



Finley Woods CDD

May 2026 Financial Package

May 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 5/31/2026

	General Fund	Debt Service	Construction	Long Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$96,169.36				\$96,169.36
Assessments Receivable	10,186.38				10,186.38
Assessments Receivable - Off Roll	37,037.76				37,037.76
Prepaid Expenses	1,679.68				1,679.68
Deposits	660.00				660.00
Assessments Receivable		\$14,637.17			14,637.17
Debt Service Reserve Series 2020		180,100.00			180,100.00
Revenue Series 2020		65,467.38			65,467.38
Sinking Fund Series 2020		0.02			0.02
Acquisition/Construction Series 2020			\$22,753.98		22,753.98
Total Current Assets	<u>\$145,733.18</u>	<u>\$260,204.57</u>	<u>\$22,753.98</u>	<u>\$0.00</u>	<u>\$428,691.73</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$245,567.40	\$245,567.40
Amount To Be Provided				2,459,432.60	2,459,432.60
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>\$145,733.18</u></u>	<u><u>\$260,204.57</u></u>	<u><u>\$22,753.98</u></u>	<u><u>\$2,705,000.00</u></u>	<u><u>\$3,133,691.73</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$145.00				\$145.00
Deferred Revenue	10,186.38				10,186.38
Deferred Revenue - Off Roll	37,037.76				37,037.76
Deferred Revenue		\$14,637.17			14,637.17
Retainage Payable			\$240,694.70		240,694.70
Total Current Liabilities	<u>\$47,369.14</u>	<u>\$14,637.17</u>	<u>\$240,694.70</u>	<u>\$0.00</u>	<u>\$302,701.01</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>\$47,369.14</u></u>	<u><u>\$14,637.17</u></u>	<u><u>\$240,694.70</u></u>	<u><u>\$2,705,000.00</u></u>	<u><u>\$3,007,701.01</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	24,240.72				24,240.72
Net Assets, Unrestricted		\$260,239.71			260,239.71
Current Year Net Assets, Unrestricted		(14,672.31)			(14,672.31)
Net Assets, Unrestricted			(\$310,556.13)		(310,556.13)
Current Year Net Assets, Unrestricted			4,815.41		4,815.41
Net Assets - General Government			87,800.00		87,800.00
Total Net Assets	<u><u>\$98,364.04</u></u>	<u><u>\$245,567.40</u></u>	<u><u>(\$217,940.72)</u></u>	<u><u>\$0.00</u></u>	<u><u>\$125,990.72</u></u>
Total Liabilities and Net Assets	<u><u>\$145,733.18</u></u>	<u><u>\$260,204.57</u></u>	<u><u>\$22,753.98</u></u>	<u><u>\$2,705,000.00</u></u>	<u><u>\$3,133,691.73</u></u>



Finley Woods CDD
Statement of Activities
As of 5/31/2026

	General Fund	Debt Service	Construction	Long Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$112,600.78				\$112,600.78
Other Income & Other Financing Sources	7.70				7.70
On-Roll Assessments		\$160,226.96			160,226.96
Inter-Fund Group Transfers In		(4,389.24)			(4,389.24)
Inter-Fund Transfers In			\$4,389.24		4,389.24
Total Revenues	<u>\$112,608.48</u>	<u>\$155,837.72</u>	<u>\$4,389.24</u>	<u>\$0.00</u>	<u>\$272,835.44</u>
<u>Expenses</u>					
D&O Insurance	\$3,014.00				\$3,014.00
Trustee Services	4,031.25				4,031.25
Management	16,666.64				16,666.64
Engineering	1,025.00				1,025.00
Disclosure Agent	2,500.00				2,500.00
District Counsel	15,480.60				15,480.60
Assessment Administration	7,500.00				7,500.00
Audit	4,000.00				4,000.00
Tax Preparation	27.04				27.04
Postage & Shipping	28.27				28.27
Legal Advertising	1,216.94				1,216.94
Web Site Maintenance	1,760.00				1,760.00
Dues, Licenses, and Fees	175.00				175.00
Irrigation	1,427.11				1,427.11
General Insurance	3,685.00				3,685.00
Other Insurance	500.00				500.00
Landscaping Maintenance & Material	22,365.00				22,365.00
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>\$90,979.35</u>	<u>\$176,925.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$267,904.35</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$2,611.59				\$2,611.59
Interest Income		\$6,414.97			6,414.97
Interest Income			\$426.17		426.17
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$2,611.59</u>	<u>\$6,414.97</u>	<u>\$426.17</u>	<u>\$0.00</u>	<u>\$9,452.73</u>
Change In Net Assets	\$24,240.72	(\$14,672.31)	\$4,815.41	\$0.00	\$14,383.82
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>\$98,364.04</u></u>	<u><u>\$245,567.40</u></u>	<u><u>(\$217,940.72)</u></u>	<u><u>\$0.00</u></u>	<u><u>\$125,990.72</u></u>



