

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, August 13, 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 June 11, 2026, Board of Supervisors' Meeting**
- 2. **Consideration of Resolution 2026-08, Adopting the Annual Meeting Schedule for Fiscal Year 2026-2027**
- 3. **Consideration of Resolution 2026-09, Adopting Goals, Objective, and Performance Measures and Standards**

Business Matters

- 4. **Public Hearing on the Adoption of the District's Annual Budget**
 - **Public Comments and Testimony**
 - **Board Comments**
 - A. **Consideration of Resolution 2026-10, Adopting the Fiscal Year 2027 Budget and Appropriating Funds**
- 5. **Public Hearing on the Imposition of Special Assessments**
 - **Public Comments and Testimony**
 - **Board Comments**
 - A. **Consideration of Resolution 2026-11, Adopting an Assessment Roll for Fiscal Year 2027, and Certifying Special Assessments for Collection**
- 6. **Consideration of PFM Fee Increase Letter**
- 7. **Consideration of Financing Matters Relative to the Capital Improvement Revenue Bonds, Series 2026 (Phase 3)**
 - A. **Other Matters** *(provided under separate cover)*
- 8. **Discussion regarding Phase 1C Common Area Maintenance**
 - **Pond Bottom Maintenance**
- 9. **Ratification of Tree Removal Proposal** *(provided under separate cover)*
- 10. **Ratification of Work Authorization for Additional As-Built Survey of Drainage Swale, Phase 2, Lots 96-108 Drainage Easement** *(provided under separate cover)*
- 11. **Ratification of Funding Request Nos. 107-111**

12. Review of Monthly Financials

Other Business

Staff Reports

District Counsel

District Engineer

District Manager

- Next Meeting September 10, 2026

Developer Updates

Supervisor Requests and Audience Comments Adjournment





Finley Woods Community Development District

**Consideration of Minutes of the
June 11, 2026, Board of Supervisors'
Meeting**

MINUTES OF MEETING

FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS' MEETING

Thursday, June 11, 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:

Cale Rogers	Vice Chair
Hank Taylor	Assistant Secretary
Allyson Aldana	Assistant Secretary
Tonia Massengale (previously Greve)	Assistant Secretary

Also Present:

Jane Gaarlandt	PFM Management Services LLC
Gazmin Kerr	PFM Magegement Services LLC
Rick Montejano	PFM Management Services LLC
Michelle Rigoni	Kutak Rock (via phone)
Various residents	(via phone)

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Gaarlandt called the Board of Supervisors Meeting to order at approximately 11:03 a.m. Those in attendance are outlined above.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no public comments at this time.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the April 9, 2026, Board of Supervisors' Meeting

The Board reviewed the minutes.

District Counsel noted some edits regarding the methodology presentation within the minutes.

There was brief discussion regarding the amendments.

On MOTION by Mr. Rogers, seconded by Ms. Massengale, with all in favor, the Board of Supervisors for the Finley Woods Community Development District approved the minutes of the April 9, 2026, Board of Supervisors' Meeting, with noted edits.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-06, Designating a Date, Time and Location for a Landowner's Election Meeting

Ms. Gaarlandt noted Seat 3 currently held by Cale Rogers, Seat 4 currently held by Allyson Aldana, and Seat 5 currently held by Tonia Greve will be up for the Landowner's Election. The recommended meeting date is November 12, 2026, at 11:00 a.m., at the current location. It was noted only the Landowner or Landowner's Proxy needs to attend.

On MOTION by Mr. Rogers, seconded by Ms. Massengale, with all in favor, the Board of Supervisors for the Finley Woods Community Development District approved Resolution 2026-06, Designating a Date, Time, and Location for Landowner's Election Meeting with a Date of November 12, 2026, at 11:00 a.m., at 2563 SW 87th Drive, Suite 10, Gainesville, FL 32608.

FIFTH ORDER OF BUSINESS

Letter from the Supervisor of Elections Alachua County Regarding Number of Registered Voters

Ms. Gaarlandt noted that as of April 15, 2026, there are 147 registered voters in the District. It was noted once the District reaches 250 registered voters, two Board Seats will transition to General Election.

No action was required.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-07, Approving a Preliminary Budget for FY 2027 and Setting a Public Hearing Date Thereon

Ms. Gaarlandt noted the recommended date for the Public Hearing is August 13, 2026, at 11:00 a.m., at the current location.

The Board reviewed the preliminary Fiscal Year 2027 budget.

Ms. Gaarlandt noted there is an increase in the overall budget and reviewed the increased line items. It was noted there is a 5-year Stormwater System Analysis requirement, to be completed by the District Engineer, that will be due in 2027.

Mr. Montejano noted the assessments will increase by \$74.00 per year per household.

There was brief discussion regarding the landscape maintenance budget.

Ms. Rigoni will provide both the mailed notice to send to residents and the legal notice for publication.

On MOTION by Mr. Rogers, seconded by Ms. Massengale, with all in favor, the Board of Supervisors for the Finley Woods Community Development District approved Resolution 2026-07, Approving a Preliminary Budget for FY 2027 and Setting a Public Hearing Date Theron for August 13, 2026, at 11:00 a.m., at 2563 SW 87th Drive, Suite 10, Gainesville, FL 32608.

