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. Amended and Restated Disclosure of Public Financing**
   - **D. Other Matters**
6. **Consideration of Sink Hole Remediation Proposals**
   - **A. Coleman**
   - **B. JSM Outdoors**
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
- Roadway Pavement Distress Areas Report

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 2027-05, Supplemental Assessment Resolution

C. Amended and Restated Disclosure of Public Financing

D. 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

Upon recording, this instrument should be returned to:	(This space reserved for Clerk)
Finley Woods Community Development District c/o PFM Management Services, LLC 3501 Quadrangle Boulevard, Suite 270 Orlando, Florida 32817	

AMENDED AND RESTATED[1] DISCLOSURE OF PUBLIC FINANCE

Board of Supervisors[2]

Finley Woods Community Development District

Ginney Patterson
Chairperson

Cale Rogers
Vice Chairperson

Hank Taylor
Assistant Secretary

Allyson Aldana
Assistant Secretary

Tonia Massengale
Assistant Secretary

PFM Management Services LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817
Ph: (407) 723-5900

District records are on file at the offices of PFM Management Services LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817; Ph: (407) 723-5900 and at the Local Records Office at the _____, and are available for public inspection upon request during normal business hours.

[1] This Amended and Restated Disclosure of Public Finance is intended to amend, supersede, and replace in its entirety any other disclosure of public finance related to the Finley Woods Community Development District.
[2] This list reflects the composition of the Board of Supervisors as of November 12, 2026. For a current list of Board Members, please contact the District Manager's office.

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FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT

INTRODUCTION

The Finley Woods Community Development District ("**District**") is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition, as well as maintenance, of the following improvements: stormwater management facilities, roadways, water and wastewater facilities and other related public infrastructure.

AMENDED AND RESTATED DISCLOSURE OF PUBLIC FINANCE

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the District and the assessments, fees and charges that may be levied within the District to pay for the financing and maintenance of certain community infrastructure is provided to fulfill this statutory requirement.

What is the District and how is it governed?

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes ("**Act**"), and established by Ordinance No. 180972 enacted by the City Council of the City of Gainesville, Florida, which was effective on August 1, 2019. The District is located entirely within the boundaries of the City of Gainesville, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors ("**Board**"), the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing at such time as the following two conditions have been satisfied: i) six years have passed from the date of the initial appointment of Supervisors and ii) a minimum of two hundred fifty (250) qualified electors reside within the District, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A "qualified elector" in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Alachua County, Florida ("**County**"). Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State's open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State's ethics laws.

What infrastructure improvements does the District provide and how are the improvements funded?

The District is comprised of approximately 88 acres located entirely within the City of Gainesville, Florida. The legal description of the lands encompassed within the District is attached hereto as **Exhibit A.** The public infrastructure necessary to support the District's development program includes, but is not limited to: stormwater management facilities, roadways, water and wastewater facilities and other related public infrastructure. These infrastructure improvements are more fully detailed below. To plan the infrastructure improvements necessary for the District and prior to the issuance of its bonds, the District adopted an *Engineer's Report,* dated September 2019, as supplemented by that *Supplemental Engineer's Report #1* dated December 2019, and the *Supplemental Engineer's Report #2,* Revised October 2026 (collectively, "**Engineer's Report**"). The Engineer's Report provides a basic description of all of the improvements contemplated for the completion of the infrastructure of the District and detailed information on the improvements in the Series 2026 Project (defined herein) ("**Capital Improvement Plan**"). Copies of the Engineer's Report are available for review in the District's public records.

These public infrastructure improvements have been and will be partially funded by the District's sale of bonds. On November 19, 2019, the Circuit Court of the State of Florida, in and for Alachua County, Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed $13,525,000 in Capital Improvement Revenue Bonds for infrastructure needs of the District.

On February 10, 2020, the District issued a series of bonds for purposes of partially financing the design, construction and acquisition costs of engineering plans, permits and infrastructure for a portion of the Capital Improvement Plan known as **"Series 2020 Project"**. On that date, the District issued its Finley Woods Community Development District, Capital Improvement Revenue Bonds, Series 2020 (Assessment Area One), in the amount of $3,075,000 (**"Series 2020 Bonds"**). Proceeds of the Series 2020 Bonds are being used to finance the cost of a portion of the acquisition, construction, installation, and equipping of the Series 2020 Project.

On November 17, 2026, the District issued a series of bonds for purposes of partially financing the design, construction and acquisition costs of engineering plans, permits and infrastructure for a portion of the Capital Improvement Plan known as "**Series 2026 Project**". On that date, the District issued its Finley Woods Community Development District, Capital Improvement Revenue Bonds, Series 2026 (Assessment Area Two), in the amount of $2,325,000 ("**Series 2026 Bonds**" and together with the Series 2020 Bonds, the "**Bonds**"). Proceeds of the Series 2026 Bonds are being used to finance the cost of a portion of the acquisition, construction, installation, and equipping of the Series 2026 Project.

The Series 2020 Project and Series 2026 Project include, among other things, portions of the master utilities system, portions of the master stormwater management system, portions of the electrical services system (underground), portions of the conservation/mitigation areas, on-

site roadways improvements, common area landscape, hardscape, and irrigation improvements. The projects are more fully described in the Engineer's Report.

Assessments, Fees and Charges

A portion of the master infrastructure improvements identified in the Capital Improvement Plan has been or will be financed by the District through the sale of its Bonds. The amortization schedules for the Bonds are available in the District's public records. The annual debt service obligations of the District must be defrayed by annual assessments on benefited property. Copies of the District's *Master Assessment Methodology,* dated September 2019, *Supplemental Assessment Methodology, Phase 1C & Phase 2,* dated January 2020, and the *Supplemental Assessment Methodology, Phase 3,* dated October 2026 (collectively, "**Assessment Methodology**"), are available for review in the District's public records.

