group Consulting LLC (FINLEY)	08/08/2025	Finley Woods CDD	1,875.00
OE-EXP-08-2025-09	PFM Group Consulting LLC (FINLEY)	08/07/2025	Finley Woods CDD	74.49
7571	VGlobalTech (FINLEY)	08/01/2025	Finley Woods CDD	135.00
Total:				5,318.29

Board Member

Please Return To:
Finley Woods CDD
c/o PFM Group Consulting LLC
3501 Quadrangle Boulevard, Ste. 270
Orlando, FL 32817



ACCOUNT NAME		ACCOUNT #	INV DATE
Finley Woods CDD		624816	07/31/25
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007249278	Jul 1- Jul 31, 2025	\$1,693.80	
PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$1,848.32	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: AUGUST 31, 2025
Finley Woods Cdd 3501 Quadrangle Blvd. Ste. 270 Orlando, FL 32817-8329 	Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID 47-2390983

Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by reaching out to abgspecial@gannett.com.

Date	Description	Amount
7/1/25	Balance Forward	\$338.56
7/3/25	PAYMENT - THANK YOU	-\$184.04

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
7/15/25	GAI Gainesville Sun	11482009	FW Notice of Assessment & Budget Hearing		1	3.0000 x 15 in	\$1,222.40

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/1/25	11441965	GAI Gainesville Sun	Finley Woods - Request for Proposals		\$230.78
7/22/25	11482762	GAI Gainesville Sun	2nd Published Budget Notice and ASC FY26- Finley Woods		\$240.62

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$1,848.32
Service Fee 3.99%	\$73.75
*Cash/Check/ACH Discount	-\$73.75
*Payment Amount by Cash/Check/ACH	\$1,848.32
Payment Amount by Credit Card	\$1,922.07

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Finley Woods CDD		624816		0007249278		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$1,693.80	\$154.52	\$0.00	\$0.00	\$0.00	\$0.00	\$1,848.32
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$1,922.07
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

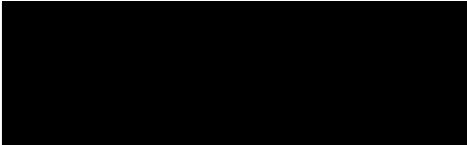
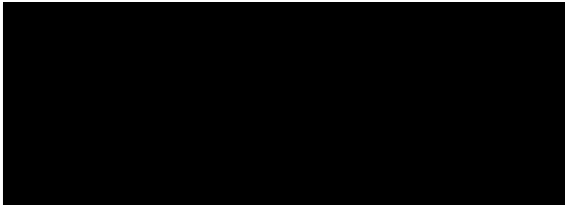
00006248160000000000000072492780018483267179

Invoice

Federal Tax ID# 27-1979486



Remit checks to:
NV5, Inc.
PO Box 74008680
Chicago, IL 60674-8680



Finley Woods CDD
12051 Corporate Boulevard
Orlando, FL 32817

July 14, 2025
Project No: 1510719-0036007.00
Invoice No: 460067
Due Date: August 13, 2025

Project 1510719-0036007.00 Finley Woods CDD
June:
CDD Meeting Attendance

Professional Services from May 25, 2025 to June 28, 2025
Professional Personnel

	Hours	Rate	Amount	
Principal Professional Engineer	1.00	290.00	290.00	
Totals	1.00		290.00	
Total Labor				290.00
Total this Invoice				290.00



Date	Invoice Number
July 7, 2025	137209
Payment Terms	Due Date
Upon Receipt	July 7, 2025

Bill To:
Finley Woods CDD c/o PFM Group Consulting District Accounting Department 3501 Quadrangle Blvd., Suite 270 Orlando, FL 32817 United States of America

Company Address:
1735 Market Street 42nd Floor Philadelphia, PA 19103 +1 (215) 5676100

Remittance Options:

Via Mail:
PFM Group Consulting LLC PO Box 65126 Baltimore, MD 21264-5126 United States of America

RE: Quarterly Disclosure for the period of 04.01.25 - 06.30.25.

Bond Issue 2020	\$1,250.00
Total Amount Due	<u>\$1,250.00</u>



Date	Invoice Number
August 8, 2025	DM-08-2025-18
Payment Terms	Due Date
Upon Receipt	August 8, 2025

Bill To:
Finley Woods CDD c/o PFM Group Consulting District Accounting Department 3501 Quadrangle Blvd., Suite 270 Orlando, FL 32817 United States of America

Company Address:
1735 Market Street 42nd Floor Philadelphia, PA 19103 +1 (215) 5676100

Remittance Options:

Via Mail:
PFM Group Consulting LLC PO Box 65126 Baltimore, MD 21264-5126 United States of America

RE: District Management Fee: August 2025

Professional Fees	\$1,875.00
Total Amount Due	<u>\$1,875.00</u>



Date	Invoice Number
August 7, 2025	OE-EXP-08-2025-09
Payment Terms	Due Date
Upon Receipt	August 7, 2025

Bill To:
Finley Woods CDD c/o PFM Group Consulting District Accounting Department 3501 Quadrangle Blvd., Suite 270 Orlando, FL 32817 United States of America