SEVENTH ORDER OF BUSINESS

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

A. Ancillary Documents

- a. True-Up Agreement**
- b. Completion Agreement**
- c. Collateral**
- d. Declaration of Consent**
- e. Tri-Party Subordination Agreement**

B. Other Matters

Ms. Rigoni gave an overview of the financing and the ancillary documents. It was noted the Board previously approved a Delegated Award Resolution, which set the parameters of the bond issuance. These ancillary documents are between the District and the Landowner for the bonds to be marketable.

Ms. Rigoni noted there is an acquisition agreement that was previously approved in substantial form. Ms. Gaarlandt noted the agreement was approved at the previous meeting.

Ms. Rigoni noted these are standard documents and recommended approval in substantial form.

On MOTION by Mr. Rogers, seconded by Ms. Massengale, with all in favor, the Board of Supervisors for the Finley Woods Community Development District approved the Financing Matters Relative to the Capital Improvement Revenue Bonds, Series 2026 (Phase 3), including all Ancillary Documents, in substantial form.

Ms. Rigoni noted an underwriting update will be provided in July.

EIGHTH ORDER OF BUSINESS

Discussion regarding Phase 1C Common Area Maintenance • Pond Bottom Maintenance

Ms. Gaarlandt noted confirmation of the maintenance schedule from the District Engineer has not yet been received.

This item was tabled.

NINTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2025 Audit Report

Ms. Gaarlandt noted the report was reviewed and signed off by the Chair and District Staff prior to submittal.

On MOTION by Mr. Rogers, seconded by Ms. Aldana, with all in favor, the Board of Supervisors for the Finley Woods Community Development District accepted the Fiscal Year 2025 Audit Report.

TENTH ORDER OF BUSINESS

Ratification of Funding Request Nos. 104-106

Ms. Gaarlandt noted these are for standard District expenses and previously approved.

The Board reviewed the Funding Requests.

On MOTION by Mr. Rogers, seconded by Ms. Massengale, with all in favor, the Board of Supervisors for the Finley Woods Community Development District ratified Funding Request Nos. 104-106.

ELEVENTH ORDER OF BUSINESS

Review of Monthly Financials

The Board reviewed the monthly financials. No action was required.

Mr. Montejano gave an overview.

There was brief discussion regarding the financials and the audit expense.

TWELFTH ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Ms. Rigoni gave an update on the Phase 2 permit dispute. She requested authorization to acquire an expert to help with the ongoing dispute. Any amount incurred will be brought back to the Board for ratification.

On MOTION by Mr. Rogers, seconded by Ms. Massengale, with all in favor, the Board of Supervisors for the Finley Woods Community Development District authorized District Counsel to acquire an outside Expert regarding the Permit Dispute, with a not-to-exceed amount of \$5,000.00, and authorized the Chair to have final execution.

It was noted this expense would be incurred in the current fiscal year.

There was brief discussion regarding the permit dispute and Phase 3 financing. It was noted a special Shade session may need to be scheduled.

District Engineer – Ms. Gaarlandt noted a request was received from the District Engineer for funds to provide the Phase 3 Supplemental Engineers Report. It was confirmed the expense will be billed to the Developer. District Management will notify the District Engineer.

District Manager – Ms. Gaarlandt gave an update regarding the Phase 2 repair and noted it has been completed.

Ms. Gaarlandt reminded the Board of the Form 1 filing deadline of July 1. The Supervisors will receive an email reminder.

It was also noted the annual Ethics Training is due December 31. District Management will send out links to the Board. Once completed, it is recommended to send confirmation to District Management for records keeping.

Ms. Gaarlandt stated the next Board meeting is scheduled for July 9, 2026. Meetings can be adjusted as needed.

There was brief discussion regarding the scheduled meetings and ensuring quorum.

Developer Updates - Mr. Rogers gave an update on Phase 3 infrastructure. It was noted completion should be at the end of July or beginning of August. It was noted there were some issues with in-ground wells being found.

Mr. Rogers noted there have been some issues with the northwest corner adjacent homeowner. Consequently a surveyor was hired and property lines were confirmed.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There were no Supervisor requests or audience comments.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Massengale, seconded by Mr. Taylor, with all in favor, the Board of Supervisors for the Finley Woods Community Development District adjourned the June 11, 2026, Board of Supervisors' Meeting.

Secretary / Assistant Secretary

Chairperson/Vice Chairperson



Finley Woods Community Development District

**Consideration of Resolution 2026-08,
Adopting the Annual Meeting Schedule for
Fiscal Year 2026-2027**

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2026/2027, AND PROVIDING FOR AN EFFECTIVE DATE

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*, and by an ordinance adopted by the City Commission of the City of Gainesville, Florida; and

WHEREAS, the District is required by section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board of Supervisors (the “Board”) desires to adopt its annual meeting schedule for Fiscal Year 2026/2027, which is attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2026/2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. The District Manager and/or the Secretary is hereby directed to submit a copy of the Fiscal Year 2026/2027 annual meeting schedule to the City of Gainesville and Alachua County, Florida.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 13th day of August, 2026.