The Bonds and associated interest are payable solely from and secured by non-ad valorem special assessments levied against the lands within Assessment Area One and Assessment Area Two of the District, as further described in **Composite Exhibit B** attached hereto, that benefit from the design, construction, and/or acquisition and operation of the Series 2020 Project and Series 2026 Project ("**Debt Assessments**"). The Debt Assessments are typically billed in the same manner as are county ad valorem taxes but may be billed directly by the District. The Debt Assessments are levied in accordance with the Assessment Methodology and represent an allocation of the costs of the applicable project to those lands within the District benefiting from such project.

The Debt Assessments described above exclude any operations and maintenance assessments ("**O&M Assessments**") which may be determined and calculated annually by the Board and are levied against all benefitted lands in the District. A detailed description of all costs and allocations which result in the formulation of assessments, fees, and charges is available for public inspection upon request.

The Capital Improvement Plan and financing plan of the District as presented herein reflect the District's current intentions, and the District expressly reserves the right in its sole discretion to change those plans at any time. Additionally, the District may undertake the construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, Florida Statutes.

Method of Collection

Except as discussed above, the Debt Assessments and/or O&M Assessments may appear on that portion of the annual real estate tax notice entitled "non-ad valorem assessments," and will be collected by the Alachua County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad

valorem taxes. As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.

This description of the District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the use and development of this community. If you have any questions or would like additional information about the District, please write to or call the District Manager, Finley Woods Community Development District, c/o PFM Management Services LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817; Ph: (407) 723-5900.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

IN WITNESS WHEREOF, this *Amended and Restated Disclosure of Public Finance* has been executed to be effective as of the 17th day of November 2026, and recorded in the Official Records of Alachua County, Florida.

WITNESSES:

FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT

_____
Witness Signature
Printed name:_____
Address:_____
_____

_____
By: Ginney (Virginia) Patterson
Its: Chair, Board of Supervisors

_____
Witness Signature
Printed name:_____
Address:_____
_____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by _____, as _____ of Finley Woods Community Development District. He/She [__] is personally known to me or [__] produced _____ as identification.

[NOTARY SEAL]

_____
Notary Public, State of Florida

Printed Name: _____

EXHIBIT A

DATE: July 5, 2018
CLIENT: WWB REAL ESTATE INVESTMENTS, LLC
PROJECT NO: 17-0050
DESCRIPTION FOR: FINLEY WOODS CDD

A TRACT OF LAND SITUATED IN THE GAREY GRANT AND SECTIONS 22, 23, 26, AND 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 FOR S.W. 62ND AVENUE (RIGHT OF WAY WIDTH VARIES) AND THE POINT OF BEGINNING; THENCE RUN NORTHWESTERLY ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE AND WITH A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 3581.00 FEET, THROUGH AN ARC ANGLE OF 03°27'25", AN ARC DISTANCE OF 216.06 FEET (CHORD BEARING AND DISTANCE OF NORTH 76°59'23" WEST, 216.03 FEET, RESPECTIVELY); THENCE 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 NORTH 88°51'58" WEST, ALONG THE BOUNDARY OF SAID LANDS, A DISTANCE OF 588.03 FEET TO A BOUNDARY CORNER OF SAID LANDS; THENCE SOUTH 00°37'00" WEST, ALONG THE BOUNDARY OF SAID LANDS, A DISTANCE OF 568.46 FEET TO THE AFOREMENTIONED NORTHERLY COUNTY MAINTAINED RIGHT OF WAY FOR S.W. 62ND AVENUE; THENCE NORTH 89°06'16" WEST, ALONG SAID NORTHERLY COUNTY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 329.96 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 163; THENCE NORTH 00°36'22" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 724.44 FEET TO THE NORTHWEST CORNER OF SAID LANDS, LYING ON THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 162 OF SAID PUBLIC RECORDS; THENCE NORTH 89°45'09" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 310.28 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 162; THENCE NORTH 00°32'09" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 850.24 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 89°45'10" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 61.25 FEET;

THENCE DEPARTING SAID NORTH LINE, NORTH 00°14'50" EAST, A DISTANCE OF 6.83 FEET TO THE SOUTHWEST CORNER OF BROOKS ESTATES, ACCORDING TO THE PLAT THEREOF

RECORDED IN PLAT BOOK "A", PAGE 40 OF SAID PUBLIC RECORDS, ALSO BEING THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1421 OF SAID PUBLIC RECORDS; THENCE NORTH 39°24'30" WEST, ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1421, A DISTANCE OF 104.14 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE NORTH 84°05'35" EAST, ALONG THE NORTH LINE OF SAID LANDS, THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1422, AND THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1420, A DISTANCE OF 2451.15 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1420; THENCE SOUTH 02°09'02" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 376.31 FEET; THENCE NORTH 89°42'08" EAST, A DISTANCE OF 71.02 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 3051, PAGE 1424 OF SAID PUBLIC RECORDS; THENCE SOUTH 31°06'07" WEST, ALONG THE EAST BOUNDARY LINES OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3051, PAGE 1424, OFFICIAL RECORDS BOOK 3051, PAGE 1425, OFFICIAL RECORDS BOOK 3051, PAGE 1423, AND A SOUTHWESTERLY PROJECTION THEREOF, A DISTANCE OF 1924.82 FEET TO THE AFOREMENTIONED NORTHERLY COUNTY MAINTAINED RIGHT OF WAY LINE FOR S.W. 62ND AVENUE; THENCE NORTHWESTERLY, ALONG SAID RIGHT OF WAY LINE AND WITH A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 3581.00 FEET, THROUGH AN ARC ANGLE OF 00°28'38", AN ARC DISTANCE OF 29.83 FEET (CHORD BEARING AND DISTANCE OF NORTH 75°01'21" WEST, 29.83 FEET, RESPECTIVELY) TO THE POINT OF BEGINNING.

