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, November 12, 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]*
- Swearing in Newly Elected Supervisors

1. **Consideration of Resolution 2027-04, Canvassing and Certifying the Results of the Landowners' Election**
2. **Consideration of Resolution 2027-05, Election of Officers**
3. **Consideration of Minutes of the October 8, 2026, Board of Supervisors' Meeting**
4. **Review and Acceptance of the Fiscal Year 2026 Goals, Objectives and Annual Reporting Form**

Business Matters

5. **Consideration of Financing Matters Relative to the Capital Improvement Revenue Bonds, Series 2026 (Phase 3)**
   - **A. Supplemental Assessment Methodology Report**
   - **B. Resolution 2027-03, Supplemental Assessment Resolution**
   - **C. Other Matters**
6. **Ratification of Sink Hole Remediation Proposal** *(provided under separate cover)*
7. **Discussion regarding Phase 1C Common Area Maintenance**
   - **Pond Bottom Maintenance**
8. **Ratification of Funding Request Nos. 115-124**
9. **Review of Monthly Financials**

Other Business

Staff Reports

District Counsel

District Engineer

- Update on Pavement Evaluation

District Manager

- Next Meeting: December 10, 2026

Developer Updates

Supervisor Requests and Audience Comments
Adjournment

Finley Woods Community Development District

Consideration of Resolution 2027-04, Canvassing and Certifying the Results of the Landowners' Election

RESOLUTION 2027-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Finley Woods Community Development District (hereinafter 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, Florida; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held within 90 days of the District's creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held on November 12, 2026, the Minutes of which are attached hereto as Exhibit A, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

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

Section 1. The following persons are found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

_____	Seat 3	Votes _____
_____	Seat 4	Votes _____
_____	Seat 5	Votes _____

Section 2. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

_____	4 Year Term
_____	4 Year Term
_____	2 Year Term

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 12TH DAY OF NOVEMBER, 2026.

Attest:

FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson

Finley Woods Community Development District

Consideration of Resolution 2027-05, Election of Officers

RESOLUTION 2027-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT, 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, pursuant to Section 190.006(6), Florida Statutes, as soon as practicable after each election or appointment to the Board of Supervisors (the "Board"), the Board shall organize by electing one of its members as chair and by electing a secretary, and such other officers as the Board may deem necessary.

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

SECTION 1. The following persons are elected to the offices shown:

_____ is elected Chairman.

_____ is elected Vice Chairman.

Jane Gaarlandt _____ is elected Secretary.

_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
Gazmin Kerr _____ is elected Assistant Secretary.

Amanda Lane _____ is elected Treasurer.

Jennifer Glasgow _____ is elected Assistant Treasurer.
Rick Montejano _____ is elected Assistant Treasurer.
Verona Griffith _____ is elected Assistant Treasurer.
Amy Champagne _____ is elected Assistant Treasurer.

SECTION 2. All resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

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

PASSED AND ADOPTED this 12th day of November 2026.

ATTEST:

FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Vice/Chairperson, Board of Supervisors

Finley Woods Community Development District

Consideration of Minutes of the October 8, 2026, Board of Supervisors' Meeting

MINUTES OF MEETING

FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Thursday, October 8, 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
Allyson Aldana	Assistant Secretary
Tonia Massengale	Assistant Secretary
Hank Taylor	Assistant Secretary

Also Present:

Jane Gaarlandt	PFM Management Services LLC
Gazmin Kerr	PFM Management Services LLC (via phone)
Rick Montejano	PFM Management Services LLC (via phone)
Michelle Rigoni	Kutak Rock (via phone)
Ayla Hart	The Boyd Group
Cynthia Wilhelm	Nabors Giblin & Nickerson P.A.
Sete Zare	Raymond James
Eric Barkhurst	Finley Woods HOA
Debbie Frederick	
Barbara Goodwin	Public

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

Ms. Gaarlandt called the Board of Supervisors Meeting to order at approximately 11:01 a.m. Those in attendance are outlined above.

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Frederick asked if the pond bottom maintenance would be covered under the sink hole discussion.

THIRD ORDER OF BUSINESS **Consideration of Minutes of the August 13, 2026, Board of Supervisors' Meeting**

The Board reviewed the minutes.

On MOTION, by Mr. Rogers, seconded by Ms. Aldana, with all in favor, the Board of Supervisors for the Finley Woods Community Development District approved the minutes of the August 13, 2026, Board of Supervisors' Meeting, with noted edits.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2027-01, Amending District Records Retention Policy**

Ms. Gaarlandt noted this resolution is being updated to address transitory messages and to officially adopt electronic records as the official records of the District.

Ms. Rigoni reviewed the records retention policy with the Board.

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 2027-01, Amending District Records Retention Policy.

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

- **A. Raymond James Delegation Note**
- **B. IBA Supplement, Raymond James**
- **C. Resolution 2027-02, Amended and Restated Delegated Award Resolution**
  - **a. Second Supplemental Trust Indenture**
- **D. Other Matters**

Ms. Zare noted that this IBA with Raymond James will replace the IBA with MBS Capital Markets.

On MOTION, by Mr. Rogers, seconded by Ms. Aldana, with all in favor, the Board of Supervisors for the Finley Woods Community Development District approved the IBA Supplement, Raymond James.

Ms. Wilhelm reviewed the Amended and Restated Delegated Award Resolution with the Board. She noted the
amendment is due to the underwriter's name change from MBS Capital Markets to Raymond James.

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 2027-02, Amended and Restated Delegated Award Resolution.

SIXTH ORDER OF BUSINESS **Consideration of Acquisition of Phase 3 Master Improvements**

Mr. Rogers noted that the schedule currently shows completion of phase three by the end of the month. The certificate of completion should be completed by the first week of November.

Ms. Rigoni noted that the Board previously approved an acquisition agreement. At the close of the Bond, the District will acquire phase 3 Master Improvements, with a total cost not-to-exceed $6,500,000.

On MOTION, by Mr. Rogers, seconded by Ms. Aldana, with all in favor, the Board of Supervisors for the Finley Woods Community Development District authorized Staff, Chair or Vice chair to finalize the Acquisition of Phase 3 Master Improvements.

SEVENTH ORDER OF BUSINESS **Discussion regarding Phase 1C Common Area Maintenance**

- **Pond Bottom Maintenance**
- **Clogged Culvert**
  - **A. Review and Consideration of the Remediation Proposal with NV5**

Ms. Gaarlandt noted the maintenance schedule for pond bottom maintenance is dictated by the County, a minimum of twice a year. She noted the need for further clarification between maintenance or functional inspections requirements. Ms. Gaarlandt reviewed the maintenance requirements.

Ms. Gaarlandt noted that the clogged culvert is a small sink hole. She presented the remediation proposal from NV5 to the Board in the amount of $2,750. It was noted that the proposal does not include the actual repair work, only the evaluation.

Mr. Barkhurst gave an overview of his evaluation of the sink hole.

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 Remediation Proposal with NV5.

On MOTION, by Mr. Rogers, seconded by Ms. Aldana, with all in favor, the Board of Supervisors for the Finley Woods Community Development District authorized the Chair or Vice chair to sign off on the final cover Agreement.

EIGHTH ORDER OF BUSINESS **Consideration of Installation of Alligator Warning Signs on District Property**

The Board reviewed the signs.
There was brief discussion regarding residents' sighting of the Alligators.
The Board thanked the HOA for the contribution of the Alligator Warning Signs.

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 Installation of Alligator Warning Signs on District Property.

NINTH ORDER OF BUSINESS **Ratification of Limited Geotechnical Pavement Evaluation Proposal**

Ms. Gaarlandt presented the proposal to the Board. She noted the proposal is for the engineer to take sample borings.

Mr. Rogers reviewed the areas of distressed pavement with the Board.

On MOTION, by Mr. Rogers, seconded by Ms. Aldana, with all in favor, the Board of Supervisors for the Finley Woods Community Development District ratified Limited Geotechnical Pavement Evaluation Proposal in the amount of $2,500.00.

TENTH ORDER OF BUSINESS **Ratification of Funding Request Nos. 112 – 114**

The Board reviewed funding request Nos. 112 – 114.

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. 112 – 114.

ELEVENTH ORDER OF BUSINESS **Review of Monthly Financials**

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

Ms. Gaarlandt noted that the monthly financials are updated through August 31, 2026.

TWELFTH ORDER OF BUSINESS **Other Business**

Staff Reports

District Counsel – No report.

District Engineer – Not in attendance.

District Manager – Ms. Gaarlandt noted District staff was approached by a representative from IQ Fiber.

Ms. Frederick gave an overview of IQ Fiber and their installation plan. Ms. Frederick noted IQ Fiber needs a signed right of access from the District for Phase 1C and Phase 2. She stated there is no requirement for the homeowners to sign up, it will provide the option for an additional vendor.

Ms. Rigoni noted the District does not have the ability to enter into a service contract with communication franchise agreements.

There was brief discussion regarding installation and repair issues.

On MOTION, by Mr. Rogers, seconded by Ms. Aldana, with all in favor, the Board of Supervisors for the Finley Woods Community Development District authorized the Chair or Vice Chair to finalize the access agreement.

Ms. Gaarlandt noted the next meeting is scheduled for November 12, 2026.

Developer Updates – Mr. Rogers noted that irrigation and landscaping will be installed in Phase 3 next week. Paving has been delayed due to the weather and will resume once the weather clears. He noted that DR Horton is the home builder. He noted there will be a front entrance sign.

Mr. Rogers noted an apron driveway that needs to be provided to Mr. Wiley.

Mr. Rogers noted there will be 115 lots available and Ms. Hart with the Boyd Group will manage the association.