ATTEST:

**FINLEY WOODS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Vice/Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2026/2027 Annual Meeting Schedule

EXHIBIT A

The regular meetings of the Board of Supervisors of the Finley Woods Community Development District for the Fiscal Year 2026-2027 will be held at the Offices of Tommy Williams Homes located at 2563 SW 87th Drive, Suite 10, Gainesville, FL 32608 at 11:00 a.m. unless otherwise indicated as follows:

October 8, 2026
November 12, 2026
December 10, 2026
January 14, 2027
February 11, 2027
March 11, 2027
April 8, 2027
May 13, 2027
June 10, 2027
July 8, 2027
August 12, 2027
September 9, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from 3501 Quadrangle Boulevard, Suite 270., Orlando, Florida 32817 or by calling (407) 723-5900.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



Finley Woods Community Development District

**Consideration of Resolution 2026-09,
Adopting Goals, Objective, and Performance
Measures and Standards**

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

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

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 13TH day of AUGUST, 2026.

ATTEST:

**FINLEY WOODS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A:
Goals, Objectives and Annual Reporting Form

**Performance Measures/Standards &
Annual Reporting Form**

October 1, 2026 – September 30, 2027

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. 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: _____



Finley Woods Community Development District

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

- **Public Comments and Testimony**
- **Board Comments**

A. Consideration of Resolution 2026-10, Adopting the Fiscal Year 2027 Budget and Appropriating Funds

RESOLUTION 2026-10
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Finley Woods Community Development District ("**District**") prior to June 15, 2026, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website, <https://finleywoodscdd.com/>, in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Finley Woods Community Development District for the Fiscal Year Ending September 30, 2027."

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 13TH DAY OF AUGUST 2026.

ATTEST:

**FINLEY WOODS COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2027 Budget

Exhibit A
FY 2027 Budget



Finley Woods CDD

FY2027 Approved Proposed Budgets

PFM Management Services LLC

3501 Quadrangle Blvd

Suite 270

Orlando, FL 32817

(407) 723-5900



Finley Woods CDD
FY2027 Approved Proposed O&M Budget

	Actual through 7/31/2026	Anticipated Aug- Sep	Anticipated FY26 Totals	FY2026 Adopted Budget	FY2027 Approved Proposed Budget
Revenues					
On-Roll Assessments	\$ 125,955.36	\$ -	\$ 125,955.36	\$ 122,887.24	\$140,467.31
Off-Roll Assessments (Phase 3)	37,037.98	-	37,037.98	37,037.76	121,456.69
Other Income & Other Financing Sources	7.70	-	7.70	-	-
Net Revenues	\$163,001.04	\$0.00	\$163,001.04	\$231,925.00	\$261,924.00
General & Administrative Expenses					
Supervisor Fees	\$ -	\$ 200.00	\$ 600.00	\$ 1,200.00	\$ 1,200.00
D&O Insurance	3,014.00	-	3,014.00	3,200.00	3,315.00
Additional Insurance	500.00	-	500.00	500.00	550.00
Trustee Services	4,031.25	-	4,031.00	4,400.00	4,400.00
Management	20,833.30	4,166.70	25,000.00	25,000.00	27,500.00
Engineering	2,655.00	1,666.67	4,321.67	10,000.00	15,000.00
Disclosure	5,000.00	-	5,000.00	5,000.00	10,000.00
District Counsel	21,257.60	4,166.67	25,424.27	25,000.00	25,000.00
Assessment Administration	7,500.00	-	7,500.00	7,500.00	15,000.00
Reamortization Schedule	-	250.00	250.00	250.00	250.00
Audit	4,000.00	-	3,775.00	3,775.00	6,500.00
Tax Preparation Fees	27.04	-	27.04	25.00	40.00
Postage & Shipping	43.65	41.67	85.32	250.00	250.00
Copies	-	-	-	225.00	225.00
Legal Advertising	1,516.14	666.67	2,182.81	4,000.00	3,000.00
Miscellaneous	75.00	-	75.00	1,000.00	1,000.00
Office Supplies	-	-	-	50.00	50.00
Web Site Maintenance	2,350.00	590.00	2,940.00	2,940.00	2,940.00
Dues, Licenses, and Fees	175.00	-	175.00	250.00	250.00
Total General & Administrative Expenses	\$72,977.98	\$11,748.37	\$84,901.10	\$94,565.00	\$116,470.00
Maintenance Expenses					
Irrigation	\$ 1,466.59	\$ 1,666.67	\$3,133.26	\$ 10,000.00	\$ 10,000.00
General Insurance	3,685.00	-	3,685.00	3,920.00	4,054.00
General Repair & Maintenance	-	833.33	833.33	5,000.00	5,000.00
Landscaping Maintenance & Material	31,665.00	6,840.00	38,505.00	41,040.00	115,000.00
Reserves	5,577.50	900.00	6,477.50	5,400.00	5,400.00
Pond Maintenance	-	-	-	-	6,000.00
Total Maintenance Expenses	\$42,394.09	\$10,240.00	\$52,634.09	\$137,360.00	\$145,454.00
Total Expenses	\$115,372.07	\$21,988.37	\$137,535.19	\$231,925.00	\$261,924.00
Income (Loss) from Operations	\$ 47,628.97	\$ 28,797.46	\$ 25,465.85	\$ -	\$ -
Other Income (Expense)					
Interest Income	\$ 3,156.86	\$ 526.14	\$ 3,683.00	\$ -	\$ -
Total Other Income (Expense)	\$ 3,156.86	\$ 526.14	\$ 3,683.00	\$ -	\$ -
Net Income (Loss)	\$ 50,785.83	\$ 29,323.61	\$ 29,148.86	\$ -	\$ -



