



# Finley Woods CDD

## February 2026 Financial Package

February 28, 2026

**PFM Group Consulting LLC**  
3501 Quadrangle Blvd  
Suite 270  
Orlando, FL 32817  
(407) 723-5900



**Finley Woods CDD**  
Statement of Financial Position  
As of 2/28/2026

	General Fund	Debt Service	Construction	Long Term Debt	Total
<b><u>Assets</u></b>					
<b><u>Current Assets</u></b>					
General Checking Account	\$132,726.72				\$132,726.72
Assessments Receivable	13,960.44				13,960.44
Assessments Receivable - Off Roll	37,037.76				37,037.76
Deposits	660.00				660.00
Assessments Receivable		\$20,007.52			20,007.52
Debt Service Reserve Series 2020		180,100.00			180,100.00
Revenue Series 2020		179,526.93			179,526.93
Sinking Fund Series 2020		0.02			0.02
Acquisition/Construction Series 2020			\$21,034.65		21,034.65
Total Current Assets	<u>\$184,384.92</u>	<u>\$379,634.47</u>	<u>\$21,034.65</u>	<u>\$0.00</u>	<u>\$585,054.04</u>
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$359,626.95	\$359,626.95
Amount To Be Provided				2,410,373.05	2,410,373.05
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>
<b>Total Assets</b>	<b><u>\$184,384.92</u></b>	<b><u>\$379,634.47</u></b>	<b><u>\$21,034.65</u></b>	<b><u>\$2,770,000.00</u></b>	<b><u>\$3,355,054.04</u></b>
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Deferred Revenue	\$13,960.44				\$13,960.44
Deferred Revenue - Off Roll	37,037.76				37,037.76
Deferred Revenue		\$20,007.52			20,007.52
Retainage Payable			\$240,694.70		240,694.70
Total Current Liabilities	<u>\$50,998.20</u>	<u>\$20,007.52</u>	<u>\$240,694.70</u>	<u>\$0.00</u>	<u>\$311,700.42</u>
<b><u>Long Term Liabilities</u></b>					
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>
<b>Total Liabilities</b>	<b><u>\$50,998.20</u></b>	<b><u>\$20,007.52</u></b>	<b><u>\$240,694.70</u></b>	<b><u>\$2,770,000.00</u></b>	<b><u>\$3,081,700.42</u></b>
<b><u>Net Assets</u></b>					
FB - Nonspendable	\$1,680.00				\$1,680.00
Net Assets - General Government	72,443.32				72,443.32
Current Year Net Assets - General Government	59,263.40				59,263.40
Net Assets, Unrestricted		\$260,239.71			260,239.71
Current Year Net Assets, Unrestricted		99,387.24			99,387.24
Net Assets, Unrestricted			(\$310,556.13)		(310,556.13)
Current Year Net Assets, Unrestricted			3,096.08		3,096.08
Net Assets - General Government			87,800.00		87,800.00
<b>Total Net Assets</b>	<b><u>\$133,386.72</u></b>	<b><u>\$359,626.95</u></b>	<b><u>(\$219,660.05)</u></b>	<b><u>\$0.00</u></b>	<b><u>\$273,353.62</u></b>
<b>Total Liabilities and Net Assets</b>	<b><u>\$184,384.92</u></b>	<b><u>\$379,634.47</u></b>	<b><u>\$21,034.65</u></b>	<b><u>\$2,770,000.00</u></b>	<b><u>\$3,355,054.04</u></b>



**Finley Woods CDD**  
**Statement of Activities**  
 As of 2/28/2026

	General Fund	Debt Service	Construction	Long Term Debt	Total
<b><u>Revenues</u></b>					
On-Roll Assessments	\$108,826.72				\$108,826.72
Other Income & Other Financing Sources	5.18				5.18
On-Roll Assessments		\$154,856.61			154,856.61
Inter-Fund Group Transfers In		(2,853.83)			(2,853.83)
Inter-Fund Transfers In			\$2,853.83		2,853.83
<b>Total Revenues</b>	<b>\$108,831.90</b>	<b>\$152,002.78</b>	<b>\$2,853.83</b>	<b>\$0.00</b>	<b>\$263,688.51</b>
<b><u>Expenses</u></b>					
D&O Insurance	\$3,014.00				\$3,014.00
Trustee Services	1,679.68				1,679.68
Management	10,416.65				10,416.65
Engineering	1,025.00				1,025.00
Disclosure Agent	1,250.00				1,250.00
District Counsel	4,812.00				4,812.00
Assessment Administration	7,500.00				7,500.00
Postage & Shipping	1.48				1.48
Legal Advertising	490.62				490.62
Web Site Maintenance	1,025.00				1,025.00
Dues, Licenses, and Fees	175.00				175.00
Irrigation	1,372.53				1,372.53
General Insurance	3,685.00				3,685.00
Other Insurance	500.00				500.00
Landscaping Maintenance & Material	9,800.00				9,800.00
Reserves	4,500.00				4,500.00
Interest Payments -Series 2020		\$55,962.50			55,962.50
<b>Total Expenses</b>	<b>\$51,246.96</b>	<b>\$55,962.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$107,209.46</b>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$1,678.46				\$1,678.46
Interest Income		\$3,346.96			3,346.96
Interest Income			\$242.25		242.25
<b>Total Other Revenues (Expenses) &amp; Gains (Losses)</b>	<b>\$1,678.46</b>	<b>\$3,346.96</b>	<b>\$242.25</b>	<b>\$0.00</b>	<b>\$5,267.67</b>
<b>Change In Net Assets</b>	<b>\$59,263.40</b>	<b>\$99,387.24</b>	<b>\$3,096.08</b>	<b>\$0.00</b>	<b>\$161,746.72</b>
<b>Net Assets At Beginning Of Year</b>	<b>\$74,123.32</b>	<b>\$260,239.71</b>	<b>(\$222,756.13)</b>	<b>\$0.00</b>	<b>\$111,606.90</b>
<b>Net Assets At End Of Year</b>	<b>\$133,386.72</b>	<b>\$359,626.95</b>	<b>(\$219,660.05)</b>	<b>\$0.00</b>	<b>\$273,353.62</b>



