

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 **Wednesday, November 12, 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 September 23, 2025, Board of Supervisors' Meeting**

Business Matters

- 2. **Consideration of Landscape Maintenance Proposals:**
 - Grasshopper TLC *(provided under separate cover)*
 - Alex Michael Landscaping
 - Shortcuts Landscaping *(provided under separate cover)*
 - Landscape Maintenance Proposal Spreadsheet *(provided under separate cover)*
- 3. **Consideration of Work Product Acquisition for the Series 2020 Project**
 - A. **Resolution 2026-01, Authorizing DSRF Release and Requisition (Series 2020)**
- 4. **Consideration of Funding Request Nos. 91 & 92**
- 5. **Review of Monthly Financials**

Other Business

Staff Reports

District Counsel
District Engineer
District Manager

- Next Meeting December 2, 2025
- Review of Current Fiscal Year Meeting Schedule
- FY 2025 Goals and Objectives

Supervisor Requests and Audience Comments
Adjournment





Finley Woods Community Development District

**Consideration of Minutes of the
September 23, 2025,
Board of Supervisors' Meeting**

MINUTES OF MEETING

FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT

RESCHEDULED BOARD OF SUPERVISORS' MEETING

Tuesday, September 23, 2025, at 11:00 a.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	
Gazmin Kerr	PFM Group Consulting LLC	
Rick Montejano	PFM Group Consulting LLC	(via phone)
Michelle Rigoni	Kutak Rock	(via phone)
Ayla Hart	The Boyd Group	
Daniel Young	NV5	(via phone)
Kelly Burch	Bosshardt	(via phone)

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Gaarlandt called the Board of Supervisors Meeting to order at approximately 11:00 a.m. Those in attendance are outlined above.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no public comments.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the August 5, 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 August 5, 2025, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

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

Ms. Rigoni provided an overview. It was noted the HOA has been maintaining all landscaping within the community, including CDD property. This agreement is a mutual termination release and notes the CDD will now maintain their own landscaping. The agreement has been reviewed by the Chair and District Staff.

On MOTION by Ms. Patterson, seconded by Mr. Rogers, with all in favor, the Board of Supervisors for the Finley Woods Community Development District approved the Termination of Cost Share Agreement between the District and Finley Woods Owners' Association, Inc. for Maintenance Services.

FIFTH ORDER OF BUSINESS

Consideration of Landscape Maintenance Proposals:

- Premier Lawn Care
- Allegiance
Landscaping
- Grasshopper TLC
- Alex Michael
Landscaping
- Shortcuts
Landscaping

Ms. Gaarlandt reviewed the proposals received for landscaping and noted Premier Lawn Care is the current vendor. These proposals include all of Phase 1. It was noted 22% of the Phase 1 cost would be the District's portion.

There was discussion regarding the proposals, what areas are covered, and costs. It was noted Allegiance maintains bi-weekly starting in September, while the other vendors maintain bi-weekly starting in November. The proposals do include the Phase 1C front yards, which are not District property.

District Counsel gave an overview of what areas should be covered in the contract. It was noted the Board can review other proposals and there is a 30-day termination clause if unsatisfied with work provided.

Ms. Gaarlandt recommended continuing with the current vendor on a month-to-month basis, until the scope of work can be fine-tuned within the proposals.

There was continued discussion regarding the vendors. The Board noted there is a wide range of costs within the proposals.

Ms. Gaarlandt reviewed the budget for landscaping.

The Board requested detailed proposals from Grasshopper TLC, Alex Michael Landscaping, and Shortcuts Landscaping. It was also requested to get a proposal from Precision. It was noted the District's landscaping vendor does not have to be the same as the HOA landscaping vendor.

There was brief discussion regarding the yard landscaping.

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 a one month extension of the current vendor, Premier Lawn Care, and authorized Staff to follow up with the requested vendors for updated CDD landscaping proposals.

