Winter Garden Village at Fowler Groves Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817 | Phone: 407.723.5900

http://wgvcdd.com/

The following is the proposed agenda for the Winter Garden Village at Fowler Groves Community Development District Board of Supervisors' Meeting scheduled to be held on **Wednesday, October 28, 2026, at 11:30 a.m. at 3501 Quadrangle Blvd., Suite 197, Orlando, FL 32817.**

For those unable to attend in person, please use the conference call information:

Dial-In: 1-844-621-3956 Access Code: 2538 323 7190

BOARD OF SUPERVISORS' MEETING AGENDA

Administrative Matters

- Roll call to confirm a quorum
- Public Comment Period

1. **Consideration of Nomination(s) for:**
   - **Vacant Seat 2** (Term Expires November 2028)
   - **Vacant Seat 5** (Term Expires November 2026)
   - **Swearing In New Supervisor (s)**
2. **Consideration of Minutes of the July 22, 2026, Board of Supervisor's Meeting**
3. **Consideration of Memorandum of Section 189.0694, Florida Statutes (FY26 Performance Measures and Standards Reporting)**

Business Matters

4. **Consideration of Resolution 2027-01, Adopting a Fiscal Year 2026 Amended O&M Budget**
5. **Consideration of Resolution 2027-02, Adopting a Records Retention Policy**
6. **Ratification of the Pond Repair Agreement with Dragon Fly Pond Works**
7. **Ratification of the Non-Ad Valorem Assessment Administration Agreement with the Orange County Property Appraisers Office**
8. **Review and Acceptance of Fiscal Year 2025 Audit Report**
9. **Ratification of Payment Authorization Nos. 275 - 282**
10. **Review of District's Financial Position**

Other Business

Staff Reports

- **District Counsel**
- **District Engineer**
- **District Manager**
  - **Field Services Report**

Audience Comments

Supervisor Requests

Adjournment

pfm

Winter Garden Village at Fowler Groves Community Development District

Consideration of Nomination(s) for:

- Vacant Seat 2 (Term Expires November 2028)
- Vacant Seat 5 (Term Expires November 2026)
- Swearing In New Supervisor (s)

Winter Garden Village at Fowler Groves Community Development District

Consideration of Minutes of the:

- **July 22, 2026, Board of Supervisor's Meeting**

MINUTES OF MEETING

WINTER GARDEN VILLAGE AT FOWLER GROVES COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Wednesday, July 22, 2026, at 11:30 a.m.
3501 Quadrangle Blvd., Suite 197
Orlando, FL 32817

Board Members present and constituting a quorum:

Doris Houck	Chair
Jeff Calvert	Vice Chair
Ron Houck	Assistant Secretary

Also present:

Jane Gaarlandt	PFM	
Gazmin Kerr	PFM	
Rick Montenjano	PFM	
Grace Rinaldi	Kilinski Van Wyk	(via phone)
Yaima Rodriguez Morales	TRIAD	
Jason Mahoney	NV5	(via phone)

FIRST ORDER OF BUSINESS **Call to Order and Roll Call to Confirm Quorum**

The meeting of the Winter Garden Village at Fowler Groves Community Development District Board of Supervisors was called to order at 11:30 a.m. Board Members and Staff present are outlined above.

SECOND ORDER OF BUSINESS **Public Comment Period**

There were no members of the public present.

THIRD ORDER OF BUSINESS **Consideration of Nomination(s) for:**
- **Vacant Seat 2 (Term Expires November 2028)**
- **Vacant Seat 5 (Term Expires November 2026)**
- **Swearing In New Supervisor (s)**

Ms. Kerr asked the Board if there were any nominations for Seat 2 and Seat 5.

Ms. Gaarlandt noted District Management is trying to contact the Landowner and will follow up.

She noted if there is no response from the owner the Board can nominate an individual following the Landowner's Election.

There were no nominations at this time.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the:

- **April 22, 2026, Board of Supervisor's Meeting**
- **June 2, 2026, Board of Supervisor's Special Meeting**

The Board reviewed the minutes.

On MOTION by Ms. Houck, seconded by Mr. Houck, with all in favor, the Board approved the Minutes of the April 22, 2026, Board of Supervisors' Meeting and the June 2, 2026 Board of Supervisors Special Meeting.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-05, Adopting the Annual Meeting Schedule for Fiscal Year 2026-2027.

Ms. Kerr reviewed the meeting schedule with the Board, meeting on the 4th Wednesday, quarterly at 11:30. a.m. at the current location.

On MOTION by Ms. Houck, seconded by Mr. Calvert, with all in favor, the Board approved Resolution 2026-05, Adopting the Annual Meeting Schedule for Fiscal Year 2026-2027 meeting on the 4th Wednesday, quarterly at 11:30. a.m. at 3501 Quadrangle Blvd. Suite 197, Orlando, FL 32817.

SIXTH ORDER OF BUSINESS

Consideration of Memorandum of Section 189.0694, Florida Statutes (FY27 Performance Measures and Standards Reporting)

Ms. Kerr reviewed the Memorandum with the Board.

Ms. Gaarlandt noted that no changes have been made and it is similar to what was adopted for the current year.

On MOTION by Mr. Calvert, seconded by Mr. Houck, with all in favor, the Board approved the Memorandum of Section 189.0694, Florida Statutes (FY27 Performance Measures and Standards Reporting) and authorized the Chair to execute the FY 26 Performance Measures and Standards Reporting form.

SEVENTH ORDER OF BUSINESS

Public Hearing on the Adoption of the District's Fiscal year 2026-2027 Budget

- **Public Comments**
- **Board Comments**

A. **Consideration of Resolution 2026-06, Adopting a Fiscal Year 2026-2027 Budget and Appropriating Funds**
B. **Consideration of Resolution 2026-07, Adopting an Assessment Roll**

Ms. Kerr noted that the Public Hearing was noticed as required per Florida Statutes.

On MOTION by Ms. Houck, seconded by Mr. Calvert, with all in favor, the Board Opened the Public Hearing.

Ms. Kerr noted that the budget has not changed since it was previously reviewed at the proposed budget meeting.

The Board briefly discussed the Budget in regard to the pond.

Ms. Gaarlandt noted the Pond maintenance Budget line item has been reduced to $30,000.00.

There were no members of the public present.

On MOTION by Mr. Calvert, seconded by Mr. Houck, with all in favor, the Board closed the Public Hearing.

There were no Board comments.

On MOTION by Ms. Houck, seconded by Mr. Calvert, with all in favor, the Board approved Resolution 2026-06, Adopting a Fiscal Year 2026-2027 Budget and Appropriating Funds.

On MOTION by Ms. Houck, seconded by Mr. Calvert, with all in favor, the Board approved Resolution 2026-07, Adopting an Assessment Roll.

EIGHTH ORDER OF BUSINESS

Public Heating on the Adoption of the District's Amended and Restate Rules of Procedure

- **Public Comments**
- **Board Comments**

A. **Consideration of Resolution 2026-08, Adoption of the District's Amended**

and Restated Rules of Procedure

Ms. Kerr asked for a motion to open the Public Hearing.

On MOTION by Ms. Houck, seconded by Mr. Calvert, with all in favor, the Board opened the Public Hearing.

Ms. Rinaldi reviewed Resolution 2026-08 and reviewed the updates to the Rules of Procedure. s.

There were no members of the public present.

On MOTION by Ms. Houck, seconded by Mr. Calvert, with all in favor, the Board closed the Public Hearing.

There were no Board comments.

On MOTION by Ms. Houck, seconded by Mr. Houck, with all in favor, the Board approved Resolution 2026-08, Adoption of the District's Amended and Restated Rules of Procedure.

NINTH ORDER OF BUSINESS **Ratification of the Pond Repair Agreement with Dragon Fly Pond Works**

Ms. Gaarlandt noted the proposal was previously approved; however, the Winter Garden Malls maintenance vendor had cleaned up the Pond. That portion was removed and the updated proposal has been reviewed by the Engineer, and it is awaiting signature and a cover agreement.

This item was deferred.

TENTH ORDER OF BUSINESS **Review and Acceptance of the Annual Engineer's Inspection Report**

Mr. Mahoney gave an overview of the Engineer's Inspection Report.

On MOTION by Ms. Houck, seconded by Mr. Calvert, with all in favor, the Board accepted the Annual Engineer's Inspection Report.

ELEVENTH ORDER OF BUSINESS **Ratification of Payment Authorization Nos. 270-274**

The Board reviewed the Payment Authorizations.

On MOTION by Ms. Houck, seconded by Mr. Houck, with all in favor, the Board ratified Payment Authorization Nos. 270-274.

TWELFTH ORDER OF BUSINESS **Review of the District's Financial Position**

Ms. Kerr noted the District's Financials were updated through the end of June.

The Board reviewed the financials.

There was no action required by the Board.