Unit Type	FY 2027 O&M Assessment (Net)	FY 2027 Debt Service Assessment	Total
Phase 1C	\$1,056.15	\$1,272.58	\$2,328.73
Phase 2 - Village	\$1,056.15	\$848.39	\$1,904.54
Phase 2 - Club	\$1,056.15	\$1,373.60	\$2,429.75
Phase 2 - Estate	\$1,056.15	\$1,622.81	\$2,678.96
Phase 2 - Manor	\$1,056.15	\$1,872.55	\$2,928.70
Phase 3	-	-	-



Finley Woods Community Development District O & M Budget Item Description FY 2027

Revenues:

On-Roll Assessments:

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. Assessments collected via the tax collector are referred to as "On-Roll Assessments."

General & Administrative Expenses:

Supervisor Fees

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for meeting attendance and to receive up to \$200.00 per meeting plus payroll taxes. The amount for the Fiscal Year is based upon all supervisors attending the meetings.

D&O Insurance:

Supervisors' and Officers' liability insurance.

Additional Insurance:

Ensures protection from losses from governmental entity-related crime. (Embezzlement, forgery, robbery, securities theft.

Trustee Services:

The Trustee submits invoices annually for services rendered on bond series. These fees are for maintaining the District trust accounts.

Management:

The District receives Management and Administrative services as part of a Management Agreement with PFM Group Consulting, LLC. These Services are further outlined in Exhibit "A" of the Management Agreement.

Engineering:

The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of invoices, and all other engineering services as requested by the District throughout the year.

Disclosure:

When bonds are issued for the District, the Bond Indenture requires continuing disclosure, which the dissemination agent provides to the trustee and bond holders.



Finley Woods Community Development District O & M Budget Item Description FY 2027

District Counsel:

The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts, and all other legal services as requested by the District throughout the year.

Assessment Administration:

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. It is typically collected via the Tax Collector. The District Manager submits an Assessment Roll to the Tax Collector annually by the deadline set by the Tax Collector or Property Appraiser.

Re-amortization Schedule:

When debt is paid on a bond series, a new amortization schedule must be recalculated. This can occur up to four times per year per bond issue.

Audit:

Chapter 218 of the Florida Statutes requires a District to conduct an annual financial audit by an Independent Certified Public Accounting firm. Some exceptions apply.

Tax Preparation Fees:

Process 1099s for Board Members.

Postage & Shipping:

Mail, overnight deliveries, correspondence, etc.

Copies:

Printing and binding Board agenda packages, letterhead, envelopes, and copies.

Legal Advertising:

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to monthly meetings, special meetings, and public hearings for the District.

Miscellaneous:

Other administrative and grounds expenses incurred throughout the year.

Office Supplies:

General office supplies

Website Maintenance:

Website maintenance fee.



Finley Woods Community Development District O & M Budget Item Description FY 2027

Dues, Licenses, and Fees:

The District is required to pay an annual fee to the Department of Economic Opportunity.

Maintenance Expenses:

Irrigation:

Monthly billing from water usage

General Insurance:

General liability insurance.

General Repair & Maintenance:

Involving daily repairs and maintenance from areas of the District.

Landscaping Maintenance & Material:

Landscaping fees on a monthly basis from grounds of the District.

Reserves:

Funds set aside for projects pertaining to the operations and maintenance of the CDD.

Pond Maintenance:

Ponds on CDD property that the District will need to maintain..



Finley Woods CDD
FY 2027 Approved Proposed Debt Service Budget
Series 2020

	FY 2027 Approved Proposed Budget
REVENUES:	
Assessments	\$ 233,250.00
TOTAL REVENUES	<u>\$ 233,250.00</u>
EXPENDITURES:	
Series 2020 - Interest 11/01/2026	\$ 54,825.00
Series 2020 - Principal 05/01/2027	\$ 70,000.00
Series 2020 - Interest 05/01/2027	\$ 54,825.00
TOTAL EXPENDITURES	<u>\$ 179,650.00</u>
EXCESS REVENUES	<u>\$ 53,600.00</u>
Series 2020 - Interest 11/01/2027	\$ 53,600.00
Put On Roll	\$178,425.00
Total	\$ -



Finley Woods Community Development District

Public Hearing on the Imposition of Special Assessments

- **Public Comments and Testimony**
- **Board Comments**
- A. **Consideration of Resolution 2026-11,
Adopting an Assessment Roll for Fiscal
Year 2027, and Certifying Special
Assessments for Collection**

RESOLUTION 2026-11
[FY 2027 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Finley Woods Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Alachua County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2027 installment of the District’s previously levied debt service special assessments (“**Debt Assessments,**” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
 - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Direct Bill Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. *Due Date (O&M Assessments).* O&M Assessments directly collected by the District shall be due and payable in full on November 15, 2026; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than November 15, 2026, 25% due no later than February 1, 2027, and 25% due no later than May 1, 2027.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2027 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.

a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the **“Tax Roll Property”** identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (**“Uniform Method”**). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

b. **Direct Bill Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.

i. *Due Date (O&M Assessments).* O&M Assessments directly collected by the District shall be due and payable in full on November 15, 2026; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than November 15, 2026, 25% due no later than February 1, 2027, and 25% due no later than May 1, 2027.