On MOTION by Ms. Patterson, seconded by Mr. Rogers, with all in favor, the Board of Supervisors for the Finley Woods Community Development District accepted the Maintenance Maps as presented.

SIXTH ORDER OF BUSINESS

Consideration of Pond Cleanup Proposal with Alex Michael Landscaping

It was noted this cleanup is for Pond 1C for the overgrown slopes.

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 the Pond Cleanup Proposal with Alex Michael Landscaping, subject to the current vendor not providing cleanup within 14 days.

Ms. Patterson questioned if this was a Premier Lawn Care responsibility. Ms. Rigoni noted this

would need to be an HOA request.

There was brief discussion regarding the scope of work and the difficulty of working with Premier Lawn Care. It was noted there can be a request to Premier Lawn Care to provide the cleanup, but this must be done by the end of October.

SEVENTH ORDER OF BUSINESS

Consideration of Work Product Acquisition for the Series 2020 Project

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

It was noted there has been no update.

This item was tabled.

EIGHTH ORDER OF BUSINESS

Consideration of Audit Engagement Letter with Grau & Associates

Ms. Gaarlandt noted the letter is consistent with the auditor's proposal.

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 Audit Engagement Letter with Grau and Associates.

NINTH ORDER OF BUSINESS

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

Ms. Gaarlandt noted this agreement reflects the price increase that was previously approved.

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 the First Amendment to Agreement for Website Services with VGlobalTech.

TENTH ORDER OF BUSINESS

Consideration of Funding Request No. 89-90

The Board reviewed the funding requests.

Ms. Gaarlandt noted these are for standard District expenses.

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 Funding Request No. 89-90.

ELEVENTH ORDER OF BUSINESS

Review of Monthly Financials

The Board reviewed the monthly financials as of August 31, 2025.

Mr. Montejano noted the applications for the irrigation meters were just sent in and will be switched over to the District for billing.

No action was required by the Board.

TWELFTH ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No Report.

District Engineer – Mr. Young noted he had sent information to the Board regarding the landscaping and pond maintenance areas. He gave an overview of the pond maintenance and noted the pond in Phase 1C is a no-mow pond, Phase 2 pond is maintained as a stormwater pond, Phase 3 pond will be the same as Phase 2.

District Manager – Ms. Gaarlandt noted the next Board meeting is scheduled for October 7, 2025. It was noted this meeting will be canceled. The November 4, 2025, Board meeting will remain on the calendar.

There was brief discussion regarding the timing of the landscaping proposals.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There were no further Supervisor requests or audience comments.

FOURTEENTH 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 September 23, 2025, Board of Supervisors' Meeting.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson



Finley Woods Community Development District

Consideration of Landscape Maintenance Proposals:

- **Grasshopper TLC** *(provided under separate cover)*
 - **Alex Michael Landscaping**
- **Shortcuts Landscaping** *(provided under separate cover)*

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 LAWN CARE - 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



Finley Woods Community Development District

**Landscape Maintenance
Proposal Spreadsheet**
(provided under separate cover)



Finley Woods Community Development District

Consideration of Work Product Acquisition for the Series 2020 Project

A.Resolution 2026-01, Authorizing DSRF Release and Requisition (Series 2020)

RESOLUTION 2026-01

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 12th day of November 2025.

ATTEST:

**FINLEY WOODS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Asst. Secretary

By: _____
Its: _____



Finley Woods Community Development District

**Consideration of Funding Request
Nos. 91 & 92**

**FINLEY WOODS
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 91
9/24/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
29042	Egis Insurance Advisors, LLC (FINLEY)	09/05/2025	Finley Woods CDD	7,199.00
Total:				7,199.00

Board Member

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



Finley Woods CDD
 c/o PFM Group Consulting LLC
 3501 Quadrangle Boulevard, Suite 270
 Orlando, FL 32817

INVOICE

Customer	Finley Woods CDD
Acct #	969
Date	09/05/2025
Customer Service	Charisse Bitner
Page	1 of 1