THIRTEENTH ORDER OF BUSINESS **Staff Reports**

District Counsel- No report.

District Engineer – No report.

District Manager – Next Meeting October 28, 2026

Field Services Report – The Board reviewed the report.

FOURTEENTH ORDER OF BUSINESS **Audience Comments and Supervisors Requests, Adjourn**

There was no further business to discuss.

Ms. Kerr called for a motion to adjourn.

On MOTION by Ms. Houck, seconded by Mr. Houck, with all in favor, the Special Board of Supervisors' Meeting of the Winter Garden Village at Fowler Groves CDD was adjourned at 12:00 p.m.

_____ _____

Secretary/Assistant Secretary Chair/Vice-Chair

Winter Garden Village at Fowler Groves Community Development District

Consideration of Memorandum of Section 189.0694, Florida Statutes

(FY26 Performance Measures and Standards Reporting)

Winter Garden Village at Fowler Groves Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisors meetings per fiscal year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held during the fiscal year as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) Board meetings were held during the fiscal year.

Achieved: Yes ☒ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each Board meeting at least seven (7) days in advance, as specified in Section 190.006(9), *Florida Statutes*, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper and/or via electronic communication.

Standard: 100% of meetings were advertised with seven (7) days' notice per statute by at least two methods (i.e., newspaper, District website, electronic communications).

Achieved: Yes ☒ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☒ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

Objective: Engineer or Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Field Manager and/or District Engineer's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes ☒ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per fiscal year as evidenced by District Engineer's report related to the District's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District's Engineer.

Achieved: Yes ☒ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board on or before June 15 and final budget was adopted by September 30, as evidenced by meeting minutes and budget documents listed on the District's website and/or the District's records.

Standard: 100% of budget approval and adoption procedures and documents were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☒ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous fiscal years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: The District's website contains 100% of the following information: the most recent annual audit, most recently adopted fiscal year budget with any amendments, and the most recent agenda package with updated financial statements.

Achieved: Yes ☒ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the District's website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval of the annual audit; publishing annual audit on the District's website and timely transmission of the annual audit to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☒ No ☐

Chair/Vice Chair:_____ Date:_____

Print Name:_____

Winter Garden Village at Fowler Groves Community Development District

District Manager:_____ Date:_____

Print Name:_____

Winter Garden Village at Fowler Groves Community Development District

Winter Garden Village at Fowler Groves Community Development District

Consideration of Resolution 2027-01, Adopting a Fiscal Year 2026 Amended O&M Budget

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINTER GARDEN VILLAGE AT FOWLER GROVES COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; PROVIDING FOR WEBSITE POSTING; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Winter Garden Village at Fowler Groves Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the City of Winter Garden, Florida; and

WHEREAS, the Board of Supervisors (the "**Board**") previously adopted its budget ("**Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"); and

WHEREAS, the District Manager has prepared an amended budget to reflect changes in the actual appropriations of the Budget (the "**Amended Budget**"); and

WHEREAS, Chapters 189 and 190, Florida Statutes, and the resolution adopting the Budget (the "**Adoption Resolution**"), authorize the Board to amend the Budget within sixty (60) days following the end of Fiscal Year 2026; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WINTER GARDEN VILLAGE AT FOWLER GROVES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET AMENDMENT.

a. The Board has reviewed the District Manager's proposed Amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and approves certain amendments to the Amended Budget, as shown in Section 2 below.

b. The Amended Budget, attached as **Exhibit A** and incorporated by reference, as amended by the Board (the "**Adopted Annual Budget**"), is adopted in accordance with Sections 190.008(2)(a) and 189.016(6)(c), *Florida Statutes*; provided, however, that the comparative figures contained in the Adopted Annual Budget may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2026.

c. The Adopted Annual Budget will be maintained in the office of the District Manager and the District's Records Office and identified as "The Adopted Budget for Winter Garden Village at Fowler Groves Community Development District for the Fiscal Year Ending September 30, 2026, as further amended and adopted by the Board of Supervisors effective October 28, 2026."

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sums set forth below, to be raised by special assessments or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during Fiscal Year 2026, to be divided and appropriated in the following fashion:

GENERAL FUND	$_____
DEBT SERVICE FUND – SERIES 2016	$_____
TOTAL ALL FUNDS	$_____

SECTION 3. CONFLICTS. This Resolution is intended to amend, in part, the Adoption Resolution, which remains in full force and effect except as otherwise provided herein. All terms of the Adoption Resolution that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution does not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. WEBSITE POSTING. In accordance with Section 189.016(7), *Florida Statutes*, the District Manager must post the Adopted Annual Budget on the District's official website within five (5) days after adoption of this Resolution, and the Adopted Annual Budget must remain on the website for at least two (2) years.

SECTION 6. EFFECTIVE DATE. This Resolution takes effect upon adoption.

PASSED AND ADOPTED this 28th day of October 2026.

ATTEST:

WINTER GARDEN VILLAGE AT FOWLER GROVES COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

Exhibit A: Amended Fiscal Year 2026 Budget

Exhibit A:
Amended Fiscal Year 2026 Budget

[*Attached Beginning on Following Page*]

Winter Garden Village @ Fowler Groves

FY 2026 Amended O&M Budget

	FY 2026 Adopted Budget	FY 2026 Amended Budget
Revenues		
On-Roll Assessments	$ 127,025.00	$ 127,025.00
Carry Forward Revenue	79,043.95	79,043.95
Net Revenues	**$ 206,068.95**	**$ 206,068.95**
General & Administrative Expenses		
Supervisor Fees	$ 1,600.00	$ 3,000.00
Trustee Services	10,000.00	10,000.00
Management	23,000.00	23,000.00
Engineering	20,000.00	20,000.00
Disclosure	1,500.00	1,500.00
Property Appraiser	5,000.00	5,000.00
District Counsel	30,000.00	30,000.00
Assessment Administration	5,000.00	5,000.00
Reamortization Schedule	250.00	250.00
Audit	4,100.00	4,100.00
Tax Preparation Fee	25.00	40.00
Arbitrage	500.00	500.00
Postage & Shipping	200.00	200.00
Copies	200.00	200.00
Legal Advertising	2,000.00	2,000.00
Contingency	1,950.00	1,950.00
Meeting Room	600.00	600.00
Office Supplies	175.00	175.00
Web Site Maintenance	2,700.00	2,700.00
Field Supplies (Other)	7,500.00	7,500.00
Dues, Licenses, and Fees	175.00	175.00
General Insurance	8,416.10	8,416.10
Pond Maintenance	60,000.00	60,000.00
Hurricane Cleanup	4,000.00	4,000.00
Reserve	17,177.85	15,762.85
Total General & Administrative Expenses	**$ 206,068.95**	**$ 206,068.95**
Total Expenses	**$ 206,068.95**	**$ 206,068.95**
Income (Loss) from Operations	**$ -**	**$ -**

Winter Garden Village at Fowler Groves Community Development District

Consideration of Resolution 2027-02, Adopting a Records Retention Policy

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINTER GARDEN VILLAGE AT FOWLER GROVES COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Winter Garden Village at Fowler Groves Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the City of Winter Garden, Florida; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, Section 257.36(5), *Florida Statutes*, requires the District to establish and maintain an active and continuing program for the economical and efficient management of records and to provide for the appointment of a records management liaison officer (the "Records Management Liaison Officer"); and

WHEREAS, the District desires for the Records Management Liaison Officer to be an employee of the District Manager; and

WHEREAS, the District desires to authorize the District's records custodian to appoint a Records Management Liaison Officer, which may or may not be the District's records custodian; and

WHEREAS, the District desires to prescribe duties of the Records Management Liaison Officer and provide for the assignment of additional duties; and

WHEREAS, the District's Board of Supervisors (the "Board") finds that it is in the best interests of the District to adopt by resolution a Records Retention Policy (the "Policy") for immediate use and application; and

WHEREAS, the Board finds that it is in the best interest of the District that electronic records be considered the official record of the District and any paper originals deemed to be duplicates, which may be disposed of subject to any appliable statute, rule, or ordinance requiring retainage of the physical copy; and

WHEREAS, the District desires to provide for future amendment of the Records Retention Policy.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WINTER GARDEN VILLAGE AT FOWLER GROVES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The District hereby authorizes the District's records custodian to appoint a Records Management Liaison Officer and report such appointment to the appropriate State of Florida agencies. A Records Management Liaison Officer shall be an employee of the District or the District Manager. The Board, and the District's records custodian, shall each have the individual power to remove the Records

Management Liaison Officer at any time for any reason. Immediately following the removal or resignation of a Records Management Liaison Officer, the District's records custodian shall appoint a replacement Records Management Liaison Officer.

