



# Winter Garden Village at Fowler Groves CDD

## March 2026 Financial Package

March 31, 2026

**PFM Group Consulting LLC**  
3501 Quadrangle Blvd  
Suite 270  
Orlando, FL 32817  
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**Winter Garden Village at Fowler Groves**  
Statement of Financial Position  
As of 3/31/2026

	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	\$344,309.77				\$344,309.77
Money Market Account	170,049.65				170,049.65
Assessments Receivable	24,856.14				24,856.14
Prepaid Expenses	565.14				565.14
Assessments Receivable		\$246,793.26			246,793.26
Debt Service Reserve 2016A		651,282.00			651,282.00
Revenue 2016A		2,130,712.98			2,130,712.98
General 2016A		5,345.57			5,345.57
Total Current Assets	<u>\$539,780.70</u>	<u>\$3,034,133.81</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$3,573,914.51</u>
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$2,787,340.55	\$2,787,340.55
Amount To Be Provided				12,947,659.45	12,947,659.45
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>
<b>Total Assets</b>	<b><u>\$539,780.70</u></b>	<b><u>\$3,034,133.81</u></b>	<b><u>\$0.00</u></b>	<b><u>\$15,735,000.00</u></b>	<b><u>\$19,308,914.51</u></b>
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$5,221.25				\$5,221.25
Deferred Revenue	24,856.14				24,856.14
Deferred Revenue		\$246,793.26			246,793.26
Total Current Liabilities	<u>\$30,077.39</u>	<u>\$246,793.26</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$276,870.65</u>
<b><u>Long Term Liabilities</u></b>					
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>
<b>Total Liabilities</b>	<b><u>\$30,077.39</u></b>	<b><u>\$246,793.26</u></b>	<b><u>\$0.00</u></b>	<b><u>\$15,735,000.00</u></b>	<b><u>\$16,011,870.65</u></b>
<b><u>Net Assets</u></b>					
Net Assets, Unrestricted	\$48,313.88				\$48,313.88
Current Year Net Assets, Unrestricted	2,000.00				2,000.00
Net Assets - General Government	394,391.43				394,391.43
Current Year Net Assets - General Government	64,998.00				64,998.00
Net Assets, Unrestricted		\$1,853,145.25			1,853,145.25
Current Year Net Assets, Unrestricted		1,075,415.30			1,075,415.30
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><u>\$509,703.31</u></b>	<b><u>\$2,787,340.55</u></b>	<b><u>\$0.00</u></b>	<b><u>\$0.00</u></b>	<b><u>\$3,297,043.86</u></b>
<b>Total Liabilities and Net Assets</b>	<b><u>\$539,780.70</u></b>	<b><u>\$3,034,133.81</u></b>	<b><u>\$0.00</u></b>	<b><u>\$15,735,000.00</u></b>	<b><u>\$19,308,914.51</u></b>



**Winter Garden Village at Fowler Groves**  
Statement of Activities  
As of 3/31/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<b><u>Revenues</u></b>					
On-Roll Assessments	\$102,168.86				\$102,168.86
Other Revenue	2,000.00				2,000.00
On-Roll Assessments		\$1,345,053.68			1,345,053.68
Total Revenues	<u>\$104,168.86</u>	<u>\$1,345,053.68</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$1,449,222.54</u>
<b><u>Expenses</u></b>					
Supervisor Fees	\$1,200.00				\$1,200.00
Trustee Services	6,818.25				6,818.25
Management	11,500.02				11,500.02
Engineering	470.00				470.00
Disclosure	1,000.00				1,000.00
District Counsel	8,162.25				8,162.25
Assessment Administration	5,000.00				5,000.00
Audit	4,200.00				4,200.00
Tax Preparation	32.25				32.25
Postage & Shipping	1.48				1.48
Legal Advertising	173.83				173.83
Web Site Maintenance	1,350.00				1,350.00
Dues, Licenses, and Fees	175.00				175.00
General Insurance	7,983.00				7,983.00
Interest Payments		\$311,521.88			311,521.88
Total Expenses	<u>\$48,066.08</u>	<u>\$311,521.88</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$359,587.96</u>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$10,895.22				\$10,895.22
Interest Income		\$41,883.50			41,883.50
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$10,895.22</u>	<u>\$41,883.50</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$52,778.72</u>
<b>Change In Net Assets</b>	<b>\$66,998.00</b>	<b>\$1,075,415.30</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,142,413.30</b>
<b>Net Assets At Beginning Of Year</b>	<b><u>\$442,705.31</u></b>	<b><u>\$1,711,925.25</u></b>	<b><u>\$0.00</u></b>	<b><u>\$0.00</u></b>	<b><u>\$2,154,630.56</u></b>
<b>Net Assets At End Of Year</b>	<b><u><u>\$509,703.31</u></u></b>	<b><u><u>\$2,787,340.55</u></u></b>	<b><u><u>\$0.00</u></u></b>	<b><u><u>\$0.00</u></u></b>	<b><u><u>\$3,297,043.86</u></u></b>



