

# Winter Garden Village at Fowler Groves Community Development District

12051 Corporate Boulevard, Orlando, FL 32817 Phone: 407.723.5900

<http://wgvcdd.com/>

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The following is the proposed agenda for the Winter Garden Village at Fowler Groves Community Development District Board of Supervisors' Meeting scheduled to be held on **Thursday, September 24, 2020 at 11:30 a.m. via conference call due to the COVID-19 Executive Order 20-193 extending Executive Order 20-69. Attached to this Agenda is a copy of the Executive Order 20-193.**

For those unable to attend in person, please use the conference call information:

Dial-In: 1-844-621-3956  
Access Code: 790 393 986 #

## **PROPOSED BOARD OF SUPERVISORS' MEETING AGENDA**

### **Administrative Matters**

- Roll call to confirm a quorum
- Public Comment Period
- 1. **Consideration of Minutes of the July 23, 2020 Board of Supervisors' Meeting**
- 2. **Consideration of Resolution 2020-08, Changing the Location of the Landowners' Meeting** *(provided under separate cover)*

### **Business Matters**

3. **Public Hearing on the Adoption of the Amended and Restated Rules of Procedure**
  - Public Comments and Testimony
  - Board Comments
  - **Consideration of Resolution 2020-09, Adopting the Amended and Restated Rules of Procedure** *(provided under separate cover)*
4. **Update on Pond Repair** *(provided under separate cover)*
5. **Ratification of Payment Authorizations 160 - 166**
6. **Review of District's Financial Position**

### **Other Business**

#### **Staff Reports**

District Counsel  
District Engineer  
District Manager

#### **Audience Comments**

#### **Supervisors Requests**

### **Adjournment**



# STATE OF FLORIDA

## OFFICE OF THE GOVERNOR EXECUTIVE ORDER NUMBER 20-193

(Amending Executive Order 20-179)

**WHEREAS**, on March 9, 2020, I issued Executive Order 20-52 declaring a state of emergency for the entire State of Florida due to COVID-19; and

**WHEREAS**, Executive Order 20-69, as amended by Executive Order 20-179, requires amendment to provide local government bodies with additional time to notice their meetings.

**NOW, THEREFORE, I, RON DESANTIS**, as Governor of Florida, by virtue of the authority vested in me by Article IV, Section (1)(a) of the Florida Constitution, Chapter 252, Florida Statutes, and all other applicable laws, promulgate the following Executive Order to take immediate effect:

### Section 1.

Section 3. of Executive Order 20-179 is amended to read, as follows:

Except as amended herein, I hereby extend Executive Order 20-69, as extended by Executive Orders 20-112, 20-123, 20-139 and 20-150, until 12:01 a.m. on October 1, 2020.



IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Great Seal of the State of Florida to be affixed, at Tallahassee, this 7th day of August, 2020.

  
RON DESANTIS, GOVERNOR

ATTEST:

  
SECRETARY OF STATE

DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA

2020 AUG -7 PM 4:32

FILED

**Winter Garden Village  
at  
Fowler Groves  
Community Development District**

**Minutes**

*(provided under separate cover)*

**Winter Garden Village  
at  
Fowler Groves  
Community Development District**

**Resolution 2020-08**

*(provided under separate cover)*

**Winter Garden Village  
at  
Fowler Groves  
Community Development District**

**Resolution 2020-09**

*(provided under separate cover)*

**Winter Garden Village  
at  
Fowler Groves  
Community Development District**

**Pond Repair**

*(provided under separate cover)*

**Winter Garden Village at Fowler Groves  
Community Development District**

**Payment Authorization Nos. 160-166**

**WINTER GARDEN VILLAGE AT FOWLER GROVES  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 160**

2/25/2020

Item No.	Payee	Invoice	FY20
1	<b>Hopping Green &amp; Sams</b> District Counsel thru 01/31/20	112938	\$ 1,619.00
2	<b>Orlando Sentinel</b> Legal Advertising 1/16/20	OSC15782510	\$ 185.67
3	<b>PFM Group Consulting, LLC</b> Billable Expenses Aug 2019 District Management Fee Feb 2020 Website Fee Feb 2020 Postage Nov 2019 Postage Jan 2020	106374 DM-02-2020-0080 DM-02-2020-0081 OE-EXP-00590 OE-EXP-00705	\$ 24.43 \$ 1,458.33 \$ 100.00 \$ 2.50 \$ 3.50
<b>Subtotal</b>			<b>\$ 3,393.43</b>
<b>Total</b>			<b>\$3,393.43</b>

