



# Winter Garden Village at Fowler Groves CDD

## April 2026 Financial Package

April 30, 2026

**PFM Management Services LLC**  
3501 Quadrangle Blvd  
Suite 270  
Orlando, FL 32817  
(407) 723-5900



**Winter Garden Village at Fowler Groves**  
**Statement of Financial Position**  
 As of 4/30/2026

	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	\$355,531.92				\$355,531.92
Money Market Account	170,503.89				170,503.89
Assessments Receivable	474.64				474.64
Prepaid Expenses	565.14				565.14
Assessments Receivable		\$7,695.06			7,695.06
Debt Service Reserve 2016A		651,282.00			651,282.00
Revenue 2016A		2,378,011.17			2,378,011.17
General 2016A		5,361.44			5,361.44
Total Current Assets	<u>\$527,075.59</u>	<u>\$3,042,349.67</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$3,569,425.26</u>
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$3,034,654.61	\$3,034,654.61
Amount To Be Provided				12,700,345.39	12,700,345.39
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>\$527,075.59</u></b>	<b><u>\$3,042,349.67</u></b>	<b><u>\$0.00</u></b>	<b><u>\$15,735,000.00</u></b>	<b><u>\$19,304,425.26</u></b>
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$600.00				\$600.00
Deferred Revenue	474.64				474.64
Deferred Revenue		\$7,695.06			7,695.06
Total Current Liabilities	<u>\$1,074.64</u>	<u>\$7,695.06</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$8,769.70</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>\$1,074.64</u></b>	<b><u>\$7,695.06</u></b>	<b><u>\$0.00</u></b>	<b><u>\$15,735,000.00</u></b>	<b><u>\$15,743,769.70</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	81,295.64				81,295.64
Net Assets, Unrestricted		\$1,853,145.25			1,853,145.25
Current Year Net Assets, Unrestricted		1,322,729.36			1,322,729.36
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>\$526,000.95</u></b>	<b><u>\$3,034,654.61</u></b>	<b><u>\$0.00</u></b>	<b><u>\$0.00</u></b>	<b><u>\$3,560,655.56</u></b>
<b>Total Liabilities and Net Assets</b>	<b><u>\$527,075.59</u></b>	<b><u>\$3,042,349.67</u></b>	<b><u>\$0.00</u></b>	<b><u>\$15,735,000.00</u></b>	<b><u>\$19,304,425.26</u></b>



**Winter Garden Village at Fowler Groves**  
Statement of Activities  
As of 4/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<b><u>Revenues</u></b>					
On-Roll Assessments	\$126,550.36				\$126,550.36
Other Revenue	2,000.00				2,000.00
On-Roll Assessments		\$1,584,151.88			1,584,151.88
Total Revenues	<u>\$128,550.36</u>	<u>\$1,584,151.88</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$1,712,702.24</u>
<b><u>Expenses</u></b>					
Supervisor Fees	\$1,800.00				\$1,800.00
Trustee Services	6,818.25				6,818.25
Management	13,416.69				13,416.69
Engineering	2,115.00				2,115.00
Disclosure	1,000.00				1,000.00
District Counsel	12,942.75				12,942.75
Assessment Administration	5,000.00				5,000.00
Audit	4,200.00				4,200.00
Arbitrage	500.00				500.00
Tax Preparation	32.25				32.25
Postage & Shipping	1.48				1.48
Legal Advertising	211.17				211.17
Web Site Maintenance	1,475.00				1,475.00
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>\$57,670.59</u>	<u>\$311,521.88</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$369,192.47</u>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$12,415.87				\$12,415.87
Interest Income		\$50,099.36			50,099.36
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$12,415.87</u>	<u>\$50,099.36</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$62,515.23</u>
<b>Change In Net Assets</b>	<b>\$83,295.64</b>	<b>\$1,322,729.36</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,406,025.00</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>\$526,000.95</u></u></b>	<b><u><u>\$3,034,654.61</u></u></b>	<b><u><u>\$0.00</u></u></b>	<b><u><u>\$0.00</u></u></b>	<b><u><u>\$3,560,655.56</u></u></b>