SECTION 2. The duties of the Records Management Liaison Officer shall include the following:

A. Serve as the District's contact with the Florida Department of State, State Library and Archives of Florida;

B. Coordinate the District's records inventory;

C. Maintain records retention and disposition forms;

D. Coordinate District records management training;

E. Develop records management procedures consistent with the attached Policy, as amended;

F. Participate in the development of the District's development of electronic record keeping systems;

G. Submit annual compliance statements;

H. Work with the Florida Department of State, State Library and Archives of Florida to establish individual retention schedules for the District, from time to time and as may be necessary; and

I. Such other duties as may be assigned by the Board or the District's records custodian in the future.

SECTION 3. The District hereby adopts as its Records Retention Policy the applicable provisions of Section 257.36(5), *Florida Statutes*, the rules adopted by the Division of Library and Information Services of the Department of State (the "Division") pursuant to Section 257.36, *Florida Statutes*, and the General Records Schedules established by the Division. However, the District will retain certain records longer than required by the General Records Schedules established by the Division as set forth in **Exhibit A**. To the extent the above statute, rules, or schedules are amended or supplemented in the future, the District's Records Retention Policy shall automatically incorporate such amendment or supplement provided that such automatic amendment shall not reduce the retention times set forth in **Exhibit A**. The Records Retention Policy shall remain in full force and effect until such time as the Board amends the Policy.

SECTION 4. In accordance with section 668.50, *Florida Statutes*, and section 119.01, *Florida Statutes*, the Board finds that the electronic record shall be considered the official record and any paper originals are hereby duplicates which may be disposed of unless required to be preserved by any appliable statute, rule, or ordinance.

SECTION 5. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed and shall supersede any prior resolution related to the District's Records Retention Policy.

PASSED AND ADOPTED this 28th day of October 2026.

ATTEST:

WINTER GARDEN VILLAGE AT FOWLER GROVES COMMUNITY DEVELOPMENT DISTRICT

_____ _____

Secretary / Assistant Secretary _ Chair/Vice Chair, Board of Supervisors

Exhibit A: District Amendments to General Records Schedules Established by the Division

Exhibit A: District Amendments to General Records Schedules Established by the Division

ADVERTISEMENTS: LEGAL (Item #25)
The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to proceedings under uniform method of collection of debt assessments permanently. The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to the levy of assessments securing bonds for five (5) fiscal years provided applicable audits have been released, or until three (3) calendar years after related bonds are redeemed, whichever is later.

AUDITS: INDEPENDENT (Item #56)
The District shall retain the record copy of independent audits for ten (10) fiscal years or until three (3) calendar years after all related bonds are redeemed, whichever is later.

DISBURSEMENT RECORDS: DETAIL (Item #340)
The District shall retain the record copy of disbursement records relating to the use of bonds for five (5) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

DISBURSEMENT RECORDS: SUMMARY (Item #341)
The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

FINANCIAL REPORTS: LOCAL GOVERNMENT ANNUAL REPORTS (Item #107)
The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

INCIDENT REPORT FILES (Item #241)
The District shall retain incident reports for five (5) anniversary years from the date of the incident.

MINUTES: OFFICIAL MEETINGS (PRELIMINARY/AUDIO RECORDINGS/VIDEO RECORDINGS (Item #4)
The District shall retain audio recordings of board of supervisor meetings for five (5) calendar years after adoption of the official minutes.

PROJECT FILES: CAPITAL IMPROVEMENT (Item #136)
The District shall retain the record copy of project files for projects funded with bonds for ten (10) fiscal years after completion of the project provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

REAL PROPERTY RECORDS: CONDEMNATION/DEMOLITION (Item #364)
The District shall retain the record copy of project files for condemnation/demolition projects funded with bonds for five (5) anniversary years after final action or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

REAL PROPERTY RECORDS: PROPERTY ACQUIRED (Item #172)
The District shall retain the record copy of documents related to property acquisitions funded with bonds for three (3) fiscal years after final disposition of the property provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

Winter Garden Village at Fowler Groves Community Development District

Ratification of the Pond Repair Agreement with Dragon Fly Pond Works

AGREEMENT FOR STORMWATER POND REPAIR SERVICES

THIS AGREEMENT (the "**Agreement**") is made and entered into this 18th day of August 2026, by and between the following:

WINTER GARDEN VILLAGE AT FOWLER GROVES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, and located in the City of Winter Garden, Florida, whose mailing address is c/o PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (the "**District**"); and

DRAGONFLY POND WORKS, LLC, a Delaware limited liability company authorized to conduct business in the State of Florida, whose address is 1401 Moring Street, Raleigh, North Carolina 27603 (the "**Contractor**," and together with the District, the "**Parties**").

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, Florida Statutes, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements, including but not limited to, stormwater management improvements; and

WHEREAS, the District has a need to retain an independent contractor to provide the labor and materials necessary to provide stormwater pond repair services for the pond identified as Pond A1 (the "**Pond**"), as more particularly described in **Exhibit A** (the "**Work**"), attached hereto and incorporated herein by reference; and

WHEREAS, Contractor represents that it is licensed, qualified and capable of providing the stormwater structure repair services, and desires to contract with the District to do so in accordance with the terms of this Agreement and the District is amenable to the same; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK.

A. Contractor agrees to provide the items, labor and materials necessary for the provision of stormwater pond repair services for the Pond in accordance with the terms of this

Agreement and **Exhibit A**, which is incorporated herein by reference. Specifically, the duties, obligations, and responsibilities of Contractor are to provide the materials, equipment, services, and supervision necessary to perform the Work.

B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District and in accordance with this Agreement. While providing the Work, Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Work. Contractor shall use industry best practices and procedures when carrying out the Work.

C. This Agreement grants to Contractor the right to enter the lands owned by the District that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Work. For those lands that are not owned by the District, but that are nevertheless necessary for Contractor to access to effectuate the terms of this Agreement, the District agrees to procure the necessary authorizations for Contractor's ingress and egress to the Pond. Prior to the provision of the Work by Contractor, Contractor shall coordinate with the District as to the proper route for ingress and egress to the Pond.

D. Contractor shall perform all Work in a neat and workmanlike manner. In the event the District in its sole determination, finds that the work of Contractor is not satisfactory to the District, the District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials actually incorporated into the Work.

E. Contractor shall report directly to the District Engineer (the "**Engineer**"), who shall serve as the District's representative. All Work shall be scheduled and coordinated with the Engineer. Such coordinated requests include, but are not limited to, commencement and completion of the Work, scheduling deliveries of materials, start and end of the workday, clean-up, inspections, and other reasonable requests. Contractor shall notify the District in writing immediately upon recognizing any potential for a delay delivering the Work caused by itself or another contractor. Contractor must coordinate the Work with others performing work for the District as may be necessary to successfully and safely complete the Work or as the District directs.

F. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to complete repair of any damage resulting from Contractor's activities within twenty-four (24) hours in instances affecting health, safety or welfare, and otherwise within five (5) calendar days.

G. Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion

of the Work, Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If Contractor fails to clean up as provided herein, the District may do so, and the cost thereof shall be charged to Contractor and may be applied as an offset to the final payment to Contractor.

H. Contractor shall not utilize subcontractors for any portion of the Work without express consent from the District. Just as Contractor is responsible for its own acts and omissions, Contractor shall be fully responsible for all acts and omissions of Contractor's employees; of suppliers and subcontractors, and their employees; and of any other individuals or entities performing or furnishing any of the Work. Contractor's retention of a subcontractor or supplier for the performance of parts of the Work will not relieve Contractor's obligation to the District to perform and complete the Work in accordance with this Agreement.

I. Execution of this Agreement by Contractor is a representation that Contractor has visited the site, become generally familiar with local conditions under which the Work is to be performed, and correlated personal observations with requirements of this Agreement. Contractor shall, before starting the Work, carefully study and compare the various requirements relative to the Work to be performed and the limited information furnished by the District, shall observe any conditions at the site affecting it, and shall promptly report any errors, inconsistencies or omissions discovered by or made known to Contractor. These obligations are for the purpose of facilitating coordination and construction by Contractor and are further for the purpose of discovering errors, omissions, or inconsistencies that may be present and generally discoverable. It is recognized that Contractor's review is made in Contractor's capacity as a contractor and not as a licensed design professional.

SECTION 3. COMPENSATION.

A. As compensation for the Work described in this Agreement and as set forth in **Exhibit A**, the District agrees to pay Contractor a total amount not to exceed **Twenty-Two Thousand, Five Hundred Ten Dollars and No Cents ($22,510.00)** ("**Compensation**"), as identified in **Exhibit A**. A deposit of twenty-five percent (25%) of the Compensation, Five Thousand, Six Hundred Twenty-Eight Dollars and No Cents ($5,628.00), shall be invoiced upon execution of the Agreement, with the remaining seventy-five percent (75%) of the Compensation, Sixteen Thousand, Eight Hundred Eighty-Two Dollars and No Cents ($16,882.00), payable upon final completion and acceptance by the District. Such amounts include all equipment, materials, permits and labor for full execution of the Work. Contractor shall maintain records conforming to usual accounting practices.

