



Winter Garden Village at Fowler Groves CDD

August 2025 Financial Package

August 31, 2025

PFM Group Consulting LLC
3501 Quadrangle Blvd
Suite 270
Orlando, FL 32817
(407) 723-5900



Winter Garden Village at Fowler Groves
Statement of Financial Position
As of 8/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$311,508.13				\$311,508.13
Money Market Account	166,624.63				166,624.63
Prepaid Expenses	8,584.60				8,584.60
Debt Service Reserve 2016A		\$651,282.00			651,282.00
Revenue 2016A		1,043,528.87			1,043,528.87
General 2016A		5,228.78			5,228.78
Total Current Assets	<u>\$486,717.36</u>	<u>\$1,700,039.65</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$2,186,757.01</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$1,700,039.65	\$1,700,039.65
Amount To Be Provided				14,034,960.35	14,034,960.35
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$15,735,000.00</u>	<u>\$15,735,000.00</u>
Total Assets	<u><u>\$486,717.36</u></u>	<u><u>\$1,700,039.65</u></u>	<u><u>\$0.00</u></u>	<u><u>\$15,735,000.00</u></u>	<u><u>\$17,921,757.01</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$41,000.00				\$41,000.00
Total Current Liabilities	<u>\$41,000.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$41,000.00</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$15,735,000.00	\$15,735,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$15,735,000.00</u>	<u>\$15,735,000.00</u>
Total Liabilities	<u><u>\$41,000.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$15,735,000.00</u></u>	<u><u>\$15,776,000.00</u></u>
<u>Net Assets</u>					
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	70,100.35				70,100.35
Net Assets, Unrestricted		\$1,848,415.04			1,848,415.04
Current Year Net Assets, Unrestricted		(7,155.39)			(7,155.39)
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)
Total Net Assets	<u><u>\$445,717.36</u></u>	<u><u>\$1,700,039.65</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$2,145,757.01</u></u>
Total Liabilities and Net Assets	<u><u>\$486,717.36</u></u>	<u><u>\$1,700,039.65</u></u>	<u><u>\$0.00</u></u>	<u><u>\$15,735,000.00</u></u>	<u><u>\$17,921,757.01</u></u>



Winter Garden Village at Fowler Groves
Statement of Activities
As of 8/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<u>Revenues</u>					
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>
<u>Expenses</u>					
Supervisor Fees	\$1,600.00				\$1,600.00
Trustee Services	7,255.71				7,255.71
Management	19,708.37				19,708.37
Engineering	11,749.89				11,749.89
Disclosure	1,000.00				1,000.00
District Counsel	13,757.50				13,757.50
Assessment Administration	5,000.00				5,000.00
Audit	4,100.00				4,100.00
Arbitrage	500.00				500.00
Postage & Shipping	19.77				19.77
Legal Advertising	221.46				221.46
Contingency	960.19				960.19
Web Site Maintenance	2,110.00				2,110.00
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>\$75,808.89</u>	<u>\$1,676,106.26</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$1,751,915.15</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$18,857.00				\$18,857.00
Interest Income		\$66,499.36			66,499.36
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$18,857.00</u>	<u>\$66,499.36</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$85,356.36</u>
Change In Net Assets	\$70,100.35	(\$7,155.39)	\$0.00	\$0.00	\$62,944.96
Net Assets At Beginning Of Year	<u>\$375,617.01</u>	<u>\$1,707,195.04</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$2,082,812.05</u>
Net Assets At End Of Year	<u><u>\$445,717.36</u></u>	<u><u>\$1,700,039.65</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$2,145,757.01</u></u>



Winter Garden Village at Fowler Groves

Budget to Actual
For The Month Ending 8/31/2025

	Year To Date				
	Actual	Budget	Variance	FY 2025 Adopted Budget	Percentage
Revenues					
On-Roll Assessments	\$ 127,052.24	\$ 116,439.62	\$ 10,612.62	\$ 127,025.00	100.02%
Carry Forward Revenue	102,662.12	102,662.12	-	111,995.00	91.67%
Net Revenues	\$ 229,714.36	\$ 219,101.74	\$ 10,612.62	\$ 239,020.00	96.11%
General & Administrative Expenses					
Supervisor Fees	\$ 1,600.00	\$ 733.37	\$ 866.63	\$ 800.00	200.00%
Trustee Services	7,255.71	9,166.63	(1,910.92)	10,000.00	72.56%
Management	19,708.37	19,708.37	-	21,500.00	91.67%
Engineering	11,749.89	18,333.37	(6,583.48)	20,000.00	58.75%
Disclosure	1,000.00	1,375.00	(375.00)	1,500.00	66.67%
Property Appraiser	-	4,583.37	(4,583.37)	5,000.00	0.00%
District Counsel	13,757.50	50,416.63	(36,659.13)	55,000.00	25.01%
Assessment Administration	5,000.00	4,583.37	416.63	5,000.00	100.00%
Reamortization Schedule	-	229.13	(229.13)	250.00	0.00%
Audit	4,100.00	3,850.00	250.00	4,200.00	97.62%
Arbitrage	500.00	458.37	41.63	500.00	100.00%
Postage & Shipping	19.77	137.50	(117.73)	150.00	13.18%
Copies	-	137.50	(137.50)	150.00	0.00%
Legal Advertising	221.46	1,833.37	(1,611.91)	2,000.00	11.07%
Contingency	960.19	2,750.00	(1,789.81)	3,000.00	32.01%
Meeting Room	-	275.00	(275.00)	300.00	0.00%
Office Supplies	-	91.63	(91.63)	100.00	0.00%
Web Site Maintenance	2,110.00	2,310.00	(200.00)	2,520.00	83.73%
Field Supplies (Other)	-	6,875.00	(6,875.00)	7,500.00	0.00%
Dues, Licenses, and Fees	175.00	183.37	(8.37)	200.00	87.50%
General Insurance	7,651.00	8,570.87	(919.87)	9,350.00	81.83%
Pond Maintenance	-	55,000.00	(55,000.00)	60,000.00	0.00%
Hurricane Cleanup	-	4,583.37	(4,583.37)	5,000.00	0.00%
Reserve	-	22,916.52	(22,916.52)	25,000.00	0.00%
Total General & Administrative Expenses	\$ 75,808.89	\$ 219,101.74	\$ (143,292.85)	\$ 239,020.00	31.72%
Total Expenses	\$ 75,808.89	\$ 219,101.74	\$ (143,292.85)	\$ -	
Income (Loss) from Operations	\$ 153,905.47	\$ -	\$ 153,905.47	\$ -	
Other Income (Expense)					
Interest Income	\$ 18,857.00	\$ -	\$ 18,857.00	\$ -	
Total Other Income (Expense)	\$ 18,857.00	\$ -	\$ 18,857.00	\$ -	
Net Income (Loss)	\$ 172,762.47	\$ -	\$ 172,762.47	\$ -	