

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 **Thursday, April 9, 2026, 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 February 12, 2026, Board of Supervisors' Meeting**
- 2. **Consideration of Resolution 2026-03, Authorizing and Approving the Change of Designated Registered Agent and Registered office of the District**
- 3. **Consideration of Resolution 2026-05, General Election**

Business Matters

- 4. **Bond Financing Team Funding Agreement** *(provided under separate cover)*
- 5. **Consideration of Financing Matters Relative to the Capital Improvement Revenue Bonds, Series 2026 (Phase 3)** *(provided under separate cover)*
 - A. **Supplemental Engineer's Report**
 - B. **Preliminary Assessment Methodology Report**
 - C. **Resolution 2026-04, Delegated Award Resolution**
 - a. **Form of 2nd Supplemental Indenture**
 - b. **Form of Preliminary Limited Offering Memorandum**
 - c. **Form of Bond Purchase Agreement**
 - d. **Form of Continued Disclosure Agreement**
 - D. **Ancillary Documents**
 - a. **True-Up Agreement**
 - b. **Completion Agreement**
 - c. **Collateral Assignment Agreement**
 - d. **Acquisition Agreement**
- 6. **Discussion regarding Phase 1C Common Area Maintenance**
 - **Proposals for Repair Work**
 - **Pond Bottom Maintenance**
- 7. **Review and Consideration of Finley Woods Phase 3 Stormwater Pond Operation and Maintenance Responsibility Letter to St. Johns River Water Management District**
- 8. **Consideration of Work Product Acquisition for the Series 2020 Project**
 - A. **Resolution 2026-01, Authorizing DSRF Release and Requisition (Series 2020)**
- 9. **Update Regarding Environmental Resource Permit No. 157052-2**
- 10. **Ratification of Funding Request Nos. 101-103**
- 11. **Review of Monthly Financials**

Other Business

Staff Reports

District Counsel

District Engineer

District Manager

- Next Meeting May 14, 2026

Developer Updates

**Supervisor Requests and Audience Comments
Adjournment**





Finley Woods Community Development District

**Consideration of Minutes of the
February 12, 2026,
Board of Supervisors' Meeting**

MINUTES OF MEETING

**FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING**

Thursday, February 12, 2026, 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	(joined at 11:12 a.m.)
Tonia Greve	Assistant Secretary	

Also Present:

Jane Gaarlandt	PFM Group Consulting LLC	
Gazmin Kerr	PFM Group Consulting LLC	(via phone)
Kevin Plenzler	PFM Group Consulting LLC	(via phone)
Michelle Rigoni	Kutak Rock	(via phone)
Ayla Hart	The Boyd Group	(via phone)
Daniel Young	NV5	(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
November 12, 2025, Board of
Supervisors' Meeting**

The Board reviewed the minutes.

On MOTION by Ms. Patterson, seconded by Ms. Greve, with all in favor, the Board of Supervisors for the Finley Woods Community Development District approved the minutes of the November 12, 2025, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

Consideration of Agreement between the District and Grasshopper TLC for Landscape Maintenance

Ms. Gaarlandt noted this is the standard agreement for landscaping with Grasshopper TLC.

There was brief discussion regarding the agreement.

Ms. Rigoni noted the agreement is for an initial one-year term, with automatic renewal for each year for the duration of 4 years. The agreement provides for elective termination or for-cause termination with a 30-day written notice.

There was discussion regarding the landscaping locations and adding common areas.

On MOTION by Ms. Patterson, seconded by Ms. Greve, with all in favor, the Board of Supervisors for the Finley Woods Community Development District approved the Agreement between the District and Grasshopper TLC for Landscape Maintenance.

FIFTH ORDER OF BUSINESS

**Discussion regarding Phase 1C Common Area Maintenance
• Request For Repair Work**

It was noted the previous vendor did not complete satisfactory work around the Phase 1C common areas.

Ms. Gaarlandt requested a walkthrough with a Board Supervisor and the vendor to gain understanding of the areas which need to be maintained.

SIXTH ORDER OF BUSINESS

Ratification of Additional Phase 1C Pond Cleanup Proposal with Grasshopper TLC

There was brief discussion regarding the cleanup completed by Grasshopper TLC. It was noted this was done at the recommendation of the District Engineer, but there are additional areas still needing cleaning.