LESS & EXCEPT #1

A TRACT OF LAND SITUATED IN THE GAREY GRANT AND SECTIONS 22, 23, 26, AND 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 FOR S.W. 62ND AVENUE (RIGHT OF WAY WIDTH VARIES); THENCE RUN NORTHWESTERLY ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE AND WITH A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 3581.00 FEET, THROUGH AN ARC ANGLE OF 03°27'25", AN ARC DISTANCE OF 216.06 FEET (CHORD BEARING AND DISTANCE OF NORTH 76°59'23" WEST, 216.03 FEET, RESPECTIVELY); THENCE 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, AND THE POINT OF

BEGINNING; THENCE NORTH 81°02'41" WEST, ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 153, A DISTANCE OF 620.72 FEET TO THE NORTHWEST CORNER OF SAID LANDS, AND LYING ON THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 162 OF SAID PUBLIC RECORDS; THENCE NORTH 00°26'53" EAST, ALONG SAID EAST LINE, A DISTANCE OF 369.21 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1421 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°20'10" EAST, ALONG THE SOUTH LINE OF SAID LANDS, AND THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1422, A DISTANCE OF 671.85 FEET TO THE WEST LINE OF PARCEL 10, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 155 OF SAID PUBLIC RECORDS; THENCE SOUTH 01°13'26" WEST, ALONG SAID WEST LINE, A DISTANCE OF 338.81 FEET TO THE NORTHEAST CORNER OF PARCEL 12, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 155 OF SAID PUBLIC RECORDS; THENCE NORTH 88°20'10" WEST, ALONG THE NORTH LINE OF SAID PARCEL 12, A DISTANCE OF 51.93 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 01°07'57" WEST, ALONG THE WEST LINE OF SAID PARCEL 12, A DISTANCE OF 109.10 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT #2

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 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.

TOGETHER WITH

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3495, PAGE 62 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 27, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF FINLEY WOODS, PHASE 1A, ACCORDING THENCE THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGES 56-57 OF SAID PUBLIC RECORDS, SAID CORNER LYING ON THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF SOUTHWEST 62ND AVENUE (RIGHT OF WAY WIDTH VARIES); THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID SOUTHERLY MAINTAINED RIGHT OF WAY LINE: (1) NORTH 89°32'23" EAST, A DISTANCE OF 52.49 FEET; (2) THENCE SOUTH 88°56'55" EAST, A DISTANCE OF 654.12 FEET; (3) THENCE SOUTH 88°59'36" EAST, A DISTANCE OF 419.82 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2120.06 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 86°51'02" EAST, 155.60 FEET; (4) THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF4°12'22", AN ARC LENGTH OF 155.63 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID SOUTHERLY MAINTAINED RIGHT OF WAY LINE, SOUTH 19°05'14" WEST, A DISTANCE OF 72.66 FEET; THENCE SOUTH 70°54'46" EAST, A DISTANCE OF 76.10 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3495, PAGE 62 OF SAID PUBLIC RECORDS; THENCE SOUTH 12°28'50" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 938.50 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 38°59'58" WEST, A DISTANCE OF 299.43 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 50.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 3°13'59" WEST, 58.45 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 71°31'58", AN ARC LENGTH OF 62.42 FEET; THENCE NORTH 32°32'00" EAST, A DISTANCE OF 150.09 FEET; THENCE NORTH 59°11'02" WEST, A DISTANCE OF 70.63 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 22°04'48" WEST, 60.33 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 74°12'29", AN ARC LENGTH OF 64.76 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 95.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 16°30'43" WEST, 99.38 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°04'19", AN ARC LENGTH OF 104.58 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 23°32'41" WEST, 41.47 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°00'23", AN ARC

LENGTH OF 42.77 FEET; THENCE NORTH 0°57'31" EAST, A DISTANCE OF 40.44 FEET; THENCE NORTH 89°05'44" WEST, A DISTANCE OF 125.23 FEET; THENCE SOUTH 59°11'02" EAST, A DISTANCE OF 29.04 FEET; THENCE SOUTH 30°48'58" WEST, A DISTANCE OF 167.27 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 450.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 42°05'37" WEST, 176.01 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°33'19", AN ARC LENGTH OF 177.15 FEET; THENCE SOUTH 53°22'17" WEST, A DISTANCE OF 81.99 FEET TO THE BEGINNING OF CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 474.23 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 57°53'10" WEST, 74.78 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°02'39", AN ARC LENGTH OF 74.86 FEET; THENCE SOUTH 62°21'35" WEST, A DISTANCE OF 24.29 FEET; THENCE NORTH 27°38'25" WEST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 62°21'35" WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 23°17'25" EAST, A DISTANCE OF 255.79 FEET TO A POINT LYING ON THE EASTERLY LINE OF AFOREMENTIONED FINLEY WOODS, PHASE 1A PLAT; THENCE NORTH 54°45'48" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 338.87 FEET; THENCE SOUTH 89°52'42" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 53.87 FEET TO THE EASTERLY LINE OF FINLEY WOODS, PHASE 1B, A PLAT AS RECORDED IN PLAT BOOK 29, PAGES 58-59 OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID EASTERLY LINE: (1) THENCE NORTH 5°02'14" WEST, A DISTANCE OF 65.07 FEET; (2) THENCE NORTH 2°21'26" WEST, A DISTANCE OF 66.05 FEET; (3) THENCE NORTH 15°11'05" WEST, A DISTANCE OF 75.01 FEET TO THE AFOREMENTIONED EASTERLY LINE OF FINLEY WOODS PHASE 1A; THENCE THE FOLLOWING SIX (6) COURSES ALONG SAID EASTERLY LINE: (1) NORTH 31°35'48" WEST, A DISTANCE OF 97.59 FEET; (2) THENCE NORTH 44°02'24" EAST, A DISTANCE OF 46.81 FEET; (3) THENCE NORTH 45°57'36" WEST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 525.42 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 47°15'00" EAST, 60.95 FEET; (4)THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°39'03", AN ARC LENGTH OF 60.99 FEET; (5) THENCE NORTH 39°16'57" WEST, A DISTANCE OF 109.50 FEET; (6) THENCE NORTH 0°27'37" WEST, A DISTANCE OF 254.22 FEET TO THE POINT OF BEGINNING.