- ii. *Due Date (Debt Assessments).* Debt Assessments directly collected by the District shall be due and payable in full on October 1, 2026 or immediately upon receipt of direct bill; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than October 1, 2026, 25% due no later than February 1, 2027, and 25% due no later than April 1, 2027.
 - iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole Assessment, as set forth herein.
- c. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **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.

[continued on following page]

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 13TH DAY OF AUGUST 2026.

ATTEST:

**FINLEY WOODS COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget
Exhibit B: Assessment Roll

Exhibit A
Adopted Budget



Finley Woods CDD
FY2027 Approved Proposed O&M Budget

	Actual through 7/31/2026	Anticipated Aug- Sep	Anticipated FY26 Totals	FY2026 Adopted Budget	FY2027 Approved Proposed Budget
Revenues					
On-Roll Assessments	\$ 125,955.36	\$ -	\$ 125,955.36	\$ 122,887.24	\$140,467.31
Off-Roll Assessments (Phase 3)	37,037.98	-	37,037.98	37,037.76	121,456.69
Other Income & Other Financing Sources	7.70	-	7.70	-	-
Net Revenues	\$163,001.04	\$0.00	\$163,001.04	\$231,925.00	\$261,924.00
General & Administrative Expenses					
Supervisor Fees	\$ -	\$ 200.00	\$ 600.00	\$ 1,200.00	\$ 1,200.00
D&O Insurance	3,014.00	-	3,014.00	3,200.00	3,315.00
Additional Insurance	500.00	-	500.00	500.00	550.00
Trustee Services	4,031.25	-	4,031.00	4,400.00	4,400.00
Management	20,833.30	4,166.70	25,000.00	25,000.00	27,500.00
Engineering	2,655.00	1,666.67	4,321.67	10,000.00	15,000.00
Disclosure	5,000.00	-	5,000.00	5,000.00	10,000.00
District Counsel	21,257.60	4,166.67	25,424.27	25,000.00	25,000.00
Assessment Administration	7,500.00	-	7,500.00	7,500.00	15,000.00
Reamortization Schedule	-	250.00	250.00	250.00	250.00
Audit	4,000.00	-	3,775.00	3,775.00	6,500.00
Tax Preparation Fees	27.04	-	27.04	25.00	40.00
Postage & Shipping	43.65	41.67	85.32	250.00	250.00
Copies	-	-	-	225.00	225.00
Legal Advertising	1,516.14	666.67	2,182.81	4,000.00	3,000.00
Miscellaneous	75.00	-	75.00	1,000.00	1,000.00
Office Supplies	-	-	-	50.00	50.00
Web Site Maintenance	2,350.00	590.00	2,940.00	2,940.00	2,940.00
Dues, Licenses, and Fees	175.00	-	175.00	250.00	250.00
Total General & Administrative Expenses	\$72,977.98	\$11,748.37	\$84,901.10	\$94,565.00	\$116,470.00
Maintenance Expenses					
Irrigation	\$ 1,466.59	\$ 1,666.67	\$3,133.26	\$ 10,000.00	\$ 10,000.00
General Insurance	3,685.00	-	3,685.00	3,920.00	4,054.00
General Repair & Maintenance	-	833.33	833.33	5,000.00	5,000.00
Landscaping Maintenance & Material	31,665.00	6,840.00	38,505.00	41,040.00	115,000.00
Reserves	5,577.50	900.00	6,477.50	5,400.00	5,400.00
Pond Maintenance	-	-	-	-	6,000.00
Total Maintenance Expenses	\$42,394.09	\$10,240.00	\$52,634.09	\$137,360.00	\$145,454.00
Total Expenses	\$115,372.07	\$21,988.37	\$137,535.19	\$231,925.00	\$261,924.00
Income (Loss) from Operations	\$ 47,628.97	\$ 28,797.46	\$ 25,465.85	\$ -	\$ -
Other Income (Expense)					
Interest Income	\$ 3,156.86	\$ 526.14	\$ 3,683.00	\$ -	\$ -
Total Other Income (Expense)	\$ 3,156.86	\$ 526.14	\$ 3,683.00	\$ -	\$ -
Net Income (Loss)	\$ 50,785.83	\$ 29,323.61	\$ 29,148.86	\$ -	\$ -