Ms. Hart noted to avoid issues with the fire department, she has her ponds maintained quarterly. She also noted the District could receive violations for having weeds growing into the storm drains.

There was brief discussion regarding pond maintenance. It was requested that the District Engineer reach out to St. John's Water Management District for clarification and report back.

It was noted the previous cleanup did not include the structures within the ponds.

Ms. Gaarlandt noted the ponds are permitted differently.

Mr. Young gave an overview of the required pond maintenance for the District. Phase 1A and 1B are within the County; Phase 1C was annexed to the City from the County, and Phase 2 is within the City. The requirements for pond maintenance vary based on location. The City ponds can be maintained up to twelve times a year.

There was discussion regarding the County versus City guidelines for pond maintenance. Mr. Young will reach out to the City of Gainesville for clarification. Ms. Rigoni recommended having that clarification in writing to have for confirmation.

On MOTION by Mr. Rogers, seconded by Ms. Patterson, with all in favor, the Board of Supervisors for the Finley Woods Community Development District authorized the District Engineer to get confirmation from the City of Gainesville on pond maintenance requirements.

It was noted there should not be an issue with cleaning out the Phase 2 ponds.

Ms. Gaarlandt will request separate proposals for Phase 2 and Phase 1C. The Board requested a monthly and quarterly maintenance breakdown cost from the vendor. It was noted that these items will need to be included in the next Fiscal Year's budget.

On MOTION by Mr. Rogers, seconded by Ms. Greve, with all in favor, the Board of Supervisors for the Finley Woods Community Development District ratified the Additional Phase 1C Pond Cleanup Proposal with Grasshopper TLC.

There was brief discussion regarding the removal of silt fabric from a previously installed inlet on the north end. The St. John's Water Management District has requested that it be removed. Ms. Patterson will follow up.

SEVENTH ORDER OF BUSINESS

**Ratification of Phase 3 O&M
Certification of Financial Capability**
• **Drainage Rights from Finley
Woods CDD to discharge to**

**Finley Woods Phase 2
Stormwater Pond**

Ms. Gaarlandt gave an overview. It was noted the District Engineer is working with St. Johns Water Management District to get clarification on the drainage rights.

Mr. Young gave an update and noted he is waiting for a response. The CDD will be giving the rights for Phase 3 to discharge to Phase 2 due to the ownership change.

Ms. Gaarlandt recommended authorizing District Staff and the Chair to work with the St. John's Water Management District on submittal of a drainage easement or equivalent documents as needed.

There was brief discussion regarding the Board contact for this project. It was noted Mr. Rogers will be the contact person.

On MOTION by Ms. Greve, seconded by Ms. Patterson, with all in favor, the Board of Supervisors for the Finley Woods Community Development District authorized District Staff and the Vice Chair to work with the St. John's Water Management District on submittal of a drainage easement or equivalent documents as needed.

On MOTION by Mr. Rogers, seconded by Ms. Greve, with all in favor, the Board of Supervisors for the Finley Woods Community Development District ratified the Phase 3 O&M Certification of Financial Capability.

EIGHTH ORDER OF BUSINESS

**Consideration of Work Product
Acquisition for the Series 2020 Project
A. Resolution 2026-01,
Authorizing DSRF Release
and Requisition (Series 2020)**

Ms. Rigoni gave an overview and noted she is awaiting information from the Chair and Mr. Young. She will follow up. It was noted there are certain steps that must be taken prior to a project being declared complete.

There was no other update at this time.

This item was deferred.

NINTH ORDER OF BUSINESS

**Consideration of Funding Request
Nos. 93 – 100**

Ms. Gaarlandt noted these are for standard District expenses.

Mr. Montejano noted the only non-standard invoice is for the cleanup invoice.

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 Funding Request Nos. 93-100.

TENTH ORDER OF BUSINESS

Review of Monthly Financials

The Board reviewed the monthly financials.

On MOTION by Mr. Rogers, seconded by Ms. Greve, with all in favor, the Board of Supervisors for the Finley Woods Community Development District accepted the Monthly Financials.