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman



## Lubna Sikder

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**From:** Ryan, Kerri <kryan@sitecenters.com>  
**Sent:** Friday, February 28, 2020 11:11 AM  
**To:** Lubna Sikder  
**Subject:** FW: Winter Garden Village at Fowler Groves CDD Payment Authorization #160  
**Attachments:** WGVFG PA 160.pdf

**EXTERNAL EMAIL:** Use care with links and attachments.

Lubna, please accept this as my approval of Payment Authorization #160 in the amount of \$3,393.43.

Thank you,

**Kerri A. Ryan, LEED GA**  
**SENIOR REGIONAL PROPERTY MANAGER**

**O:** 407-477-4892  
**E:** kryan@sitecenters.com

**SITE CENTERS**  
3251 Daniels Road Suite 130  
Winter Garden, FL 34787  
sitecenters.com • NYSE: SITC

Emergency Line: 877-225-5337

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**From:** Lubna Sikder <sikderl@pfm.com>  
**Sent:** Thursday, February 27, 2020 5:27 PM  
**To:** Ryan, Kerri <kryan@sitecenters.com>  
**Subject:** Winter Garden Village at Fowler Groves CDD Payment Authorization #160

Hi Kerri,

Attached is the Payment Authorization #160 / Winter Garden Village at Fowler Grove CDD for your review and approval.

Lubna Sikder  
District Accountant  
PFM Group Consulting LLC  
12051 Corporate Blvd., Orlando, FL 32817  
407.723.5900 – main number // 407.723.5901 – fax  
844.736.4233 // 844.PFM.4CDD  
[sikderl@pfm.com](mailto:sikderl@pfm.com)

**WINTER GARDEN VILLAGE AT FOWLER GROVES  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 161**

5/5/2020

Item No.	Payee	Invoice	FY20
<b>1</b>	<b>Grau &amp; Associates</b>		
	Audit FYE 09/30/2020	19482	\$ 1,000.00
<b>2</b>	<b>Hopping Green &amp; Sams</b>		
	District Counsel thru 02/29/20	113634	\$ 350.00
	District Counsel thru 03/31/20	114131	\$ 645.50
<b>3</b>	<b>PFM Group Consulting, LLC</b>		
	District Management Fee Mar 2020	DM-03-2020-0080	\$ 1,458.33
	Website Fee Mar 2020	DM-03-2020-0081	\$ 100.00
	District Management Fee Apr 2020	DM-04-2020-0080	\$ 1,458.33
	Website Fee Apr 2020	DM-04-2020-0081	\$ 100.00
<b>Subtotal</b>			<b>\$ 5,112.16</b>
<b>Total</b>			<b>\$5,112.16</b>

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

## Lubna Sikder

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**From:** Ryan, Kerri <kryan@sitecenters.com>  
**Sent:** Friday, June 5, 2020 9:52 AM  
**To:** Lubna Sikder  
**Subject:** FW: Winter Garden Village at Fowler Groves CDD Payment Authorization #161  
**Attachments:** WGVFG PA 161.pdf

**EXTERNAL EMAIL:** Use care with links and attachments.

Good Morning Lubna, I am so sorry I missed this!

Please accept this as approval of Payment Authorization #161 in the amount of \$5,112.16.

Thank you,

**Kerri A. Ryan, LEED GA**  
**SENIOR REGIONAL PROPERTY MANAGER**

**O:** 407-477-4892  
**E:** kryan@sitecenters.com

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**From:** Lubna Sikder <sikderl@pfm.com>  
**Sent:** Thursday, May 7, 2020 7:03 PM  
**To:** Ryan, Kerri <kryan@sitecenters.com>  
**Subject:** Winter Garden Village at Fowler Groves CDD Payment Authorization #161

Hi Kerri,

Attached is the Payment Authorization #161 / Winter Garden Village at Fowler Grove CDD for your review and approval. Please contact me if you have any questions.