THIRTEENTH ORDER OF BUSINESS **Supervisor Requests and Audience Comments**

Ms. Goodwin expressed concerns with the dead branches from the oak trees. She noted continuous parking on sidewalks from another resident. There was brief discussion over jurisdiction between the association and the District. Mr. Rigoni suggested notifying the Sheriff's office due to jurisdiction over traffic issues. The resident also commented on the pavement distress and remediation timeline.

Ms. Frederick, Association President, noted that at the last HOA meeting, residents presented a petition requesting to succeed from the association. Due to the number of signatures on the petition, the HOA Board now must add this to the agenda. She gave a brief overview of the process and just wanted to make the District aware of the issue.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION, by Ms. Massengale, seconded by Mr. Rogers, with all in favor, the Board of Supervisors for the Finley Woods Community Development District adjourned the October 8, 2026, Board of Supervisors' Meeting.

_____ _____

Secretary / Assistant Secretary Chairperson/Vice Chairperson

Finley Woods Community Development District

Review and Acceptance of the Fiscal Year 2026 Goals, Objectives and Annual Reporting Form

Exhibit A:
Goals, Objectives and Annual Reporting Form

Performance Measures/Standards &
Annual Reporting Form

October 1, 2025 – September 30, 2026

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

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

A. Supplemental Assessment Methodology Report

B. Resolution 2027-03, Supplemental Assessment Resolution

C. Other Matters

SUPPLEMENTAL ASSESSMENT METHODOLOGY, PHASE 3

FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT

October 2026

Prepared for:

Members of the Board of Supervisors,
Finley Woods Community Development District

Prepared on October 29, 2026

PFM Financial Advisors LLC
3051 Quadrangle Boulevard
Orlando, FL 32817

SUPPLEMENTAL ASSESSMENT METHODOLOGY, PHASE 3
FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT

October 29, 2026

1.0 Introduction

1.1 Purpose

This "Supplemental Assessment Methodology, Phase 3" ("Supplemental Methodology") provides a system for the allocation of non-ad valorem special assessments securing the repayment of bond debt planned to be issued by the Finley Woods Community Development District ("District") to fund beneficial public infrastructure improvements and facilities. This Supplemental Methodology operates pursuant to and applies the principles of the "Master Assessment Methodology," dated September 12, 2019 ("Master Methodology"). The Supplemental Methodology described herein has two goals: (1) quantifying the special benefits received by properties within the District as a result of the construction of the District's improvements and facilities, and (2) equitably allocating the costs incurred by the District to provide these benefits to properties in the District.

The District plans to implement a capital improvement program ("CIP") that will allow for the development of property within the District. The District plans to fund the majority of its CIP through bond debt financing. This bond debt will be repaid from the proceeds of non-ad valorem special assessments levied by the District. These special assessments will serve as liens against properties within the boundary of the District that receive a special benefit from the CIP. This Supplemental Methodology is designed to conform to the requirements of Chapters 170, 190, and 197 of the Florida Statutes with respect to special assessments and is consistent with our understanding of the case law on this subject.

1.2 Background

The District includes approximately 85 gross acres of property within its boundaries. The District is generally located south of Archer Road, west of Interstate 75, north of Williston Road, bisected by 62nd Avenue within the City of Gainesville, Florida. At build-out, the District is expected to contain 248 single-family lots and related infrastructure. The land use plan for the District is found in Table 1. Phase 3 will be developed by the Boyd Group ("Developer").

Table 1. Summary of District Land Use Plan

RE Use	PH 1-C	PH 2	PH 3	TOTAL
Single Family Units	40	93	115	248

Source: Developer

1.3 CIP - Infrastructure Installation

The District will construct its public infrastructure and improvements on a phased basis, as outlined in the "Finley Woods Community Development District Supplemental Engineer's Report #2", dated October 2026 ("Engineer's Report"), as prepared by NV5, Inc. ("District Engineer"). A description of the phases of the District is found within the Engineer's Report. The District intends to issue the Capital Improvement Revenue Bonds, Series 2026 (Assessment Area Two) ("Series 2026 Bonds") to fund the infrastructure specially benefiting the properties within Phase 3 of the District. The District infrastructure and improvements for Phase 3 are designed to serve Phase 3 (the "Series 2026 Project"). The District infrastructure and improvements for future phase(s) are designed to serve and specially benefit the lands within future phase(s). The estimated costs for the portion of the CIP benefiting Phase 3 are presented in Table 2.

Table 2. Summary of CIP Cost Estimates For Phase 3

Infrastructure	Est. Costs, Phase 3
Stormwater management[1,3]	$1,222,179
Utilities (Water and Sewer)	$2,086,567
Roadway[2]	$2,850,512
Landscaping	$150,000
Entry Feature & Signage	$100,000
Contingency	$927,639
Total	**$7,336,897**

Source: NV5

Notes: Infrastructure consists of roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, neighborhood parks and recreational facilities. Includes subdivision infrastructure and civil / site engineering only and estimates are based on 2026 costs.

(1) Includes stormwater pond excavation, placement of fill, and floodplain mitigation
(2) Includes sub-grade, base, asphalt paving, curbing, and civil / site engineering
(3) Stormwater does not include grading associated with building pads.

1.4 Requirements of a Valid Assessment Methodology

In PFM Financial Advisors LLC, the Assessment Consultant's ("AC") experience, there are two primary requirements for special assessments to be valid under Florida law. First, the properties assessed must receive a special benefit from the improvements paid for via the assessments. Second, the assessments must be fairly and reasonably allocated to the properties being assessed. If these two characteristics of valid special assessments are adhered to, Florida law provides some latitude to legislative bodies, such as the District's Board of Supervisors, in approving special assessments. Indeed, Florida courts have found that the mathematical perfection of calculating special benefit is likely impossible. The AC's experience suggests that only if the District's Board was to act in an arbitrary, capricious, or grossly unfair fashion would its assessment methods be overturned.

1.5 Special Benefits and General Benefits

Improvements undertaken by the District create both special benefits and general benefits to property owners located within and surrounding the District. However, in our opinion, the general benefits to the public at large are incidental in nature and are readily distinguishable from the special benefits which accrue to property located within the District. It is the District's CIP that enables properties within the District's boundaries to be developed. Without the District's CIP there would be no infrastructure to support development of land within the District. Without these improvements, development of property in the District would not be permitted.

The new infrastructure improvements included in the CIP create both: (1) special benefits to the developable property within the District and (2) general benefits to properties outside the District. However, as discussed below, these general benefits are incidental in nature and are readily distinguishable from the special benefits which accrue to the developable property within the District. The CIP described in the Engineer's Report enables the developable property within the District to be developed. Without the CIP, there would be no infrastructure to support development of the developable property within the District.

1.6 Special Benefits Provided by CIP Components

The roadway improvements will provide ingress and egress to residents and landowners, access to District properties, and connections to existing roadways in the area, as outlined in more detail in the Engineer's Report. Some of the special benefits provided to properties within the District by the roadway improvements are added accessibility to the property, added use of the property, added enjoyment of the property, and the probability of increased marketability and value of the property. Further, roadway improvements are required by state regulatory agencies, the City of Gainesville, and Alachua County prior to or simultaneous with any development of property within the District.

Stormwater Management System

The District's stormwater management system consists of water retention ponds, roadway inlets, collector pipes, manholes, and other improvements providing benefits to properties by effectively draining and dispersing stormwater runoff. Some of the special benefits provided to properties within the District by the stormwater management system are the added use of the property, increased sanitary conditions of the property, flood mitigation, protection of the environment, and the probability of increased marketability and value of the property. Further, stormwater management improvements are required by state regulatory agencies and the local municipalities prior to or simultaneous with any development of property within the District.

Utility System Improvements

The District's utility system includes a series of interconnected and looped water mains connecting to an extension of the major distribution system. This water distribution system delivers potable water and fire protection water to the properties within the District.

The District will provide sanitary sewer facilities including gravity collection systems, and sanitary force mains. Some of the special benefits provided to properties within the District by the water and sewer utility improvements are the added use of the property, added enjoyment of the property, increased sanitary conditions of the property, protection of the environment, and the probability of increased marketability and value of the property. Further, these utility improvements are required by state regulatory agencies and the local municipalities prior to any development of property within the District.

Landscaping and Irrigation Improvements

The landscaping and irrigation estimates include landscape, streetscape, hardscape, signage, monumentation, and common area improvement costs. These improvements provide for the safety and added enjoyment of the property and the probability of increased marketability and value of the property.

2.0 CIP Plan of Finance

The District has advised it intends to finance a portion of the Series 2026 Project as detailed in Table 2 by issuing its Series 2026 Bonds. An estimate of the Series 2026 Bonds required to fund the District's Series 2026 Project is found in Table 3. The construction/acquisition funds raised by the District's bonds may fund only a portion of the District's Series 2026 Project. The balance of any remaining Series 2026 Project costs will be funded by one or more District landowner(s) or by other means.

Table 3. District Bond Financing Details, Phase 3

Bond Fund	Total Bonds (Ph 3)
Construction/Acquisition Fund	**$1,793,081**
Debt Service Reserve	$171,020
Capitalized Interest	$132,149
Costs of Issuance	$178,750
Underwriter's Discount	$50,000
Total Bonds Principal	**$2,325,000**
Average Annual Interest Rate:	6.12%
Term (Years):	30
Net Annual Debt Service:	**$171,020**
Gross Annual Debt Service (1):	**$181,936**

Source: District Underwriter

(1) Gross assessments represent the assessment placed on the County tax roll each year, if the District elects to use the Uniform Method of collecting non-ad valorem assessments authorized by Chapter 197 of the Florida Statutes. Gross assessments include a 6.0% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount.