ELEVENTH ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Ms. Rigoni gave an update on the current legislative session. She also noted the bond for Phase 3 should be issued by June, which is tentative project completion. The documents will be ready for Board review at the March Board meeting.

There was brief discussion regarding the bond timeline.

District Engineer – Mr. Young was contacted by MBS Capital regarding a supplemental report for Phase 3. He will complete the report as requested for bond issuance.

Ms. Rigoni noted MBS Capital Market is the underwriter for the bond.

There was brief discussion regarding the supplement report and billing.

District Manager – Ms. Gaarlandt stated the next Board meeting is scheduled for March 12, 2026. It was noted Ms. Patterson will not be in attendance.

Developer Updates - Mr. Rogers gave an update. He noted there was a non-active manhole in Phase 2 that was designed to tie into Phase 3. However, it was not constructed correctly for pipe alignment, but it has been moved accordingly.

There was brief discussion regarding the soil.

It was noted the final lift in Phase 2 will take place in the next month.

TWELFTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There were no further Supervisor requests or audience comments.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Greve, seconded by Ms. Patterson, with all in favor, the Board of Supervisors for the Finley Woods Community Development District adjourned the February 12, 2026, Board of Supervisors' Meeting.

Secretary / Assistant Secretary

Chairperson/Vice Chairperson



Finley Woods Community Development District

**Consideration of Resolution 2026-03,
Authorizing and Approving the Change of
Designated Registered Agent and Registered
office of the District**

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND APPROVING THE CHANGE OF DESIGNATED REGISTERED AGENT AND THE REGISTERED OFFICE OF THE FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT.

WHEREAS, the Finley Woods Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Gainesville, Alachua County, Florida; and

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of records keeping and accepting any process, notice, or demand required or permitting by law to be served upon the District in accordance with Section 189.416(1), *Florida Statutes*.

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

SECTION 1. Michelle K. Rigoni of Kutak Rock LLP is hereby designated as Registered Agent for the Finley Woods Community Development District.

SECTION 2. The District’s Registered Office shall be located at the office of Kutak Rock LLP, 107 West College Avenue, Tallahassee, Florida 32301, Phone (850) 692-7300, Fax (850) 692-7319, e-mail Michelle.Rigoni@KutakRock.com.

SECTION 3. In accordance with Section 189.014, *Florida Statutes*, the District’s Secretary is hereby directed to file certified copies of this Resolution with the City of Gainesville, and the Florida Department of Commerce.

SECTION 4. This Resolution shall become effective immediately upon its adoption and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

PASSED AND ADOPTED this 9th day of April, 2026.

ATTEST:

FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chairperson, Board of Supervisors



Finley Woods Community Development District

**Consideration of Resolution 2026-05,
General Election**

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE ALACHUA COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY 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*, being situated entirely within unincorporated Alachua County, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Alachua County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

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

1. **GENERAL ELECTION SEATS.** Seat 3, currently held by Cale Rogers, and Seat 4, currently held by Allyson Aldana, are scheduled for the General Election beginning in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Alachua County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026. And for each subsequent General Election unless otherwise directed by the District Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 9th day of April 2026.

**FINLEY WOODS COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRPERSON / VICE CHAIRPERSON

ATTEST:

SECRETARY / ASSISTANT SECRETARY

EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Finley Woods Community Development District (“District”) will commence at noon on June 8, 2026 and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Alachua County Supervisor of Elections located at 515 North Main Street, Suite 300, Gainesville, Florida 32601; Ph: (352) 374-5252. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Alachua County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Finley Woods Community Development District has two (2) seats up for election, specifically seats 3 and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Alachua County Supervisor of Elections



Finley Woods Community Development District

Bond Financing Team Funding Agreement
(provided under separate cover)



Finley Woods Community Development District

Consideration of Financing Matters Relative to the Capital Improvement Revenue Bonds, Series 2026 (Phase 3)

(provided under separate cover)

A. Supplemental Engineer's Report

B. Preliminary Assessment Methodology Report

C. Resolution 2026-04, Delegated Award Resolution

- a. Form of 2nd Supplemental Indenture**
- b. Form of Preliminary Limited Offering
Memorandum**
- c. Form of Bond Purchase Agreement**
- d. Form of Continued Disclosure Agreement**