Finley Woods CDD
Budget to Actual
For The Month Ending 5/31/2026

	Year To Date			FY2026	
	Actual	Budget	Variance	Adopted Budget	Percentage
<u>Revenues</u>					
On-Roll Assessments	\$ 112,600.78	\$ 81,924.80	\$ 30,675.98	\$ 122,887.24	91.63%
Off-Roll Assessments	-	24,691.84	(24,691.84)	37,037.76	0.00%
Developer Contributions	-	48,000.00	(48,000.00)	72,000.00	0.00%
Other Income & Other Financing Sources	7.70	-	7.70	-	-
Net Revenues	\$ 112,608.48	\$ 154,616.64	\$ (42,008.16)	\$ 231,925.00	48.55%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ -	\$ 800.00	\$ (800.00)	\$ 1,200.00	0.00%
D&O Insurance	3,014.00	2,133.36	880.64	3,200.00	94.19%
Other Insurance	500.00	333.44	166.56	500.00	100.00%
Trustee Services	4,031.25	2,933.36	1,097.89	4,400.00	91.62%
Management	16,666.64	16,666.64	-	25,000.00	66.67%
Engineering	1,025.00	6,666.64	(5,641.64)	10,000.00	10.25%
Disclosure Agent	2,500.00	3,333.36	(833.36)	5,000.00	50.00%
District Counsel	15,480.60	16,666.64	(1,186.04)	25,000.00	61.92%
Assessment Administration	7,500.00	5,000.00	2,500.00	7,500.00	100.00%
Reamortization Schedule	-	166.64	(166.64)	250.00	0.00%
Audit	4,000.00	2,516.64	1,483.36	3,775.00	105.96%
Tax Preparation	27.04	16.64	10.40	25.00	108.16%
Postage & Shipping	28.27	166.64	(138.37)	250.00	11.31%
Copies	-	150.00	(150.00)	225.00	0.00%
Legal Advertising	1,216.94	2,666.64	(1,449.70)	4,000.00	30.42%
Miscellaneous	-	666.64	(666.64)	1,000.00	0.00%
Office Supplies	-	33.36	(33.36)	50.00	0.00%
Web Site Maintenance	1,760.00	1,960.00	(200.00)	2,940.00	59.86%
Dues, Licenses, and Fees	175.00	166.64	8.36	250.00	70.00%
Total General & Administrative Expenses	\$ 57,924.74	\$ 63,043.28	\$ (5,118.54)	\$ 94,565.00	61.25%
<u>Maintenance Expenses</u>					
Irrigation	\$ 1,427.11	\$ 6,666.64	\$ (5,239.53)	\$ 10,000.00	14.27%
General Insurance	3,685.00	2,613.36	1,071.64	3,920.00	94.01%
General Repair & Maintenance	-	3,333.36	(3,333.36)	5,000.00	0.00%
Landscaping Maintenance & Material	22,365.00	27,360.00	(4,995.00)	41,040.00	54.50%
Landscape Maintenance - Phase 3	-	48,000.00	(48,000.00)	72,000.00	0.00%
Reserves	5,577.50	3,600.00	1,977.50	5,400.00	103.29%
Total Maintenance Expenses	\$ 33,054.61	\$ 91,573.36	\$ (58,518.75)	\$ 137,360.00	24.06%
Total Expenses	\$ 90,979.35	\$ 154,616.64	\$ (63,637.29)	\$ 231,925.00	39.23%
Income (Loss) from Operations	\$ 21,629.13	\$ -	\$ 21,629.13	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 2,611.59	\$ -	\$ 2,611.59	\$ -	
Total Other Income (Expense)	\$ 2,611.59	\$ -	\$ 2,611.59	\$ -	
Net Income (Loss)	\$ 24,240.72	\$ -	\$ 24,240.72	\$ -	