COMPOSITE EXHIBIT B

Assessment Area One:

THOSE CERTAIN LANDS AS DESCRIBED IN FINLEY WOODS, PHASE 1C, RECORDED IN PLAT BOOK 34, PAGES 19-20, OF THE OFFICIAL RECORDS OF ALACHUA COUNTY, FLORIDA,

TOGETHER WITH FINLEY WOODS PHASE 2:

LEGAL DESCRIPTION: (PREPARED BY THIS SURVEYOR)

A TRACT OF LAND SITUATED IN THE GAREY GRANT AND IN SECTIONS 22 AND 27, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE SOUTH 89°41'31" EAST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 3825.66 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 162 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°45'10" EAST, ALONG THE NORTH LINE OF SAID LANDS DESCRIBED, A DISTANCE OF 61.25 FEET; THENCE NORTH 00°14'50" EAST, A DISTANCE OF 6.83 FEET TO THE SOUTHWEST CORNER OF BROOKS ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 40 OF AFOREMENTIONED PUBLIC RECORDS AND TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1421 OF SAID PUBLIC RECORDS; THENCE NORTH 39°24'30" WEST, ALONG THE WEST LINE OF SAID LANDS DESCRIBED, A DISTANCE OF 104.13 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED; THENCE NORTH 84°05'35" EAST, ALONG THE NORTH LINE OF SAID LANDS DESCRIBED, A DISTANCE OF 886.89 FEET; THENCE SOUTH 01°39'51" WEST, A DISTANCE OF 195.35 FEET TO POINT LYING AND BEING ON THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1421, OF AFOREMENTIONED PUBLIC RECORDS; THENCE NORTH 88°20'10" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 252.58 FEET TO A POINT LYING AND BEING ON THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 162, OF SAID PUBLIC RECORDS; THENCE SOUTH 00°26'53" WEST, ALONG SAID EAST LINE, A DISTANCE OF 369.21 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 153, OF SAID PUBLIC RECORDS; THENCE SOUTH 81°02'41" EAST, ALONG THE NORTH LINE OF SAID LANDS DESCRIBED, A DISTANCE OF 620.72 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED; THENCE SOUTH 01°07'57" WEST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED AND ALONG THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 163, OF SAID PUBLIC RECORDS, A DISTANCE OF 548.95 FEET TO A BOUNDARY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3560, PAGE 163; THENCE NORTH 88°51'58" WEST, ALONG THE BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 588.03 FEET TO A BOUNDARY CORNER OF SAID LANDS; THENCE SOUTH 00°37'00" WEST, ALONG A BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 572.28 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, SAID CORNER LYING AND BEING ON THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF S.W. 62ND AVENUE; THENCE NORTH 89°18'10" WEST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED AND ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 191.19 FEET; THENCE NORTH 88°46'07" WEST, ALONG SAID SOUTH BOUNDARY LINE AND ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 138.78 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE NORTH 00°36'22" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 728.10 FEET TO THE NORTHWEST CORNER OF SAID LANDS, SAID NORTHWEST CORNER LYING AND BEING ON THE SOUTH LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 162; THENCE NORTH 89°45'09" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 310.28 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE NORTH 00°32'09" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 850.24 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 28.55 ACRES, MORE OR LESS.

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.

Finley Woods Community Development District

Consideration of Sink Hole Remediation Proposals

A. Coleman

B. JSM Outdoors

Good afternoon Ginney,

We recently inspected the area of concern to assess the necessary repairs. We estimate the work will take one day and require the following:

- 2 loads of fill dirt: $275 per load ($550 total)
- Skidsteer and Operator: $1,200 per day

Additionally, we will need to re-inspect the MES, as it was reported to be in worse condition than depicted in the NV5 photos.

Best regards,

Troy Field

J.S.M. Outdoor Services, L.L.C.
5751 NE 205th Avenue
Williston, FL 32696
+14079082722
Bookkeeping.JSMOutdoorServices@gmail.com

Estimate

ADDRESS
Finley Woods Phase 1C

ESTIMATE # 1284
DATE 11/04/2026
EXPIRATION DATE 12/05/2026

ACTIVITY	QTY	RATE	AMOUNT
Equipment mobilization Skid steer & 20,000 lb excavator	1	1,500.00	1,500.00
Equipment time & labor Skid steer & excavator	1	2,500.00	2,500.00
Fencing Safety fence	1	500.00	500.00

Scope of Work: Expose depressions, supervised by NV5. Once depressions have been exposed, NV5 will monitor & devise a plan for repair. This is phase 1 of the repair process. If no voids are found, we may be able to reinstall existing soil & compact. If necessary, future phases of the repair process will be bid & invoiced separately once plan has been devised.

TOTAL **$4,500.00**

Accepted By

Accepted Date

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

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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

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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**

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3501 Quadrangle Boulevard, Ste. 270
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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**

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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**

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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**

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3501 Quadrangle Boulevard, Ste. 270
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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**

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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**

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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**

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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**

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Board Member

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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

- **Roadway Pavement Distress Areas Report**

November 6, 2026

Ms. Jane Gaarlandt
District Manager
Email: Gaarlandtj@pfm.com

RE: Finley Woods Phase 2
Roadway Pavement Distress Areas Report
NV5 Project No. 17-0050

Dear Ms. Gaarlandt:

NV5, Inc. has completed this limited geotechnical pavement evaluation at three locations exhibiting pavement distress within the roadway network of Finley Woods Phase 2, in Gainesville, Florida. This report describes our understanding of the project, a summary of the pavement core and hand-auger boring results at each of the three areas of distress, our opinion regarding the probable cause of the observed pavement distress, and recommendations for repair of the affected pavement sections, for use by the project's Engineer of Record (EOR) in preparing repair details prior to placement of the second lift of asphalt. This report should be read in its entirety.