D. Ancillary Documents

- a. True-Up Agreement**
- b. Completion Agreement**
- c. Collateral Assignment Agreement**
- d. Acquisition Agreement**



Finley Woods Community Development District

Discussion regarding Phase 1C Common Area Maintenance

- **Proposals for Repair Work
Pond Bottom Maintenance**

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



Estimate

ADDRESS

Finley Woods Phase 1C
 4809 SW 62nd Ave.
 Gainesville, Fl. 32608

ESTIMATE # 3965
DATE 03/10/2026

ACTIVITY	QTY	RATE	AMOUNT
This estimate is for repairing and install rock in problematic areas.			
Landscape Site Prep Prep three turn corner areas that are that are problematic from cars turning. Carving and dig out areas for crush run installation.	1	250.00	250.00
Rock Furnish and install 4.5 yards of fines and drain rock mixture in prepped areas and then compact.	4.50	165.00	742.50
Delivery - Landscaping Gather and deliver materials to jobsite.	1	85.00	85.00
TOTAL			\$1,077.50

Accepted By

Accepted Date

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



Estimate

ADDRESS

Finley Woods Phase 1C
 4809 SW 62nd Ave.
 Gainesville, Fl. 32608

ESTIMATE # 3984
DATE 03/12/2026

ACTIVITY	QTY	RATE	AMOUNT
<p>This estimate is for another option to repair the problematic areas from vehicles turning. I don't recommend this solution because the problem will still be an issue and the new grass could get damaged before getting established.</p>			
<p>Dirt work Prep the three problematic areas and install archer fill and compact to prep for sod installation.</p>	1	375.00	375.00
<p>Sod Furnish and install approximately 250 sq ft of Bahia sod in prepped areas.</p>	250	2.50	625.00
<p>Delivery - Landscaping Gather and deliver materials to jobsite</p>	1	65.00	65.00
TOTAL			\$1,065.00

Accepted By

Accepted Date



Finley Woods Community Development District

**Review and Consideration of Finley Woods
Phase 3 Stormwater Pond
Operation and Maintenance Responsibility
Letter to St. Johns River Water Management
District**

Finley Woods Community Development District

OFFICE OF THE DISTRICT MANAGER

3501 Quadrangle Boulevard, Suite 270 | Orlando, FL 32817

Phone: (407) 723-5900 | Fax: (407) 723-5901

March 12, 2026

Gilliane Magdael, P.E.
Bureau of Environmental Resource Regulation
St. Johns River Water Management District
P.O. Box 1429
Palatka, Florida 32178-1429
gmagdael@sjrwmd.com

Re: Finley Woods Community Development District Stormwater Operation
Project Name: Finley Woods Phase 3
Application No.: 180783-2

Dear Ms. Magdael:

On behalf of the Finley Woods Community Development District, a unit of special purpose local government validly established pursuant to Chapter 190, *Florida Statutes* (the "District"), I am writing you regarding the operation and maintenance of the completed stormwater ponds. The District intends to accept responsibility for the perpetual operation, maintenance, and funding of the stormwater management system. The District is authorized to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems, facilities, and basic infrastructures for stormwater management improvements. As part of the District's capital improvement plan, the District intends to finance, construct, acquire, operate and maintain the stormwater system within the District. Upon transfer of the project from the construction to operation phase, the District's intent is to assume operation and maintenance responsibility for the completed stormwater ponds. It is the District's desire to declare its intention to serve as the operation and maintenance entity for the completed stormwater ponds. Should you require any additional information regarding the District's intent, please do not hesitate to contact me.

Sincerely,

Jane Gaarlandt
District Manager

cc: Michelle Rigoni, District Counsel



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 9th day of April 2026.