**Finley Woods CDD**  
Budget to Actual  
For The Month Ending 2/28/2026

Year To Date

	Actual	Budget	Variance	FY2026 Adopted Budget	Percentage
<b>Revenues</b>					
On-Roll Assessments	\$ 108,826.72	\$ 51,203.02	\$ 57,623.70	\$ 122,887.24	88.56%
Off-Roll Assessments	-	15,432.40	(15,432.40)	37,037.76	0.00%
Developer Contributions	-	30,000.00	(30,000.00)	72,000.00	0.00%
Other Income & Other Financing Sources	5.18	-	5.18	-	-
<b>Net Revenues</b>	<b>\$ 108,831.90</b>	<b>\$ 96,635.42</b>	<b>\$ 12,196.48</b>	<b>\$ 231,925.00</b>	<b>46.93%</b>
<b>General &amp; Administrative Expenses</b>					
Supervisor Fees	\$ -	\$ 500.00	\$ (500.00)	\$ 1,200.00	0.00%
D&O Insurance	3,014.00	1,333.33	1,680.67	3,200.00	94.19%
Other Insurance	500.00	208.33	291.67	500.00	100.00%
Trustee Services	1,679.68	1,833.33	(153.65)	4,400.00	38.17%
Management	10,416.65	10,416.67	(0.02)	25,000.00	41.67%
Engineering	1,025.00	4,166.67	(3,141.67)	10,000.00	10.25%
Disclosure Agent	1,250.00	2,083.33	(833.33)	5,000.00	25.00%
District Counsel	4,812.00	10,416.67	(5,604.67)	25,000.00	19.25%
Assessment Administration	7,500.00	3,125.00	4,375.00	7,500.00	100.00%
Reamortization Schedule	-	104.17	(104.17)	250.00	0.00%
Audit	-	1,572.92	(1,572.92)	3,775.00	0.00%
Tax Preparation	-	10.42	(10.42)	25.00	0.00%
Postage & Shipping	1.48	104.17	(102.69)	250.00	0.59%
Copies	-	93.75	(93.75)	225.00	0.00%
Legal Advertising	490.62	1,666.67	(1,176.05)	4,000.00	12.27%
Miscellaneous	-	416.67	(416.67)	1,000.00	0.00%
Contingency	-	-	-	-	0.00%
Office Supplies	-	20.83	(20.83)	50.00	-
Web Site Maintenance	1,025.00	1,225.00	(200.00)	2,940.00	34.86%
Dues, Licenses, and Fees	175.00	104.17	70.83	250.00	70.00%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 31,889.43</b>	<b>\$ 39,402.08</b>	<b>\$ (7,512.65)</b>	<b>\$ 94,565.00</b>	<b>33.72%</b>
<b>Maintenance Expenses</b>					
Irrigation	\$ 1,372.53	\$ 4,166.67	\$ (2,794.14)	\$ 10,000.00	13.73%
General Insurance	3,685.00	1,633.33	2,051.67	3,920.00	94.01%
General Repair & Maintenance	-	2,083.33	(2,083.33)	5,000.00	0.00%
Landscaping Maintenance & Material	9,800.00	17,100.00	(7,300.00)	41,040.00	23.88%
Landscape Maintenance - Phase 3	-	30,000.00	(30,000.00)	72,000.00	0.00%
Reserves	4,500.00	2,250.00	2,250.00	5,400.00	83.33%
<b>Total Maintenance Expenses</b>	<b>\$ 19,357.53</b>	<b>\$ 57,233.33</b>	<b>\$ (37,875.80)</b>	<b>\$ 137,360.00</b>	<b>14.09%</b>
<b>Total Expenses</b>	<b>\$ 51,246.96</b>	<b>\$ 96,635.42</b>	<b>\$ (45,388.46)</b>	<b>\$ 231,925.00</b>	<b>22.10%</b>
<b>Income (Loss) from Operations</b>	<b>\$ 57,584.94</b>	<b>\$ -</b>	<b>\$ 57,584.94</b>	<b>\$ -</b>	
<b>Other Income (Expense)</b>					
Interest Income	\$ 1,678.46	\$ -	\$ 1,678.46	\$ -	
<b>Total Other Income (Expense)</b>	<b>\$ 1,678.46</b>	<b>\$ -</b>	<b>\$ 1,678.46</b>	<b>\$ -</b>	
<b>Net Income (Loss)</b>	<b>\$ 59,263.40</b>	<b>\$ -</b>	<b>\$ 59,263.40</b>	<b>\$ -</b>	