3.0 Assessment Methodology

3.1 Assessment Foundation

The assessment methodology associated with the allocation of the costs of the CIP is a four-step process. First, the District Engineer determines the costs for the District's infrastructure and related improvements. Second, an estimate of the amount of bonds required to finance the infrastructure improvements is calculated. Third, the District Engineer outlines which parcels benefit from the provision of each phase of infrastructure and improvements. Finally, the as-financed costs of the infrastructure and related improvements are allocated to the benefiting properties based on the approximate relative benefit each unit receives.

3.2 Allocation of Specific Assessments

The discussion offered below illustrates the process by which the District will allocate bond debt it incurs to fund its CIP. The District's Series 2026 Bonds will be used to fund a portion of the Series 2026 Project detailed in Table 2. The District's bond debt will be secured primarily by special assessments allocated to properties in the District based on and proportional to the benefits that each property receives from the Series 2026 Project.

As noted above, as long as two basic principles are adhered to, Florida law generally allows the District Board some latitude in determining the appropriate methodology to allocate the costs of its CIP to benefiting properties in the District. The two principles are: (1) the properties being assessed must receive a special benefit from the CIP and (2) the assessments allocated to each property must be fairly and reasonably apportioned among the benefiting properties.

In allocating special assessments to benefiting property, Florida governments have used a variety of methods including, but not limited to, front footage, area, trip rates, equivalent residential units ("ERU"), dwelling units, and acreage. ERU values equate the benefit received by a stated amount of such particular land use category to the benefit received by a typical single-family residence. The use of ERU values to estimate the benefit derived from infrastructure improvements is recognized as a simple, fair, and reasonable method for apportioning benefit. ERU values are a commonly accepted method for calculating special benefit assessments in Florida.

The assignment of ERU values to units of development planned for the District begins with consideration of the benefit received by a hypothetical single family residence from the District's CIP. This hypothetical single family residence will serve as the base unit for purposes of ERU allocation and has been assigned an ERU value of 1.0 per residence. In assigning ERU values to the uses anticipated to be developed within the District, the AC considered several factors. First, the lot size of a development unit was taken into consideration. The size of a development unit affects the stormwater runoff generated by the Development Unit, the landscaping and lighting required to serve the Development Unit, and the length of roadways necessary to serve the development unit, among other impacts.

Second, the vehicle traffic generated by the development unit was taken into consideration. The AC is familiar with roadway trip generation statistics for property types such as those planned for the District and took those figures into consideration when assigning ERU values. Land uses with higher trip generation rates have a greater impact on roadway improvements, and thus receive a greater benefit from those improvements, and have thus been assigned higher ERU values.

Third, the District considered the probable usage of water and sewer utilities by the various land uses. In this case, the development planned for Phase 3 is single family residential units. Consistent with the Master Methodology, the AC has applied the assessment methodology based on ERU values.

3.3 Contribution of District Infrastructure and/or Improvements

The costs of the District's CIP will be funded by two mechanisms. The first mechanism is the issuance of special assessment bonds. The second mechanism is the contribution of funds or CIP components to the District ("Contribution"). Consistent with the Master Methodology, the Developer anticipates contributing a portion of the CIP to the District in order to establish target levels of debt to be assigned by product type in Phase 3 of the District in the form of contributing funds and or properties/products. Table 4 summarizes the Phase 3 Contribution.

Table 4. Phase 3 Contribution Summary

Phase	Category	Lots	% Allocation	Series 2026 CIP Per Unit (1)	CIP Amount Comparison (2)	Variance	Contribution
3	Single-Family 50'	83	72%	$14,770	$17,724	$2,954	$245,182
3	Single-Family 60'	32	28%	$17,724	$17,724	$0	$0
	Total	**115**	**100%**				**$245,182**

Source: PFM Financial Advisors LLC

1) allocation after contribution required for varying product types

2) allocation based on ERU

3.4 Assignment of Specific Assessments

Assessments securing the Series 2026 Bonds will initially be allocated on an equal per acre basis on Phase 3 of the District planned to include 115 residential units. As such acreage is developed and platted, the assessments will then be allocated to those parcels that are platted.

Tables 5 and 6 show the application of the unit allocation method to the specially benefitting property within the District on a platted basis. Table 5 contains the allocation of the District's CIP costs, as financed, to the Development Units planned within Phase 3 of the District. Table 6 shows the annual bond debt service assessments associated with the bond par allocations found in Table 5. Table 6 becomes important as the land within a phase is platted, as specific bond debt service assessments will be assigned to the individual Development Units within the relevant phases at that time.

Table 5. Allocation of the Costs of the District's CIP, as Financed

Description	Units	Total Bonds Principal Assmt	Total Bonds Principal Assmt. per Unit
Single-Family 50'	83	$1,589,580	$19,152
Single-Family 60'	32	$735,420	$22,982
Total	**115**	**$2,325,000**	

Source: PFM Financial Advisors LLC

Table 6. Summary of Annual Assessments

Description	Planned Lots/ERUs	Bonds Net Annual Assmt./ Category	Bonds Net Annual Assmt./ Unit	Bonds Gross Annual Assmt./ Category (1)	Bonds Gross Annual Assmt./ Unit (1)
Single-Family 50'	83	$116,925	$1,409	$124,388	$1,499
Single-Family 60'	32	$54,095	$1,690	$57,548	$1,798
Total	**115**	**$171,020**		**$181,936**	

(1) Gross assessments represent the assessment placed on the County tax roll each year, if the District elects to use the Uniform Method of collecting non-ad valorem assessments authorized by Chapter 197 of the Florida Statutes. Gross assessments include a 6.0% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount.

Source: PFM Financial Advisors LLC

In addition, a lien for the bond debt necessary to finance the Series 2026 Project will be placed on all property within the District's development phase at the time of the District's bond issuance. This lien will be satisfied at some point in the future at the District's discretion by either the assignment of bond debt service assessments accompanying a future bond issuance providing funding for the Series 2026 Project or a Contribution by the property owner in lieu of assessments. Should the District not issue bonds to fully fund the costs of its Series 2026 Project, the District can enforce a completion agreement with the Developer, executed prior to the issuance of any bond debt, which requires the Developer to fund the balance of the Series 2026 Project and contribute the improvements to the District.

If the District's Series 2026 Project is revised at some point in the future such that less than the total Series 2026 Project costs in Table 2 are required, the District will reallocate any preexisting bond debt service assessments providing security for the Series 2026 Project to all developable and assessable properties within Phase 3 of the District pursuant to the assessment allocation principles outlined in this Supplemental Methodology.

If all properties within Phase 3 of the District have been assigned bond debt service assessments such that the full par value of the District's bonds are secured, and additional development occurs within Phase 3 of the District such that density is increased above the land uses shown in Table 1 ("New Development"), bond debt service assessments will be assigned to that New Development and all properties within Phase 3 of the District will receive a proportionate reduction in their bond debt service assessment. In the event that a unit owner has prepaid its debt assessment, the respective unit will not be included in the reassignment analysis.

3.5 True-Up Mechanism

Although the District does not process plats, it does have an important role to play during the course of development. Whenever a parcel's land use and development density and intensity is determined with sufficient certainty, the District must allocate a portion of its debt to the parcel according to the procedures outlined in Section 3.4 above. In addition, the District must also prevent any buildup of debt on land that has not yet been developed. Otherwise, the land could be fully subdivided without all of the debt being allocated. To preclude this, a test is conducted when development thresholds are reached within the District. As long as the development at these thresholds does not cause the debt on the remaining land to increase above a debt "Ceiling Level" illustrated in Table 7, then no further action is necessary. However, if the debt on the remaining land does increase, a debt reduction payment will be necessary.

The ceiling level of debt is established at the time each series of bonds is issued. For example, the District intends to issue $2,325,000 in Series 2026 Bonds to fund the Series 2026 Project. According to the Engineer's Report, there are approximately 85.1 gross acres of land within the District; with 38.166 acres in Phase 3. Acres within Phase 3 will be assigned its share of the $2,325,000 in remaining unassigned Series 2026 Bonds debt assessments. Therefore, and assuming for purposes of this illustration that $2,325,000 in anticipated bond debt is issued by the District to fund its Series 2026 Project, the ceiling level of debt for developable and assessable properties is $60,918 per acre ($2,325,000 / 38.166). This ceiling level is based upon the best information available at the time of this report, is subject to change, and will only be finalized at the time of the District's bond issuance.

A test will be conducted when 25%, 50%, 75%, 90%, and 100% of the acreage within the District has been developed. The ceiling amount of debt is determined at the time any District bond issuance is closed. The ceiling amount is the ratio of the amount of debt outstanding divided by the number of acres of land for which no debt allocation has occurred as per this methodology. Table 7 below illustrates when the true-up test will be applied to determine if debt reduction payments are required.

Table 7. True-Up Thresholds, Phase 3

Phase 3	25%	50%	75%	90%	100%
Platted Developable Acres	9.5	19.1	28.6	34.3	38.2
Unplatted Developable Acres	28.6	19.1	9.5	3.8	0.0
Debt Ceiling per Acre	$60,918	$60,918	$60,918	$60,918	$60,918

Source: PFM Financial Advisors LLC

In the event that additional land not currently subject to the assessments required to repay the debt associated with the CIP is developed in such a manner as to receive special benefit from the CIP, it is contemplated that this Supplemental Methodology will be re-applied to include such new parcels. The additional land, as a result of applying this Supplemental Methodology, will be allocated an appropriate share of the special assessments, with all previously-assessed parcels receiving a relative adjustment in their assessment levels.