Exhibit B
Assessment Roll

Page 1



Finley Woods CDD								
Fiscal Year 2027 Assessment Roll								
geo_id	O&M	Debt Service	Total Assessments		geo_id	O&M	Debt Service	Total Assessments
06985-040-112	\$ 1,123.56	\$ 1,624.92	\$ 2,748.48		06985-040-184	\$ 1,123.56	\$ 1,624.92	\$ 2,748.48
06985-040-113	\$ 1,123.56	\$ 1,624.92	\$ 2,748.48		06985-040-185	\$ 1,123.56	\$ 1,624.92	\$ 2,748.48
06985-040-114	\$ 1,123.56	\$ 1,624.92	\$ 2,748.48		06985-040-186	\$ 1,123.56	\$ 1,624.92	\$ 2,748.48
06985-040-115	\$ 1,123.56	\$ 1,624.92	\$ 2,748.48		06985-040-187	\$ 1,123.56	\$ 1,624.92	\$ 2,748.48
06985-040-116	\$ 1,123.56	\$ 1,874.99	\$ 2,998.55		06985-040-188	\$ 1,123.56	\$ 1,624.92	\$ 2,748.48
06985-040-117	\$ 1,123.56	\$ 1,624.92	\$ 2,748.48		07002-001-001	\$ 46,022.47	\$ -	\$ 46,022.47
06985-040-118	\$ 1,123.56	\$ 1,624.92	\$ 2,748.48		07007-002-000	\$ 719.10	\$ -	\$ 719.10
06985-040-119	\$ 1,123.56	\$ 1,874.99	\$ 2,998.55		07245-000-000	\$ 3,366.70	\$ -	\$ 3,366.70
06985-040-120	\$ 1,123.56	\$ 1,874.99	\$ 2,998.55		07245-001-000	\$ 14,382.02	\$ -	\$ 14,382.02
06985-040-121	\$ 1,123.56	\$ 1,874.99	\$ 2,998.55		07245-002-000	\$ 14,382.02	\$ -	\$ 14,382.02
06985-040-122	\$ 1,123.56	\$ 1,624.92	\$ 2,748.48			\$ 278,642.87	\$ 191,844.88	\$ 470,487.75
06985-040-123	\$ 1,123.56	\$ 1,624.92	\$ 2,748.48			\$ 16,718.57	\$ 11,510.69	\$ 28,229.27
						\$ 261,924.30	\$ 180,334.19	\$ 442,258.49



Finley Woods Community Development District

Consideration of PFM Fee Increase Letter



July 1, 2026

Mr. Cale Rogers
Vice Chairperson of the Board of Supervisors
Finley Woods Community Development District
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

Dear Mr. Rogers:

pfm

3501 Quadrangle Blvd.
Suite 270
Orlando, FL 32817
407.723.5900

pfm.com

Thank you for the opportunity to continue serving as District Manager to the Finley Woods Community Development District (the "District"). The agreement in place between our firm and the District dated August 14, 2019 provides for the review and adjustment annually of our fees pursuant to the District's annual budget process. We are respectfully requesting an increase in our annual fee for District Management services from \$25,000 to \$27,500 for Fiscal Year 2027.

Please note this change will be effective on the billing for October 2026, in conjunction with the District's new Fiscal Year.

Provided the changes are acceptable, please have an authorized official of the District sign and return a copy of this letter to us to acknowledge the increase.

Sincerely,

PFM MANAGEMENT SERVICES LLC


Senior District Manager

Accepted by:

(Signature)

(Print Name)

(Date)



Finley Woods Community Development District

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

a)Other Matters
(provided under separate cover)



Finley Woods Community Development District

Discussion regarding Phase 1C Common Area Maintenance

- **Pond Bottom Maintenance**



Finley Woods Community Development District

**Ratification of Tree Removal
Proposal**
(provided under separate cover)



Finley Woods Community Development District

**Ratification of Work Authorization for
Additional As-Built Survey of Drainage
Swale, Phase 2, Lots 96-108 Drainage
Easement**
(provided under separate cover)



Finley Woods Community Development District

Ratification of Funding Request Nos. 107-111

**FINLEY WOODS
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 107
4/29/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
23061-	Grasshoppers Total Lawn Care (FINLEY)	04/26/2026	Finley Woods CDD	1,500.00
23069-	Grasshoppers Total Lawn Care (FINLEY)	04/26/2026	Finley Woods CDD	1,600.00
23108-	Grasshoppers Total Lawn Care (FINLEY)	04/27/2026	Finley Woods CDD	1,077.50
Total:				4,177.50

Board Member

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

**FINLEY WOODS
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 108

5/13/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
46921-042826	Gainesville Regional Utilities (FINLEY)	04/28/2026	Finley Woods CDD	9.60
47022-042826	Gainesville Regional Utilities (FINLEY)	04/28/2026	Finley Woods CDD	9.60
3733229	Kutak Rock LLP (FINLEY)	04/30/2026	Finley Woods CDD	1,648.50
DM-05-2026-20	PFM Management Services LLC (FINLEY)	05/05/2026	Finley Woods CDD	2,083.33
OE-EXP-05-2026-21	PFM Management Services LLC (FINLEY)	05/06/2026	Finley Woods CDD	1.48
0007689063	USA TODAY Media Corp. (FINLEY)	04/30/2026	Finley Woods CDD	429.58
Total:				4,182.09

Board Member

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

**FINLEY WOODS
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 109
6/3/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
46921-052826	Gainesville Regional Utilities (FINLEY)	05/28/2026	Finley Woods CDD	9.60
47022-052826	Gainesville Regional Utilities (FINLEY)	05/28/2026	Finley Woods CDD	9.60
517060	NV5 (FINLEY)	05/14/2026	Finley Woods CDD	8,350.00
0007733776	USA TODAY Media Corp. (FINLEY)	05/31/2026	Finley Woods CDD	154.52
8494	VGlobalTech (FINLEY)	05/01/2026	Finley Woods CDD	145.00
Total:				8,668.72