B. All payments and invoices shall be subject to Florida's Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*, and the District's adopted *Prompt Payment Policies and Procedures*. The invoice shall contain, at a

minimum, the District's name, Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on each invoice with a sufficient description of each, the timeframe within which the Work was provided, and the address or bank information to which payment is to be remitted.

C. If the District should desire additional services, Contractor agrees to negotiate in good faith to undertake such additional work or services. However, no additional services shall be provided by Contractor prior to the Parties' successful negotiations of the additional terms and compensation. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. Contractor shall be compensated for such agreed upon additional services upon mutual terms agreeable to the Parties and agreed to in writing.

D. The District may require, as a condition precedent to making any payment to Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from Contractor, in a form satisfactory to the District, that any indebtedness of Contractor, as to services to the District, has been paid and that Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

SECTION 4. ACCEPTANCE OF THE WORK. Upon completion of the Work, Contractor shall notify the Engineer in writing via email to Jason Mahoney at jason.mahoney@nv5.com that the Work has been completed. If the Engineer determines there are deficiencies in the Work, the Engineer shall notify Contractor of such deficiencies and the deficiencies shall be promptly remedied by Contractor. Upon determination by the Engineer that all deficiencies have been remedied, the Work shall be deemed to be accepted.

SECTION 5. TERM AND TERMINATION.

A. ***Term; Date of Commencement.*** This Agreement shall become effective as of the date first written above and shall terminate upon completion of the Work set forth herein and described in any amendment hereto, unless terminated in accordance with the terms of this Agreement. Contractor shall commence the Work as expeditiously as possible and in no event later than **Sept 30, 2026**, provided however that such commencement date may be adjusted in writing to address any delays caused by the District or otherwise agreed to in writing by the Parties.

B. ***Termination.*** The District agrees that Contractor may terminate this Agreement for cause by providing thirty (30) days' written notice of termination to the District;

provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to Contractor. The District shall provide fifteen (15) days' written notice of termination without cause. Upon any termination of this Agreement, and as Contractor's sole and exclusive remedy for any termination hereunder, Contractor shall be entitled to payment for all Work rendered up until the effective termination of this Agreement, subject to whatever claims or off sets the District may have against Contractor.

SECTION 6. WARRANTY. Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all Work and materials shall be of good quality, free from faults and defects. Contractor shall assign to all manufacturer warranties for materials purchased for purposes of this Agreement to the District upon completion of the Work. Contractor hereby warrants all services and workmanship for one (1) year from acceptance of the Work, provided that this warranty shall not apply to damages caused by acts of God or interference by third parties. Neither final acceptance of the Work, nor final payment therefore, nor any provision of this Agreement shall relieve Contractor of responsibility for defective or deficient materials or services. If any of the services or materials provided under this Agreement are found to be defective, deficient or not in accordance with the Agreement, including specifically all design services contemplated and/or provided hereunder, Contractor shall correct, remove and/or replace such services and/or materials promptly after receipt of a written notice from the District and to correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District such that the District receives the maximum benefit of the completed Work contemplated by this Agreement.

Contractor hereby covenants to the District that it shall perform the services necessary to complete the Work: (i) using its best skill and judgment and in accordance with generally accepted professional and design standards and practices for projects of similar design and complexity as the development occurring within the District; (ii) in compliance with all applicable federal, state, county municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform; and (iii) in an expeditious and economical manner consistent with the best interest of the District. Contractor hereby covenants to the District that any work product of Contractor shall not call for the use nor infringe any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

SECTION 7. INSURANCE.

A. Contractor shall, at its own expense, maintain insurance during the performance of the Work under this Agreement, with limits of liability not less than the following:

Workers Compensation	statutory

General Liability

Bodily Injury (including contractual)	$1,000,000
Property Damage (including contractual)	$1,000,000

Automobile Liability (if applicable)

Bodily Injury and Property Damage	$1,000,000

B. The District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, "**Additional Insureds**") shall be named as additional insured parties on the Commercial General Liability and Automobile Liability policies. Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with this requirement prior to commencing the Work. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, shall be considered primary and non-contributory with respect to the Additional Insureds, and shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the Additional Insureds.

C. If Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 8. INDEMNIFICATION.

A. To the fullest extent permitted by law, and in addition to any other obligations of Contractor under this Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, "**Indemnitees**"), from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused, in part or in whole, by (i) the negligent, reckless, or intentionally wrongful misconduct of Contractor, or any employee, agent, subcontractor, or any individual or entity directly or indirectly employed or used by any of them to perform any of the Work, (ii) Contractor's performance of, or failure to perform, Contractor's obligations pursuant to this Agreement or any Work or Contractor's performance of any activities in connection therewith, and (iii) any breach of any warranty, representation, covenant, or agreement made by Contractor in this Agreement or any Work.

B. To the extent a limitation is required by law, the obligations under this section shall be limited to no more than One Million Dollars ($1,000,000.00), which amount the

District and Contractor agree bears a reasonable commercial relationship to this Agreement. Nothing in this section is intended to waive or alter any other remedies that the District may have as against Contractor.

C. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District. Nothing in this Agreement is intended to waive or alter any other remedies that the District may have as against Contractor. The provisions of this Section 8 are independent of, and will not be limited by, any insurance required to be obtained by Contractor pursuant to this Agreement or otherwise obtained by Contractor, and the provisions of this Section 8 survive the expiration or earlier termination of this Agreement with respect to any claims or liability arising in connection with any event occurring prior to such expiration or termination.

D. Contractor shall ensure that all subcontracts related to the Work include this section for the benefit of the Indemnitees.

SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION. In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor observe Contractor's rules and regulations of safety and conduct. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury or loss to all its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment and other property. Contractor shall remedy all damage or loss to any property caused in whole or in part by Contractor, its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, or by anyone for whose acts Contractor may be liable. Contractor shall indemnify District for all damage or losses it may incur or be exposed to because of Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor's failure to comply with the provisions contained herein.

SECTION 10. LIENS AND CLAIMS. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under this Agreement, and Contractor shall immediately discharge any such claim or lien. In the event that Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available

under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 11. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 12. NO THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal Parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third-party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

SECTION 13. INDEPENDENT CONTRACTOR. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor. The Parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of District and at all times entirely under Contractor's supervision, direction and control.

In particular, the District will not: i) withhold FICA (Social Security) from Contractor's payments; ii) make state or federal unemployment insurance contributions on Contractor's behalf; iii) withhold state or federal income tax from payment to Contractor; iv) make disability insurance contributions on behalf of Contractor; or v) obtain workers' compensation insurance on behalf of Contractor.

SECTION 14 AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. Except as otherwise provided herein and to the extent that any provisions of **Exhibit A** conflict with provisions of this Agreement, this Agreement shall control.

SECTION 15. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and Contractor.

SECTION 16. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 17. NOTICES. All notices, requests, consents and other communications under this Agreement (each, a "**Notice**" and collectively, "**Notices**") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent overnight delivery service, to the Parties, as follows:

A.	**If to the District:**	Winter Garden Village at Fowler Groves Community Development District c/o PFM Group Consulting LLC 3501 Quadrangle Boulevard, Suite 270 Orlando, Florida 32817 Attn: District Manager
	With a copy to:	Kilinski | Van Wyk PLLC 517 East College Avenue Tallahassee, Florida 32301 Attn: District Counsel
B.	**If to Contractor:**	Dragonfly Pond Works, LLC P.O. Box 32637 Charlotte, North Carolina 28232 Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth in this Agreement.

SECTION 18. ENFORCEMENT OF AGREEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. If either party is required to enforce this Agreement by court proceedings or otherwise, then the Parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 19. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Orange County, Florida.

SECTION 20. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **PFM Group Consulting LLC** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of this Agreement's term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 723-5900, RECORDREQUEST@PFM.COM, OR AT 3501 QUADRANGLE BOULEVARD, SUITE 270, ORLANDO, FLORIDA 32817.

SECTION 21. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 22. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 23. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

SECTION 24. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

SECTION 25. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 26. COMPLIANCE WITH E-VERIFY. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, Contractor represents that no public employer has terminated a contract with Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 27. FOREIGN INFLUENCE. Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contact with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

SECTION 28. SCRUTINIZED COMPANIES STATEMENT. In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies or Other Entities that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies or Other Entities that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

SECTION 29. ANTI-HUMAN TRAFFICKING. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with Section 787.06(14), *Florida Statutes*, and acknowledges that if Contractor refuses to sign said affidavit, the District may terminate this Agreement immediately.