ATTEST:

**FINLEY WOODS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Asst. Secretary

By: _____
Its: _____



Finley Woods Community Development District

**Update Regarding Environmental Resource
Permit No. 157052-2**



St. Johns River Water Management District

Michael A. Register, P.E., Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • 386-329-4500 • www.sjrwmd.com

November 04, 2025

Virgina Patterson
Finley Woods Community Development District
3501 Quadrangle Blvd
Ste 270
Orlando, FL 32817-8329

SUBJECT: 157052-2
Finley Woods Phase II - Swale Modification

Dear Sir/Madam:

Enclosed is your individual permit issued by the St. Johns River Water Management District on November 04, 2025. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Technical Staff Report:

If you wish to receive a copy of a Technical Staff Report (TSR) that provides the District staff's analysis of the permit application, go to our ePermit portal on the District's website at <https://permitting.sjrwmd.com/ep/#/ep>, and then click on "Regulatory Search" from the Search option on the blue bar. From the search page, enter the Application/Permit #, and the Sequence # in the appropriate boxes and then click on Search. Click on the application/permit number hyperlink, to take you to a listing of all documents, including the TSR, for this permit.

Noticing Your Permit:

For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become non-final and any activities that you choose to undertake pursuant to your permit will be at your own risk. Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action.

Compliance with Permit Conditions:

To submit your required permit compliance information, go to our ePermit portal on the District's website at <https://permitting.sjrwmd.com/ep/#/ep>. Once you have logged in to your account go to the "Processed Applications" panel and click on the hyperlink in the "Items Due" column. If you don't see your permit on this panel, you can add it as a "Favorite" by clicking on the "Favorite" icon at the top of the dashboard. This hyperlink will take you to a list of pending submittals due, and choose the appropriate submittal and click on the "Edit" icon to add necessary documents or information, and then submit. You can also submit this compliance data from the "Services"

GOVERNING BOARD

Rob Bradley, CHAIR
FLEMING ISLAND

Ryan Atwood
MOUNT DORA

Maryam H. Ghyabi-White, VICE CHAIR
ORMOND BEACH

Doug Bournique
VERO BEACH

J. Chris Peterson, SECRETARY
WINTER PARK

Douglas Burnett
ST. AUGUSTINE

Ron Howse
COCOA

Cole Oliver, TREASURER
MERRITT ISLAND

Janet Price
FERNANDINA BEACH

menu after logging in to your account. You will find the link under "Miscellaneous" services menu. The associated compliance forms to comply with your permit conditions are available at <https://www.sjrwmd.com/documents/permitting/> .

Transferring Your Permit:

Your permit requires you to notify the District within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit," available at <https://www.sjrwmd.com/documents/permitting/>. You can apply for a permit transfer on our the District's ePermit portal at <https://permitting.sjrwmd.com/ep/#/ep>. Once you have logged in, click on "Transfer Request" from the "SWERP/ERP Applications" Services menu.

Thank you and please let us know if you have additional questions. For general questions contact e-permit@sjrwmd.com or (386) 329-4570.

Sincerely,



Jeff Prather, Division Director
Division of Regulatory Services
St. Johns River Water Management District
2501 S. Binion Rd
Apopka, FL 32703
321-676-6609

Enclosures: Permit
Notice of Rights
List of Newspapers for Publication

cc: District Permit File

"EXHIBIT A"
CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 157052-2
Finley Woods Phase II - Swale Modification
DATED November 04, 2025

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.
2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the District a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013) (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the District, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.
5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.
6. If the final operation and maintenance entity is a third party:
 - a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Florida Department of State, Division of Corporations and a copy of any easement, plat, or

deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

b. Within 30 days of submittal of the as-built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

7. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

8. This permit does not:

a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;

b. Convey to the permittee or create in the permittee any interest in real property;

c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

9. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

10. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

11. The permittee shall notify the District in writing:

a. Immediately if any previously submitted information is discovered to be inaccurate; and

b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

12. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

13. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical

remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850) 245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

14. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.
15. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.
16. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.
17. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.
18. This permit for construction will expire five years from the date of issuance.
19. At a minimum, all retention and detention storage areas must be excavated to rough grade prior to building construction or placement of impervious surface within the area to be served by those facilities. To prevent reduction in storage volume and percolation rates, all accumulated sediment must be removed from the storage area prior to final grading and stabilization.
20. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.
21. If limestone bedrock is encountered during construction of the retention basins or a sinkhole or solution cavity forms during construction, construction of the basin must be halted immediately and the District must be notified. Remedial action will be required.
22. The permittee must visually inspect all permitted surface water management basins monthly for the occurrence of sinkholes and document these inspections on District Condition Compliance Form Number EN-33. The completed form must be sent to the District annually by May 31st of each year.