Payment Information	
Invoice Summary	\$ 7,199.00
Payment Amount	
Payment for:	Invoice#29042
100125433	

Thank You

Please detach and return with payment



Customer: Finley Woods CDD

Invoice	Effective	Transaction	Description	Amount
29042	10/01/2025	Renew policy	Policy #100125433 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/5/2025	7,199.00

Please Remit Payment To:
 Egis Insurance and Risk Advisors
 P.O. Box 748555

Total
\$ 7,199.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
 Atlanta, GA 30374-8555

accounting@egisadvisors.com

09/05/2025

**FINLEY WOODS
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 92

9/29/2025

Item Number	Payee	Invoice Number	General Fund
1	Gainesville Regional Utilities		
	Initial deposit for 4448 SW 59th PL (irrigation meter)	4448DEPOSIT	\$ 220.00
	Initial deposit for 5830 SW 46th Dr. (irrigation meter)	5830DEPOSIT	220.00
	Initial deposit for 6085 SW 46th Dr. (irrigation meter)	6085DEPOSIT	220.00

TOTAL	\$	660.00
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Board Member

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

NON-RESIDENTIAL START SERVICE CHECKLIST

In order to initiate utility services for non-residential addresses, customers will be required to provide the following:



1. Completed GRU Contract for Non-Residential Utility Service Application (dated 12/9/19 or later)



2. Proof of Federal ID (via SS-4 or referenced in www.sunbiz.org)



- Govt Entity
3. Legible [scanned] copy of state issued photo identification of Company Officer (registered on www.sunbiz.org Officer/Director List)

Notarized completed application signed by officer may be substituted



4. Security Deposit Due up front (Cash, Check, Money Order, Cashier's Check, Surety Bond or Irrevocable Letter of Credit if applicable). Please note, security deposit payments with ACH, EFT and Debit/Credit Cards are not accepted.

FOR NEW CONSTRUCTION PLEASE NOTE & PROVIDE THE FOLLOWING:

Your application and deposit payment will not be accepted for processing until all construction is completed. This includes, but is not limited to, the following: installation of all permanent service meters, successful completion of inspections, and the receipt of your Certificate(s) of Occupancy. Specific questions regarding scheduling or the current status of an inspection may be directed to the City of Gainesville Inspections Department at (352) 334-5050 or Alachua County Department of Growth Management Building Division at (352) 374-5243.



5. Certificate of Occupancy

If you have any construction questions, please contact our New Services Department by phone at (352) 393-1413 or by email newservices@gru.com.

Completed applications may be submitted via:

Email to: customerservice@gru.com

Mail to: Gainesville Regional Utilities
Customer Service
P.O. Box 147051
Gainesville, FL 32614-7051

Or delivered to: Gainesville Regional Utilities
Customer Service
301 SE 4th Ave
Gainesville, FL 32601

Please keep a copy of the completed application for your records.

CONTRACT FOR NON-RESIDENTIAL UTILITY SERVICE

Customer Information

Business Name or Sole Proprietor: Finley Woods Community Development
 Fictitious Name (d/b/a), if applicable: PFM Consulting Group LLC
 Type of Business: Governmental Entity Federal Tax ID #: 32-0610301
 Project Name, if applicable: _____
 Sole Proprietors only: SSN _____, Date of Birth _____, DL # _____, St _____

Service Requested

Service Address*: 4448 SW 59th PL Unit: _____ City: Gainesville
☐ *Attach list if for multiple units. Check box to indicate list attached.
 Turn On Date (Mon.-Fri., except holidays): _____ Additional charges apply for same day service. 10/1/25
 Services requested* (please circle): E G W-W/W Lighting Irrigation Reclaimed Wtr Hydrant Mtr
 *Stormwater and Refuse services, if available, will also be activated.