4.0 Assessment Roll

Table 8 outlines the bond principal and annual assessment levels for the lots within the District's Phase 3. Exhibit A provides the legal description. The assessments shall be paid in not more than thirty (30) annual installments.

Table 8. PH 3 Assessment Roll

Parcel ID	Acreage	Bond Principal Assessment	Bond Principal Assessment per Acre	Net Total Bond Annual Assessment	Net Annual Assessment per Acre	Bond Gross Annual Assessment (1)	Bond Gross Annual Assessment per Acre (1)
See Exhibit A Legal	38.166	$2,325,000	$60,918	$171,020.00	$4,480.95	$181,936.17	$4,766.97

Source: PFM Financial Advisors LLC

EXHIBIT “A”

LEGAL DESCRIPTION FOR PHASE 3 - 2026 ASSESSMENT AREA

LEGAL DESCRIPTION

DATE: May 15, 2026
PROJECT NO: 20-0434
DESCRIPTION FOR: Finley Woods CDD - Phase 3

A PARCEL OF LAND BEING A PORTION OF PARCELS 1, 2, 3, 4, 5, 6, 7, 10, 11, & 12 OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 155 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN THE GAREY GRANT AND SECTIONS 22, 23, 26, AND 27, TOWNSHIP 10 SOUTH, RANGE 19 EAST, OF SAID ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE G.I.F. CLARK GRANT, SITUATED IN THE AFOREMENTIONED TOWNSHIP 10 SOUTH, RANGE 19 EAST, THENCE NORTH 35°40'54" WEST, ALONG THE SOUTHERLY LINE OF THE LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1049, PAGE 40 OF SAID PUBLIC RECORDS, A DISTANCE OF 31.18 FEET TO THE INTERSECTION OF SAID SOUTHERLY LINE WITH THE NORTHERLY COUNTY MAINTAINED RIGHT OF WAY FOR S.W. 62ND AVENUE (RIGHT OF WAY WIDTH VARIES) AND THE POINT OF BEGINNING; SAID POINT BEING ON A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 3581.00 FEET, BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 76°59'23" WEST, 216.03 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 3°27'25", AN ARC LENGTH OF 216.06 FEET TO THE SOUTHWEST CORNER OF PARCEL 11 OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3590, PAGE 155; THENCE DEPARTING SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE, NORTH 1°13'26" EAST, ALONG THE WEST LINE OF SAID PARCEL 11, A DISTANCE OF 33.78 FEET TO THE SOUTHEAST CORNER OF PARCEL 12 OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3590, PAGE 155; THENCE NORTH 86°58'45" WEST, ALONG THE SOUTH LINE OF SAID PARCEL 12, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 12; THENCE NORTH 1°07'57" EAST, ALONG THE WEST LINE OF SAID PARCEL 12, A DISTANCE OF 1225.63 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 12; THENCE SOUTH 88°20'10" EAST, ALONG THE NORTH LINE OF SAID PARCEL 12, A DISTANCE OF 51.93 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 12, SAID POINT LYING ON THE WEST LINE OF PARCEL 10 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3590, PAGE 155; THENCE NORTH 1°13'26" EAST, ALONG THE WEST LINE OF SAID PARCEL 10, A DISTANCE OF 338.82 FEET TO THE SOUTH LINE OF PARCEL 6 OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 155; THENCE NORTH 88°20'10" WEST, ALONG THE SOUTH LINE OF SAID PARCEL 6 AND THE SOUTH LINE OF PARCEL 5 OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 155, A DISTANCE OF 419.27 FEET TO THE SOUTHEAST CORNER OF COMMON AREA "D", FINLEY WOODS PHASE 2 AS RECORDED IN PLAT BOOK 38, PAGES 3 THROUGH 6 OF SAID PUBLIC RECORDS; THENCE DEPARTING THE SOUTH LINE OF PARCEL 5, NORTH 1°39'50" EAST, ALONG THE EASTERLY LINE OF SAID FINLEY WOODS PHASE 2, A DISTANCE OF 195.35 FEET TO THE NORTHEAST CORNER OF LOT 143 OF SAID FINLEY WOODS PHASE 2, SAID POINT LYING ON THE NORTH LINE OF THE TOTAL LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3590, PAGES 155; THENCE NORTH 84°05'35" EAST, ALONG THE NORTH LINE OF SAID TOTAL PARCEL, A DISTANCE OF 1564.26 FEET TO THE NORTHEAST CORNER OF SAID TOTAL PARCEL; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE EAST LINE OF SAID TOTAL PARCEL; (1) THENCE SOUTH 2°09'02" WEST, A DISTANCE OF 376.31 FEET; (2) THENCE NORTH 89°42'08" EAST, A DISTANCE OF 71.02 FEET; (3) THENCE SOUTH 31°06'07" WEST, A DISTANCE OF 1924.82 FEET TO A POINT OF THE AFOREMENTIONED NORTHERLY MAINTAINED RIGHT OF WAY LINE OF SW 62ND AVENUE, SAID POINT BEING ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 3581.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 75°01'21" WEST, 29.83 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 0°28'38", AN ARC LENGTH OF 29.83 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT:

A TRACT OF LAND SITUATED IN THE GAREY GRANT AND SECTION 27, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE G.I.F. CLARK GRANT, SITUATED IN THE AFOREMENTIONED TOWNSHIP 10 SOUTH, RANGE 19 EAST FOR THE POINT OF REFERENCE AND RUN NORTH 35°40'54" WEST, ALONG THE SOUTHERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1049, PAGE 40 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS THE "WOODS AND WILLIAMS PARCEL", A DISTANCE OF 31.18 FEET TO THE INTERSECTION OF SAID SOUTHERLY BOUNDARY LINE WITH THE NORTHERLY COUNTY MAINTAINED RIGHT OF WAY LINE FOR S.W. 62ND AVENUE (RIGHT OF WAY WIDTH VARIES); SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3581.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 76°47'11" WEST, 190.63 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°03'02", AN ARC LENGTH OF 190.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE AND THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3581.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 78°30'54" WEST, 25.41 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°24'23", AN ARC LENGTH OF 25.41 FEET; THENCE DEPARTING FROM SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE, NORTH 01°13'26" EAST, ALONG THE SOUTHERLY PROJECTION OF THE WEST BOUNDARY LINE OF SAID "WOODS AND WILLIAMS PARCEL", A DISTANCE OF 33.78 FEET TO THE SOUTHWEST CORNER OF SAID "WOODS AND WILLIAMS PARCEL"; THENCE NORTH 86°58'45" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2164, PAGE 1759 OF SAID PUBLIC RECORDS, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "ALLTEL TRACT"; THENCE NORTH 01°07'57" EAST, ALONG THE EAST LINE OF SAID "ALLTEL TRACT", A DISTANCE OF 567.58 FEET TO A BOUNDARY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 163 OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH 01°07'57" EAST, ALONG THE EAST LINE OF SAID "ALLTEL TRACT", A DISTANCE OF 168.62 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 153 OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH 01°07'57" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 153, A DISTANCE OF 380.33 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE CONTINUE NORTH 01°07'57" EAST, ALONG THE WEST LINE OF PARCEL 12, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 155 OF SAID PUBLIC RECORDS, A DISTANCE OF 109.10 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 12; THENCE SOUTH 88°20'10" EAST, ALONG THE NORTH LINE OF SAID PARCEL 12, A DISTANCE OF 25.00 FEET; THENCE DEPARTING FROM THE NORTH LINE OF SAID PARCEL 12, SOUTH 01°07'57" WEST, A DISTANCE OF 1184.37 FEET; THENCE SOUTH 40°06'17" EAST, A DISTANCE OF 23.06 FEET; THENCE SOUTH 86°58'45" EAST, A DISTANCE OF 34.83 FEET; THENCE SOUTH 01°13'26" WEST, A DISTANCE OF 62.53 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAINING A TOTAL NET ACREAGE OF 38.166 ACRES, MORE OR LESS.

RESOLUTION 2027-03

A RESOLUTION MAKING CERTAIN FINDINGS; APPROVING THE SUPPLEMENTAL ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT REPORT; SETTING FORTH THE TERMS OF THE SERIES 2026 BONDS; CONFIRMING THE MAXIMUM ASSESSMENT LIEN SECURING THE SERIES 2026 BONDS; LEVYING AND ALLOCATING ASSESSMENTS SECURING SERIES 2026 BONDS; ADDRESSING COLLECTION OF THE SAME; PROVIDING FOR THE APPLICATION OF TRUE-UP PAYMENTS; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SPECIAL ASSESSMENTS; AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Finley Woods Community Development District ("**District**") has previously indicated its intention to undertake, install, establish, construct, or acquire certain public infrastructure improvements and to finance such public infrastructure improvements through the imposition of special assessments on benefitted property within the District and the issuance of bonds; and

WHEREAS, the District's Board of Supervisors ("**Board**") previously adopted, after notice and public hearing, Resolution 2020-05, relating to the imposition, levy, collection, and enforcement of such special assessments; and

WHEREAS, pursuant to and consistent with the terms of Resolution 2020-05 ("**Master Resolution**"), this Resolution shall set forth the terms of bonds to be actually issued by the District and apply the adopted supplemental special assessment methodology to the actual scope of the project to be completed with such series of bonds and the terms of the bond issue; and

WHEREAS, on October 29, 2026, the District entered into a Bond Purchase Agreement whereby it agreed to sell its Finley Woods Community Development District Capital Improvement Revenue Bonds, Series 2026 (Assessment Area Two) ("**Series 2026 Bonds**"); and

WHEREAS, pursuant to and consistent with the Master Resolution, the District desires to set forth the particular terms of the sale of the Series 2026 Bonds and confirm the liens for the special assessments securing the Series 2026 Bonds ("**Series 2026 Assessments**").

