

Winter Garden Village at Fowler Groves CDD
Annual District Bond Debt (\$24,030,000 Series 2016 Bonds) & O&M Assessments

FY 2025-2026 Net O&M Assessments:	\$127,025
FY 2025-2026 Gross O&M Assessments (1):	\$132,318
FY 2025-2026 Net Series 2016 Bond Debt Service Assessments:	\$1,617,860
FY 2025-2026 Gross Series 2016 Bond Debt Service Assessments (1):	\$1,685,271
Total FY 2025-2026 Net Assessments:	\$1,744,885
Total FY 2025-2026 Gross Assessments:	\$1,817,589

ANNUAL O&M & BOND DEBT SERVICE ASSESSMENTS BY LOT

Parcel ID	Owner Name	Description	Square Feet	Bond Gross		Bond Gross		Bond Gross		With Reduced		Bond Gross		Gross Annual	Gross Annual	Gross Annual		Total	
				Annual Assmt./	Annual Assmt. - All	Annual	Units (1)	Assmt./Sq. Ft. (1)	Assmt. - All Units (1)	Bond Gross Annual	Assmt./Sq. Ft. (1)	Assmt./Sq. Ft. (1)	O&M - All	O&M/Sq. Ft.	O&M/Sq. Ft.	Assmt./Sq. Ft.	Assmt./Sq. Ft.	Annual CDD	Annual CDD
				1,000 Sq.Ft. (1)	Units (1)	Assmt./Sq. Ft. (1)	Assmt. - All Units (1)	Assmt./Sq. Ft. (1)	Assmt. - All Units (1)	Assmt./Sq. Ft. (1)	Assmt./Sq. Ft. (1)	Assmt./Sq. Ft. (1)	Assmt./Sq. Ft. (1)	Assmt./Sq. Ft. (1)	Assmt./Sq. Ft. (1)	Assmt./Sq. Ft. (1)	Assmt./Sq. Ft. (1)	Assmt./Sq. Ft. (1)	Assmt./Sq. Ft. (1)
				1,000 Sq.Ft. (1)	Units (1)	Assmt./Sq. Ft. (1)	Assmt. - All Units (1)	Assmt./Sq. Ft. (1)	Assmt. - All Units (1)	Assmt./Sq. Ft. (1)	Assmt./Sq. Ft. (1)	Assmt./Sq. Ft. (1)	Assmt./Sq. Ft. (1)	Assmt./Sq. Ft. (1)	Assmt./Sq. Ft. (1)	Assmt./Sq. Ft. (1)	Assmt./Sq. Ft. (1)	Assmt./Sq. Ft. (1)	Assmt./Sq. Ft. (1)
35-22-27-9398-02-010	FIFTH THIRD BANK	Block 2, Lot 1	4,230	\$1,375	\$4,955	\$1.17	\$4,820.05	\$1.14	\$486.70	\$0.12	\$1.25	\$5,306.75							
35-22-27-9398-01-010	DDR WINTER GARDEN LLC	Block 1, Lot 1	4,200	\$1,970	\$7,018	\$1.67	\$6,827.29	\$1.63	\$483.25	\$0.12	\$1.74	\$7,310.54							
35-22-27-9398-01-020	DDR WINTER GARDEN LLC	Block 1, Lot 2	5,570	\$1,970	\$9,307	\$1.67	\$9,053.70	\$1.63	\$640.88	\$0.12	\$1.74	\$9,694.58							
35-22-27-9398-01-030	DDR WINTER GARDEN LLC	Block 1, Lot 3	6,900	\$1,970	\$11,529	\$1.67	\$11,215.71	\$1.63	\$793.91	\$0.12	\$1.74	\$12,009.62							
35-22-27-9398-01-040	DDR WINTER GARDEN LLC	Block 1, Lot 4	5,876	\$1,970	\$9,818	\$1.67	\$9,550.71	\$1.63	\$676.09	\$0.12	\$1.74	\$10,226.80							
35-22-27-9398-01-050	DDR WINTER GARDEN LLC	Block 1, Lot 5	2,800	\$1,970	\$4,678	\$1.67	\$4,550.88	\$1.63	\$322.16	\$0.12	\$1.74	\$4,873.04							
35-22-27-9398-01-060	DDR WINTER GARDEN LLC	Block 1, Lot 6	4,121	\$1,970	\$6,886	\$1.67	\$6,698.47	\$1.63	\$474.16	\$0.12	\$1.74	\$7,172.63							