Contact Information

Mailing Address: Street/PO Box: 3501 Quadrangle Blvd Ste. 270 Attn: Rick Montejano
 City: Orlando State: FL Zip Code: 32817
 Contact Name: Rick Montejano Bus Ph: 407-723-5951 Other Ph: _____ Email: montejano.rick@pfm.com
 ~GRU will not sell email addresses obtained from GRU's customers. Under Florida law, e-mail addresses are public records, pursuant to Chapter 119, Florida Statutes. If you do not want your e-mail address disclosed in a response to a public records request, do not provide the e-mail address as part of this contract for service.

Deposit

Deposit is based on an average two-month billing for this address or comparable service and is required before service is activated.
 Deposit Payment Options. Please check one: Cash Payment ☒ Surety Bond _____ Irrevocable Letter of Credit _____

Options: Auto Pay / Tax Exemptions

For Auto Pay, enter bank information: Bank RT# 021201383 Bank Account # 42616719
 Bank Account Name: Finley Woods
 Tax Exemptions, if applicable. Copy of certificate required: Sales ☒ Other, please list: _____

Authorization

To the best of my knowledge, all of the above information is true and correct and I acknowledge that providing incorrect information as part of my Contract for utility services may result in disruption of service and/or additional service charges.

I understand that this is a Contract for utility services. I have read the terms and conditions on the back of this Contract. By signing this Contract for service, the entity on whose behalf I sign this Contract, agrees to be bound by all the terms and conditions set out on the page titled "Contract for Utility Service-Terms and Conditions".

I certify that I have the authority to act on behalf of the entity named above, including but not limited to the authority to enter into this Contract on behalf of this entity. I understand that proof of such authority may be requested.

Signature: Rick Montejano Title: District Accountant Date: 9/26/25
 Printed Name: Rick Montejano DL#: M532-738-80-68-0 State: FL
 Copy of Drivers License required, unless signature is notarized or application is signed in our presence.

STATE OF Florida NOTARY IN LIEU OF PHOTO IDENTIFICATION
 COUNTY OF Orange

The foregoing instrument was acknowledged before me on this 26th day of September, 2025 by Rick Montejano, who is personally known to me or who has produced _____ as identification.
B W F Notary Public



BLAKE FIRTH
 Notary Public
 State of Florida
 Comm# HH524937
 Expires 5/8/2028

Office Use Only

BP# _____ Acct# _____ Deposit \$ _____
 Employee: _____ Date: _____

CONTRACT FOR NON-RESIDENTIAL UTILITY SERVICE
Customer Information

Business Name or Sole Proprietor: Finley Woods Community Development
 Fictitious Name (d/b/a), if applicable: PFM Consulting Group LLC
 Type of Business: Governmental Entity Federal Tax ID #: 32-0610301
 Project Name, if applicable: _____
 Sole Proprietors only: SSN _____, Date of Birth _____, DL # _____, St _____

Service Requested

Service Address*: 6085 SW 46th Dr. Unit: _____ City: Gainesville
☐ *Attach list if for multiple units. Check box to indicate list attached.
 Turn On Date (Mon.-Fri., except holidays): _____ Additional charges apply for same day service. 10/1/25
 Services requested* (please circle): E G W-W/W Lighting Irrigation Reclaimed Wtr Hydrant Mtr
 *Stormwater and Refuse services, if available, will also be activated.

Contact Information

Mailing Address: Street/PO Box: 3501 Quadrangle Blvd Ste. 270 Attn: Rick Montejano
 City: Orlando State: FL Zip Code: 32817
 Contact Name: Rick Montejano Bus Ph: 407-723-5951 Other Ph: _____ Email: montejano@pfm.com
 ~GRU will not sell email addresses obtained from GRU's customers. Under Florida law, e-mail addresses are public records, pursuant to Chapter 119, Florida Statutes. If you do not want your e-mail address disclosed in a response to a public records request, do not provide the e-mail address as part of this contract for service.