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190, and 197, *Florida Statutes*, and the Master Resolution.

SECTION 2. MAKING CERTAIN FINDINGS; APPROVING THE SUPPLEMENTAL ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT REPORT. The Board hereby finds and determines as follows:

(a) On October 24, 2019, the District, after due notice and public hearing, adopted Resolution 2020-05 which, among other things, equalized, approved, confirmed, and levied special assessments on property benefitting from the infrastructure improvements authorized by the District. That Resolution provided that as each series of bonds areissued to fund all or any portion of the District's infrastructure improvements, a supplemental resolution would be adopted to set forth the specific terms of the bonds and to certify the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, the true-up amounts, and the application of receipt of true-up proceeds.

(b) The *Engineer's Report,* dated September 2019 ("**Master Engineer's Report**") and the *Supplemental Engineer's Report #2,* Revised October 2026, attached to this Resolution as **Exhibit A** and approved by this Resolution ("**Supplemental Engineer's Report**" and, collectively, "**Engineer's Report**"), identifies and describes the presently expected components of the infrastructure improvements to be financed in whole or in part with the Series 2026 Bonds ("**Series 2026 Project**"), and sets forth the costs of the Series 2026 Project as $7,336,897.00. The District hereby confirms that the Series 2026 Project serves a proper, essential, and valid public purpose. The use of the Engineer's Report in connection with the sale of the Series 2026 Bonds is hereby ratified.

(c) The *Supplemental Special Assessment Methodology, Phase 3,* dated October 2026, attached to this Resolution as **Exhibit B**, and approved by this Resolution ("**Supplemental Assessment Report**"), applies the adopted *Master Assessment Methodology*, dated September 2019 ("**Master Assessment Report**"), to the Series 2026 Project and the actual terms of the Series 2026 Bonds. The Supplemental Assessment Report is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Series 2026 Bonds.

(d) The Series 2026 Project will specially benefit all of the developable acreage as set forth in the Supplemental Assessment Report and further described in **Exhibit C** attached hereto ("**Assessment Area Two**"). It is reasonable, proper, just, and right to assess the portion of the costs of the Series 2026 Project financed with the Series 2026 Bonds to the specially benefitted properties within Assessment Area Two as set forth in the Master Resolution and this Resolution.

SECTION 3. SETTING FORTH THE TERMS OF THE SERIES 2026 BONDS; CONFIRMING THE MAXIMUM ASSESSMENT LIEN SECURING THE SERIES 2026 BONDS. As provided in the Master Resolution, this Resolution is intended to set forth the terms of the Series 2026 Bonds and the final amount of the liens of the Series 2026 Assessments securing those bonds. The Series 2026 Bonds, in an aggregate par amount of $2,325,000, shall bear such rates of interest and mature on such dates as shown on **Exhibit D** attached hereto. The sources and uses of funds of the Series 2026 Bonds shall be as set forth in **Exhibit E**. The debt service due on the Series 2026

Bonds is set forth on **Exhibit F** attached hereto. The lien of the Series 2026 Assessments securing the Series 2026 Bonds, which includes those lots and lands set forth in the Series 2026 Assessment roll included in the Supplemental Assessment Report, shall be the principal amount due on the Series 2026 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which the annual assessments shall be grossed up to include early payment discounts required by law and costs of collection.

SECTION 4. LEVYING AND ALLOCATING THE SERIES 2026 ASSESSMENTS SECURING SERIES 2026 BONDS; ADDRESSING COLLECTION OF THE SAME.

(a) The Series 2026 Assessments securing the Series 2026 Bonds shall be levied and allocated in accordance with **Exhibit B**. The Supplemental Assessment Report is consistent with the District's Master Assessment Report. The Supplemental Assessment Report, considered herein, reflects the actual terms of the issuance of the Series 2026 Bonds. The estimated costs of collection of the Series 2026 Assessments for the Series 2026 Bonds are as set forth in the Supplemental Assessment Report.

(b) The lien of the Series 2026 Assessments securing the Series 2026 Bonds includes those lots and lands in Assessment Area Two and as set forth in the Series 2026 Assessment Roll included in the Supplemental Assessment Report, and as such land is ultimately defined and set forth in site plans, plats, or other designations of developable acreage. To the extent that land is added to the District, the District may, by supplemental resolution at a regularly noticed meeting and without the need for public hearing, determine such land to be benefitted by the Series 2026 Project and reallocate the Series 2026 Assessments securing the Series 2026 Bonds in order to impose Series 2026 Assessments on the newly added and benefitted property.

(c) Taking into account any capitalized interest and earnings on certain funds and accounts as set forth in the *Master Trust Indenture*, dated February 1, 2020, and *Second Supplemental Trust Indenture*, dated November 1, 2026, the District shall, for Fiscal Year 2026/2027, begin annual collection of Series 2026 Assessments for the Series 2026 Bonds debt service payments using the methods available to it by law. The District shall collect the Series 2026 Assessments in accordance with the schedules reflected on **Exhibit F**, which shall be no more than thirty (30) years of installments of principal and interest.

(d) The District hereby certifies the Series 2026 Assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed for collection by Alachua County and other Florida law. The Board each year shall adopt a resolution addressing the manner in which the Series 2026 Assessments shall be collected for the upcoming fiscal year. The decision to collect Series 2026 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 Series 2026 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.

SECTION 5. CALCULATION AND APPLICATION OF TRUE-UP PAYMENTS. If a change in development due to a plat or similar modification results in a net decrease in the overall principal amount of Series 2026 Assessments able to be assigned to the developable lands within Assessment Area Two, as determined by the District Manager in its sole and absolute discretion and without respect to any third-party rights, if any, that may exist, and based on the Supplemental Assessment Report, the terms of which are incorporated herein, the applicable landowner(s) will be required to make a density reduction payment ("**True-Up Payment**") equal to the shortfall in Series 2026 Assessments resulting from the reduction of planned units. Any True-Up Payment shall become due and payable that tax year by the applicable landowner, shall be in addition to the regular assessment installment payable for such lands, and shall constitute part of the debt assessment liens imposed against the applicable property until paid. A True-Up Payment shall include accrued interest on the Series 2026 Bonds to the next applicable interest payment date, as provided for in the applicable trust indenture. All Series 2026 Assessments levied run with the land, and such Series 2026 Assessment liens include any True-Up Payments. The District will not release any liens on property for which True-Up Payments are due until provision for such payment has been satisfactorily made.

SECTION 6. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the Series 2026 Assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The Series 2026 Assessments against each respective parcel shall be and shall remain a legal, valid, and binding first lien on such parcels until paid, and such lien shall be coequal with the lien of all state, county, district, municipal, or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 7. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a Notice of Series 2026 Assessments securing the Series 2026 Bonds in the Official Records of Alachua County, Florida, or such other instrument evidencing the actions taken by the District.

SECTION 8. CONFLICTS. This Resolution is intended to supplement the Master Resolution, which remains in full force and effect. This Resolution and the Master Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 9. SEVERABILITY. If any section or part of a section of this Resolution be 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.

[CONTINUED ON FOLLOWING PAGE]

SECTION 10. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED and **ADOPTED**, this 12th day of November 2026.

ATTEST:	**FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary / Assistant Secretary	_____, Board of Supervisors

Exhibit A: *Supplemental Engineer's Report #2,* Revised October 2026
Exhibit B: *Supplemental Special Assessment Methodology, Phase 3,* dated October 2026
Exhibit C: Legal Description of Assessment Area Two
Exhibit D: Maturities and Coupon of Series 2026 Bonds
Exhibit E: Sources and Uses of Funds for Series 2026 Bonds
Exhibit F: Annual Debt Service Payment Due on Series 2026 Bonds