SECTION 30. PUBLIC ENTITY CRIMES. Contractor represents that in entering into this Agreement, Contractor has not been placed on the convicted vendor list as described in Section 287.133(3)(a), *Florida Statutes*, within the last thirty-six (36) months and, if Contractor is placed on the convicted vendor list, Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

SECTION 31. CONSTRUCTION DEFECTS. CLAIMS FOR CONSTRUCTION DEFECTS ARE NOT SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

[*Signature Page to Agreement for Stormwater Pond Repair Services*]

[*Signature Page to Agreement for Stormwater Pond Repair Services*]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement to be effective on the day and year first written above.

WINTER GARDEN VILLAGE
AT FOWLER GROVES
COMMUNITY DEVELOPMENT DISTRICT

Doris H Houck
Chairperson, Board of Supervisors

DRAGONFLY POND WORKS, LLC,
a Delaware limited liability company

Tony Halvorsen
By: _____
Its: Bussiness Development

Exhibit A: Scope of Work

EXHIBIT A

Proposal #30247

Date: 7/20/2026

Customer:

Triad Management Attn: Yaima Rodriguez Morales
3004 Daniels Rd
Winter Garden, FL 34787

On behalf of: Winter Garden Village CDD Ponds - Hereinafter collectively referred to as "Client" or "Owner."

Property:

Winter Garden Village CDD Ponds
3004 Daniels Rd
Winter Garden, FL 34787

retention pond repairs

Dragonfly will provide pond maintenance and repair services as described below. **This proposal scope and price is valid for for a period of 90 days.** Please note:

- A 25% down payment is required upon execution of agreement
- Any additional repairs found during initial work and not included in this scope will be brought to your attention and can be addressed at additional cost with prior approval
- Unless otherwise stated below, all Professional Engineering and survey work will be provided by others
- We need clear access to pond area for equipment and loading
- Access repair includes smoothing and grading of any disturbed areas followed by seeding and straw application; does not include sod or watering
- Any damage to the curbs, sidewalks, or parking lot will be addressed separately and at additional cost with client approval; we will take care to avoid damage

Inspection Repairs

Pond A1 East + A1 West repairs

Repairs include:

- Replace damaged reticuline grate on bubble-up structure #3 and secure with U-Channel rod
- Replaced grates should be replaced with cast iron grates per FDOT Standard Index 425-052, 3 gate set. ·
- Place displaced bubble-up structure #2 grate back onto the structure and re-secure with UChannel rod.H·
- Place displaced bubble-up structure #0 grate back onto the structure and re-secure with UChannel rod. ·
- Regrade eroded soil in front of pipe end section #2 to better dissipate standing water · .

Pond A1 East + A1 West repairs: $8,660.00

Vac Truck

Mobilization - Vactruck with operator & (2) Laborers

Maintenance of traffic as needed

Flex-hose setup 100 ft.

Jetvac cleaning of stormwater structures that drain into dry retention area A1 East

Includes jetting first 10-20 LF of connecting pipes

Offsite disposal of debris

ESTIMATED TIME OF COMPLETION 2 DAYS

SEWER COMBINATION VACTOR 2100 with 15CY DEBRIS TANK/80 GPM/2500 PSI

Need HDPE Corrugated Flexible Hose

Disposal $850.00 Per Load after first load

The below pricing is for Budgetary Purposes. The client will be invoiced for actual quantities used in the field at the time of the project. Below Unit Costs are based on disposal at an Dragonfly preferred disposal facility. If Customer specifies the disposal facility, additional costs will apply. Below unit costs are based on disposal facility approval of all waste as profiled by Dragonfly. Invoices will be submitted following removal of waste from the site(s). Final disposal documentation is not a prerequisite for invoicing. Below noted quantities are speculative. With the exception of minimums, all billing will be based on actual quantities at the above noted Unit Costs. All Unit Costs quoted by the hour apply portal-to-portal with a ten (10) hour minimum per day. Below costs include a standard recovery fee. Below Unit Costs are based on a non-union work force, no prevailing wages, no overtime work and no performance bond.

Additional costs related to unexpected, concealed, or unknown conditions or any delays at the project site shall be incurred by Customer. In the event that underground or above ground structures, cables, conduits, site features, property, materials, or equipment are destroyed, damaged, or rendered inoperable during the project, Dragonfly will not be held responsible. Additionally, Dragonfly shall not be liable for any consequential or special damages. By signing below Customer acknowledges that they have received, reviewed, and agree to the Dragonfly Terms and Conditions. The terms of this agreement are effective and binding on the Customer and Dragonfly upon written execution or initiation of performance of this Agreement

Vac Truck:	$13,850.00
Subtotal	$22,510.00
Estimated Tax	$0.00
Total	**$22,510.00**

Payment Schedule

Schedule	Price	Sales Tax	Total Price
25% down	$5,628.00	$0.00	$5,628.00
completed	$16,882.00	$0.00	$16,882.00
	$22,510.00	**$0.00**	**$22,510.00**

Winter Garden Village at Fowler Groves Community Development District

Ratification of the Non-Ad Valorem Assessment Administration Agreement with the Orange County Property Appraisers Office

NON-AD VALOREM ASSESSMENT ADMINISTRATION AGREEMENT

An AGREEMENT made this 1st day of October 2026 between AMY MERCADO as Orange County Property Appraiser (Property Appraiser) and, Winter Garden Village CDD (Taxing Authority), and is effective upon acceptance by both parties and through, September 30, 2027.

1. The Taxing Authority desires to use the services of the Property Appraiser to maintain non-ad valorem assessments on the tax roll and the Property Appraiser is prepared to do so, on behalf of the Taxing Authority. Each party represents that it has satisfied all conditions precedent to enter into this agreement.

2. The Property Appraiser agrees to perform the following service for the Taxing Authority:

   A. Create a Non-Ad Valorem Assessment Roll for the Taxing Authority for the 2027 tax roll year using data provided annually to the Property Appraiser's Office by the Taxing Authority per attached Calendar for Implementation of Non- Ad Valorem Assessment Roll.

   B. Provide the Taxing Authority with a data file in a compatible format on or before April 1, containing all parcels within the boundaries of the Taxing Authority to be used for the Taxing Authority's planning purposes in establishing its non-ad valorem assessments.

   C. Receive from the Taxing Authority its proposed or adopted non-ad valorem assessment levy for each type of property and apply that amount to each parcel of real property as stipulated by Taxing Authority.

   D. Include the Taxing Authority's non-ad valorem assessments on the Notice of Proposed Property Taxes and Proposed or Adopted Non-Ad Valorem Assessments mailed to all property owners in August of each year.

   E. Receive from the Taxing Authority, corrections or changes to the roll and update the Non-Ad Valorem Assessment Roll for tax bills on or before September 15 of each year, the statutory deadline for certification of non-ad valorem assessments.

   F. Deliver the Taxing Authority's Non-Ad Valorem Assessment Roll to the Orange County Tax Collector's Office so that tax bills mailed on or about November 1 will include the Taxing Authority's non-ad valorem assessment levies.

3. Taxing Authority agrees to perform the following acts in connection with this agreement:

A. Advise the property owners within the Taxing Authority in an appropriate and lawful manner of the Taxing Authority's intention to utilize the Uniform non- ad valorem assessment method described in Sections 197.3631 through 197.3635, Florida Statutes, and any other applicable Florida statute, and carry out its responsibilities under said sections.

B. Timely provide the Property Appraiser with information required to prepare the Uniform Non-Ad Valorem Assessment Roll per the Calendar for Implementation of Non-Ad Valorem Assessment Roll.

C. Advise the property owners within the Taxing Authority as appropriate that the Property Appraiser's office is acting in a ministerial capacity for the Taxing Authority in connection with the non-ad valorem assessments.

D. Preparation and delivery of certificate of corrections directly to Tax Collector, with copy to Property Appraiser, for any corrections to a certified final tax roll.

4. The Taxing Authority shall use its best efforts in furnishing the Property Appraiser with up-to-date and accurate data concerning its boundaries, proposed assessments, and other information as requested from time to time by the Property Appraiser and necessary to facilitate his making the assessment in question. The Property Appraiser shall, using the information provided by the Taxing Authority, place the district's non-ad valorem assessments, as made from time to time and certified to him, on properties within the district.

5. The Property Appraiser shall be compensated by the Taxing Authority for the administrative costs incurred in carrying out this Agreement. These costs include, but are not limited to labor, printing, forms, office supplies, computer equipment usage, postage, programming, or any other associated costs.

6. On 1st day of October of each applicable year, the administrative fee will be invoiced to the Taxing Authority equivalent to $0 per parcel assessed with a non-ad valorem tax. Parcel counts supporting the invoiced fee will be determined based upon the most current certified non-ad valorem assessment roll. Any new assessments added to the tax roll that were not previously certified and invoiced an administrative fee, will be separately invoiced on or around July 15 and prior to mailing of the Notice of Proposed Property Taxes in August.

7. The specific duties to be performed under this agreement and their respective timeframes are contained in the Calendar for Implementation of Non-Ad Valorem Assessment Roll, which is incorporated herein by reference.