Deposit

Deposit is based on an average two-month billing for this address or comparable service and is required before service is activated.
 Deposit Payment Options. Please check one: Cash Payment ☒ Surety Bond _____ Irrevocable Letter of Credit _____

Options: Auto Pay / Tax Exemptions

For Auto Pay, enter bank information: Bank RT# 021201383 Bank Account # 42616719
 Bank Account Name: Finley Woods
 Tax Exemptions, if applicable. Copy of certificate required: Sales ☒ Other, please list: _____

Authorization

To the best of my knowledge, all of the above information is true and correct and I acknowledge that providing incorrect information as part of my Contract for utility services may result in disruption of service and/or additional service charges.

I understand that this is a Contract for utility services. I have read the terms and conditions on the back of this Contract. By signing this Contract for service, the entity on whose behalf I sign this Contract, agrees to be bound by all the terms and conditions set out on the page titled "Contract for Utility Service-Terms and Conditions".

I certify that I have the authority to act on behalf of the entity named above, including but not limited to the authority to enter into this Contract on behalf of this entity. I understand that proof of such authority may be requested.

Signature: Rick Montejano Title: District Accountant Date: 9/26/25
 Printed Name: Rick Montejano DL#: M532-738-PO-168-0 State: FL

Copy of Drivers License required, unless signature is notarized or application is signed in our presence.

STATE OF Florida
 COUNTY OF Orange

NOTARY IN LIEU OF PHOTO IDENTIFICATION

The foregoing instrument was acknowledged before me on this 26th day of September, 2025 by Rick Montejano, who is personally known to me or who has produced _____ as identification.
B. W. F. Notary Public



BLAKE FIRTH
 Notary Public
 State of Florida
 Comm# HH524937
 Expires 5/8/2028

Office Use Only

BP# _____ Acct# _____ Deposit \$ _____
 Employee: _____ Date: _____

CONTRACT FOR NON-RESIDENTIAL UTILITY SERVICE
Customer Information

Business Name or Sole Proprietor: Finley Woods Community Development
 Fictitious Name (d/b/a), if applicable: FWM Consulting Group LLC
 Type of Business: Governmental Entity Federal Tax ID #: 32-0610301
 Project Name, if applicable: _____
 Sole Proprietors only: SSN _____, Date of Birth _____, DL # _____, St _____

Service Requested

Service Address*: 5830 SW 46th Dr. Unit: _____ City: Gainesville
☐ *Attach list if for multiple units. Check box to indicate list attached.
 Turn On Date (Mon.-Fri., except holidays): _____ Additional charges apply for same day service. 10/1/25
 Services requested* (please circle): E G W-W/W Lighting Irrigation Reclaimed Wtr Hydrant Mtr
 *Stormwater and Refuse services, if available, will also be activated.

Contact Information

Mailing Address: Street/PO Box: 3501 Avalon Blvd. Ste. 270 Attn: Rick Montezano
 City: Orlando State: FL Zip Code: 32817
 Contact Name: Rick Montezano Bus Ph: 407-723-5951 Other Ph: _____ Email: montezano.r@pfm.com
 ~GRU will not sell email addresses obtained from GRU's customers. Under Florida law, e-mail addresses are public records, pursuant to Chapter 119, Florida Statutes. If you do not want your e-mail address disclosed in a response to a public records request, do not provide the e-mail address as part of this contract for service.

Deposit

Deposit is based on an average two-month billing for this address or comparable service and is required before service is activated.

Deposit Payment Options. Please check one: Cash Payment ☒ Surety Bond _____ Irrevocable Letter of Credit _____

Options: Auto Pay / Tax Exemptions

For Auto Pay, enter bank information: Bank RT# 02201383 Bank Account # 42616719
 Bank Account Name: Finley Woods
 Tax Exemptions, if applicable. Copy of certificate required: Sales ☒ Other, please list: _____

Authorization

To the best of my knowledge, all of the above information is true and correct and I acknowledge that providing incorrect information as part of my Contract for utility services may result in disruption of service and/or additional service charges.