Exhibit A

Supplemental Engineer's Report #2, Revised October 2026

Exhibit B

Supplemental Special Assessment Methodology, Phase 3, dated October 2026

Exhibit C
Legal Description of Assessment Area Two

Finley Woods
Community Development District

Exhibit 3- Phase 3 Legal Description

A PARCEL OF LAND BEING A PORTION OF PARCELS 1, 2, 3, 4, 5, 6, 7, 10, 11, & 12 OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 155 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN THE GAREY GRANT AND SECTIONS 22, 23, 26, AND 27, TOWNSHIP 10 SOUTH, RANGE 19 EAST, OF SAID ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE G.I.F. CLARK GRANT, SITUATED IN THE AFOREMENTIONED TOWNSHIP 10 SOUTH, RANGE 19 EAST, THENCE NORTH 35°40'54" WEST, ALONG THE SOUTHERLY LINE OF THE LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1049, PAGE 40 OF SAID PUBLIC RECORDS, A DISTANCE OF 31.18 FEET TO THE INTERSECTION OF SAID SOUTHERLY LINE WITH THE NORTHERLY COUNTY MAINTAINED RIGHT OF WAY FOR S.W. 62ND AVENUE (RIGHT OF WAY WIDTH VARIES) AND THE POINT OF BEGINNING; SAID POINT BEING ON A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 3581.00 FEET, BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 76°59'23" WEST, 216.03 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 3°27'25", AN ARC LENGTH OF 216.06 FEET TO THE SOUTHWEST CORNER OF PARCEL 11 OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3590, PAGE 155; THENCE DEPARTING SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE, NORTH 1°13'26" EAST, ALONG THE WEST LINE OF SAID PARCEL 11, A DISTANCE OF 33.78 FEET TO THE SOUTHEAST CORNER OF PARCEL 12 OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3590, PAGE 155; THENCE NORTH 86°58'45" WEST, ALONG THE SOUTH LINE OF SAID PARCEL 12, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 12; THENCE NORTH 1°07'57" EAST, ALONG THE WEST LINE OF SAID PARCEL 12, A DISTANCE OF 1225.63 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 12; THENCE SOUTH 88°20'10" EAST, ALONG THE NORTH LINE OF SAID PARCEL 12, A DISTANCE OF 51.93 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 12, SAID POINT LYING ON THE WEST LINE OF PARCEL 10 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3590, PAGE 155; THENCE NORTH 1°13'26" EAST, ALONG THE WEST LINE OF SAID PARCEL 10, A DISTANCE OF 338.82 FEET TO THE SOUTH LINE OF PARCEL 6 OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 155; THENCE NORTH 88°20'10" WEST, ALONG THE SOUTH LINE OF SAID PARCEL 6 AND THE SOUTH LINE OF PARCEL 5 OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 155, A DISTANCE OF 419.27 FEET TO THE SOUTHEAST CORNER OF COMMON AREA "D", FINLEY WOODS PHASE 2 AS RECORDED IN PLAT BOOK 38, PAGES 3 THROUGH 6 OF SAID PUBLIC RECORDS; THENCE DEPARTING THE SOUTH LINE OF PARCEL 5, NORTH 1°39'50" EAST, ALONG THE EASTERLY LINE OF SAID FINLEY WOODS PHASE 2, A DISTANCE OF 195.35 FEET TO THE NORTHEAST CORNER OF LOT 143 OF SAID FINLEY WOODS PHASE 2, SAID POINT LYING ON THE NORTH LINE OF THE TOTAL LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3590, PAGES 155; THENCE NORTH 84°05'35" EAST, ALONG THE NORTH LINE OF SAID TOTAL PARCEL, A DISTANCE OF 1564.26 FEET TO THE NORTHEAST CORNER OF SAID TOTAL PARCEL; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE EAST LINE OF SAID TOTAL PARCEL; (1) THENCE SOUTH 2°09'02" WEST, A DISTANCE OF 376.31 FEET; (2) THENCE NORTH 89°42'08" EAST, A DISTANCE OF 71.02 FEET; (3) THENCE SOUTH 31°06'07" WEST, A DISTANCE OF 1924.82 FEET TO A POINT OF THE AFOREMENTIONED NORTHERLY MAINTAINED RIGHT OF WAY LINE OF SW 62ND AVENUE, SAID POINT BEING ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 3581.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 75°01'21" WEST, 29.83 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 0°28'38", AN ARC LENGTH OF 29.83 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT:

A TRACT OF LAND SITUATED IN THE GAREY GRANT AND SECTION 27, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE G.I.F. CLARK GRANT, SITUATED IN THE AFOREMENTIONED TOWNSHIP 10 SOUTH, RANGE 19 EAST FOR THE POINT OF REFERENCE AND RUN NORTH 35°40'54" WEST, ALONG THE SOUTHERLY BOUNDARY LINE OF THAT

CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1049, PAGE 40 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS THE "WOODS AND WILLIAMS PARCEL", A DISTANCE OF 31.18 FEET TO THE INTERSECTION OF SAID SOUTHERLY BOUNDARY LINE WITH THE NORTHERLY COUNTY MAINTAINED RIGHT OF WAY LINE FOR S.W. 62ND AVENUE (RIGHT OF WAY WIDTH VARIES); SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3581.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 76°47'11" WEST, 190.63 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°03'02", AN ARC LENGTH OF 190.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE AND THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3581.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 78°30'54" WEST, 25.41 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°24'23", AN ARC LENGTH OF 25.41 FEET; THENCE DEPARTING FROM SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE, NORTH 01°13'26" EAST, ALONG THE SOUTHERLY PROJECTION OF THE WEST BOUNDARY LINE OF SAID "WOODS AND WILLIAMS PARCEL", A DISTANCE OF 33.78 FEET TO THE SOUTHWEST CORNER OF SAID "WOODS AND WILLIAMS PARCEL"; THENCE NORTH 86°58'45" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2164, PAGE 1759 OF SAID PUBLIC RECORDS, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "ALLTEL TRACT"; THENCE NORTH 01°07'57" EAST, ALONG THE EAST LINE OF SAID "ALLTEL TRACT", A DISTANCE OF 567.58 FEET TO A BOUNDARY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 163 OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH 01°07'57" EAST, ALONG THE EAST LINE OF SAID "ALLTEL TRACT", A DISTANCE OF 168.62 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 153 OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH 01°07'57" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 153, A DISTANCE OF 380.33 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE CONTINUE NORTH 01°07'57" EAST, ALONG THE WEST LINE OF PARCEL 12, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 155 OF SAID PUBLIC RECORDS, A DISTANCE OF 109.10 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 12; THENCE SOUTH 88°20'10" EAST, ALONG THE NORTH LINE OF SAID PARCEL 12, A DISTANCE OF 25.00 FEET; THENCE DEPARTING FROM THE NORTH LINE OF SAID PARCEL 12, SOUTH 01°07'57" WEST, A DISTANCE OF 1184.37 FEET; THENCE SOUTH 40°06'17" EAST, A DISTANCE OF 23.06 FEET; THENCE SOUTH 86°58'45" EAST, A DISTANCE OF 34.83 FEET; THENCE SOUTH 01°13'26" WEST, A DISTANCE OF 62.53 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAINING A TOTAL NET ACREAGE OF 38.166 ACRES, MORE OR LESS.

Exhibit D

Maturities and Coupon of Series 2026 Bonds

FORM 8038 STATISTICS

Finley Woods Community Development District
(City of Gainesville, Florida)
Capital Improvement Revenue Bonds, Series 2026
(Assessment Area Two)
PRICING DATE: October 28, 2026
FINAL PRICING NUMBERS

Dated Date	11/17/2026
Delivery Date	11/17/2026

Bond Component	Date	Principal	Coupon	Price	Issue Price	Redemption at Maturity
Term Bond due 2036:						
	05/01/2028	30,000.00	4.850%	100.000	30,000.00	30,000.00
	05/01/2029	30,000.00	4.850%	100.000	30,000.00	30,000.00
	05/01/2030	35,000.00	4.850%	100.000	35,000.00	35,000.00
	05/01/2031	35,000.00	4.850%	100.000	35,000.00	35,000.00
	05/01/2032	40,000.00	4.850%	100.000	40,000.00	40,000.00
	05/01/2033	40,000.00	4.850%	100.000	40,000.00	40,000.00
	05/01/2034	40,000.00	4.850%	100.000	40,000.00	40,000.00
	05/01/2035	45,000.00	4.850%	100.000	45,000.00	45,000.00
	05/01/2036	45,000.00	4.850%	100.000	45,000.00	45,000.00
Term Bond due 2046:						
	05/01/2037	50,000.00	5.900%	100.000	50,000.00	50,000.00
	05/01/2038	50,000.00	5.900%	100.000	50,000.00	50,000.00
	05/01/2039	55,000.00	5.900%	100.000	55,000.00	55,000.00
	05/01/2040	60,000.00	5.900%	100.000	60,000.00	60,000.00
	05/01/2041	60,000.00	5.900%	100.000	60,000.00	60,000.00
	05/01/2042	65,000.00	5.900%	100.000	65,000.00	65,000.00
	05/01/2043	70,000.00	5.900%	100.000	70,000.00	70,000.00
	05/01/2044	75,000.00	5.900%	100.000	75,000.00	75,000.00
	05/01/2045	80,000.00	5.900%	100.000	80,000.00	80,000.00
	05/01/2046	80,000.00	5.900%	100.000	80,000.00	80,000.00
Term Bond due 2057:						
	05/01/2047	85,000.00	6.250%	100.000	85,000.00	85,000.00
	05/01/2048	95,000.00	6.250%	100.000	95,000.00	95,000.00
	05/01/2049	100,000.00	6.250%	100.000	100,000.00	100,000.00
	05/01/2050	105,000.00	6.250%	100.000	105,000.00	105,000.00
	05/01/2051	110,000.00	6.250%	100.000	110,000.00	110,000.00
	05/01/2052	120,000.00	6.250%	100.000	120,000.00	120,000.00
	05/01/2053	125,000.00	6.250%	100.000	125,000.00	125,000.00
	05/01/2054	135,000.00	6.250%	100.000	135,000.00	135,000.00
	05/01/2055	145,000.00	6.250%	100.000	145,000.00	145,000.00
	05/01/2056	155,000.00	6.250%	100.000	155,000.00	155,000.00
	05/01/2057	165,000.00	6.250%	100.000	165,000.00	165,000.00
		2,325,000.00			2,325,000.00	2,325,000.00

	Maturity Date	Interest Rate	Issue Price	Stated Redemption at Maturity	Weighted Average Maturity	Yield
Final Maturity	05/01/2057	6.250%	165,000.00	165,000.00		
Entire Issue			2,325,000.00	2,325,000.00	20.1674	6.0741%

Exhibit E

Sources and Uses of Funds for Series 2026 Bonds

SOURCES AND USES OF FUNDS

Finley Woods Community Development District
(City of Gainesville, Florida)
Capital Improvement Revenue Bonds, Series 2026
(Assessment Area Two)
PRICING DATE: October 28, 2026
FINAL PRICING NUMBERS

Dated Date	11/17/2026
Delivery Date	11/17/2026

Sources:		
Bond Proceeds:		
	Par Amount	2,325,000.00
		2,325,000.00
Uses:		
Project Fund Deposits:		
	Project Fund	1,793,081.44
Other Fund Deposits:		
	Debt Service Reserve Fund	171,020.00
	Capitalized Interest Fund thru 11/1/2027	132,148.56
		303,168.56
Delivery Date Expenses:		
	Cost of Issuance	178,750.00
	Underwriter's Discount	50,000.00
		228,750.00
		2,325,000.00