8. This agreement constitutes the entire agreement between the parties and can only be modified in writing and signed by both parties.

9. All parts of this Agreement not held unenforceable for any reason shall be given full force and effect.

10. All communications required by this agreement shall be in writing and sent by first class mail, email, or facsimile to the other party.

Notices to the Taxing Authority shall be addressed to:

Winter Garden Village CDD

Jennifer Glasgow
PFM Group Consulting LLC
3501 Quadrangle Blvd., Ste. 270
Orlando, FL 32817
glasgowj@pfm.com
(407) 723-5900

Notices to the Property Appraiser shall be addressed to:

Carmen Crespo, Director, Accounting and Finance
Orange County Property Appraiser
200 S. Orange Ave., Suite 1700
Orlando, FL 32801
ccrespo@ocpafl.org
(321) 379-4707

11. TERMINATION. This Agreement may be terminated by either party upon written notice. Property Appraiser will perform no further work after the written termination notice is received.

12. TERM. This Agreement shall continue until such time as either party terminates the Agreement pursuant to Paragraph 11, above.

13. GOVERNING LAW; VENUE. This Agreement shall be governed by the laws of the State of Florida. Any action to interpret or enforce any provision of this Agreement shall be brought in the State and Federal courts for Orange County, Florida.

ORANGE COUNTY PROPERTY APPRAISER

Signed Amy Mercado

AMY MERCADO

Date Sep 1, 2026

WINTER GARDEN VILLAGE CDD

Name Doris Houck

Signed Doris aH Houck

Date 08/26/2026

CALENDAR FOR IMPLEMENTATION OF NON-AD VALOREM ASSESSMENTS

On or about April 1st, Property Appraiser to provide the Taxing Authority with an electronic file that includes parcel ID and any other information applicable or requested. Taxing Authority may request this file at any time after January 1st, but must understand that many splits/ combos, annexations, etc., may not be reflected early in the tax year and subsequent files may be necessary. If any additional information is required at any time by Taxing Authority, it should be requested of the Property Appraiser by Taxing Authority, allowing for a reasonable turnaround time. The file shall be in an ascii file, text or excel file, unless another format is requested and agreed upon between parties.

June 1

- Property Appraiser distributes Best Estimate of Taxable Value to all Taxing Authorities.

July 1

- Property Appraiser certifies Preliminary tax roll to all taxing authorities.

- Taxing Authority reviews all assessments and provides final approval for Notice of Proposed Property Taxes (TRIM)

July 15

- Property Appraiser to invoice Administrative Fee for new parcels, if any, assessed and in excess of prior year certified non-ad valorem assessment roll parcel count.

August 4

- The Taxing Authority adopts its proposed millage rate and submits to the Property Appraiser for TRIM.

August 24

- Last day Property Appraiser can mail TRIM notices to all property owners on the tax roll.

September 3 – October 3

- Taxing Authority holds initial and final public budget hearing.

September 15

- Taxing Authority certifies final non-ad valorem assessment roll to Property Appraiser on or before September 15 with any changes, additions, or deletions to the non-ad valorem assessment roll since the TRIM notices.

October

- Property Appraiser to mail Non-Ad Valorem Assessment Administration Agreement and invoice for non-ad valorem assessment processing for subsequent tax roll, based upon most recent certified non-ad valorem assessment roll parcel count.
- Property Appraiser delivers the Taxing Authority non-ad valorem assessment roll to the Tax Collector for collection of taxes on November 1 tax bills.

Winter Garden Village CDD - Non-Ad Agreement FY26 - 27

Final Audit Report 2026-09-01

Created:	2026-09-01
By:	Michelle Krueger (mkrueger@ocpafl.org)
Status:	Signed
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Winter Garden Village at Fowler Groves Community Development District

Review and Acceptance of

Fiscal Year 2025 Audit Report

WINTER GARDEN VILLAGE AT FOWLER GROVES
COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025

WINTER GARDEN VILLAGE AT FOWLER GROVES
COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Winter Garden Village at Fowler Groves Community Development District
Orange County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Winter Garden Village at Fowler Groves Community Development District, Orange County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and of the District as of September 30, 2025, and the respective changes in financial position, thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 20, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

May 20, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

The management of the Winter Garden Village at Fowler Groves Community Development District, Orange County, Florida ("District") would like to offer the readers of the District's financial statements this discussion and analysis of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of ($13,762,299).

- The change in the District's total net position in comparison with the prior fiscal year was $1,095,618, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.

- At September 30, 2025, the District's governmental funds reported combined ending fund balances of $2,154,632, an increase of $71,820 in comparison with the prior fiscal year. A portion of the fund balance is nonspendable for prepaid items, restricted for debt service, assigned to subsequent year's expenditures, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION
SEPTEMBER 30,

	2025	2024
Current and other assets	$ 2,197,846	$ 2,126,837
Total assets	2,197,846	2,126,837
Liabilities, excluding long-term liabilities	302,816	319,486
Long-term liabilities	15,657,329	16,665,268
Total liabilities	15,960,145	16,984,754
Net Position		
Restricted	1,452,324	1,431,734
Unrestricted	(15,214,623)	(16,289,651)
Total net position	$ (13,762,299)	$ (14,857,917)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

	2025	2024
Revenues:		
Program revenues		
Charges for services	$ 1,729,504	$ 1,744,833
Operating grants and contributions	78,385	94,833
General revenues		
Interest and other revenues	20,427	39,458
Total revenues	1,828,316	1,879,124
Expenses:		
General government	72,739	53,520
Maintenance and operations	7,651	8,472
Interest	652,308	686,116
Total expenses	732,698	748,108
Change in net position	1,095,618	1,131,016
Net position - beginning	(14,857,917)	(15,988,933)
Net position - ending	$ (13,762,299)	$ (14,857,917)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was $732,698. The costs of the District's activities were primarily funded by program revenues, which are comprised of assessments and investment earnings. In total, expenses decreased from the prior fiscal year. The majority of the change in expenses results from the decrease in interest expense.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

DEBT ADMINISTRATION

At September 30, 2025, the District had $15,735,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

It is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide property owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Winter Garden Village at Fowler Groves Community Development District's Finance Department at 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817.

WINTER GARDEN VILLAGE AT FOWLER GROVES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

	Governmental Activities
ASSETS	
Cash	$ 477,335
Interest receivable	5,762
Prepaid items	8,585
Restricted assets:	
Investments	1,706,164
Total assets	2,197,846
LIABILITIES	
Accounts payable	43,214
Accrued interest payable	259,602
Non-current liabilities:	
Due within one year	1,050,000
Due in more than one year	14,607,329
Total liabilities	15,960,145
NET POSITION	
Restricted for debt service	1,452,324
Unrestricted	(15,214,623)
Total net position	$ (13,762,299)

See notes to the financial statements

WINTER GARDEN VILLAGE AT FOWLER GROVES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

		Program Revenues		Net (Expense) Revenue and Changes in Net Position
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Governmental Activities
Primary government:				
Governmental activities:				
General government	$ 72,739	$ 127,052	$ -	$ 54,313
Maintenance and operations	7,651	-	-	(7,651)
Interest on long-term debt	652,308	1,602,452	78,385	1,028,529
Total governmental activities	732,698	1,729,504	78,385	1,075,191

General revenues:	
Unrestricted investment earnings	20,427
Total general revenues	20,427
Change in net position	1,095,618
Net position - beginning	(14,857,917)
Net position - ending	$ (13,762,299)

See notes to the financial statements

WINTER GARDEN VILLAGE AT FOWLER GROVES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	Major Funds		Total
	General	Debt Service	Governmental Funds
ASSETS			
Cash	$ 477,335	$ -	$ 477,335
Investments	-	1,706,164	1,706,164
Interest receivable	-	5,762	5,762
Prepaid items	8,585	-	8,585
Total assets	$ 485,920	$ 1,711,926	$ 2,197,846
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	$ 43,214	$ -	$ 43,214
Total liabilities	43,214	-	43,214
Fund balances:			
Nonspendable:			
Prepaid items	8,585	-	8,585
Restricted for:			
Debt service	-	1,711,926	1,711,926
Assigned to subsequent year's expenditures	79,044	-	79,044
Unassigned	355,077	-	355,077
Total fund balances	442,706	1,711,926	2,154,632
Total liabilities and fund balances	$ 485,920	$ 1,711,926	$ 2,197,846

See notes to the financial statements

WINTER GARDEN VILLAGE AT FOWLER GROVES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

Total fund balances - governmental funds		$ 2,154,632
Amounts reported for governmental activities in the statement of net position are different because:		
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.		
Accrued interest payable	(259,602)	
Bonds payable	(15,735,000)	
Unamortized bond issuance discount	77,671	(15,916,931)
Net position of governmental activities		$ (13,762,299)