I understand that this is a Contract for utility services. I have read the terms and conditions on the back of this Contract. By signing this Contract for service, the entity on whose behalf I sign this Contract, agrees to be bound by all the terms and conditions set out on the page titled "Contract for Utility Service-Terms and Conditions".

I certify that I have the authority to act on behalf of the entity named above, including but not limited to the authority to enter into this Contract on behalf of this entity. I understand that proof of such authority may be requested.

Signature: Rick Montezano Title: District Accountant Date: 9/26/25
 Printed Name: Rick Montezano DL#: M532-738-80-168-0 State: FL

Copy of Drivers License required, unless signature is notarized or application is signed in our presence.

STATE OF Florida
 COUNTY OF Orange

 Blake Firth
 Notary Public
 State of Florida
 Comm# HH524937
 Expires 5/8/2028

NOTARY IN LIEU OF PHOTO IDENTIFICATION

The foregoing instrument was acknowledged before me on this 26th day of September, 2025 by Rick Montezano, who is personally known to me or who has produced _____ as identification.

(seal)

B. F. F.

Notary Public

Office Use Only

BP# _____ Acct# _____ Deposit \$ _____
 Employee: _____ Date: _____



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FINLEY WOODS COMMUNITY DEVELOPMENT
% PFM CONSULTING GROUP LLC
12051 CORPORATE BLVD
ORLANDO FL 32817

001404

Date of this notice: 09-26-2019

Employer Identification Number:
32-0610301

Form: SS-4

Number of this notice: CP 575 D

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 32-0610301. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

If you have questions about the form(s) or the due dates(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, Accounting Periods and Methods.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, Entity Classification Election. See Form 8832 and its instructions for additional information.



Consumer's Certificate of Exemption

Issued Pursuant to Chapter 212, Florida Statutes

DR-14
R. 01/18

85-8017895106C-8	09/30/2024	09/30/2029	MUNICIPAL GOVERNMENT
Certificate Number	Effective Date	Expiration Date	Exemption Category

This certifies that

FINLEY WOODS COMMUNITY DEVELOPMENT DISTR
ICT
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-8329

is exempt from the payment of Florida sales and use tax on real property rented, transient rental property rented, tangible personal property purchased or rented, or services purchased.



Important Information for Exempt Organizations

DR-14
R. 01/18

1. You must provide all vendors and suppliers with an exemption certificate before making tax-exempt purchases. See Rule 12A-1.038, Florida Administrative Code (F.A.C.).
2. Your *Consumer's Certificate of Exemption* is to be used solely by your organization for your organization's customary nonprofit activities.
3. Purchases made by an individual on behalf of the organization are taxable, even if the individual will be reimbursed by the organization.
4. This exemption applies only to purchases your organization makes. The sale or lease to others of tangible personal property, sleeping accommodations, or other real property is taxable. Your organization must register, and collect and remit sales and use tax on such taxable transactions. Note: Churches are exempt from this requirement except when they are the lessor of real property (Rule 12A-1.070, F.A.C.).
5. It is a criminal offense to fraudulently present this certificate to evade the payment of sales tax. Under no circumstances should this certificate be used for the personal benefit of any individual. Violators will be liable for payment of the sales tax plus a penalty of 200% of the tax, and may be subject to conviction of a third-degree felony. Any violation will require the revocation of this certificate.
6. If you have questions about your exemption certificate, please call Taxpayer Services at 850-488-6800. The mailing address is PO Box 6480, Tallahassee, FL 32314-6480.