Company Address:
1735 Market Street 42nd Floor Philadelphia, PA 19103 +1 (215) 5676100

Remittance Options:

Via Mail:
PFM Group Consulting LLC PO Box 65126 Baltimore, MD 21264-5126 United States of America

RE: July 2025 Postage \$74.49

Expenses	\$74.49
Total Amount Due	<u>\$74.49</u>

VGlobalTech
636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



INVOICE

BILL TO
Finley Woods CDD
3501 Quadrangle Blvd.,
Suite 270,
Orlando, FL 32817

INVOICE # 7571
DATE 08/01/2025
DUE DATE 08/01/2025
TERMS Due on receipt

Web Maintenance:ADA Website Maintenance	1	135.00	135.00
Ongoing website maintenance for ADA and WCAG Compliance			

Please make check payable to VGlobalTech.

BALANCE DUE

\$135.00

**FINLEY WOODS
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 90
9/15/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
DM-09-2025-18	PFM Group Consulting LLC (FINLEY)	09/04/2025	Finley Woods CDD	1,875.00
137700	PFM Group Consulting LLC (FINLEY)	08/11/2025	Finley Woods CDD	59.28
7653	VGlobalTech (FINLEY)	09/01/2025	Finley Woods CDD	135.00
Total:				2,069.28

Board Member

Please Return To:
Finley Woods CDD
c/o PFM Group Consulting LLC
3501 Quadrangle Boulevard, Ste. 270
Orlando, FL 32817



Date	Invoice Number
September 4, 2025	DM-09-2025-18
Payment Terms	Due Date
Upon Receipt	September 4, 2025

Bill To:
Finley Woods CDD c/o PFM Group Consulting District Accounting Department 3501 Quadrangle Blvd., Suite 270 Orlando, FL 32817 United States of America

Company Address:
1735 Market Street 42nd Floor Philadelphia, PA 19103 +1 (215) 5676100

Remittance Options:

Via Mail:
PFM Group Consulting LLC PO Box 65126 Baltimore, MD 21264-5126 United States of America

RE: District Management Fee: September 2025

Professional Fees	\$1,875.00
Total Amount Due	<u>\$1,875.00</u>



Date	Invoice Number
August 11, 2025	137700
Payment Terms	Due Date
Upon Receipt	August 11, 2025

Bill To:
Finley Woods CDD c/o PFM Group Consulting District Accounting Department 3501 Quadrangle Blvd., Suite 270 Orlando, FL 32817 United States of America

Company Address:
1735 Market Street 42nd Floor Philadelphia, PA 19103 +1 (215) 5676100

Remittance Options:

Via Mail:
PFM Group Consulting LLC PO Box 65126 Baltimore, MD 21264-5126 United States of America

RE: Mailed Assessment Notices (Qty: 208 / Envelopes: 104)

Expenses	\$59.28
Total Amount Due	<u>\$59.28</u>

VGlobalTech
636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



INVOICE

BILL TO
Finley Woods CDD
3501 Quadrangle Blvd.,
Suite 270,
Orlando, FL 32817

INVOICE # 7653
DATE 09/01/2025
DUE DATE 09/01/2025
TERMS Due on receipt

Web Maintenance:ADA Website Maintenance	1	135.00	135.00
Ongoing website maintenance for ADA and WCAG Compliance			

Please make check payable to VGlobalTech.

BALANCE DUE **\$135.00**



Finley Woods Community Development District

Review of Monthly Financials



Finley Woods CDD

July 2025 Financial Package

July 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 7/31/2025

	General Fund	Debt Service	Construction	Long Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$87,633.37				\$87,633.37
Prepaid Expenses	1,679.68				1,679.68
Debt Service Reserve Series 2020		\$180,100.00			180,100.00
Revenue Series 2020		78,695.36			78,695.36
Sinking Fund Series 2020		0.02			0.02
Acquisition/Construction Series 2020			\$16,458.94		16,458.94
Total Current Assets	<u>\$89,313.05</u>	<u>\$258,795.38</u>	<u>\$16,458.94</u>	<u>\$0.00</u>	<u>\$364,567.37</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$258,795.38	\$258,795.38
Amount To Be Provided				2,511,204.62	2,511,204.62
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>\$89,313.05</u></u>	<u><u>\$258,795.38</u></u>	<u><u>\$16,458.94</u></u>	<u><u>\$2,770,000.00</u></u>	<u><u>\$3,134,567.37</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	50,103.35				50,103.35
FB - Nonspendable	1,680.00				1,680.00
Net Assets, Unrestricted		\$256,297.66			256,297.66
Current Year Net Assets, Unrestricted		2,497.72			2,497.72
Net Assets, Unrestricted			(\$319,059.72)		(319,059.72)
Current Year Net Assets, Unrestricted			7,023.96		7,023.96
Net Assets - General Government			87,800.00		87,800.00
Total Net Assets	<u><u>\$89,313.05</u></u>	<u><u>\$258,795.38</u></u>	<u><u>(\$224,235.76)</u></u>	<u><u>\$0.00</u></u>	<u><u>\$123,872.67</u></u>
Total Liabilities and Net Assets	<u><u>\$89,313.05</u></u>	<u><u>\$258,795.38</u></u>	<u><u>\$16,458.94</u></u>	<u><u>\$2,770,000.00</u></u>	<u><u>\$3,134,567.37</u></u>