Project Information

The Finley Woods Phase 2 development includes a network of new asphalt roadways constructed as part of the residential subdivision improvements. Prior to placement of the final (second) lift of asphalt, City of Gainesville Public Works staff identified three areas of the roadway exhibiting cracking and irregular surface settlement, raising concerns and warranting this exploration for recommendations. The three areas of concern were observed during our site visit on September 16, 2026. The approximate locations of the three (3) areas are marked and shown in Drawing No. 1. Photographs of the areas are shown below.

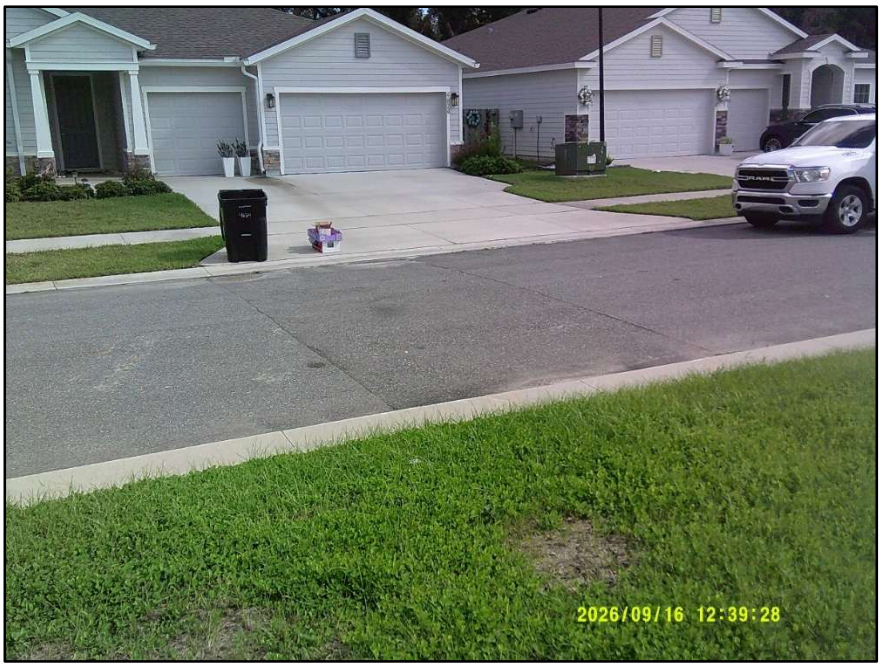


Photo Area 1. Un-even pavement at a previously repaired (by others) section of pavement.



Photo Area 2. Alligator cracking at the southbound stop sign of SW 57th Court



Photo Area 3. Uneven pavement at a previously repaired portion of the roadway at the Entrance to Finley Woods Phase 2

The reasons for the previously repaired locations were not provided at the time of this report. However, Area 1 appears to be the re-installation of a sewer pipe.

Field Exploration

Mr. Jason E. Gowland, P.E. and Mr. Giacomo N. Valois Santos with NV5 mobilized to the site on October 22, 2026 to perform three (3) pavement cores and three (3) auger borings to depths ranging from approximately 1 to 4.5 feet below land surface (bls) within the areas described above. The locations were not surveyed therefore they should be considered approximate.

The pavement coring was performed in accordance with ASTM D3549. The coring was performed with motorized, diamond-tipped core drill equipment that was advanced through the pavement layers in a manner that preserves specimen integrity. After penetrating to the required depth, the core barrel was retracted, and the extracted pavement layers were field measured. The retrieved cores were then collected and transported to the office, where they were visually logged and photographed. The individual pavement core logs are provided in Attachment No. 1.

The auger borings were performed in accordance with ASTM D 1452. The borings were not surveyed therefore the locations should be considered approximate. The borings were performed with hand auger equipment that was rotated into the ground in a manner that reduces soil disturbance. After penetrating to the required depth, the auger was retracted, and the soil collected

were field classified and placed in sealed containers. Representative samples of each stratum were retained from the auger boring. Results from the auger borings are provided in the individual boring logs shown in Attachment No. 2.

The soil samples recovered from the borings were classified by a geotechnical engineer or his representative. The samples collected were later re-examined to confirm field classifications. Visual soil classifications were made in accordance with the Unified Soil Classification System (USCS). Strata contacts shown on the boring logs are approximate. The boring data reflects conditions at the specific test location only, and at the time the borings were drilled.

Laboratory Testing

Samples of materials collected during the field exploration were submitted to the laboratory for physical analyses. The physical testing was performed to determine the following:

- Natural Moisture Content (ASTM D2216/AASHTO T265)
- Grain Size Distribution (ASTM D422)
- Atterberg Limits (ASTM D4318)

The laboratory test results are provided in Attachment No. 3

Pavement and Soil Stratigraphy within the Explored Areas

The results of the field exploration and overview of the laboratory testing are presented on the Boring Logs in Attachment No. 2. The stratification of the soil was prepared from field soil logs after the recovered soil samples were examined by a Geotechnical Engineer. Stratification boundaries on the soil profile sheet represent the approximate location of changes in soil types; in situ, the transition between materials may be gradual.

Laboratory testing was performed on selected representative soil samples collected within the explored areas. Laboratory data indicates the tested Clayey Sand encountered between approximately 0.7 to 1 bls has a percentage passing No. 200 sieve of approximately 23.9, with a moisture content of approximately 17.5; the tested Very Clayey Sand between approximately 3 to 3.2 bls has a percentage passing the No. 200 sieve ranging from approximately 36.9, with a moisture content of approximately 22.3, a Liquid Limit value of approximately 41, and Plasticity Index value of approximately 25. The Atterberg Limits test indicates the tested very clayey sand has marginal potential ($25 \leq PI \leq 35$) for expansive behavior[1].