Finley Woods Community Development District

Review of Monthly Financials



Finley Woods CDD

September 2025 Financial Package

September 30, 2025

PFM Group Consulting LLC

3501 Quadrangle Blvd

Suite 270

Orlando, FL 32817

(407) 723-5900



Finley Woods CDD
Statement of Financial Position
As of 9/30/2025

	General Fund	Debt Service	Construction	Long Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$72,941.91				\$72,941.91
Prepaid Expenses	8,878.68				8,878.68
Deposits	660.00				660.00
Debt Service Reserve Series 2020		\$180,100.00			180,100.00
Revenue Series 2020		79,263.64			79,263.64
Sinking Fund Series 2020		0.02			0.02
Acquisition/Construction Series 2020			\$17,878.34		17,878.34
Total Current Assets	<u>\$82,480.59</u>	<u>\$259,363.66</u>	<u>\$17,878.34</u>	<u>\$0.00</u>	<u>\$359,722.59</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$259,363.66	\$259,363.66
Amount To Be Provided				2,510,636.34	2,510,636.34
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>\$82,480.59</u></u>	<u><u>\$259,363.66</u></u>	<u><u>\$17,878.34</u></u>	<u><u>\$2,770,000.00</u></u>	<u><u>\$3,129,722.59</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$3,122.59				\$3,122.59
Retainage Payable			\$240,694.70		240,694.70
Total Current Liabilities	<u>\$3,122.59</u>	<u>\$0.00</u>	<u>\$240,694.70</u>	<u>\$0.00</u>	<u>\$243,817.29</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>\$3,122.59</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>\$3,013,817.29</u></u>
<u>Net Assets</u>					
Net Assets - General Government	\$37,529.70				\$37,529.70
Current Year Net Assets - General Government	40,148.30				40,148.30
FB - Nonspendable	1,680.00				1,680.00
Net Assets, Unrestricted		\$256,297.66			256,297.66
Current Year Net Assets, Unrestricted		3,066.00			3,066.00
Net Assets, Unrestricted			(\$319,059.72)		(319,059.72)
Current Year Net Assets, Unrestricted			8,443.36		8,443.36
Net Assets - General Government			87,800.00		87,800.00
Total Net Assets	<u>\$79,358.00</u>	<u>\$259,363.66</u>	<u>(\$222,816.36)</u>	<u>\$0.00</u>	<u>\$115,905.30</u>
Total Liabilities and Net Assets	<u><u>\$82,480.59</u></u>	<u><u>\$259,363.66</u></u>	<u><u>\$17,878.34</u></u>	<u><u>\$2,770,000.00</u></u>	<u><u>\$3,129,722.59</u></u>



Finley Woods CDD
Statement of Activities
As of 9/30/2025

	General Fund	Debt Service	Construction	Long Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$53,586.26				\$53,586.26
Off-Roll Assessments	48,648.71				48,648.71
On-Roll Assessments		\$178,534.20			178,534.20
Inter-Fund Group Transfers In		(7,902.61)			(7,902.61)
Inter-Fund Transfers In			\$7,902.61		7,902.61
Total Revenues	<u>\$102,234.97</u>	<u>\$170,631.59</u>	<u>\$7,902.61</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	22,500.00				22,500.00
Engineering	290.00				290.00
Disclosure Agent	5,000.00				5,000.00
District Counsel	9,205.15				9,205.15
Assessment Administration	7,500.00				7,500.00
Audit	3,630.00				3,630.00
Postage & Shipping	135.15				135.15
Legal Advertising	3,235.46				3,235.46
Miscellaneous	75.00				75.00
Web Site Maintenance	2,820.00				2,820.00
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>\$65,116.01</u>	<u>\$178,972.50</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$244,088.51</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$3,029.34				\$3,029.34
Interest Income		\$11,406.91			11,406.91
Interest Income			\$540.75		540.75
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$3,029.34</u>	<u>\$11,406.91</u>	<u>\$540.75</u>	<u>\$0.00</u>	<u>\$14,977.00</u>
Change In Net Assets	\$40,148.30	\$3,066.00	\$8,443.36	\$0.00	\$51,657.66
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>\$79,358.00</u></u>	<u><u>\$259,363.66</u></u>	<u><u>(\$222,816.36)</u></u>	<u><u>\$0.00</u></u>	<u><u>\$115,905.30</u></u>



