



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

FY 2026-2027 Net O&M Assessments:	\$127,025
FY 2026-2027 Gross O&M Assessments (1):	\$132,318
FY 2026-2027 Net Series 2016 Bond Debt Service Assessments:	\$1,617,860
FY 2026-2027 Gross Series 2016 Bond Debt Service Assessments (1):	\$1,685,271
Total FY 2026-2027 Net Assessments:	\$1,744,885
Total FY 2026-2027 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		Gross Annual	Gross Annual	Total Gross	Total Gross
				Annual Assmt./	Annual Assmt. - All	Annual	Annual	Annual	O&M - All	O&M/Sq. Ft.	O&M/Sq. Ft.	Annual	Annual CDD
				1,000 Sq.Ft. (1)	Units (1)	Assmt./Sq. Ft. (1)	Assmt./Sq. Ft. (1)	Units (1)	Units (1)	(1)	(1)	(1)	(1)(2)
35-22-27-9398-02-010	FIFTH THIRD BANK	Block 2, Lot 1	4,230	\$1,375	\$4,937	\$1.17	\$468.73			\$0.11	\$1.25	\$5,288.78	
35-22-27-9398-01-010	DDR WINTER GARDEN LLC	Block 1, Lot 1	4,200	\$1,970	\$6,993	\$1.66	\$465.41			\$0.11	\$1.74	\$7,292.70	
35-22-27-9398-01-020	DDR WINTER GARDEN LLC	Block 1, Lot 2	5,570	\$1,970	\$9,273	\$1.66	\$617.22			\$0.11	\$1.74	\$9,670.92	
35-22-27-9398-01-030	DDR WINTER GARDEN LLC	Block 1, Lot 3	6,900	\$1,970	\$11,488	\$1.66	\$764.60			\$0.11	\$1.74	\$11,980.31	
35-22-27-9398-01-040	DDR WINTER GARDEN LLC	Block 1, Lot 4	5,876	\$1,970	\$9,782	\$1.66	\$651.13			\$0.11	\$1.74	\$10,201.84	
35-22-27-9398-01-050	DDR WINTER GARDEN LLC	Block 1, Lot 5	2,800	\$1,970	\$4,661	\$1.66	\$310.27			\$0.11	\$1.74	\$4,861.15	
35-22-27-9398-01-060	DDR WINTER GARDEN LLC	Block 1, Lot 6	4,121	\$1,970	\$6,861	\$1.66	\$456.65			\$0.11	\$1.74	\$7,155.12	
35-22-27-9398-01-070	MURPHY-WINTER GARDEN 1 LLC	Block 1, Lot 7	5,000	\$1,970	\$8,324	\$1.66	\$554.05			\$0.11	\$1.74	\$8,681.04	
35-22-27-9398-01-080	KFC U S PROPERTIES INC	Block 1, Lot 8	3,317	\$1,970	\$5,523	\$1.66	\$367.56			\$0.11	\$1.74	\$5,759.60	
35-22-27-9398-01-090	DDR WINTER GARDEN LLC	Block 1, Lot 9	11,296	\$1,970	\$18,806	\$1.66	\$1,251.72			\$0.11	\$1.74	\$19,612.92	
35-22-27-9398-01-100	DDR WINTER GARDEN LLC	Block 1, Lot 10	10,101	\$1,970	\$16,816	\$1.66	\$1,119.30			\$0.11	\$1.74	\$17,537.67	
35-22-27-9399-02-000	CL SHOPS AT THE GROVE FL LLC	Lot 2	3882	\$1,970	\$6,463	\$1.66	\$430.17			\$0.11	\$0.11	\$430.17	
35-22-27-9399-03-000	CL SHOPS AT THE GROVE FL LLC	Lot 3	11168	\$1,970	\$18,593	\$1.66	\$1,237.54			\$0.11	\$0.11	\$1,237.54	
35-22-27-9399-04-000	CL SHOPS AT THE GROVE FL LLC	Lot 4	10126	\$1,970	\$16,858	\$1.66	\$1,122.07			\$0.11	\$0.11	\$1,122.07	
35-22-27-9399-05-000	CL SHOPS AT THE GROVE FL LLC	Lot 5	10748	\$1,970	\$17,894	\$1.66	\$1,191.00			\$0.11	\$0.11	\$1,191.00	
35-22-27-9399-06-000	CL SHOPS AT THE GROVE FL LLC	Lot 6	8161	\$1,970	\$13,587	\$1.66	\$904.33			\$0.11	\$0.11	\$904.33	
35-22-27-9399-01-000	DDR WINTER GARDEN LLC	Block 3, Lot 1A	674,324	\$1,970	\$1,049,249	\$1.56	\$74,722.49			\$0.11	\$1.74	\$1,170,798.39	
35-22-27-9398-03-011	FOWLER GROVES MEDICAL DEVELOPERS LLC	Block 3, Lot 1B	5,228	\$1,970	\$8,704	\$1.66	\$579.32			\$0.11	\$1.74	\$9,077.38	
35-22-27-9398-03-020	DDR WINTER GARDEN LLC	Block 3, Lot 2	6,800	\$1,970	\$11,321	\$1.66	\$753.51			\$0.11	\$1.74	\$11,806.76	
35-22-27-9398-03-030	DDR WINTER GARDEN LLC	Block 3, Lot 3	3,500	\$1,970	\$5,827	\$1.66	\$387.84			\$0.11	\$1.74	\$6,076.93	
35-22-27-9398-03-040	DDR WINTER GARDEN LLC	Block 3, Lot 4	4,025	\$1,970	\$6,701	\$1.66	\$446.01			\$0.11	\$1.74	\$6,988.75	
35-22-27-9398-03-050	DDR WINTER GARDEN LLC	Block 3, Lot 5	16,612	\$1,970	\$27,656	\$1.66	\$1,840.79			\$0.11	\$1.74	\$28,842.32	
35-22-27-9398-03-060	DDR WINTER GARDEN LLC	Block 3, Lot 6	4,900	\$1,970	\$8,158	\$1.66	\$542.97			\$0.11	\$1.74	\$8,507.50	
35-22-27-9398-03-070 (3)	HILL/GRAY SEVEN LLC	Block 3, Lot 7	5,000	\$1,970	\$0	\$0.00	\$554.05			\$0.11	\$0.11	\$554.05	
35-22-27-9398-03-080	CASLETON EXCHANGE II LLC	Block 3, Lot 8	8,500	\$1,970	\$14,151	\$1.66	\$941.89			\$0.11	\$1.74	\$14,757.97	
35-22-27-9398-03-090	TARGET CORP	Block 3, Lot 9	185,700	\$1,375	\$216,742	\$1.17	\$20,577.60			\$0.11	\$1.25	\$232,190.86	
35-22-27-9398-03-100	LOWES HOME CENTERS INC	Block 3, Lot 10	172,000	\$1,375	\$200,752	\$1.17	\$19,059.49			\$0.11	\$1.25	\$215,060.93	
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Total			1,194,085		\$1,726,120		\$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.