23. The permittee must report any sinkhole that develops within the surface water management system. Permittee must notify the District of any sinkhole development in the surface water management system within 48 hours of its discovery and complete sinkhole repair within 10 days of such discovery using a District approved methodology.
24. The operation and maintenance entity shall inspect the stormwater or surface water management system once within two years after the completion of construction and every two years thereafter to determine if the system is functioning as designed and permitted. The operation and maintenance entity must maintain a record of each required inspection, including the date of the inspection, the name and contact information of the inspector, and whether the system was functioning as designed and permitted, and make such record available for inspection upon request by the District during normal business hours. If at any time the system is not functioning as designed and permitted, then within 30 days the entity shall submit a report electronically or in writing to the District using Form 62-330.311(1), "Operation and Maintenance Inspection Certification," describing the remedial actions taken to resolve the failure or deviation.
25. This permit does not authorize the permittee to cause any adverse impact to or "take" of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of "take" and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a "take" permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.
26. The proposed project must be constructed and operated as per plans received by the District on September 22, 2025.
27. This permit does not authorize impacts to wetlands or other surface waters.

Notice Of Rights

1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-six (26) days of the District depositing the notice of District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing the notice of District decision (for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facsimile (fax), as explained in paragraph no. 4 below.
2. Please be advised that if you wish to dispute this District decision, mediation may be available and that choosing mediation does not affect your right to an administrative hearing. If you wish to request mediation, you must do so in a timely-filed petition. If all parties, including the District, agree to the details of the mediation procedure, in writing, within 10 days after the time period stated in the announcement for election of an administrative remedy under Sections 120.569 and 120.57, Florida Statutes, the time limitations imposed by Sections 120.569 and 120.57, Florida Statutes, shall be tolled to allow mediation of the disputed District decision. The mediation must be concluded within 60 days of the date of the parties' written agreement, or such other timeframe agreed to by the parties in writing. Any mediation agreement must include provisions for selecting a mediator, a statement that each party shall be responsible for paying its pro-rata share of the costs and fees associated with mediation, and the mediating parties' understanding regarding the confidentiality of discussions and documents introduced during mediation. If mediation results in settlement of the administrative dispute, the District will enter a final order consistent with the settlement agreement. If mediation terminates without settlement of the dispute, the District will notify all the parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Florida Statutes, is resumed. Even if a party chooses not to engage in formal mediation, or if formal mediation does not result in a settlement agreement, the District will remain willing to engage in informal settlement discussions.
3. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

Notice Of Rights

4. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8:00 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at sjrwmd.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.
5. Failure to file a petition for an administrative hearing within the requisite timeframe shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).
6. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.
7. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.
8. A District action is considered rendered, as referred to in paragraph no. 7 above, after it is signed on behalf of the District and filed by the District Clerk.
9. Failure to observe the relevant timeframes for filing a petition for judicial review as described in paragraph no. 7 above will result in waiver of that right to review.

NOR.Decision.DOC.001
Revised 12.7.11

NOTICING INFORMATION

Please be advised that the St. Johns River Water Management District will not publish a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's notice form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit for someone to file a petition for an administrative hearing to challenge the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a one-time notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice to close the point of entry, the time to challenge the issuance of your permit will not expire and someone could file a petition even after your project is constructed.

A copy of the notice form and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit of publication. In that event, it is important that you either submit a scanned copy of the affidavit by emailing it to compliancesupport@sjrwmd.com (preferred method) or send a copy of the original affidavit to:

Office of Records and Regulatory Support
4049 Reid Street
Palatka, FL 32177

If you have any questions, please contact the Office of Records and Regulatory Support at (386) 329-4570.

NOTICE OF AGENCY ACTION TAKEN BY THE
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:

(Name and address of applicant) _____
permit# _____. The project is located in _____ County, Section
_____, Township _____ South, Range _____ East. The permit authorizes a surface
water management system on _____ acres for
_____ known as
_____. The receiving water body is _____.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P.O. Box 1429, Palatka FL 32178-1429 (4049 Reid St, Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwm.com, within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., may be available and choosing mediation does not affect your right to an administrative hearing.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at www.sjrwm.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile (fax) is prohibited and shall not constitute filing.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.)**

If you wish to do so, please visit http://www.sjrwm.com/nor_dec/ to read the complete Notice of Rights to determine any legal rights you may have concerning the District's decision(s) on the permit application(s) described above. You can also request the Notice of Rights by contacting the Director of Office of Records and Regulatory Support, 4049 Reid St., Palatka, FL 32177-2529, tele. no. (386)329-4570.

