



# **Winter Garden Village at Fowler Groves CDD**

## **June 2025 Financial Package**

June 30, 2025

**PFM Group Consulting LLC**  
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Orlando, FL 32817  
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**Winter Garden Village at Fowler Groves**  
Statement of Financial Position  
As of 6/30/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<b><u>Assets</u></b>					
<b><u>Current Assets</u></b>					
General Checking Account	\$335,479.28				\$335,479.28
Money Market Account	165,498.24				165,498.24
Prepaid Expenses	601.60				601.60
Due From Other Funds		\$7,596.60			7,596.60
Debt Service Reserve 2016A		651,282.00			651,282.00
Revenue 2016A		1,024,010.67			1,024,010.67
General 2016A		5,191.87			5,191.87
Total Current Assets	\$501,579.12	\$1,688,081.14	\$0.00	\$0.00	\$2,189,660.26
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$1,680,484.54	\$1,680,484.54
Amount To Be Provided				14,054,515.46	14,054,515.46
Total Investments	\$0.00	\$0.00	\$0.00	\$15,735,000.00	\$15,735,000.00
<b>Total Assets</b>	<b>\$501,579.12</b>	<b>\$1,688,081.14</b>	<b>\$0.00</b>	<b>\$15,735,000.00</b>	<b>\$17,924,660.26</b>
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$42,680.19				\$42,680.19
Due To Other Funds	7,596.60				7,596.60
Total Current Liabilities	\$50,276.79	\$0.00	\$0.00	\$0.00	\$50,276.79
<b><u>Long Term Liabilities</u></b>					
Revenue Bonds Payable - Long-Term				\$15,735,000.00	\$15,735,000.00
Total Long Term Liabilities	\$0.00	\$0.00	\$0.00	\$15,735,000.00	\$15,735,000.00
<b>Total Liabilities</b>	<b>\$50,276.79</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$15,735,000.00</b>	<b>\$15,785,276.79</b>
<b><u>Net Assets</u></b>					
Net Assets, Unrestricted	\$48,313.88				\$48,313.88
Net Assets - General Government	327,303.13				327,303.13
Current Year Net Assets - General Government	75,685.32				75,685.32
Net Assets, Unrestricted		\$1,848,415.04			1,848,415.04
Current Year Net Assets, Unrestricted		(19,113.90)			(19,113.90)
Net Assets - General Government		(141,220.00)			(141,220.00)
Net Assets, Unrestricted			\$48,551.67		48,551.67
Net Assets - General Government			(48,551.67)		(48,551.67)
<b>Total Net Assets</b>	<b>\$451,302.33</b>	<b>\$1,688,081.14</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,139,383.47</b>
<b>Total Liabilities and Net Assets</b>	<b>\$501,579.12</b>	<b>\$1,688,081.14</b>	<b>\$0.00</b>	<b>\$15,735,000.00</b>	<b>\$17,924,660.26</b>



**Winter Garden Village at Fowler Groves**  
Statement of Activities  
As of 6/30/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<b><u>Revenues</u></b>					
On-Roll Assessments	\$127,052.24				\$127,052.24
On-Roll Assessments		\$1,602,451.51			1,602,451.51
Total Revenues	<u>\$127,052.24</u>	<u>\$1,602,451.51</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$1,729,503.75</u>
<b><u>Expenses</u></b>					
Supervisor Fees	\$800.00				\$800.00
Trustee Services	7,255.71				7,255.71
Management	16,125.03				16,125.03
Engineering	9,352.50				9,352.50
Disclosure	1,000.00				1,000.00
District Counsel	12,133.00				12,133.00
Assessment Administration	5,000.00				5,000.00
Audit	4,100.00				4,100.00
Arbitrage	500.00				500.00
Postage & Shipping	18.39				18.39
Legal Advertising	221.46				221.46
Contingency	960.19				960.19
Web Site Maintenance	1,590.00				1,590.00
Dues, Licenses, and Fees	175.00				175.00
General Insurance	7,651.00				7,651.00
Principal Payment		\$1,015,000.00			1,015,000.00
Interest Payments		661,106.26			661,106.26
Total Expenses	<u>\$66,882.28</u>	<u>\$1,676,106.26</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$1,742,988.54</u>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$15,515.36				\$15,515.36
Interest Income		\$54,540.85			54,540.85
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$15,515.36</u>	<u>\$54,540.85</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$70,056.21</u>
<b>Change In Net Assets</b>	<b>\$75,685.32</b>	<b>(\$19,113.90)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$56,571.42</b>
<b>Net Assets At Beginning Of Year</b>	<b><u>\$375,617.01</u></b>	<b><u>\$1,707,195.04</u></b>	<b><u>\$0.00</u></b>	<b><u>\$0.00</u></b>	<b><u>\$2,082,812.05</u></b>
<b>Net Assets At End Of Year</b>	<b><u><u>\$451,302.33</u></u></b>	<b><u><u>\$1,688,081.14</u></u></b>	<b><u><u>\$0.00</u></u></b>	<b><u><u>\$0.00</u></u></b>	<b><u><u>\$2,139,383.47</u></u></b>