See notes to the financial statements

WINTER GARDEN VILLAGE AT FOWLER GROVES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Major Funds		Total
	General	Debt Service	Governmental Funds
REVENUES			
Assessments	$ 127,052	$ 1,602,452	$ 1,729,504
Interest income	20,427	78,385	98,812
Total revenues	147,479	1,680,837	1,828,316
EXPENDITURES			
Current:			
General government	72,739	-	72,739
Maintenance and operations	7,651	-	7,651
Debt service:			
Principal	-	1,015,000	1,015,000
Interest	-	661,106	661,106
Total expenditures	80,390	1,676,106	1,756,496
Excess (deficiency) of revenues over (under) expenditures	67,089	4,731	71,820
Fund balances - beginning	375,617	1,707,195	2,082,812
Fund balances - ending	$ 442,706	$ 1,711,926	$ 2,154,632

See notes to the financial statements

WINTER GARDEN VILLAGE AT FOWLER GROVES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Net change in fund balances - total governmental funds	$ 71,820
Amounts reported for governmental activities in the statement of activities are different because:	
Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	1,015,000
Amortization of Bond discounts is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(7,061)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	15,859
Change in net position of governmental activities	$ 1,095,618

See notes to the financial statements

WINTER GARDEN VILLAGE AT FOWLER GROVES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Winter Garden Village at Fowler Groves Community Development District ("District") was established on January 26, 2006 by Ordinance No. 06-06 by the City of Winter Garden, Florida and created pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2025, none of the Board members are affiliated with DDR Winter Garden, LLC, a major landowner.

The Board has the final responsibility for:
1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board (“GASB”) Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements
The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting; however, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all assessable property within the District. Assessments are levied to pay for the operations and maintenance and debt service of the District. The fiscal year for which annual assessments are levied begins on October 1 and, if collected using the Uniform Method of Collection, with discounts available for payments through February 28 and become delinquent on April 1. Alternatively, the District adopts a resolution providing for the collection dates and directly collects the assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments
The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
c) Interest bearing time deposits or savings accounts in qualified public depositories;
d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items
Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets
Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are completed and placed in service.

Unearned Revenue
Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations
In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deferred Outflows/Inflows of Resources
In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position
In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates
The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
b) Public hearings are conducted to obtain public comments.
c) Prior to October 1, the budget is legally adopted by the District Board.
d) All budget changes must be approved by the District Board.
e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

	Amortized Cost	Credit Risk	Maturities
US Bank Gcts	$ 1,706,164	Not available	Not available
Total Investments	$ 1,706,164		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – LONG-TERM LIABILITIES

On October 20, 2016, the District issued $24,030,000 of Special Assessment Refunding Bonds, Series 2016 consisting of $7,125,000 Term Bonds due on May 1, 2024 with a fixed interest rate of 3%, $8,030,000 Term Bonds due on May 1, 2031 with a fixed interest rate of 3.75%, and $8,875,000 Term Bonds due on May 1, 2037 with a fixed interest rate of 4.125%. The Bonds were issued to provide funds for the refunding on the Series 2006 bonds and to pay the costs of issuance of the Series 2016 bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2017, through May 1, 2037.

The Series 2016 Bonds are subject to optional redemption beginning May 1, 2026, and to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indentures established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
Series 2016 Bonds	$ 16,750,000	$ -	$ 1,015,000	$ 15,735,000	$ 1,050,000
Less: issuance discount	(84,732)	-	(7,061)	(77,671)	-
Total	$ 16,665,268	$ -	$ 1,007,939	$ 15,657,329	$ 1,050,000

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	$ 1,050,000	$ 623,044	$ 1,673,044
2027	1,090,000	583,669	1,673,669
2028	1,135,000	542,794	1,677,794
2029	1,175,000	500,231	1,675,231
2030	1,220,000	456,169	1,676,169
2031-2035	6,890,000	1,525,819	8,415,819
2036-2037	3,175,000	197,794	3,372,794
	$ 15,735,000	$ 4,429,520	$ 20,164,520

NOTE 6 – CONCENTRATION

A significant portion of the District's activity is dependent upon the continued involvement of the Landowner, DDR Winter Garden, LLC, which is not affiliated with the Developer. The loss of which could have a material adverse effect on the District's operations.

NOTE 7 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 9 – LITIGATION AND CLAIMS

During the prior fiscal year, the District retained counsel related to a pipe replacement project involving New Restoration and Recovery Services LLC. The District contended that the improvements were not completed as agreed and filed a claim for breach of contract. The matter was subsequently settled and dismissed with prejudice during the subsequent fiscal year. A deposit of $41,000 had previously been paid to the contractor, and the remaining balance of $41,000 was included in accounts payable as of September 30, 2025.

WINTER GARDEN VILLAGE AT FOWLER GROVES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	$ 127,025	$ 127,052	$ 27
Interest income	-	20,427	20,427
Total revenues	127,025	147,479	20,454
EXPENDITURES			
Current:			
General government	149,020	72,739	76,281
Maintenance and operations	90,000	7,651	82,349
Total expenditures	239,020	80,390	158,630
Excess (deficiency) of revenues over (under) expenditures	(111,995)	67,089	179,084
OTHER FINANCING SOURCES			
Carry forward	111,995	-	(111,995)
Total other financing sources (uses)	111,995	-	(111,995)
Net change in fund balances	$ -	67,089	$ 67,089
Fund balance - beginning		375,617	
Fund balance - ending		$ 442,706	

See notes to required supplementary information

WINTER GARDEN VILLAGE AT FOWLER GROVES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

WINTER GARDEN VILLAGE AT FOWLER GROVES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	6
Employee compensation	$0
Independent contractor compensation	$45,271
Construction projects to begin on or after October 1; ($65K)	N/A
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - $.12 per sq. ft. Debt service - $1.26 - $1.75 per sq. ft.
Special assessments collected	$1,729,504
Outstanding Bonds:	$15,735,000

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Winter Garden Village at Fowler Groves Community Development District
Orange County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Winter Garden Village at Fowler Groves Community Development District, Orange County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 20, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

May 20, 2026

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Winter Garden Village at Fowler Groves Community Development District
Orange County, Florida

We have examined Winter Garden Village at Fowler Groves Community Development District, Orange County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Winter Garden Village at Fowler Groves Community Development District, Orange County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

May 20, 2026

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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Winter Garden Village at Fowler Groves Community Development District
Orange County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Winter Garden Village at Fowler Groves Community Development District, Orange County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated May 20, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in G*overnment Auditing Standards,* issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 20, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

I. Current year findings and recommendations.
II. Status of prior year findings and recommendations.
III. Compliance with the Provisions of the Auditor General of the State of Florida.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Winter Garden Village at Fowler Groves Community Development District, Orange County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Winter Garden Village at Fowler Groves Community Development District, Orange County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

May 20, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

   There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 21.

Winter Garden Village at Fowler Groves Community Development District

Ratification of Payment

Authorization Nos. 275 - 282

WINTER GARDEN VILLAGE AT FOWLER GROVES
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Payment Authorization No. 275
7/15/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
OE-EXP-07-2026-37	PFM Management Services LLC (WGV2)	07/10/2026	Winter Garden Village at Fowler Groves	13.80
8728	VGlobalTech (WGV2)	07/01/2026	Winter Garden Village at Fowler Groves	125.00
8647	VGlobalTech (WGV2)	06/30/2026	Winter Garden Village at Fowler Groves	300.00
			Total:	**438.80**

WINTER GARDEN VILLAGE AT FOWLER GROVES
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Payment Authorization No. 276
7/22/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
2026.07.22	Doris Houck (WGV2)	07/22/2026	Winter Garden Village at Fowler Groves	200.00
2026.07.22	Jeffrey F Calvert (WGV2)	07/22/2026	Winter Garden Village at Fowler Groves	200.00
15509	Kilinski Van Wyk, PLLC (WGV2)	07/17/2026	Winter Garden Village at Fowler Groves	877.50
DM-07-2026-74	PFM Management Services LLC (WGV2)	07/06/2026	Winter Garden Village at Fowler Groves	1,916.67
DM-07-2026-75	PFM Management Services LLC (WGV2)	07/06/2026	Winter Garden Village at Fowler Groves	150.00
2026.07.22	Ronald Houck (WGV2)	07/22/2026	Winter Garden Village at Fowler Groves	200.00
			Total:	**3,544.17**

WINTER GARDEN VILLAGE AT FOWLER GROVES
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Payment Authorization No. 277
8/12/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
533563	NV5 (WGV2)	08/07/2026	Winter Garden Village at Fowler Groves	487.50
8811	VGlobalTech (WGV2)	08/01/2026	Winter Garden Village at Fowler Groves	125.00
			Total:	**612.50**