Board Member

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

**FINLEY WOODS
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 110

6/10/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
23553	Grasshoppers Total Lawn Care (FINLEY)	05/26/2026	Finley Woods CDD	1,500.00
23561	Grasshoppers Total Lawn Care (FINLEY)	05/26/2026	Finley Woods CDD	1,600.00
3758963	Kutak Rock LLP (FINLEY)	06/03/2026	Finley Woods CDD	2,234.50
3758965	Kutak Rock LLP (FINLEY)	06/03/2026	Finley Woods CDD	2,853.00
8584	VGlobalTech (FINLEY)	06/01/2026	Finley Woods CDD	145.00
Total:				8,332.50

Board Member

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

**FINLEY WOODS
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 111

6/17/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
06.17.26	Alachua County Property Apprai (FINLEY)	06/17/2026	Finley Woods CDD	75.00
DM-06-2026-20	PFM Management Services LLC (FINLEY)	06/05/2026	Finley Woods CDD	2,083.33
Total:				2,158.33

Board Member

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



Finley Woods Community Development District

Review of Monthly Financials



Finley Woods CDD

July 2026 Financial Package

July 31, 2026

PFM Management Services LLC
3501 Quadrangle Blvd
Suite 270
Orlando, FL 32817
(407) 723-5900



Finley Woods CDD
Statement of Financial Position
As of 7/31/2026

	General Fund	Debt Service	Construction	Long Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$122,569.47				\$122,569.47
Prepaid Expenses	1,679.68				1,679.68
Deposits	660.00				660.00
Debt Service Reserve Series 2020		\$180,100.00			180,100.00
Revenue Series 2020		80,493.23			80,493.23
Sinking Fund Series 2020		0.02			0.02
Acquisition/Construction Series 2020			\$23,940.91		23,940.91
Total Current Assets	<u>\$124,909.15</u>	<u>\$260,593.25</u>	<u>\$23,940.91</u>	<u>\$0.00</u>	<u>\$409,443.31</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$260,593.25	\$260,593.25
Amount To Be Provided				2,444,406.75	2,444,406.75
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$2,705,000.00</u>	<u>\$2,705,000.00</u>
Total Assets	<u><u>\$124,909.15</u></u>	<u><u>\$260,593.25</u></u>	<u><u>\$23,940.91</u></u>	<u><u>\$2,705,000.00</u></u>	<u><u>\$3,114,443.31</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Retainage Payable			\$240,694.70		\$240,694.70
Total Current Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$240,694.70</u>	<u>\$0.00</u>	<u>\$240,694.70</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$2,705,000.00	\$2,705,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$2,705,000.00</u>	<u>\$2,705,000.00</u>
Total Liabilities	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$240,694.70</u></u>	<u><u>\$2,705,000.00</u></u>	<u><u>\$2,945,694.70</u></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	50,785.83				50,785.83
Net Assets, Unrestricted		\$260,239.71			260,239.71
Current Year Net Assets, Unrestricted		353.54			353.54
Net Assets, Unrestricted			(\$310,556.13)		(310,556.13)
Current Year Net Assets, Unrestricted			6,002.34		6,002.34
Net Assets - General Government			87,800.00		87,800.00
Total Net Assets	<u><u>\$124,909.15</u></u>	<u><u>\$260,593.25</u></u>	<u><u>(\$216,753.79)</u></u>	<u><u>\$0.00</u></u>	<u><u>\$168,748.61</u></u>
Total Liabilities and Net Assets	<u><u>\$124,909.15</u></u>	<u><u>\$260,593.25</u></u>	<u><u>\$23,940.91</u></u>	<u><u>\$2,705,000.00</u></u>	<u><u>\$3,114,443.31</u></u>