[1] U.S. Department of the Army USA, 1983, Foundations in Expansive Soils, TM 5-818-7, p. 4-1.

The following tables present a description of the conditions encountered in the boring locations:

Table 1. Subsurface Conditions – Auger borings

Stratum No.	Approximate Depth Range (ft)	Classification and General Description
N/A	0 to 0.25	Asphalt Pavement
	0.11 to 1.42	Limerock Base
1	1.5 to 3.5	(SP-SM, SP-SC) Poorly Graded Sand with Silt, Sand with Clay. Moist.
2	0.7 to 4.5	(SC) Clayey Sand. Moist to wet.
3	3 to 3.2	(SC/CL-CH) Very Clayey Sand. Moist.

Evaluation And Recommendations

It is NV5's opinion that the uneven pavement in Areas 1 and 3 are a result of inadequate construction workmanship during the previous repair. Placement and compaction of the subgrade soils, limerock base and asphalt pavement can contribute to uneven asphalt surfaces. Given the nature of the distress at these locations, construction workmanship during the repair is the most likely cause of the noted distress. The alligator cracks in the pavement at Area 2 also are likely attributed to inadequate asphalt thickness as a result of not placing the last lift of asphalt and may have been exasperated by the high fines content of the subgrade soil, inadequate compaction of the subgrade, and/or limerock base. It should also be noted that auger refusal was encountered at this boring location likely on a large boulder of limerock.

NV5 recommends that these areas be milled down to expose the limerock base. The extent of the alligator cracking to be removed in area 2 should be determined prior to mobilization. The limerock base should be proof-rolled under NV5 observation. If areas of yielding are observed during proof-rolling, additional recommendations may be warranted such as removal of the limerock and re-compaction of the subgrade. Following proof-rolling, NV5 recommends that limerock base be compacted and confirmed to be a minimum of 98% Modified Proctor maximum dry density. A minimum of two tests should be performed in each exposed area. Following compaction, the first lift of asphalt (meeting the original design) can be placed and compacted to meet the intent of the

original design recommendations. The final lift of asphalt can then be placed for the Finley Phase 2 subdivision.

Limitations

This report has been prepared for the exclusive use of the Owner and other members of the design/construction team for the specific projects discussed in this report. This report has been prepared in accordance with generally accepted local geotechnical engineering practices; no other warranty is expressed or implied.

The evaluation and recommendations submitted in this report are based in part upon the data collected from the field exploration. The nature or extent of variations throughout the subsurface profile may not become evident until the time of construction/repair. If variations then appear evident, it may be necessary to evaluate our recommendations as provided in this report. In the event changes are made in the nature, design or locations of the proposed construction/repair, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed, and conclusions modified or verified in writing by NV5. The scope of services did not include any environmental assessment or chemically hazardous or toxic materials in the soil, surface water, groundwater, or air, on or below or around the site.

NV5 appreciates this opportunity to provide these engineering services to you on this matter. If you have any questions, or if we can provide any additional information, please contact us.

Sincerely,



This item has been digitally signed and sealed by

on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Giacomo N. Valois Santos, E.I.
Geotechnical Engineer

Jason E. Gowland, PE
Florida Registration Number 66467
Regional Director of Geotechnical Engineering and Testing

ATTACHMENTS

Drawing No. 1	Approximate Locations of Field Tests Map
Attachment No. 1	Core Logs
Attachment No. 2	Boring Logs
Attachment No. 3	Laboratory Test Results
Attachment No. 4	Key to Soil Classification Chart
Attachment No. 5	Important Information About this Geotechnical Report

Distribution: Addressee (1)
File (1)

L:\2017\17-0050\17-0050 Finley Woods 2 Pavement Geotechnical\report

ATTACHMENTS

Drawing No. 1
Approximate Locations of Field Tests Map



LEGEND:

AUGER BORING

N|V|5	PROJECT NO.: 17-0050 DRAWN BY: SP APPROVED BY: JEG DATE: 10/28/26	AERIAL PHOTOGRAPH SHOWING APPROXIMATE LOCATIONS OF FIELD TESTS	NORTH 0 220 SCALE: 1" = 220' APPROX.	DRAWING NO. 1

Attachment No. 1

Core Logs



N V 5	NOT TO SCALE	FINLEY WOODS PHASE 2 - PAVEMENT EVALUATION GAIENSVILLE, FLORIDA PAVEMENT CORE LOG CONDITION AND MEASUREMENTS	Project No. **1580717-0000050.02** **PAVEMENT CORE** **A-01**



N V 5	NOT TO SCALE	FINLEY WOODS PHASE 2-PAVEMENT EVALUATION GAIENSVILLE, FLORIDA **ASPHALT PAVEMENT CORE LOG CONDITION AND MEASUREMENTS**	Project No. **1580717-0000050.02** **PAVEMENT CORE A-02**



NV5	NOT TO SCALE	FINLEY WOODS PHASE 2-PAVEMENT EVALUATION GAIENSVILLE, FLORIDA **ASPHALT PAVEMENT CORE LOG CONDITION AND MEASUREMENTS**	Project No. **1580717-0000050.02** **PAVEMENT CORE A-03**

Attachment No. 2

Boring Logs

12080 Technology Avenue, Suite 400
Alachua, Florida, 32615
Telephone: (352) 331-1976
NV5 BEYOND ENGINEERING

NV5 PROJECT NUMBER: 17-0050
NV5 PROJECT NAME: Finley Woods Phase 2-Pavement Evaluation
CLIENT: Finley Woods CDD
PROJECT LOCATION: Gainesville, Alachua County, Florida