NEWSPAPER ADVERTISING

ALACHUA

Gainesville Sun, Legal Advertising
2700 SW 13th Street
Gainesville, FL 32608
866-858-9652

BRAFORD

Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

CLAY

Clay Today, Legal Advertising
1560 Kinsley Ave., Suite 1
Orange Park, FL 32073
904-264-3200/ fax 904-264-3285

FLAGLER

Flagler Tribune, c/o News Journal
P. O. Box 2831
Daytona Beach, FL 32120-2831
386- 681-2322

LAKE

Daily Commercial, Legal Advertising
P. O. Drawer 490007
Leesburg, FL 34749
352-365-8235/fax 352-365-1951

NASSAU

News-Leader, Legal Advertising
P. O. Box 766
Fernandina Beach, FL 32035
904-261-3696/fax 904-261-3698

ORANGE

Sentinel Communications, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

PUTNAM

Palatka Daily News, Legal Advertising
P. O. Box 777
Palatka, FL 32178
386-312-5200/ fax 386-312-5209

SEMINOLE

Sanford Herald, Legal Advertising
300 North French Avenue
Sanford, FL 32771
407-323-9408

BAKER

Baker County Press, Legal Advertising
P. O. Box 598
Maclenny, FL 3206 3
904-259-2400/ fax 904-259-6502

BREVARD

Florida Today, Legal Advertising
P. O. Box 419000
Melbourne, FL 32941-9000
321-242-3832/ fax 321-242-6618

DUVAL

Daily Record, Legal Advertising
P. O. Box 1769
Jacksonville, FL 32201
904-356-2466 / fax 904-353-2628

INDIAN RIVER

Treasure Coast News
760 NW Enterprise Dr.
Port St. Lucie, FL 34986
772-283-5252

MARION

Ocala Star Banner, Legal Advertising
2121 SW 19th Avenue Road
Ocala, FL 34474
352-867-4010/fax 352-867-4126

OKEECHOBEE

Okeechobee News, Legal Advertising
P. O. Box 639
Okeechobee, FL 34973-0639
863-763-3134/fax 863-763-5901

OSCEOLA

Little Sentinel, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

ST. JOHNS

St. Augustine Record, Legal Advertising
P. O. Box 1630
St. Augustine, FL 32085
904-819-3439

VOLUSIA

News Journal Corporation, Legal Advertising
P. O. Box 2831
Daytona Beach, FL 32120-2831
(386) 681-2322



Finley Woods Community Development District

Ratification of Funding Request Nos. 101-103

**FINLEY WOODS
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 101
2/11/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
3689298	Kutak Rock LLP (FINLEY)	01/27/2026	Finley Woods CDD	112.00
DM-02-2026-19	PFM Group Consulting LLC (FINLEY)	02/05/2026	Finley Woods CDD	2,083.33
8190	VGlobalTech (FINLEY)	02/01/2026	Finley Woods CDD	145.00
			Total:	2,340.33

Board Member

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

**FINLEY WOODS
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 102
3/04/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
46921-022626	Gainesville Regional Utilities (FINLEY)	02/26/2026	Finley Woods CDD	9.12
47022-022626	Gainesville Regional Utilities (FINLEY)	02/26/2026	Finley Woods CDD	8.08
21910	Grasshoppers Total Lawn Care (FINLEY)	02/18/2026	Finley Woods CDD	3,265.00
22147	Grasshoppers Total Lawn Care (FINLEY)	02/26/2026	Finley Woods CDD	1,500.00
22151	Grasshoppers Total Lawn Care (FINLEY)	02/26/2026	Finley Woods CDD	1,600.00
28781	Grau and Associates (FINLEY)	03/02/2026	Finley Woods CDD	1,500.00
3644788	Kutak Rock LLP (FINLEY)	10/31/2025	Finley Woods CDD	3,306.50
3644791	Kutak Rock LLP (FINLEY)	10/31/2025	Finley Woods CDD	756.00
3702551	Kutak Rock LLP (FINLEY)	02/24/2026	Finley Woods CDD	283.00
0007596380	USA TODAY Media Corp. (FINLEY)	02/28/2026	Finley Woods CDD	154.52
Total:				12,382.22

