

Winter Garden Village at Fowler Groves CDD
Annual Bond Debt (\$28,270,000 Series 2006 Bonds) & O&M Assessments

FY 2015-2016 Net O&M Assessments:	\$52,501
FY 2015-2016 Gross O&M Assessments (1):	\$54,975
FY 2015-2016 Net Series 2006 Bond Debt Service Assessments:	\$1,958,949
FY 2015-2016 Gross Series 2006 Bond Debt Service Assessments (1):	\$2,040,572
Total FY 2015-2016 Net Assessments:	\$2,011,450
Total FY 2015-2016 Gross Assessments:	\$2,095,547

ANNUAL O&M & BOND DEBT SERVICE ASSESSMENTS BY LOT

Parcel ID	Description	Square Feet	Bond Gross	Bond Gross	Bond Gross	Gross Annual O&M - All Units (1)	Gross	Total Gross	Total Gross
			Annual Assmt./1,000 Sq.Ft. (1)	Annual Assmt. - All Units (1)	Assmt./Sq. Ft. (1)		Annual O&M/Sq. Ft. (1)	Annual Assmt./Sq. Ft. (1)	Annual CDD Assmt./S.Ft. (1)(2)
35-22-27-9398-02-010	Block 2, Lot 1	4,230	\$1,375	\$5,818	\$1.38	\$202.21	\$0.05	\$1.42	\$6,020.36
35-22-27-9398-01-010	Block 1, Lot 1	4,200	\$1,970	\$8,275	\$1.97	\$200.78	\$0.05	\$2.02	\$8,475.36
35-22-27-9398-01-020	Block 1, Lot 2	5,570	\$1,970	\$10,974	\$1.97	\$266.27	\$0.05	\$2.02	\$11,239.94
35-22-27-9398-01-030	Block 1, Lot 3	6,900	\$1,970	\$13,594	\$1.97	\$329.85	\$0.05	\$2.02	\$13,923.80
35-22-27-9398-01-040	Block 1, Lot 4	5,876	\$1,970	\$11,577	\$1.97	\$280.90	\$0.05	\$2.02	\$11,857.43
35-22-27-9398-01-050	Block 1, Lot 5	2,800	\$1,970	\$5,516	\$1.97	\$133.85	\$0.05	\$2.02	\$5,650.24
35-22-27-9398-01-060	Block 1, Lot 6	4,121	\$1,970	\$8,119	\$1.97	\$197.00	\$0.05	\$2.02	\$8,315.94
35-22-27-9398-01-070	Block 1, Lot 7	5,000	\$1,970	\$9,851	\$1.97	\$239.02	\$0.05	\$2.02	\$10,089.71
35-22-27-9398-01-080	Block 1, Lot 8	3,317	\$1,970	\$6,535	\$1.97	\$158.57	\$0.05	\$2.02	\$6,693.51
35-22-27-9398-01-090	Block 1, Lot 9	11,296	\$1,970	\$22,255	\$1.97	\$540.00	\$0.05	\$2.02	\$22,794.68
35-22-27-9398-01-100	Block 1, Lot 10	10,101	\$1,970	\$19,900	\$1.97	\$482.87	\$0.05	\$2.02	\$20,383.24
35-22-27-9398-03-010	Block 3, Lot 1A	674,324	\$1,970	\$1,328,511	\$1.97	\$32,235.62	\$0.05	\$2.02	\$1,360,746.99
35-22-27-9398-03-011	Block 3, Lot 1B	5,228	\$1,970	\$10,300	\$1.97	\$249.92	\$0.05	\$2.02	\$10,549.80
35-22-27-9398-03-020	Block 3, Lot 2	6,800	\$1,970	\$13,397	\$1.97	\$325.07	\$0.05	\$2.02	\$13,722.01
35-22-27-9398-03-030	Block 3, Lot 3	3,500	\$1,970	\$6,895	\$1.97	\$167.32	\$0.05	\$2.02	\$7,062.80
35-22-27-9398-03-040	Block 3, Lot 4	4,025	\$1,970	\$7,930	\$1.97	\$192.41	\$0.05	\$2.02	\$8,122.22
35-22-27-9398-03-050	Block 3, Lot 5	16,612	\$1,970	\$32,728	\$1.97	\$794.13	\$0.05	\$2.02	\$33,522.06
35-22-27-9398-03-060	Block 3, Lot 6	4,900	\$1,970	\$9,654	\$1.97	\$234.24	\$0.05	\$2.02	\$9,887.92
35-22-27-9398-03-070 (3)	Block 3, Lot 7	5,000	\$1,970	\$0	\$0.00	\$239.02	\$0.05	\$0.05	\$239.02
35-22-27-9398-03-080	Block 3, Lot 8	8,500	\$1,970	\$16,746	\$1.97	\$406.34	\$0.05	\$2.02	\$17,152.51
35-22-27-9398-03-090	Block 3, Lot 9	185,700	\$1,375	\$255,421	\$1.38	\$8,877.27	\$0.05	\$1.42	\$264,298.06
35-22-27-9398-03-100	Block 3, Lot 10	172,000	\$1,375	\$236,577	\$1.38	\$8,222.35	\$0.05	\$1.42	\$244,799.49
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Total		1,150,000		\$2,040,572		\$54,975			\$2,095,547.08