Lubna Sikder  
District Accountant  
PFM Group Consulting LLC  
12051 Corporate Blvd., Orlando, FL 32817  
407.723.5900 – main number // 407.723.5901 – fax  
844.736.4233 // 844.PFM.4CDD  
[sikderl@pfm.com](mailto:sikderl@pfm.com)

**WINTER GARDEN VILLAGE AT FOWLER GROVES  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 162**

5/26/2020

Item No.	Payee	Invoice	FY20
1	<b>NV5</b> Engineering Svcs Mar 29 - Apr 25, 2020	161969	\$ 110.00
2	<b>Grau &amp; Associates</b> Audit FYE 09/30/2020	19690	\$ 2,000.00
3	<b>Orlando Sentinel</b> Legal Advertising 4/15/20	019627529000	\$ 365.01
4	<b>PFM Group Consulting, LLC</b> District Management Fee May 2020 Website Fee May 2020 Postage Feb 2020 Postage Mar 2020 Postage Apr 2020	DM-05-2020-0080 DM-05-2020-0081 OE-EXP-00764 OE-EXP-00810 OE-EXP-00873	\$ 1,458.33 \$ 100.00 \$ 1.50 \$ 1.50 \$ 0.50
5	<b>VGlobal Tech</b> Quarterly ADA Audit	1604	\$ 300.00
<b>Subtotal</b>			<b>\$ 4,336.84</b>
<b>Total</b>			<b>\$4,336.84</b>

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

## Lubna Sikder

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**From:** Ryan, Kerri <kryan@sitecenters.com>  
**Sent:** Friday, June 5, 2020 9:53 AM  
**To:** Lubna Sikder  
**Subject:** FW: Winter Garden Village at Fowler Groves CDD Payment Authorization #162  
**Attachments:** WGVFG PA 162.pdf

**EXTERNAL EMAIL:** Use care with links and attachments.

Good Morning Lubna, please accept this as approval of Payment Authorization #162 in the amount of \$4,336.84.

Thank you,

**Kerri A. Ryan, LEED GA**  
**SENIOR REGIONAL PROPERTY MANAGER**

**O:** 407-477-4892  
**E:** kryan@sitecenters.com

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**From:** Lubna Sikder <sikderl@pfm.com>  
**Sent:** Thursday, May 28, 2020 3:05 AM  
**To:** Ryan, Kerri <kryan@sitecenters.com>  
**Subject:** Winter Garden Village at Fowler Groves CDD Payment Authorization #162

Hi Kerri,

Attached is the Payment Authorization #162 / Winter Garden Village at Fowler Grove CDD for your review and approval. Please contact me if you have any questions.

Lubna Sikder  
District Accountant  
PFM Group Consulting LLC  
12051 Corporate Blvd., Orlando, FL 32817  
407.723.5900 - main number // 407.723.5901 - fax  
844.736.4233 // 844.PFM.4CDD  
[sikderl@pfm.com](mailto:sikderl@pfm.com)

**WINTER GARDEN VILLAGE AT FOWLER GROVES  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 163**

6/26/2020

Item No.	Payee	Invoice	FY20
<b>1</b>	<b>Grau &amp; Associates</b> Audit FYE 09/30/2020	19859	\$ 900.00
<b>2</b>	<b>Hopping Green &amp; Sams</b> District Counsel thru 04/30/20 District Counsel thru 05/31/20	114851 115359	\$ 4,620.50 \$ 554.50
<b>3</b>	<b>PFM Group Consulting, LLC</b> District Management Fee June 2020 Website Fee June 2020	DM-06-2020-0072 DM-06-2020-0073	\$ 1,458.33 \$ 100.00
		<b>Subtotal</b>	<b>\$ 7,633.33</b>
		<b>Total</b>	<b>\$7,633.33</b>

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

## Lubna Sikder

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**From:** Ryan, Kerri <kryan@sitecenters.com>  
**Sent:** Wednesday, July 1, 2020 4:59 PM  
**To:** Lubna Sikder  
**Subject:** FW: Winter Garden Village at Fowler Groves CDD Payment Authorization #163  
**Attachments:** WGVFG PA 163.pdf

**EXTERNAL EMAIL:** Use care with links and attachments.

Lubna, please accept this as approval of Payment Authorization #163 in the amount of \$7,633.33.