Board Member

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

**FINLEY WOODS
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 103
3/10/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
140950	PFM Group Consulting LLC (FINLEY)	03/03/2026	Finley Woods CDD	27.04
8277	VGlobalTech (FINLEY)	03/01/2026	Finley Woods CDD	145.00
			Total:	172.04

Board Member

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



Finley Woods Community Development District

Review of Monthly Financials



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
<u>Assets</u>					
<u>Current Assets</u>					
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>
<u>Investments</u>					
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>
Total Assets	<u>\$184,384.92</u>	<u>\$379,634.47</u>	<u>\$21,034.65</u>	<u>\$2,770,000.00</u>	<u>\$3,355,054.04</u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
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>
<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>\$50,998.20</u>	<u>\$20,007.52</u>	<u>\$240,694.70</u>	<u>\$2,770,000.00</u>	<u>\$3,081,700.42</u>
<u>Net Assets</u>					
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
Total Net Assets	<u>\$133,386.72</u>	<u>\$359,626.95</u>	<u>(\$219,660.05)</u>	<u>\$0.00</u>	<u>\$273,353.62</u>
Total Liabilities and Net Assets	<u>\$184,384.92</u>	<u>\$379,634.47</u>	<u>\$21,034.65</u>	<u>\$2,770,000.00</u>	<u>\$3,355,054.04</u>



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

	General Fund	Debt Service	Construction	Long Term Debt	Total
<u>Revenues</u>					
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
Total Revenues	<u>\$108,831.90</u>	<u>\$152,002.78</u>	<u>\$2,853.83</u>	<u>\$0.00</u>	<u>\$263,688.51</u>
<u>Expenses</u>					
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
Total Expenses	<u>\$51,246.96</u>	<u>\$55,962.50</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$107,209.46</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$1,678.46				\$1,678.46
Interest Income		\$3,346.96			3,346.96
Interest Income			\$242.25		242.25
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$1,678.46</u>	<u>\$3,346.96</u>	<u>\$242.25</u>	<u>\$0.00</u>	<u>\$5,267.67</u>
Change In Net Assets	\$59,263.40	\$99,387.24	\$3,096.08	\$0.00	\$161,746.72
Net Assets At Beginning Of Year	\$74,123.32	\$260,239.71	(\$222,756.13)	\$0.00	\$111,606.90
Net Assets At End Of Year	<u>\$133,386.72</u>	<u>\$359,626.95</u>	<u>(\$219,660.05)</u>	<u>\$0.00</u>	<u>\$273,353.62</u>



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

Year To Date

	Actual	Budget	Variance	FY2026 Adopted Budget	Percentage
Revenues					
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	-	-
Net Revenues	\$ 108,831.90	\$ 96,635.42	\$ 12,196.48	\$ 231,925.00	46.93%
General & Administrative Expenses					
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%
Total General & Administrative Expenses	\$ 31,889.43	\$ 39,402.08	\$ (7,512.65)	\$ 94,565.00	33.72%
Maintenance Expenses					
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%
Total Maintenance Expenses	\$ 19,357.53	\$ 57,233.33	\$ (37,875.80)	\$ 137,360.00	14.09%
Total Expenses	\$ 51,246.96	\$ 96,635.42	\$ (45,388.46)	\$ 231,925.00	22.10%
Income (Loss) from Operations	\$ 57,584.94	\$ -	\$ 57,584.94	\$ -	
Other Income (Expense)					
Interest Income	\$ 1,678.46	\$ -	\$ 1,678.46	\$ -	
Total Other Income (Expense)	\$ 1,678.46	\$ -	\$ 1,678.46	\$ -	
Net Income (Loss)	\$ 59,263.40	\$ -	\$ 59,263.40	\$ -	



Finley Woods Community Development District

Staff Reports