35-22-27-9398-01-070	MURPHY-WINTER GARDEN 1 L	Block 1, Lot 7	5,000	\$1,970	\$8,354	\$1.67	\$8,126.99	\$1.63	\$575.29	\$0.12	\$1.74	\$8,702.28							
35-22-27-9398-01-080	KFC U S PROPERTIES INC	Block 1, Lot 8	3,317	\$1,970	\$5,543	\$1.67	\$5,392.04	\$1.63	\$381.65	\$0.12	\$1.74	\$5,773.69							
35-22-27-9398-01-090	DDR WINTER GARDEN LLC	Block 1, Lot 9	11,296	\$1,970	\$18,874	\$1.67	\$18,361.20	\$1.63	\$1,299.71	\$0.12	\$1.74	\$19,660.91							
35-22-27-9398-01-100	DDR WINTER GARDEN LLC	Block 1, Lot 10	10,101	\$1,970	\$16,877	\$1.67	\$16,418.37	\$1.63	\$1,162.21	\$0.12	\$1.74	\$17,580.58							
35-22-27-9398-03-010	DDR WINTER GARDEN LLC	Block 3, Lot 1A	674,324	\$1,970	\$1,126,695	\$1.67	\$1,096,075.90	\$1.63	\$77,586.96	\$0.12	\$1.74	\$1,173,662.86							
35-22-27-9398-03-011	FOWLER GROVES MEDICAL DE	Block 3, Lot 1B	5,228	\$1,970	\$8,735	\$1.67	\$8,498.06	\$1.63	\$601.53	\$0.12	\$1.74	\$9,099.59							
35-22-27-9398-03-020	DDR WINTER GARDEN LLC	Block 3, Lot 2	6,800	\$1,970	\$11,362	\$1.67	\$11,053.25	\$1.63	\$782.40	\$0.12	\$1.74	\$11,835.65							
35-22-27-9398-03-030	DDR WINTER GARDEN LLC	Block 3, Lot 3	3,500	\$1,970	\$5,848	\$1.67	\$5,689.09	\$1.63	\$402.71	\$0.12	\$1.74	\$6,091.80							
35-22-27-9398-03-040	DDR WINTER GARDEN LLC	Block 3, Lot 4	4,025	\$1,970	\$6,726	\$1.67	\$6,542.74	\$1.63	\$463.11	\$0.12	\$1.74	\$7,005.85							
35-22-27-9398-03-050	DDR WINTER GARDEN LLC	Block 3, Lot 5	16,612	\$1,970	\$27,756	\$1.67	\$27,001.53	\$1.63	\$1,911.36	\$0.12	\$1.74	\$28,912.89							
35-22-27-9398-03-060	DDR WINTER GARDEN LLC	Block 3, Lot 6	4,900	\$1,970	\$8,187	\$1.67	\$7,964.53	\$1.63	\$563.79	\$0.12	\$1.74	\$8,528.32							
35-22-27-9398-03-070 (3)	HILL/GRAY SEVEN LLC	Block 3, Lot 7	5,000	\$1,970	\$0	\$0.00	\$0.00	\$0.00	\$575.29	\$0.12	\$0.12	\$575.29							
35-22-27-9398-03-080	CASLETON EXCHANGE II LLC	Block 3, Lot 8	8,500	\$1,970	\$14,202	\$1.67	\$13,816.08	\$1.63	\$978.00	\$0.12	\$1.74	\$14,794.08							
35-22-27-9398-03-090	TARGET CORP	Block 3, Lot 9	185,700	\$1,375	\$217,525	\$1.17	\$211,613.26	\$1.14	\$21,366.43	\$0.12	\$1.25	\$232,979.69							
35-22-27-9398-03-100	LOWES HOME CENTERS INC	Block 3, Lot 10	172,000	\$1,375	\$201,477	\$1.17	\$196,001.44	\$1.14	\$19,790.13	\$0.12	\$1.25	\$215,791.57							
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Total			1,150,000		\$1,732,350		\$1,685,271.29		\$132,318									\$1,817,589.00	

(1) Includes the fees charged by the Property Appraiser and Tax Collector and an allowance for an early-payment discount.

(2) Includes both annual Series 2016 Bond debt service and O&M assessments.

(3) The Series 2016 Bond debt service assessment for this parcel has been prepaid and extinguished.