Note: Callable: May 1, 2036

Exhibit F

Annual Debt Service Payment Due on Series 2026 Bonds

BOND DEBT SERVICE

Finley Woods Community Development District
(City of Gainesville, Florida)
Capital Improvement Revenue Bonds, Series 2026
(Assessment Area Two)
PRICING DATE: October 28, 2026
FINAL PRICING NUMBERS

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2027			63,001.06	63,001.06	
11/01/2027			69,147.50	69,147.50	132,148.56
05/01/2028	30,000	4.850%	69,147.50	99,147.50	
11/01/2028			68,420.00	68,420.00	167,567.50
05/01/2029	30,000	4.850%	68,420.00	98,420.00	
11/01/2029			67,692.50	67,692.50	166,112.50
05/01/2030	35,000	4.850%	67,692.50	102,692.50	
11/01/2030			66,843.75	66,843.75	169,536.25
05/01/2031	35,000	4.850%	66,843.75	101,843.75	
11/01/2031			65,995.00	65,995.00	167,838.75
05/01/2032	40,000	4.850%	65,995.00	105,995.00	
11/01/2032			65,025.00	65,025.00	171,020.00
05/01/2033	40,000	4.850%	65,025.00	105,025.00	
11/01/2033			64,055.00	64,055.00	169,080.00
05/01/2034	40,000	4.850%	64,055.00	104,055.00	
11/01/2034			63,085.00	63,085.00	167,140.00
05/01/2035	45,000	4.850%	63,085.00	108,085.00	
11/01/2035			61,993.75	61,993.75	170,078.75
05/01/2036	45,000	4.850%	61,993.75	106,993.75	
11/01/2036			60,902.50	60,902.50	167,896.25
05/01/2037	50,000	5.900%	60,902.50	110,902.50	
11/01/2037			59,427.50	59,427.50	170,330.00
05/01/2038	50,000	5.900%	59,427.50	109,427.50	
11/01/2038			57,952.50	57,952.50	167,380.00
05/01/2039	55,000	5.900%	57,952.50	112,952.50	
11/01/2039			56,330.00	56,330.00	169,282.50
05/01/2040	60,000	5.900%	56,330.00	116,330.00	
11/01/2040			54,560.00	54,560.00	170,890.00
05/01/2041	60,000	5.900%	54,560.00	114,560.00	
11/01/2041			52,790.00	52,790.00	167,350.00
05/01/2042	65,000	5.900%	52,790.00	117,790.00	
11/01/2042			50,872.50	50,872.50	168,662.50
05/01/2043	70,000	5.900%	50,872.50	120,872.50	
11/01/2043			48,807.50	48,807.50	169,680.00
05/01/2044	75,000	5.900%	48,807.50	123,807.50	
11/01/2044			46,595.00	46,595.00	170,402.50
05/01/2045	80,000	5.900%	46,595.00	126,595.00	
11/01/2045			44,235.00	44,235.00	170,830.00
05/01/2046	80,000	5.900%	44,235.00	124,235.00	
11/01/2046			41,875.00	41,875.00	166,110.00
05/01/2047	85,000	6.250%	41,875.00	126,875.00	
11/01/2047			39,218.75	39,218.75	166,093.75
05/01/2048	95,000	6.250%	39,218.75	134,218.75	
11/01/2048			36,250.00	36,250.00	170,468.75
05/01/2049	100,000	6.250%	36,250.00	136,250.00	
11/01/2049			33,125.00	33,125.00	169,375.00
05/01/2050	105,000	6.250%	33,125.00	138,125.00	
11/01/2050			29,843.75	29,843.75	167,968.75
05/01/2051	110,000	6.250%	29,843.75	139,843.75	
11/01/2051			26,406.25	26,406.25	166,250.00
05/01/2052	120,000	6.250%	26,406.25	146,406.25	
11/01/2052			22,656.25	22,656.25	169,062.50
05/01/2053	125,000	6.250%	22,656.25	147,656.25	
11/01/2053			18,750.00	18,750.00	166,406.25
05/01/2054	135,000	6.250%	18,750.00	153,750.00	

BOND DEBT SERVICE

Finley Woods Community Development District
(City of Gainesville, Florida)
Capital Improvement Revenue Bonds, Series 2026
(Assessment Area Two)
PRICING DATE: October 28, 2026
FINAL PRICING NUMBERS

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2054			14,531.25	14,531.25	168,281.25
05/01/2055	145,000	6.250%	14,531.25	159,531.25	
11/01/2055			10,000.00	10,000.00	169,531.25
05/01/2056	155,000	6.250%	10,000.00	165,000.00	
11/01/2056			5,156.25	5,156.25	170,156.25
05/01/2057	165,000	6.250%	5,156.25	170,156.25	
11/01/2057					170,156.25
	2,325,000		2,868,086.06	5,193,086.06	5,193,086.06

Finley Woods Community Development District

Ratification of Sink Hole Remediation Proposal

(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 Funding Request Nos. 115-124

FINLEY WOODS
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Funding Request No. 115
8/13/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
8800	VGlobalTech (FINLEY)	08/01/2026	Finley Woods CDD	145.00
3781000	Kutak Rock LLP (FINLEY)	07/31/2026	Finley Woods CDD	1,406.72
3781007	Kutak Rock LLP (FINLEY)	07/31/2026	Finley Woods CDD	177.00
3781009	Kutak Rock LLP (FINLEY)	07/31/2026	Finley Woods CDD	3,246.50
6921-072926	Gainesville Regional Utilities (FINLEY)	07/29/2026	Finley Woods CDD	11.05
47022-072926	Gainesville Regional Utilities (FINLEY)	07/29/2026	Finley Woods CDD	9.60
			Total:	**4,995.87**

Board Member

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

FINLEY WOODS
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Funding Request No. 116
8/19/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
3733231	Kutak Rock LLP (FINLEY)	04/30/2026	Finley Woods CDD	9,226.00
DM-08-2026-20	PFM Management Services LLC (FINLEY)	08/06/2026	Finley Woods CDD	2,083.33
OE-EXP-08-2026-16	PFM Management Services LLC (FINLEY)	08/07/2026	Finley Woods CDD	95.94
			Total:	**11,405.27**

Board Member

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

FINLEY WOODS
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Funding Request No. 117
8/26/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
25022	Grasshoppers Total Lawn Care (FINLEY)	08/26/2026	Finley Woods CDD	1,600.00
25021	Grasshoppers Total Lawn Care (FINLEY)	08/26/2026	Finley Woods CDD	1,500.00
			Total:	**3,100.00**

Board Member

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

FINLEY WOODS
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Funding Request No. 118
9/9/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
46921-083126	Gainesville Regional Utilities (FINLEY)	08/31/2026	Finley Woods CDD	10.10
47022-083126	Gainesville Regional Utilities (FINLEY)	08/31/2026	Finley Woods CDD	11.55
3795258	Kutak Rock LLP (FINLEY)	08/31/2026	Finley Woods CDD	295.00
3795263	Kutak Rock LLP (FINLEY)	08/31/2026	Finley Woods CDD	2,448.50
534790	NV5 (FINLEY)	08/11/2026	Finley Woods CDD	435.00
			Total:	**3,200.15**

Board Member

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

FINLEY WOODS
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Funding Request No. 119
9/24/2026

Invoice No	Supplier	Invoice Date	Fiscal Year	Invoice Amount
33823	Egis Insurance Advisors, LLC (FINLEY)	09/09/2026	FY 2027	7,701.00
541219	NV5 (FINLEY)	09/10/2026	FY 2026	1,005.00
			Total:	**8,706.00**

Board Member

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

FINLEY WOODS
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Funding Request No. 120
9/30/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
25535	Grasshoppers Total Lawn Care (FINLEY)	09/26/2026	Finley Woods CDD	1,500.00
25536	Grasshoppers Total Lawn Care (FINLEY)	09/26/2026	Finley Woods CDD	1,600.00
DM-09-2026-20	PFM Management Services LLC (FINLEY)	09/01/2026	Finley Woods CDD	2,083.37
8858	VGlobalTech (FINLEY)	09/01/2026	Finley Woods CDD	145.00
			Total:	**5,328.37**

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. 121
10/8/2026

Invoice No	Supplier	Invoice Date	Fiscal Year	Invoice Amount
95561	FloridaCommerce (FINLEY)	10/01/2026	FY 2027	175.00
6921-092926	Gainesville Regional Utilities (FINLEY)	09/29/2026	FY 2026	10.10
7022-092926	Gainesville Regional Utilities (FINLEY)	09/29/2026	FY 2026	10.10
3827554	Kutak Rock LLP (FINLEY)	10/06/2026	FY 2026	708.00
3827556	Kutak Rock LLP (FINLEY)	10/06/2026	FY 2026	177.00
			Total:	**1,080.20**

_____

Board Member

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

FINLEY WOODS
COMMUNITY DEVELOPMENT DISTRICT

Funding Request No. 122
10/15/2026

Invoice No	Supplier	Invoice Date	Fiscal Year	Invoice Amount
26-804	Advantage Lawn Care & Landscap (FINLEY)	10/06/2026	FY 2026	3,900.00
7821921	USA TODAY Media Corp. (FINLEY)	07/31/2026	FY 2026	1,262.76
7907874	USA TODAY Media Corp. (FINLEY)	09/30/2026	FY 2026	175.92
8933	VGlobalTech (FINLEY)	09/30/2026	FY 2026	300.00
8997	VGlobalTech (FINLEY)	10/01/2026	FY 2027	145.00
			Total:	**5,783.68**