Thank you,

**Kerri A. Ryan, LEED GA**  
**SENIOR REGIONAL PROPERTY MANAGER**

**O:** 407-477-4892  
**E:** kryan@sitecenters.com

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**From:** Lubna Sikder <sikderl@pfm.com>  
**Sent:** Wednesday, July 1, 2020 2:59 PM  
**To:** Ryan, Kerri <kryan@sitecenters.com>  
**Subject:** Winter Garden Village at Fowler Groves CDD Payment Authorization #163

Hi Kerri,

Attached is the Payment Authorization #163 / Winter Garden Village at Fowler Grove CDD for your review and approval. Please contact me if you have any questions.

Lubna Sikder  
District Accountant  
PFM Group Consulting LLC  
12051 Corporate Blvd., Orlando, FL 32817  
407.723.5900 – main number // 407.723.5901 – fax  
844.736.4233 // 844.PFM.4CDD

**WINTER GARDEN VILLAGE AT FOWLER GROVES  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 164**

7/20/2020

Item No.	Payee	Invoice	FY20
<b>1</b>	<b>Digital Assurance Certification, LLC</b> Annual Dissemination Fee	48084	\$1,500.00
<b>2</b>	<b>NV5</b> Engineering Svcs May 24 - Jun 27, 2020	169055	\$1,030.92
<b>3</b>	<b>PFM Group Consulting, LLC</b> District Management Fee July 2020 Website Fee July 2020 Re-amortization Svs Series 2016	DM-07-2020-0070 DM-07-2020-0071 M-000145	\$1,458.33 \$100.00 \$250.00
		<b>Subtotal</b>	<b>\$4,339.25</b>
		<b>Total</b>	<b>\$4,339.25</b>

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman



## Lubna Sikder

---

**From:** Ryan, Kerri <kryan@sitecenters.com>  
**Sent:** Friday, July 24, 2020 6:55 AM  
**To:** Lubna Sikder  
**Subject:** FW: Winter Garden Village at Fowler Groves CDD Payment Authorization #164  
**Attachments:** WGVFG PA 164.pdf

**EXTERNAL EMAIL:** Use care with links and attachments.

Good Morning Lubna, please accept this as approval of Payment Authorization #164 in the amount of \$4,339.25.

**Kerri A. Ryan, LEED GA**  
**SENIOR REGIONAL PROPERTY MANAGER**

**O:** 407-477-4892  
**E:** kryan@sitecenters.com

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---

**From:** Lubna Sikder <sikderl@pfm.com>  
**Sent:** Thursday, July 23, 2020 2:55 PM  
**To:** Ryan, Kerri <kryan@sitecenters.com>  
**Subject:** Winter Garden Village at Fowler Groves CDD Payment Authorization #164

Hi Kerri,

Attached is the Payment Authorization #164 / Winter Garden Village at Fowler Grove CDD for your review and approval. Please contact me if you have any questions.