(1) Includes the fees charged by the Property Appraiser and Tax Collector and an allowance for an early-payment discount.

(2) Includes both annual Series 2006 Bond debt service and O&M assessments.

(3) The Series 2006 Bond debt service assessment for this parcel has been prepaid and extinguished.

"EXHIBIT A"

Winter Garden Village at Fowler Groves Community Development District
Proposed Fiscal Year 2016 Annual Operations & Maintenance Budget
(October 1, 2015 through September 30, 2016)

	Actual Through 5 31 15	Projected Through 9 30 15	Total Projected FY15	FY 2015 Adopted Budget	FY 2016 Proposed Budget
<u>Revenues</u>					
Interest Income	\$192.05	\$0.00	\$192.05	\$0.00	\$0.00
On Roll O&M	52,763.58	\$0.00	52,763.58	52,501.21	52,501.21
Carry Forward Revenue	54,111.88	\$0.00	54,111.88	54,111.88	54,111.88
Reserve/First Quarter Operating Capital	30,000.00	\$0.00	30,000.00	30,000.00	30,000.00
Net Revenues	\$137,067.51	\$0.00	\$137,067.51	\$136,613.09	\$136,613.09
<u>General & Administrative Expenses</u>					
Trustee Fees	\$6,977.06	\$1,522.94	\$8,500.00	\$8,500.00	\$8,500.00
Management	10,000.00	\$5,000.00	15,000.00	15,000.00	15,000.00
Engineering	0.00	\$10,000.00	10,000.00	10,000.00	10,000.00
Dissemination Agent	1,500.00	\$0.00	1,500.00	500.00	500.00
Property Appraiser	22.00	\$1,500.00	1,522.00	1,522.00	1,522.00
District Legal Counsel	2,352.48	\$12,647.52	15,000.00	15,000.00	15,000.00
Assessment Administration	5,000.00	\$0.00	5,000.00	5,000.00	5,000.00
Audit	2,750.00	\$2,250.00	5,000.00	5,000.00	5,000.00
Telephone	64.63	\$35.37	100.00	100.00	100.00
Postage/Shipping	22.12	\$177.88	200.00	200.00	200.00
Copies	0.00	\$200.00	200.00	300.00	200.00
Legal Advertising	876.25	\$623.75	1,500.00	1,500.00	1,500.00
Bank Fees	296.06	\$203.94	500.00	500.00	500.00
Dues, Licenses, and Fees	175.00	\$1,725.00	1,900.00	2,000.00	1,900.00
Reserve/First Quarter Operating Capital	30,000.00	\$0.00	30,000.00	30,000.00	30,000.00
General Insurance	4,552.00	\$0.00	4,552.00	4,500.00	4,700.00
Website Creation, Maintenance	0.00	\$0.00	0.00	0.00	3,000.00
Pond & Other Maintenance	16,593.40	\$17,397.69	33,991.09	36,991.09	33,991.09
Total Expenses	\$81,181.00	\$53,284.09	\$134,465.09	\$136,613.09	\$136,613.09