**Winter Garden Village at Fowler Groves**  
Budget to Actual  
For The Month Ending 3/31/2026

Year To Date

	Actual	Budget	Variance	FY 2026 Adopted Budget	Percentage
<b>Revenues</b>					
On-Roll Assessments	\$ 102,168.86	\$ 63,512.52	\$ 38,656.34	\$ 127,025.00	80.43%
Other Revenue	2,000.00	-	2,000.00	-	0.00%
Carry Forward Revenue	39,522.00	39,522.00	-	79,043.95	2.53%
<b>Net Revenues</b>	<b>\$ 143,690.86</b>	<b>\$ 103,034.52</b>	<b>\$ 40,656.34</b>	<b>\$ 206,068.95</b>	<b>0.00%</b>
<b>General &amp; Administrative Expenses</b>					
Supervisor Fees	\$ 1,200.00	\$ 799.98	\$ 400.02	\$ 1,600.00	75.00%
Trustee Services	6,818.25	4,999.98	1,818.27	10,000.00	68.18%
Management	11,500.02	11,500.02	-	23,000.00	50.00%
Engineering	470.00	10,000.02	(9,530.02)	20,000.00	2.35%
Disclosure	1,000.00	750.00	250.00	1,500.00	66.67%
Property Appraiser	-	2,500.02	(2,500.02)	5,000.00	0.00%
District Counsel	8,162.25	15,000.00	(6,837.75)	30,000.00	27.21%
Assessment Administration	5,000.00	2,500.02	2,499.98	5,000.00	100.00%
Reamortization Schedule	-	124.98	(124.98)	250.00	0.00%
Audit	4,200.00	2,050.02	2,149.98	4,100.00	102.44%
Arbitrage	-	250.02	(250.02)	500.00	0.00%
Tax Preparation	32.25	12.48	19.77	25.00	129.00%
Postage & Shipping	1.48	100.02	(98.54)	200.00	0.74%
Copies	-	100.02	(100.02)	200.00	0.00%
Legal Advertising	173.83	1,000.02	(826.19)	2,000.00	8.69%
Contingency	-	975.00	(975.00)	1,950.00	0.00%
Meeting Room	-	300.00	(300.00)	600.00	0.00%
Office Supplies	-	87.48	(87.48)	175.00	0.00%
Web Site Maintenance	1,350.00	1,350.00	-	2,700.00	50.00%
Field Supplies (Other)	-	3,750.00	(3,750.00)	7,500.00	0.00%
Dues, Licenses, and Fees	175.00	87.48	87.52	175.00	100.00%
General Insurance	7,983.00	4,208.04	3,774.96	8,416.10	94.85%
Pond Maintenance	-	30,000.00	(30,000.00)	60,000.00	0.00%
Hurricane Cleanup	-	1,999.98	(1,999.98)	4,000.00	0.00%
Reserve	-	8,588.94	(8,588.94)	17,177.85	0.00%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 48,066.08</b>	<b>\$ 103,034.52</b>	<b>\$ (54,968.44)</b>	<b>\$ 206,068.95</b>	<b>0.00%</b>
<b>Total Expenses</b>	<b>\$ 48,066.08</b>	<b>\$ 103,034.52</b>	<b>\$ (54,968.44)</b>	<b>\$ -</b>	
<b>Income (Loss) from Operations</b>	<b>\$ 95,624.78</b>	<b>\$ -</b>	<b>\$ 95,624.78</b>	<b>\$ -</b>	
<b>Other Income (Expense)</b>					
Interest Income	\$ 10,895.22	\$ -	\$ 10,895.22	\$ -	
<b>Total Other Income (Expense)</b>	<b>\$ 10,895.22</b>	<b>\$ -</b>	<b>\$ 10,895.22</b>	<b>\$ -</b>	
<b>Net Income (Loss)</b>	<b>\$ 106,520.00</b>	<b>\$ -</b>	<b>\$ 106,520.00</b>	<b>\$ -</b>	