Lubna Sikder  
District Accountant  
PFM Group Consulting LLC  
12051 Corporate Blvd., Orlando, FL 32817  
407.723.5900 – main number // 407.723.5901 – fax  
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[sikderl@pfm.com](mailto:sikderl@pfm.com)

**WINTER GARDEN VILLAGE AT FOWLER GROVES  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 165

8/11/2020

Item No.	Payee	Invoice	FY20
<b>1</b>	<b>PFM Group Consulting, LLC</b>		
	Postage May 2020	OE-EXP-00924	\$1.00
	Postage Jun 2020	OE-EXP-00979	\$3.00
<b>2</b>	<b>VGlobal Tech</b>		
	Quarterly ADA Audit	1741	\$300.00
		<b>Subtotal</b>	<b>\$304.00</b>
		<b>Total</b>	<b>\$304.00</b>

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

## Lubna Sikder

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**From:** Ryan, Kerri <kryan@sitecenters.com>  
**Sent:** Friday, August 14, 2020 6:44 AM  
**To:** Lubna Sikder  
**Subject:** FW: Winter Garden Village at Fowler Groves CDD Payment Authorization #165  
**Attachments:** WGVFG PA 165.pdf

**EXTERNAL EMAIL:** Use care with links and attachments.

Good Morning Lubna, please accept this as approval of Payment Authorization #165 in the amount of \$304.00

Have a great weekend,

**Kerri A. Ryan, LEED GA**  
**SENIOR REGIONAL PROPERTY MANAGER**

**O:** 407-477-4892  
**E:** kryan@sitecenters.com

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**From:** Lubna Sikder <sikderl@pfm.com>  
**Sent:** Thursday, August 13, 2020 5:54 PM  
**To:** Ryan, Kerri <kryan@sitecenters.com>  
**Subject:** Winter Garden Village at Fowler Groves CDD Payment Authorization #165

Hi Kerri,

Attached is the Payment Authorization #165 / Winter Garden Village at Fowler Grove CDD for your review and approval. Please contact me if you have any questions.

Lubna Sikder  
District Accountant  
PFM Group Consulting LLC  
12051 Corporate Blvd., Orlando, FL 32817  
407.723.5900 – main number // 407.723.5901 – fax  
844.736.4233 // 844.PFM.4CDD

**WINTER GARDEN VILLAGE AT FOWLER GROVES  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 166

8/21/2020

Item No.	Payee	Invoice	FY20
1	<b>NV5</b> Engineering Svcs Jun 28 - Aug 01, 2020	173177	\$140.00
2	<b>Hopping Green &amp; Sams</b> District Counsel thru 06/30/20	116275	\$693.00
3	<b>Orlando Sentinel</b> Legal Advertising 7/23/20	023171526000	\$837.52
4	<b>PFM Group Consulting, LLC</b> District Management Fee Aug. 2020 Website Fee Aug 2020	DM-08-2020-0064 DM-08-2020-0065	\$1,458.33 \$100.00
		<b>Subtotal</b>	<b>\$3,228.85</b>
		<b>Total</b>	<b>\$3,228.85</b>

Secretary / Assistant Secretary

Chairman / Vice Chairman

## Lubna Sikder

---

**From:** Ryan, Kerri <kryan@sitecenters.com>  
**Sent:** Thursday, August 27, 2020 9:43 AM  
**To:** Lubna Sikder  
**Subject:** FW: Winter Garden Village at Fowler Groves CDD Payment Authorization #166  
**Attachments:** WGVFG PA 166.pdf

**EXTERNAL EMAIL:** Use care with links and attachments.

Good Morning Lubna, please accept this as my approval of Payment Authorization #166 in the amount of \$3,228.85.

Enjoy the rest of your week,

**Kerri A. Ryan, LEED GA**  
**SENIOR REGIONAL PROPERTY MANAGER**

**O:** 407-477-4892  
**E:** kryan@sitecenters.com

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---

**From:** Lubna Sikder <sikderl@pfm.com>  
**Sent:** Tuesday, August 25, 2020 11:17 AM  
**To:** Ryan, Kerri <kryan@sitecenters.com>  
**Subject:** Winter Garden Village at Fowler Groves CDD Payment Authorization #166

Hi Kerri,

Attached is the Payment Authorization #166 / Winter Garden Village at Fowler Grove CDD for your review and approval. Please contact me if you have any questions.