Board Member

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

FINLEY WOODS
COMMUNITY DEVELOPMENT DISTRICT

Funding Request No. 123
10/21/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
3830513	Kutak Rock LLP (FINLEY)	09/30/2026	Finley Woods CDD	265.50
548278	NV5 (FINLEY)	09/30/2026	Finley Woods CDD	290.00
			Total:	**555.50**

Board Member

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

FINLEY WOODS
COMMUNITY DEVELOPMENT DISTRICT

Funding Request No. 124
10/28/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
26085	Grasshoppers Total Lawn Care (FINLEY)	10/26/2026	Finley Woods CDD	1,500.00
26086	Grasshoppers Total Lawn Care (FINLEY)	10/26/2026	Finley Woods CDD	1,600.00
144589	PFM Management Services LLC (FINLEY)	10/16/2026	Finley Woods CDD	69.47
DM-10-20261-22	PFM Management Services LLC (FINLEY)	10/01/2026	Finley Woods CDD	2,291.67
			Total:	**5,461.14**

_____

Board Member

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

Finley Woods Community Development District

Review of Monthly Financials

Finley Woods CDD

September 2026 Financial Package

September 30, 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 9/30/2026

	General Fund	Debt Service	Construction	Long Term Debt	Total
Assets					
Current Assets					
General Checking Account	$91,755.47				$91,755.47
Due From Other Funds	17,892.00				17,892.00
Prepaid Expenses	9,380.68				9,380.68
Deposits	660.00				660.00
Interest Receivable		$750.23			750.23
Debt Service Reserve Series 2020		180,100.00			180,100.00
Revenue Series 2020		80,971.89			80,971.89
Sinking Fund Series 2020		0.02			0.02
Interest Receivable			$72.23		72.23
Acquisition/Construction Series 2020			25,154.28		25,154.28
Total Current Assets	$119,688.15	$261,822.14	$25,226.51	$0.00	$406,736.80
Investments					
Amount Available in Debt Service Funds				$261,071.91	$261,071.91
Amount To Be Provided				2,443,928.09	2,443,928.09
Total Investments	$0.00	$0.00	$0.00	$2,705,000.00	$2,705,000.00
Total Assets	$119,688.15	$261,822.14	$25,226.51	$2,705,000.00	$3,111,736.80
Liabilities and Net Assets					
Current Liabilities					
Accounts Payable	$12,427.75				$12,427.75
Retainage Payable			$240,694.70		240,694.70
Due To Other Funds			17,892.00		17,892.00
Total Current Liabilities	$12,427.75	$0.00	$258,586.70	$0.00	$271,014.45
Long Term Liabilities					
Revenue Bonds Payable - Long-Term				$2,705,000.00	$2,705,000.00
Total Long Term Liabilities	$0.00	$0.00	$0.00	$2,705,000.00	$2,705,000.00
Total Liabilities	$12,427.75	$0.00	$258,586.70	$2,705,000.00	$2,976,014.45
Net Assets					
FB - Nonspendable	$1,680.00				$1,680.00
Net Assets - General Government	72,443.32				72,443.32
Current Year Net Assets - General Government	33,137.08				33,137.08
Net Assets, Unrestricted		$260,239.71			260,239.71
Current Year Net Assets, Unrestricted		1,582.43			1,582.43
Net Assets, Unrestricted			($310,556.13)		(310,556.13)
Current Year Net Assets, Unrestricted			(10,604.06)		(10,604.06)
Net Assets - General Government			87,800.00		87,800.00
Total Net Assets	$107,260.40	$261,822.14	($233,360.19)	$0.00	$135,722.35
Total Liabilities and Net Assets	$119,688.15	$261,822.14	$25,226.51	$2,705,000.00	$3,111,736.80

Finley Woods CDD
Statement of Activities
As of 9/30/2026

	General Fund	Debt Service	Construction	Long Term Debt	Total
Revenues					
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		(6,511.31)			(6,511.31)
Inter-Fund Transfers In			$6,511.31		6,511.31
Total Revenues	$163,001.04	$168,352.81	$6,511.31	$0.00	$337,865.16
Expenses					
D&O Insurance	$3,014.00				$3,014.00
Trustee Services	4,031.25				4,031.25
Management	25,000.00				25,000.00
Engineering	4,385.00				4,385.00
Disclosure Agent	5,000.00				5,000.00
District Counsel	21,315.82				21,315.82
Assessment Administration	7,500.00				7,500.00
Audit	4,000.00				4,000.00
Tax Preparation	27.04				27.04
Postage & Shipping	139.59				139.59
Legal Advertising	2,954.82				2,954.82
Miscellaneous	75.00				75.00
Web Site Maintenance	2,940.00				2,940.00
Dues, Licenses, and Fees	175.00				175.00
Irrigation	1,529.09				1,529.09
General Insurance	3,685.00				3,685.00
Other Insurance	500.00				500.00
Landscaping Maintenance & Material	42,842.50				42,842.50
Reserves	4,500.00				4,500.00
Principal Payment - Series 2020		$65,000.00			65,000.00
Interest Payments -Series 2020		111,925.00			111,925.00
District Counsel			$17,892.00		17,892.00
Total Expenses	$133,614.11	$176,925.00	$17,892.00	$0.00	$328,431.11
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	$3,750.15				$3,750.15
Interest Income		$10,154.62			10,154.62
Interest Income			$776.63		776.63
Total Other Revenues (Expenses) & Gains (Losses)	$3,750.15	$10,154.62	$776.63	$0.00	$14,681.40
Change In Net Assets	$33,137.08	$1,582.43	($10,604.06)	$0.00	$24,115.45
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	$107,260.40	$261,822.14	($233,360.19)	$0.00	$135,722.35

Finley Woods CDD
Budget to Actual
For The Month Ending 9/30/2026

	Year To Date				
	Actual	Budget	Variance	FY2026 Adopted Budget	Percentage
Revenues					
On-Roll Assessments	$ 125,955.36	$ 122,887.24	$ 3,068.12	$ 122,887.24	102.50%
Off-Roll Assessments	37,037.98	37,037.76	0.22	37,037.76	100.00%
Developer Contributions	-	72,000.00	(72,000.00)	72,000.00	0.00%
Other Income & Other Financing Sources	7.70	-	7.70	-	-
Net Revenues	**$ 163,001.04**	**$ 231,925.00**	**$ (68,923.96)**	**$ 231,925.00**	**70.28%**
General & Administrative Expenses					
Supervisor Fees	$ -	$ 1,200.00	$ (1,200.00)	$ 1,200.00	0.00%
D&O Insurance	3,014.00	3,200.00	(186.00)	3,200.00	94.19%
Other Insurance	500.00	500.00	-	500.00	100.00%
Trustee Services	4,031.25	4,400.00	(368.75)	4,400.00	91.62%
Management	25,000.00	25,000.00	-	25,000.00	100.00%
Engineering	4,385.00	10,000.00	(5,615.00)	10,000.00	43.85%
Disclosure Agent	5,000.00	5,000.00	-	5,000.00	100.00%
District Counsel	21,315.82	25,000.00	(3,684.18)	25,000.00	85.26%
Assessment Administration	7,500.00	7,500.00	-	7,500.00	100.00%
Reamortization Schedule	-	250.00	(250.00)	250.00	0.00%
Audit	4,000.00	3,775.00	225.00	3,775.00	105.96%
Tax Preparation	27.04	25.00	2.04	25.00	108.16%
Postage & Shipping	139.59	250.00	(110.41)	250.00	55.84%
Copies	-	225.00	(225.00)	225.00	0.00%
Legal Advertising	2,954.82	4,000.00	(1,045.18)	4,000.00	73.87%
Miscellaneous	75.00	1,000.00	(925.00)	1,000.00	7.50%
Office Supplies	-	50.00	(50.00)	50.00	0.00%
Web Site Maintenance	2,940.00	2,940.00	-	2,940.00	100.00%
Dues, Licenses, and Fees	175.00	250.00	(75.00)	250.00	70.00%
Total General & Administrative Expenses	**$ 81,057.52**	**$ 94,565.00**	**$ (13,507.48)**	**$ 94,565.00**	**85.72%**
Maintenance Expenses					
Irrigation	$ 1,529.09	$ 10,000.00	$ (8,470.91)	$ 10,000.00	15.29%
General Insurance	3,685.00	3,920.00	(235.00)	3,920.00	94.01%
General Repair & Maintenance	-	5,000.00	(5,000.00)	5,000.00	0.00%
Landscaping Maintenance & Material	42,842.50	41,040.00	1,802.50	41,040.00	104.39%
Landscape Maintenance - Phase 3	-	72,000.00	(72,000.00)	72,000.00	0.00%
Reserves	4,500.00	5,400.00	(900.00)	5,400.00	83.33%
Total Maintenance Expenses	**$ 52,556.59**	**$ 137,360.00**	**$ (84,803.41)**	**$ 137,360.00**	**38.26%**
Total Expenses	**$ 133,614.11**	**$ 231,925.00**	**$ (98,310.89)**	**$ 231,925.00**	**57.61%**
Income (Loss)	**$ 29,386.93**	**$ -**	**$ 29,386.93**	**$ -**	
Other Income (Expense)					
Interest Income	$ 3,750.15	$ -	$ 3,750.15	$ -	
Total Other Income (Expense)	**$ 3,750.15**	**$ -**	**$ 3,750.15**	**$ -**	
Net Income (Loss)	**$ 33,137.08**	**$ -**	**$ 33,137.08**	**$ -**	

Finley Woods Community Development District

Staff Reports

Finley Woods Community Development District

District Engineer

- Update on Pavement Evaluation