**Winter Garden Village at Fowler Groves**  
 Budget to Actual  
 For the Month Ending 4/30/2026

	Year To Date			FY 2026 Adopted Budget	Percentage
	Actual	Budget	Variance		
<b><u>Revenues</u></b>					
On-Roll Assessments	\$ 126,550.36	\$ 74,097.94	\$ 52,452.42	\$ 127,025.00	99.63%
Other Revenue	2,000.00	-	2,000.00	-	-
Carry Forward Revenue	46,109.00	46,109.00	-	79,043.95	58.33%
<b>Net Revenues</b>	<b>\$ 174,659.36</b>	<b>\$ 120,206.94</b>	<b>\$ 54,452.42</b>	<b>\$ 206,068.95</b>	<b>84.76%</b>
<b><u>General &amp; Administrative Expenses</u></b>					
Supervisor Fees	\$ 1,800.00	\$ 933.31	\$ 866.69	\$ 1,600.00	112.50%
Trustee Services	6,818.25	5,833.31	984.94	10,000.00	68.18%
Management	13,416.69	13,416.69	-	23,000.00	58.33%
Engineering	2,115.00	11,666.69	(9,551.69)	20,000.00	10.58%
Disclosure	1,000.00	875.00	125.00	1,500.00	66.67%
Property Appraiser	-	2,916.69	(2,916.69)	5,000.00	0.00%
District Counsel	12,942.75	17,500.00	(4,557.25)	30,000.00	43.14%
Assessment Administration	5,000.00	2,916.69	2,083.31	5,000.00	100.00%
Reamortization Schedule	-	145.81	(145.81)	250.00	0.00%
Audit	4,200.00	2,391.69	1,808.31	4,100.00	102.44%
Arbitrage	500.00	291.69	208.31	500.00	100.00%
Tax Preparation	32.25	14.56	17.69	25.00	129.00%
Postage & Shipping	1.48	116.69	(115.21)	200.00	0.74%
Copies	-	116.69	(116.69)	200.00	0.00%
Legal Advertising	211.17	1,166.69	(955.52)	2,000.00	10.56%
Contingency	-	1,137.50	(1,137.50)	1,950.00	0.00%
Meeting Room	-	350.00	(350.00)	600.00	0.00%
Office Supplies	-	102.06	(102.06)	175.00	0.00%
Web Site Maintenance	1,475.00	1,575.00	(100.00)	2,700.00	54.63%
Field Supplies (Other)	-	4,375.00	(4,375.00)	7,500.00	0.00%
Dues, Licenses, and Fees	175.00	102.06	72.94	175.00	100.00%
General Insurance	7,983.00	4,909.38	3,073.62	8,416.10	94.85%
Pond Maintenance	-	35,000.00	(35,000.00)	60,000.00	0.00%
Hurricane Cleanup	-	2,333.31	(2,333.31)	4,000.00	0.00%
Reserve	-	10,020.43	(10,020.43)	17,177.85	0.00%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 57,670.59</b>	<b>\$ 120,206.94</b>	<b>\$ (62,536.35)</b>	<b>\$ 206,068.95</b>	<b>27.99%</b>
<b>Total Expenses</b>	<b>\$ 57,670.59</b>	<b>\$ 120,206.94</b>	<b>\$ (62,536.35)</b>	<b>\$ -</b>	
<b>Income (Loss) from Operations</b>	<b>\$ 116,988.77</b>	<b>\$ -</b>	<b>\$ 116,988.77</b>	<b>\$ -</b>	
<b><u>Other Income (Expense)</u></b>					
Interest Income	\$ 12,415.87	\$ -	\$ 12,415.87	\$ -	
<b>Total Other Income (Expense)</b>	<b>\$ 12,415.87</b>	<b>\$ -</b>	<b>\$ 12,415.87</b>	<b>\$ -</b>	
<b>Net Income (Loss)</b>	<b>\$ 129,404.64</b>	<b>\$ -</b>	<b>\$ 129,404.64</b>	<b>\$ -</b>	