**Lubna Sikder**  
District Accountant  
PFM Group Consulting LLC  
12051 Corporate Blvd., Orlando, FL 32817  
407.723.5900 - main number // 407.723.5901 - fax  
844.736.4233 // 844.PFM.4CDD  
[sikderl@pfm.com](mailto:sikderl@pfm.com)

**Winter Garden Village  
at  
Fowler Groves  
Community Development District**

**District's Financial Position**

**Winter Garden Village @ Fowler Groves**

Statement of Financial Position

As of 8/31/2020

	General Fund	Debt Service Fund	General Fixed Asset Group	Long Term Debt Group	Total
<b><u>Assets</u></b>					
<b><u>Current Assets</u></b>					
General Checking Account	\$99,961.32				\$99,961.32
Money Market Account	45,477.34				45,477.34
Prepaid Expenses	771.31				771.31
Debt Service Reserve 2016A		\$747,316.42			747,316.42
Revenue 2016A		1,017,304.59			1,017,304.59
Prepayment 2016A		376.73			376.73
Principal 2016A		0.14			0.14
General 2016A		1,033.86			1,033.86
Total Current Assets	<u>\$146,209.97</u>	<u>\$1,766,031.74</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$1,912,241.71</u>
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$1,766,031.74	\$1,766,031.74
Amount To Be Provided				18,833,968.26	18,833,968.26
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$20,600,000.00</u>	<u>\$20,600,000.00</u>
<b><u>Property, Plant &amp; Equipment</u></b>					
Other Fixed Assets (2006)			\$16,841,835.00		\$16,841,835.00
Other Fixed Assets (2007)			5,844,440.00		5,844,440.00
Other Fixed Assets (2008)			1,599,873.00		1,599,873.00
Total Property, Plant & Equipment	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$24,286,148.00</u>	<u>\$0.00</u>	<u>\$24,286,148.00</u>
<b>Total Assets</b>	<u><u>\$146,209.97</u></u>	<u><u>\$1,766,031.74</u></u>	<u><u>\$24,286,148.00</u></u>	<u><u>\$20,600,000.00</u></u>	<u><u>\$46,798,389.71</u></u>
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$3,228.85				\$3,228.85
Total Current Liabilities	<u>\$3,228.85</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$3,228.85</u>
<b><u>Long Term Liabilities</u></b>					
Revenue Bonds Payable - Long-Term				\$20,600,000.00	\$20,600,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$20,600,000.00</u>	<u>\$20,600,000.00</u>
<b>Total Liabilities</b>	<u><u>\$3,228.85</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$20,600,000.00</u></u>	<u><u>\$20,603,228.85</u></u>
<b><u>Net Assets</u></b>					
Net Assets, Unrestricted	\$48,313.88				\$48,313.88
Net Assets - General Government	24,606.79				24,606.79
Current Year Net Assets - General Government	70,060.45				70,060.45
Net Assets, Unrestricted		\$1,931,430.30			1,931,430.30
Current Year Net Assets, Unrestricted		(24,178.56)			(24,178.56)
Net Assets - General Government		(141,220.00)			(141,220.00)
Net Assets, Invd in Capital, Net of Debt			\$24,286,148.00		24,286,148.00
<b>Total Net Assets</b>	<u><u>\$142,981.12</u></u>	<u><u>\$1,766,031.74</u></u>	<u><u>\$24,286,148.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$26,195,160.86</u></u>
<b>Total Liabilities and Net Assets</b>	<u><u>\$146,209.97</u></u>	<u><u>\$1,766,031.74</u></u>	<u><u>\$24,286,148.00</u></u>	<u><u>\$20,600,000.00</u></u>	<u><u>\$46,798,389.71</u></u>

