



Winter Garden Village at Fowler Groves CDD

December 2025 Financial Package

December 31, 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 12/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$390,811.32				\$390,811.32
Money Market Account	168,689.57				168,689.57
Assessments Receivable	127,025.00				127,025.00
Prepaid Expenses	565.14				565.14
Assessments Receivable		\$1,591,846.94			1,591,846.94
Debt Service Reserve 2016A		651,282.00			651,282.00
Revenue 2016A		2,082,401.15			2,082,401.15
General 2016A		5,299.39			5,299.39
Total Current Assets	<u>\$687,091.03</u>	<u>\$4,330,829.48</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$5,017,920.51</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$2,738,982.54	\$2,738,982.54
Amount To Be Provided				12,996,017.46	12,996,017.46
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>\$687,091.03</u></u>	<u><u>\$4,330,829.48</u></u>	<u><u>\$0.00</u></u>	<u><u>\$15,735,000.00</u></u>	<u><u>\$20,752,920.51</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$41,000.00				\$41,000.00
Deferred Revenue	127,025.00				127,025.00
Deferred Revenue		\$1,591,846.94			1,591,846.94
Total Current Liabilities	<u>\$168,025.00</u>	<u>\$1,591,846.94</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$1,759,871.94</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>\$168,025.00</u></u>	<u><u>\$1,591,846.94</u></u>	<u><u>\$0.00</u></u>	<u><u>\$15,735,000.00</u></u>	<u><u>\$17,494,871.94</u></u>
<u>Net Assets</u>					
Net Assets, Unrestricted	\$48,313.88				\$48,313.88
Net Assets - General Government	394,391.43				394,391.43
Current Year Net Assets - General Government	76,360.72				76,360.72
Net Assets, Unrestricted		\$1,853,145.25			1,853,145.25
Current Year Net Assets, Unrestricted		1,027,057.29			1,027,057.29
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>\$519,066.03</u></u>	<u><u>\$2,738,982.54</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$3,258,048.57</u></u>
Total Liabilities and Net Assets	<u><u>\$687,091.03</u></u>	<u><u>\$4,330,829.48</u></u>	<u><u>\$0.00</u></u>	<u><u>\$15,735,000.00</u></u>	<u><u>\$20,752,920.51</u></u>



Winter Garden Village at Fowler Groves
Statement of Activities
As of 12/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<u>Revenues</u>					
On-Roll Assessments	\$100,114.26				\$100,114.26
On-Roll Assessments		\$1,327,450.65			1,327,450.65
Total Revenues	<u>\$100,114.26</u>	<u>\$1,327,450.65</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$1,427,564.91</u>
<u>Expenses</u>					
Supervisor Fees	\$600.00				\$600.00
Trustee Services	6,216.65				6,216.65
Management	5,750.01				5,750.01
Disclosure	1,000.00				1,000.00
District Counsel	1,466.00				1,466.00
Assessment Administration	5,000.00				5,000.00
Postage & Shipping	1.48				1.48
Legal Advertising	48.93				48.93
Web Site Maintenance	375.00				375.00
Dues, Licenses, and Fees	175.00				175.00
General Insurance	8,584.60				8,584.60
Interest Payments		\$311,521.88			311,521.88
Total Expenses	<u>\$29,217.67</u>	<u>\$311,521.88</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$340,739.55</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$5,464.13				\$5,464.13
Interest Income		\$11,128.52			11,128.52
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$5,464.13</u>	<u>\$11,128.52</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$16,592.65</u>
Change In Net Assets	\$76,360.72	\$1,027,057.29	\$0.00	\$0.00	\$1,103,418.01
Net Assets At Beginning Of Year	<u>\$442,705.31</u>	<u>\$1,711,925.25</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$2,154,630.56</u>
Net Assets At End Of Year	<u><u>\$519,066.03</u></u>	<u><u>\$2,738,982.54</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$3,258,048.57</u></u>



Winter Garden Village at Fowler Groves

Budget to Actual
For The Month Ending 12/31/2025

	Year To Date			FY 2026 Adopted Budget	Percentage
	Actual	Budget	Variance		
<u>Revenues</u>					
On-Roll Assessments	\$ 100,114.26	\$ 31,756.26	\$ 68,358.00	\$ 127,025.00	78.81%
Carry Forward Revenue	19,761.00	19,761.00	-	79,043.95	25.00%
Net Revenues	\$ 119,875.26	\$ 51,517.26	\$ 68,358.00	\$ 206,068.95	58.17%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 600.00	\$ 399.99	\$ 200.01	\$ 1,600.00	37.50%
Trustee Services	6,216.65	2,499.99	3,716.66	10,000.00	62.17%
Management	5,750.01	5,750.01	-	23,000.00	25.00%
Engineering	-	5,000.01	(5,000.01)	20,000.00	0.00%
Disclosure	1,000.00	375.00	625.00	1,500.00	66.67%
Property Appraiser	-	1,250.01	(1,250.01)	5,000.00	0.00%
District Counsel	1,466.00	7,500.00	(6,034.00)	30,000.00	4.89%
Assessment Administration	5,000.00	1,250.01	3,749.99	5,000.00	100.00%
Reamortization Schedule	-	62.49	(62.49)	250.00	0.00%
Audit	-	1,025.01	(1,025.01)	4,100.00	0.00%
Arbitrage	-	125.01	(125.01)	500.00	0.00%
Tax Preparation	-	6.24	(6.24)	25.00	0.00%
Postage & Shipping	1.48	50.01	(48.53)	200.00	0.74%
Copies	-	50.01	(50.01)	200.00	0.00%
Legal Advertising	48.93	500.01	(451.08)	2,000.00	2.45%
Contingency	-	487.50	(487.50)	1,950.00	0.00%
Meeting Room	-	150.00	(150.00)	600.00	0.00%
Office Supplies	-	43.74	(43.74)	175.00	0.00%
Web Site Maintenance	375.00	675.00	(300.00)	2,700.00	13.89%
Field Supplies (Other)	-	1,875.00	(1,875.00)	7,500.00	0.00%
Dues, Licenses, and Fees	175.00	43.74	131.26	175.00	100.00%
General Insurance	8,584.60	2,104.02	6,480.58	8,416.10	102.00%
Pond Maintenance	-	15,000.00	(15,000.00)	60,000.00	0.00%
Hurricane Cleanup	-	999.99	(999.99)	4,000.00	0.00%
Reserve	-	4,294.47	(4,294.47)	17,177.85	0.00%
Total General & Administrative Expenses	\$ 29,217.67	\$ 51,517.26	\$ (22,299.59)	\$ 206,068.95	14.18%
Total Expenses	\$ 29,217.67	\$ 51,517.26	\$ (22,299.59)	\$ -	
Income (Loss) from Operations	\$ 90,657.59	\$ -	\$ 90,657.59	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 5,464.13	\$ -	\$ 5,464.13	\$ -	
Total Other Income (Expense)	\$ 5,464.13	\$ -	\$ 5,464.13	\$ -	
Net Income (Loss)	\$ 96,121.72	\$ -	\$ 96,121.72	\$ -	