



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	\$ -	