**Winter Garden Village at Fowler Groves**  
Budget to Actual  
For The Month Ending 6/30/2025

	Year To Date			FY 2025 Adopted Budget	Percentage
	Actual	Budget	Variance		
<b><u>Revenues</u></b>					
On-Roll Assessments	\$ 127,052.24	\$ 95,268.78	\$ 31,783.46	\$ 127,025.00	100.02%
Carry Forward Revenue	83,996.28	83,996.28	-	111,995.00	75.00%
<b>Net Revenues</b>	<b>\$ 211,048.52</b>	<b>\$ 179,265.06</b>	<b>\$ 31,783.46</b>	<b>\$ 239,020.00</b>	<b>88.30%</b>
<b><u>General &amp; Administrative Expenses</u></b>					
Supervisor Fees	\$ 800.00	\$ 600.03	\$ 199.97	\$ 800.00	100.00%
Trustee Services	7,255.71	7,499.97	(244.26)	10,000.00	72.56%
Management	16,125.03	16,125.03	-	21,500.00	75.00%
Engineering	9,352.50	15,000.03	(5,647.53)	20,000.00	46.76%
Disclosure	1,000.00	1,125.00	(125.00)	1,500.00	66.67%
Property Appraiser	-	3,750.03	(3,750.03)	5,000.00	0.00%
District Counsel	12,133.00	41,249.97	(29,116.97)	55,000.00	22.06%
Assessment Administration	5,000.00	3,750.03	1,249.97	5,000.00	100.00%
Reamortization Schedule	-	187.47	(187.47)	250.00	0.00%
Audit	4,100.00	3,150.00	950.00	4,200.00	97.62%
Arbitrage	500.00	375.03	124.97	500.00	100.00%
Postage & Shipping	18.39	112.50	(94.11)	150.00	12.26%
Copies	-	112.50	(112.50)	150.00	0.00%
Legal Advertising	221.46	1,500.03	(1,278.57)	2,000.00	11.07%
Contingency	960.19	2,250.00	(1,289.81)	3,000.00	32.01%
Meeting Room	-	225.00	(225.00)	300.00	0.00%
Office Supplies	-	74.97	(74.97)	100.00	0.00%
Web Site Maintenance	1,590.00	1,890.00	(300.00)	2,520.00	63.10%
Field Supplies (Other)	-	5,625.00	(5,625.00)	7,500.00	0.00%
Dues, Licenses, and Fees	175.00	150.03	24.97	200.00	87.50%
General Insurance	7,651.00	7,012.53	638.47	9,350.00	81.83%
Pond Maintenance	-	45,000.00	(45,000.00)	60,000.00	0.00%
Hurricane Cleanup	-	3,750.03	(3,750.03)	5,000.00	0.00%
Reserve	-	18,749.88	(18,749.88)	25,000.00	0.00%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 66,882.28</b>	<b>\$ 179,265.06</b>	<b>\$ (112,382.78)</b>	<b>\$ 239,020.00</b>	<b>27.98%</b>
<b>Total Expenses</b>	<b>\$ 66,882.28</b>	<b>\$ 179,265.06</b>	<b>\$ (112,382.78)</b>	<b>\$ -</b>	
<b>Income (Loss) from Operations</b>	<b>\$ 144,166.24</b>	<b>\$ -</b>	<b>\$ 144,166.24</b>	<b>\$ -</b>	
<b><u>Other Income (Expense)</u></b>					
Interest Income	\$ 15,515.36	\$ -	\$ 15,515.36	\$ -	
<b>Total Other Income (Expense)</b>	<b>\$ 15,515.36</b>	<b>\$ -</b>	<b>\$ 15,515.36</b>	<b>\$ -</b>	
<b>Net Income (Loss)</b>	<b>\$ 159,681.60</b>	<b>\$ -</b>	<b>\$ 159,681.60</b>	<b>\$ -</b>	