Finley Woods CDD
Statement of Activities
As of 7/31/2026

	General Fund	Debt Service	Construction	Long Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$125,955.36				\$125,955.36
Off-Roll Assessments	37,037.98				37,037.98
Other Income & Other Financing Sources	7.70				7.70
On-Roll Assessments		\$174,864.12			174,864.12
Inter-Fund Group Transfers In		(5,441.70)			(5,441.70)
Inter-Fund Transfers In			\$5,441.70		5,441.70
Total Revenues	<u>\$163,001.04</u>	<u>\$169,422.42</u>	<u>\$5,441.70</u>	<u>\$0.00</u>	<u>\$337,865.16</u>
<u>Expenses</u>					
D&O Insurance	\$3,014.00				\$3,014.00
Trustee Services	4,031.25				4,031.25
Management	20,833.30				20,833.30
Engineering	2,655.00				2,655.00
Disclosure Agent	5,000.00				5,000.00
District Counsel	21,257.60				21,257.60
Assessment Administration	7,500.00				7,500.00
Audit	4,000.00				4,000.00
Tax Preparation	27.04				27.04
Postage & Shipping	43.65				43.65
Legal Advertising	1,516.14				1,516.14
Miscellaneous	75.00				75.00
Web Site Maintenance	2,350.00				2,350.00
Dues, Licenses, and Fees	175.00				175.00
Irrigation	1,466.59				1,466.59
General Insurance	3,685.00				3,685.00
Other Insurance	500.00				500.00
Landscaping Maintenance & Material	31,665.00				31,665.00
Reserves	5,577.50				5,577.50
Principal Payment - Series 2020		\$65,000.00			65,000.00
Interest Payments -Series 2020		111,925.00			111,925.00
Total Expenses	<u>\$115,372.07</u>	<u>\$176,925.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$292,297.07</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$3,156.86				\$3,156.86
Interest Income		\$7,856.12			7,856.12
Interest Income			\$560.64		560.64
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$3,156.86</u>	<u>\$7,856.12</u>	<u>\$560.64</u>	<u>\$0.00</u>	<u>\$11,573.62</u>
Change In Net Assets	\$50,785.83	\$353.54	\$6,002.34	\$0.00	\$57,141.71
Net Assets At Beginning Of Year	<u>\$74,123.32</u>	<u>\$260,239.71</u>	<u>(\$222,756.13)</u>	<u>\$0.00</u>	<u>\$111,606.90</u>
Net Assets At End Of Year	<u><u>\$124,909.15</u></u>	<u><u>\$260,593.25</u></u>	<u><u>(\$216,753.79)</u></u>	<u><u>\$0.00</u></u>	<u><u>\$168,748.61</u></u>



Finley Woods CDD
Budget to Actual
For The Month Ending 7/31/2026

	Year To Date			FY2026 Adopted Budget	Percentage
	Actual	Budget	Variance		
<u>Revenues</u>					
On-Roll Assessments	\$ 125,955.36	\$ 102,406.00	\$ 23,549.36	\$ 122,887.24	102.50%
Off-Roll Assessments	37,037.98	30,864.80	6,173.18	37,037.76	100.00%
Developer Contributions	-	60,000.00	(60,000.00)	72,000.00	0.00%
Other Income & Other Financing Sources	7.70	-	7.70	-	-
Net Revenues	\$ 163,001.04	\$ 193,270.80	\$ (30,269.76)	\$ 231,925.00	70.28%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ -	\$ 1,000.00	\$ (1,000.00)	\$ 1,200.00	0.00%
D&O Insurance	3,014.00	2,666.70	347.30	3,200.00	94.19%
Other Insurance	500.00	416.70	83.30	500.00	100.00%
Trustee Services	4,031.25	3,666.70	364.55	4,400.00	91.62%
Management	20,833.30	20,833.30	-	25,000.00	83.33%
Engineering	2,655.00	8,333.30	(5,678.30)	10,000.00	26.55%
Disclosure Agent	5,000.00	4,166.70	833.30	5,000.00	100.00%
District Counsel	21,257.60	20,833.30	424.30	25,000.00	85.03%
Assessment Administration	7,500.00	6,250.00	1,250.00	7,500.00	100.00%
Reamortization Schedule	-	208.30	(208.30)	250.00	0.00%
Audit	4,000.00	3,145.80	854.20	3,775.00	105.96%
Tax Preparation	27.04	20.80	6.24	25.00	108.16%
Postage & Shipping	43.65	208.30	(164.65)	250.00	17.46%
Copies	-	187.50	(187.50)	225.00	0.00%
Legal Advertising	1,516.14	3,333.30	(1,817.16)	4,000.00	37.90%
Miscellaneous	75.00	833.30	(758.30)	1,000.00	7.50%
Office Supplies	-	41.70	(41.70)	50.00	0.00%
Web Site Maintenance	2,350.00	2,450.00	(100.00)	2,940.00	79.93%
Dues, Licenses, and Fees	175.00	208.40	(33.40)	250.00	70.00%
Total General & Administrative Expenses	\$ 72,977.98	\$ 78,804.10	\$ (5,826.12)	\$ 94,565.00	77.17%
<u>Maintenance Expenses</u>					
Irrigation	\$ 1,466.59	\$ 8,333.30	\$ (6,866.71)	\$ 10,000.00	14.67%
General Insurance	3,685.00	3,266.70	418.30	3,920.00	94.01%
General Repair & Maintenance	-	4,166.70	(4,166.70)	5,000.00	0.00%
Landscaping Maintenance & Material	31,665.00	34,200.00	(2,535.00)	41,040.00	77.16%
Landscape Maintenance - Phase 3	-	60,000.00	(60,000.00)	72,000.00	0.00%
Reserves	5,577.50	4,500.00	1,077.50	5,400.00	103.29%
Total Maintenance Expenses	\$ 42,394.09	\$ 114,466.70	\$ (72,072.61)	\$ 137,360.00	30.86%
Total Expenses	\$ 115,372.07	\$ 193,270.80	\$ (77,898.73)	\$ 231,925.00	49.75%
Income (Loss) from Operations	\$ 47,628.97	\$ -	\$ 47,628.97	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 3,156.86	\$ -	\$ 3,156.86	\$ -	
Total Other Income (Expense)	\$ 3,156.86	\$ -	\$ 3,156.86	\$ -	
Net Income (Loss)	\$ 50,785.83	\$ -	\$ 50,785.83	\$ -	



Finley Woods Community Development District

Staff Reports