BORING ID A-1

DATE PERFORMED: 10/22/2026
DRILLING CONTRACTOR: NV5
GROUND WATER LEVELS:
AT TIME OF DRILLING: NE
ESTIMATED SEASONAL HIGH: >3.8 ft bls
ESTIMATED GROUND ELEVATION: 71 ft asl
LOGGED BY: GVS
CHECKED BY: JG

DEPTH (ft)	SAMPLE ID	GROUNDWATER DEPTHS (ft)	GRAPHICAL LOG	VISUAL CLASSIFICATIONS MATERIAL DESCRIPTION
0				ASPHALT PAVEMENT (3.0 inches) 0.3
				LIMEROCK BASE (14.0 inches) 1.4
1				(SC) Clayey SAND; wet; gray; contains highly weathered limestone fragments
2	AU 1			
3				3.0
	AU 2			(SP-SM) Poorly graded SAND with silt; moist; gray; contains highly weathered limestone fragments
				Auger refusal at 3.8 feet 3.5
	AU 3			(SC) Clayey SAND; moist; gray; contains highly weathered limestone fragments 3.8

Bottom of borehole at 3.8 feet.

BORING ID A-2

DATE PERFORMED: 10/22/2026
DRILLING CONTRACTOR: NV5
GROUND WATER LEVELS:
AT TIME OF DRILLING: NE
ESTIMATED SEASONAL HIGH: >3.8 ft bls
ESTIMATED GROUND ELEVATION: 69 ft asl
LOGGED BY: GVS
CHECKED BY: JG

DEPTH (ft)	SAMPLE ID	GROUNDWATER DEPTHS (ft)	GRAPHICAL LOG	VISUAL CLASSIFICATIONS MATERIAL DESCRIPTION
0				ASPHALT PAVEMENT (1 3/8 inches) 0.1
				LIMEROCK BASE (7.0 inches) 0.7
1	AU 1			(SC) Clayey SAND; moist; gray; contains highly weathered limestone fragments 1.0
				MC (%) = 17.5
				% Passing No. 200 = 23.9

Auger refusal at 1.0 foot.

(Continued Next Page)

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12080 Technology Avenue, Suite 400
Alachua, Florida, 32615
Telephone: (352) 331-1976
NV5 BEYOND ENGINEERING

NV5 PROJECT NUMBER: 17-0050
NV5 PROJECT NAME: Finley Woods Phase 2-Pavement Evaluation
CLIENT: Finley Woods CDD
PROJECT LOCATION: Gainesville, Alachua County, Florida

DATE PERFORMED: 10/22/2026

BORING ID A-3

DRILLING CONTRACTOR: NV5
GROUND WATER LEVELS:
AT TIME OF DRILLING: NE
ESTIMATED SEASONAL HIGH: 3 ft bls
ESTIMATED GROUND ELEVATION: 70 ft asl

LOGGED BY: GVS
CHECKED BY: JG

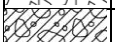
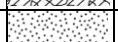
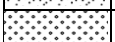
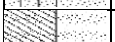
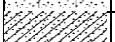
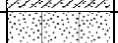
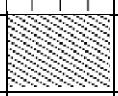
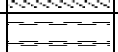
DEPTH (ft)	SAMPLE ID	GROUNDWATER DEPTHS (ft)	GRAPHICAL LOG	VISUAL CLASSIFICATIONS MATERIAL DESCRIPTION
0				ASPHALT PAVEMENT (2 3/8 inches) 0.2
				LIMEROCK BASE (6.0 inches) 0.7
1	AU 1			(SC) Clayey SAND; wet; gray; contains highly weathered limestone fragments 1.5
2	AU 2			(SP-SC) Poorly graded SAND with clay; wet; gray; contains highly weathered limestone fragments 3.0
3	AU 3			(SC/CL-CH) Very clayey SAND; moist; light gray and orange; contains scattered highly weathered limestone fragments 3.2
				MC (%) = 17.5 *% Passing No. 200 = 23.9* *LL/PL/PI = 41/16/25*
4	AU 4			(SC) Clayey SAND; moist; dark gray; contains lenses of sandy clay and limerock 4.5
				Bottom of borehole at 4.5 feet.

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Attachment No. 3

Soil Classification Chart

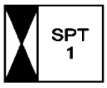
KEY TO SOIL CLASSIFICATION CHART

MAJOR DIVISONS			SYMBOLS		TYPICAL DESCRIPTIONS
			GRAPH	LETTER	
COURSE GRAINED SOILS *More than 50% retained on No. 200 sieve*	GRAVEL *More than 50% of coarse fraction retained on No. 4 sieve*	CLEAN GRAVELS *Less than 5% fines*		GW	WELL-GRADED GRAVEL, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
				GP	POORLY-GRADED GRAVELS, GRAVELS - SAND MIXTURES, LITTLE OR NO FINES
		GRAVELS WITH FINES *More than 12% fines*		GM	SILTY GRAVELS, GRAEL - SAND - SILT MIXTURES
				GC	CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURES
	SAND *More than 50% of coarse fraction retained on No. 4 sieve*	CLEAN SANDS *Less than 5% fines*		SW	WELL-GRADED SAND, GRAVELLY SAND, LITTLE OR NO FINES
				SP	POORLY-GRADED SAND, GRAVELLY SAND, LITTLE OR NO FINES
		SANDS WITH FINES *5% ≤ fines < 12%*		SP-SM	SAND WITH SILT
				SP-SC	SAND WITH CLAY
		SANDS WITH FINES *12% ≤ fines < 30%*		SM	SILTY SAND, SAND - SILTY MIXTURES
				SC	CLAYEY SAND, SAND - CLAY MIXTURES
		SANDS WITH FINES *30% ≤ fines < 50%*		SM	VERY SILTY SAND
				SC/CL-CH	VERY CLAYEY SAND
FINE GRAINED SOILS More than 50% passed on No. 200 sieve	CLAYS	50% ≤ fines < 70%		CL/CH	SANDY CLAY
		70% ≤ fines < 85%		CL/CH	CLAY WITH SAND
		85% ≤ fines		CL/CH	CLAY
	SILTS AND CLAYS LL < 50	PI < 4 or plots below "A" line		ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SILGHT PLASTICITY
		PI > 7 and plots on/above "A" line		CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAY
				OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS LL ≥ 50	PI plots below "A" line		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS
		PI plots on or above "A" line		CH	INORGANIC CLAYS OF HIGH PLASTICITY
				OH	ORGANIC CLAYES OF MEDIUM TO HIGH PLASSTICITY, ORGANIC SILTS
HIGHLY ORGANIC SOILS				PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS

CORRELATION OF PENETRATION RESISTANCE WITH RELATIVE DENSITY AND CONSISTENCY

	No. OF BLOWS N-VALUE	RELATIVE DENSITY
	0 - 4	Very loose
	5 - 10	Loose
SANDS:	11 - 30	Medium dense
	31 - 50	Dense
	OVER 50	Very dense
	0 - 2	Very soft
	3 - 4	Soft
SILTS	5 - 8	Firm
&	9 - 15	Stiff
CLAYS	16 - 30	Very stiff
	31 - 50	Hard
	OVER 50	Very hard
	0 - 8	Very soft
	9 - 18	Soft
LIMESTONES	19 - 32	Moderately Hard
	33 - 50	Hard
	OVER 50	Very hard

SAMPLE GRAPHIC TYPE LEGEND



Location of SPT Samples



Location of Auger Samples

PARTICLE SIZE IDENTIFICATION

BOULDERS:		Greater than 300 mm
COBBLES:		75 mm to 300 mm
GRAVEL:	Coarse -	19.0 mm to 75 mm
	Fine -	4.75 mm to 19.0 mm
SANDS:	Coarse -	2.00 mm to 4.75 mm
	Medium -	0.425 mm to 2.00 mm
	Fine -	0.075 mm to 0.425 mm
SILTS & CLAYS:		Less than 0.075 mm

Attachment No. 4

Important Information About this Geotechnical Report

Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, you can benefit from a lowered exposure to problems associated with subsurface conditions at project sites and development of them that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed herein, contact your GBA-member geotechnical engineer. Active engagement in GBA exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Understand the Geotechnical-Engineering Services Provided for this Report

Geotechnical-engineering services typically include the planning, collection, interpretation, and analysis of exploratory data from widely spaced borings and/or test pits. Field data are combined with results from laboratory tests of soil and rock samples obtained from field exploration (if applicable), observations made during site reconnaissance, and historical information to form one or more models of the expected subsurface conditions beneath the site. Local geology and alterations of the site surface and subsurface by previous and proposed construction are also important considerations. Geotechnical engineers apply their engineering training, experience, and judgment to adapt the requirements of the prospective project to the subsurface model(s). Estimates are made of the subsurface conditions that will likely be exposed during construction as well as the expected performance of foundations and other structures being planned and/or affected by construction activities.

The culmination of these geotechnical-engineering services is typically a geotechnical-engineering report providing the data obtained, a discussion of the subsurface model(s), the engineering and geologic engineering assessments and analyses made, and the recommendations developed to satisfy the given requirements of the project. These reports may be titled investigations, explorations, studies, assessments, or evaluations. Regardless of the title used, the geotechnical-engineering report is an engineering interpretation of the subsurface conditions within the context of the project and does not represent a close examination, systematic inquiry, or thorough investigation of all site and subsurface conditions.

Geotechnical-Engineering Services are Performed for Specific Purposes, Persons, and Projects, and At Specific Times

Geotechnical engineers structure their services to meet the specific needs, goals, and risk management preferences of their clients. A geotechnical-engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client.

Likewise, geotechnical-engineering services are performed for a specific project and purpose. For example, it is unlikely that a geotechnical-engineering study for a refrigerated warehouse will be the same as one prepared for a parking garage; and a few borings drilled during a preliminary study to evaluate site feasibility will not be adequate to develop geotechnical design recommendations for the project.

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project or purpose;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, the reliability of a geotechnical-engineering report can be affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If you are the least bit uncertain* about the continued reliability of this report, contact your geotechnical engineer before applying the recommendations in it. A minor amount of additional testing or analysis after the passage of time – if any is required at all – could prevent major problems.

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read the report in its entirety. Do not rely on an executive summary. Do not read selective elements only. *Read and refer to the report in full.*

You Need to Inform Your Geotechnical Engineer About Change

Your geotechnical engineer considered unique, project-specific factors when developing the scope of study behind this report and developing the confirmation-dependent recommendations the report conveys. Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the elevation, configuration, location, orientation, function or weight of the proposed structure and the desired performance criteria;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project or site changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept*

responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface using various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing is performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgement to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team through project completion to obtain informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, they are not final, because the geotechnical engineer who developed them relied heavily on judgement and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* exposed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a continuing member of the design team, to:

- confer with other design-team members;
- help develop specifications;
- review pertinent elements of other design professionals' plans and specifications; and
- be available whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction-phase observations.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note conspicuously that you've included the material for information purposes only.* To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. This happens in part because soil and rock on project sites are typically heterogeneous and not manufactured materials with well-defined engineering properties like steel and concrete. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually provide environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures.* If you have not obtained your own environmental information about the project site, ask your geotechnical consultant for a recommendation on how to find environmental risk-management guidance.

Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, the engineer's services were not designed, conducted, or intended to prevent migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, ***proper implementation of the geotechnical engineer's recommendations will not of itself be sufficient to prevent moisture infiltration. Confront the risk of moisture infiltration*** by including building-envelope or mold specialists on the design team. ***Geotechnical engineers are not building-envelope or mold specialists.***

GEOPROFESSIONAL BUSINESS ASSOCIATION

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