**Winter Garden Village @ Fowler Groves**

Statement of Activities

As of 8/31/2020

	General Fund	Debt Service Fund	General Fixed Asset Group	Long Term Debt Group	Total
<b><u>Revenues</u></b>					
On-Roll Assessments	\$127,077.73				\$127,077.73
On-Roll Assessments		\$1,683,733.68			1,683,733.68
Total Revenues	<u>\$127,077.73</u>	<u>\$1,683,733.68</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$1,810,811.41</u>
<b><u>Expenses</u></b>					
Trustee Services	\$9,288.41				\$9,288.41
Management	16,041.63				16,041.63
Engineering	1,280.92				1,280.92
Dissemination Agent	1,500.00				1,500.00
Property Appraiser	22.00				22.00
District Counsel	10,299.50				10,299.50
Assessment Administration	5,000.00				5,000.00
Audit	3,900.00				3,900.00
Postage & Shipping	17.10				17.10
Legal Advertising	1,388.20				1,388.20
Contingency	274.43				274.43
Web Site Maintenance	1,700.00				1,700.00
Dues, Licenses, and Fees	175.00				175.00
General Insurance	6,035.00				6,035.00
Pond Maintenance	3,630.00				3,630.00
Principal Payment		\$905,000.00			905,000.00
Interest Payments - A1 bond		804,225.00			804,225.00
Total Expenses	<u>\$60,552.19</u>	<u>\$1,709,225.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$1,769,777.19</u>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$3,534.91				\$3,534.91
Interest Income		\$1,312.76			1,312.76
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$3,534.91</u>	<u>\$1,312.76</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$4,847.67</u>
<b>Change In Net Assets</b>	\$70,060.45	(\$24,178.56)	\$0.00	\$0.00	\$45,881.89
<b>Net Assets At Beginning Of Year</b>	<u>\$72,920.67</u>	<u>\$1,790,210.30</u>	<u>\$24,286,148.00</u>	<u>\$0.00</u>	<u>\$26,149,278.97</u>
<b>Net Assets At End Of Year</b>	<u><u>\$142,981.12</u></u>	<u><u>\$1,766,031.74</u></u>	<u><u>\$24,286,148.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$26,195,160.86</u></u>



**Winter Garden Village @ Fowler Groves**  
 Budget to Actual  
 For the period ending 08/31/2020

	Actual	Year To Date Budget	Variance	Adopted FY2020 Budget
<b><u>Revenues</u></b>				
On-Roll Assessments	\$127,077.73	\$116,439.62	\$10,638.11	\$127,025.00
Carry Forward Revenue	0.00	41,250.00	(41,250.00)	45,000.00
Interest Income	3,534.91	229.13	3,305.78	250.00
<b>Net Revenues</b>	<b>\$130,612.64</b>	<b>\$157,918.75</b>	<b>(\$27,306.11)</b>	<b>\$172,275.00</b>
<b><u>General &amp; Administrative Expenses</u></b>				
Trustee Services	\$9,288.41	\$9,166.63	\$121.78	\$10,000.00
Management	16,041.63	16,041.63	0.00	17,500.00
Engineering	1,280.92	9,166.63	(7,885.71)	10,000.00
Dissemination Agent	1,500.00	458.37	1,041.63	500.00
Property Appraiser	22.00	4,583.37	(4,561.37)	5,000.00
District Counsel	10,299.50	13,750.00	(3,450.50)	15,000.00
Assessment Administration	5,000.00	4,583.37	416.63	5,000.00
Audit	3,900.00	4,583.37	(683.37)	5,000.00
Telephone	0.00	91.63	(91.63)	100.00
Postage/Shipping	17.10	183.37	(166.27)	200.00
Copies	0.00	183.37	(183.37)	200.00
Legal Advertising	1,388.20	1,833.37	(445.17)	2,000.00
Contingency	274.43	2,291.63	(2,017.20)	2,500.00
Web Site Maintenance	1,700.00	2,200.00	(500.00)	2,400.00
Dues, Licenses, and Fees	175.00	160.38	14.62	175.00
General Insurance	6,035.00	4,766.63	1,268.37	5,200.00
Pond Maintenance	3,630.00	79,291.63	(75,661.63)	86,500.00
Hurricane Cleanup	0.00	4,583.37	(4,583.37)	5,000.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$60,552.19</b>	<b>\$157,918.75</b>	<b>(\$97,366.56)</b>	<b>\$172,275.00</b>
<b>Net Income (Loss)</b>	<b>\$70,060.45</b>	<b>\$0.00</b>	<b>\$70,060.45</b>	<b>\$0.00</b>

**Winter Garden Village  
at  
Fowler Groves  
Community Development District**

**Staff Reports**