Finley Woods CDD
Statement of Activities
As of 7/31/2025

	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		(6,604.10)			(6,604.10)
Inter-Fund Transfers In			\$6,604.10		6,604.10
Total Revenues	<u>\$102,234.97</u>	<u>\$171,930.10</u>	<u>\$6,604.10</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	18,750.00				18,750.00
Disclosure Agent	2,500.00				2,500.00
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	1.38				1.38
Legal Advertising	1,070.72				1,070.72
Miscellaneous	75.00				75.00
Web Site Maintenance	2,250.00				2,250.00
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>\$54,605.85</u>	<u>\$178,972.50</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$233,578.35</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$2,474.23				\$2,474.23
Interest Income		\$9,540.12			9,540.12
Interest Income			\$419.86		419.86
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$2,474.23</u>	<u>\$9,540.12</u>	<u>\$419.86</u>	<u>\$0.00</u>	<u>\$12,434.21</u>
Change In Net Assets	\$50,103.35	\$2,497.72	\$7,023.96	\$0.00	\$59,625.03
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>\$89,313.05</u></u>	<u><u>\$258,795.38</u></u>	<u><u>(\$224,235.76)</u></u>	<u><u>\$0.00</u></u>	<u><u>\$123,872.67</u></u>



Finley Woods CDD
Budget to Actual
For The Month Ending 7/31/2025

	Year To Date			FY2025	
	Actual	Budget	Variance	Adopted Budget	Percentage
<u>Revenues</u>					
On-Roll Assessments	\$ 53,586.26	\$ 44,277.90	\$ 9,308.36	\$ 53,133.50	100.85%
Off-Roll Assessments	48,648.71	29,762.40	18,886.31	35,714.90	136.21%
Developer Contributions	-	48,543.00	(48,543.00)	58,251.60	0.00%
Net Revenues	\$ 102,234.97	\$ 122,583.30	\$ (20,348.33)	\$ 147,100.00	69.50%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 200.00	\$ 1,000.00	\$ (800.00)	\$ 1,200.00	16.67%
D&O Insurance	2,843.00	2,666.70	176.30	3,200.00	88.84%
Trustee Services	4,031.25	3,666.70	364.55	4,400.00	91.62%
Management	18,750.00	18,750.00	-	22,500.00	83.33%
Engineering	-	8,333.30	(8,333.30)	10,000.00	0.00%
Disclosure Agent	2,500.00	4,166.70	(1,666.70)	5,000.00	50.00%
District Counsel	8,103.50	20,833.30	(12,729.80)	25,000.00	32.41%
Assessment Administration	7,500.00	6,250.00	1,250.00	7,500.00	100.00%
Reamortization Schedule	-	208.30	(208.30)	250.00	0.00%
Audit	3,630.00	3,025.00	605.00	3,630.00	100.00%
Postage & Shipping	1.38	208.30	(206.92)	250.00	0.55%
Copies	-	208.30	(208.30)	250.00	0.00%
Legal Advertising	1,070.72	3,333.30	(2,262.58)	4,000.00	26.77%
Miscellaneous	75.00	1,250.00	(1,175.00)	1,500.00	5.00%
Office Supplies	-	41.70	(41.70)	50.00	0.00%
Web Site Maintenance	2,250.00	2,350.00	(100.00)	2,820.00	79.79%
Dues, Licenses, and Fees	175.00	208.30	(33.30)	250.00	70.00%
Total General & Administrative Expenses	\$ 51,129.85	\$ 76,499.90	\$ (25,370.05)	\$ 91,800.00	55.70%
<u>Maintenance Expenses</u>					
Irrigation	\$ -	\$ 8,333.30	\$ (8,333.30)	\$ 10,000.00	0.00%
General Insurance	3,476.00	3,166.70	309.30	3,800.00	91.47%
General Repair & Maintenance	-	5,833.30	(5,833.30)	7,000.00	0.00%
Landscaping Maintenance & Material	-	21,875.00	(21,875.00)	26,250.00	0.00%
Reserves	-	6,875.10	(6,875.10)	8,250.00	0.00%
Total Maintenance Expenses	\$ 3,476.00	\$ 46,083.40	\$ (42,607.40)	\$ 55,300.00	6.29%
Total Expenses	\$ 54,605.85	\$ 122,583.30	\$ (67,977.45)	\$ 147,100.00	37.12%
Income (Loss) from Operations	\$ 47,629.12	\$ -	\$ 47,629.12	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 2,474.23	\$ -	\$ 2,474.23	\$ -	
Total Other Income (Expense)	\$ 2,474.23	\$ -	\$ 2,474.23	\$ -	
Net Income (Loss)	\$ 50,103.35	\$ -	\$ 50,103.35	\$ -	