Finley Woods CDD
Budget to Actual
For The Month Ending 9/30/2025

	Year To Date			FY2025 Adopted Budget	Percentage
	Actual	Budget	Variance		
<u>Revenues</u>					
On-Roll Assessments	\$ 53,586.26	\$ 53,133.50	\$ 452.76	\$ 53,133.50	100.85%
Off-Roll Assessments	48,648.71	35,714.90	12,933.81	35,714.90	136.21%
Developer Contributions	-	58,251.60	(58,251.60)	58,251.60	0.00%
Net Revenues	\$ 102,234.97	\$ 147,100.00	\$ (44,865.03)	\$ 147,100.00	69.50%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 200.00	\$ 1,200.00	\$ (1,000.00)	\$ 1,200.00	16.67%
D&O Insurance	2,843.00	3,200.00	(357.00)	3,200.00	88.84%
Trustee Services	4,031.25	4,400.00	(368.75)	4,400.00	91.62%
Management	22,500.00	22,500.00	-	22,500.00	100.00%
Engineering	290.00	10,000.00	(9,710.00)	10,000.00	2.90%
Disclosure Agent	5,000.00	5,000.00	-	5,000.00	100.00%
District Counsel	9,205.15	25,000.00	(15,794.85)	25,000.00	36.82%
Assessment Administration	7,500.00	7,500.00	-	7,500.00	100.00%
Reamortization Schedule	-	250.00	(250.00)	250.00	0.00%
Audit	3,630.00	3,630.00	-	3,630.00	100.00%
Postage & Shipping	135.15	250.00	(114.85)	250.00	54.06%
Copies	-	250.00	(250.00)	250.00	0.00%
Legal Advertising	3,235.46	4,000.00	(764.54)	4,000.00	80.89%
Miscellaneous	75.00	1,500.00	(1,425.00)	1,500.00	5.00%
Office Supplies	-	50.00	(50.00)	50.00	0.00%
Web Site Maintenance	2,820.00	2,820.00	-	2,820.00	100.00%
Dues, Licenses, and Fees	175.00	250.00	(75.00)	250.00	70.00%
Total General & Administrative Expenses	\$ 61,640.01	\$ 91,800.00	\$ (30,159.99)	\$ 91,800.00	67.15%
<u>Maintenance Expenses</u>					
Irrigation	\$ -	\$ 10,000.00	\$ (10,000.00)	\$ 10,000.00	0.00%
General Insurance	3,476.00	3,800.00	(324.00)	3,800.00	91.47%
General Repair & Maintenance	-	7,000.00	(7,000.00)	7,000.00	0.00%
Landscaping Maintenance & Material	-	26,250.00	(26,250.00)	26,250.00	0.00%
Reserves	-	8,250.00	(8,250.00)	8,250.00	0.00%
Total Maintenance Expenses	\$ 3,476.00	\$ 55,300.00	\$ (51,824.00)	\$ 55,300.00	6.29%
Total Expenses	\$ 65,116.01	\$ 147,100.00	\$ (81,983.99)	\$ 147,100.00	44.27%
Income (Loss) from Operations	\$ 37,118.96	\$ -	\$ 37,118.96	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 3,029.34	\$ -	\$ 3,029.34	\$ -	
Total Other Income (Expense)	\$ 3,029.34	\$ -	\$ 3,029.34	\$ -	
Net Income (Loss)	\$ 40,148.30	\$ -	\$ 40,148.30	\$ -	



Finley Woods Community Development District

Staff Reports

Finley Woods Community Development District

Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☒ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☒ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☒ No ☐

2.1 Financial Transparency and Accountability

Goal 2.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☒ No ☐

Goal 2.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☒ No ☐

Goal 2.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☒ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

District Manager: _____

Date: _____

Print Name: _____