WINTER GARDEN VILLAGE AT FOWLER GROVES
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Payment Authorization No. 278
8/19/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
15768	Kilinski Van Wyk, PLLC (WGV2)	08/14/2026	Winter Garden Village at Fowler Groves	1,455.50
DM-08-2026-72	PFM Management Services LLC (WGV2)	08/06/2026	Winter Garden Village at Fowler Groves	1,916.67
DM-08-2026-73	PFM Management Services LLC (WGV2)	08/06/2026	Winter Garden Village at Fowler Groves	150.00
OE-EXP-08-2026-50	PFM Management Services LLC (WGV2)	08/07/2026	Winter Garden Village at Fowler Groves	1.56
			Total:	**3,523.73**

WINTER GARDEN VILLAGE AT FOWLER GROVES
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Payment Authorization No. 279
9/24/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
16009	Kilinski Van Wyk, PLLC (WGV2)	09/14/2026	Winter Garden Village at Fowler Groves	71.00
			Total:	**71.00**

WINTER GARDEN VILLAGE AT FOWLER GROVES
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Payment Authorization No. 280
9/30/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
DM-09-2026-72	PFM Management Services LLC (WGV2)	09/01/2026	Winter Garden Village at Fowler Groves	1,916.63
DM-09-2026-73	PFM Management Services LLC (WGV2)	09/01/2026	Winter Garden Village at Fowler Groves	150.00
8871	VGlobalTech (WGV2)	09/01/2026	Winter Garden Village at Fowler Groves	125.00
			Total:	**2,191.63**

WINTER GARDEN VILLAGE AT FOWLER GROVES
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 281
10/8/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
2627-1167-Q1-1	Florida Municipal Ins. Trust (WGV2)	10/01/2026	Winter Garden Village at Fowler Groves	8,023.00
			Total:	**8,023.00**

WINTER GARDEN VILLAGE AT FOWLER GROVES
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 282
10/15/2026

Invoice No	Supplier	Invoice Date	Fiscal Year	Invoice Amount
95109	FloridaCommerce (WGV2)	10/01/2026	FY 2027	175.00
16250	Kilinski Van Wyk, PLLC (WGV2)	10/08/2026	FY 2026	61.00
8956	VGlobalTech (WGV2)	09/30/2026	FY 2026	300.00
9010	VGlobalTech (WGV2)	10/01/2026	FY 2027	125.00
			Total:	**661.00**

Winter Garden Village at Fowler Groves Community Development District

Review of District's Financial Position

Winter Garden Village at Fowler Groves CDD

September 2026 Financial Package

September 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 9/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
Assets					
Current Assets					
General Checking Account	$152,395.66				$152,395.66
Money Market Account	359,957.18				359,957.18
Prepaid Expenses	565.14				565.14
Interest Receivable		$4,914.90			4,914.90
Debt Service Reserve 2016A		651,282.00			651,282.00
Revenue 2016A		1,053,744.08			1,053,744.08
General 2016A		5,440.47			5,440.47
Total Current Assets	$512,917.98	$1,715,381.45	$0.00	$0.00	$2,228,299.43
Investments					
Amount Available in Debt Service Funds				$1,710,466.55	$1,710,466.55
Amount To Be Provided				12,974,533.45	12,974,533.45
Total Investments	$0.00	$0.00	$0.00	$14,685,000.00	$14,685,000.00
Total Assets	$512,917.98	$1,715,381.45	$0.00	$14,685,000.00	$16,913,299.43
Liabilities and Net Assets					
Current Liabilities					
Accounts Payable	$2,552.63				$2,552.63
Total Current Liabilities	$2,552.63	$0.00	$0.00	$0.00	$2,552.63
Long Term Liabilities					
Revenue Bonds Payable - Long-Term				$14,685,000.00	$14,685,000.00
Total Long Term Liabilities	$0.00	$0.00	$0.00	$14,685,000.00	$14,685,000.00
Total Liabilities	$2,552.63	$0.00	$0.00	$14,685,000.00	$14,687,552.63
Net Assets					
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	67,660.04				67,660.04
Net Assets, Unrestricted		$1,853,145.25			1,853,145.25
Current Year Net Assets, Unrestricted		3,456.20			3,456.20
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	$510,365.35	$1,715,381.45	$0.00	$0.00	$2,225,746.80
Total Liabilities and Net Assets	$512,917.98	$1,715,381.45	$0.00	$14,685,000.00	$16,913,299.43

Winter Garden Village at Fowler Groves

Statement of Activities

As of 9/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
Revenues					
On-Roll Assessments	$127,147.82				$127,147.82
Other Revenue	2,000.00				2,000.00
On-Roll Assessments		$1,593,260.56			1,593,260.56
Total Revenues	$129,147.82	$1,593,260.56	$0.00	$0.00	$1,722,408.38
Expenses					
Supervisor Fees	$3,000.00				$3,000.00
Trustee Services	6,818.25				6,818.25
Management	23,000.00				23,000.00
Engineering	6,923.80				6,923.80
Disclosure	1,000.00				1,000.00
District Counsel	18,353.75				18,353.75
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
Travel and Per Diem	50.62				50.62
Postage & Shipping	17.58				17.58
Legal Advertising	450.65				450.65
Web Site Maintenance	2,700.00				2,700.00
Field Supplies (Other)	750.00				750.00
Dues, Licenses, and Fees	175.00				175.00
General Insurance	7,983.00				7,983.00
Principal Payment		$1,050,000.00			1,050,000.00
Interest Payments		623,043.76			623,043.76
Total Expenses	$80,954.90	$1,673,043.76	$0.00	$0.00	$1,753,998.66
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	$19,467.12				$19,467.12
Interest Income		$83,239.40			83,239.40
Total Other Revenues (Expenses) & Gains (Losses)	$19,467.12	$83,239.40	$0.00	$0.00	$102,706.52
Change In Net Assets	$67,660.04	$3,456.20	$0.00	$0.00	$71,116.24
Net Assets At Beginning Of Year	$442,705.31	$1,711,925.25	$0.00	$0.00	$2,154,630.56
Net Assets At End Of Year	$510,365.35	$1,715,381.45	$0.00	$0.00	$2,225,746.80

Winter Garden Village at Fowler Groves

Budget to Actual

For The Month Ending 9/30/2026

	Year To Date				
	Actual	Budget	Variance	FY 2026 Adopted Budget	Percentage
Revenues					
On-Roll Assessments	$ 127,147.82	$ 127,025.00	$ 122.82	$ 127,025.00	100.10%
Other Revenue	2,000.00	-	2,000.00	-	-
Carry Forward Revenue	-	79,043.95	(79,043.95)	79,043.95	0.00%
Net Revenues	**$ 129,147.82**	**$ 206,068.95**	**$ (76,921.13)**	**$ 206,068.95**	**62.67%**
General & Administrative Expenses					
Supervisor Fees	$ 3,000.00	$ 1,600.00	$ 1,400.00	$ 1,600.00	187.50%
Trustee Services	6,818.25	10,000.00	(3,181.75)	10,000.00	68.18%
Management	23,000.00	23,000.00	-	23,000.00	100.00%
Engineering	6,923.80	20,000.00	(13,076.20)	20,000.00	34.62%
Disclosure	1,000.00	1,500.00	(500.00)	1,500.00	66.67%
Property Appraiser	-	5,000.00	(5,000.00)	5,000.00	0.00%
District Counsel	18,353.75	30,000.00	(11,646.25)	30,000.00	61.18%
Assessment Administration	5,000.00	5,000.00	-	5,000.00	100.00%
Reamortization Schedule	-	250.00	(250.00)	250.00	0.00%
Audit	4,200.00	4,100.00	100.00	4,100.00	102.44%
Arbitrage	500.00	500.00	-	500.00	100.00%
Tax Preparation	32.25	25.00	7.25	25.00	129.00%
Travel and Per Diem	50.62	-	50.62	-	-
Postage & Shipping	17.58	200.00	(182.42)	200.00	8.79%
Copies	-	200.00	(200.00)	200.00	0.00%
Legal Advertising	450.65	2,000.00	(1,549.35)	2,000.00	22.53%
Contingency	-	1,950.00	(1,950.00)	1,950.00	0.00%
Meeting Room	-	600.00	(600.00)	600.00	0.00%
Office Supplies	-	175.00	(175.00)	175.00	0.00%
Web Site Maintenance	2,700.00	2,700.00	-	2,700.00	100.00%
Field Supplies (Other)	750.00	7,500.00	(6,750.00)	7,500.00	10.00%
Dues, Licenses, and Fees	175.00	175.00	-	175.00	100.00%
General Insurance	7,983.00	8,416.10	(433.10)	8,416.10	94.85%
Pond Maintenance	-	60,000.00	(60,000.00)	60,000.00	0.00%
Hurricane Cleanup	-	4,000.00	(4,000.00)	4,000.00	0.00%
Reserve	-	17,177.85	(17,177.85)	17,177.85	0.00%
Total General & Administrative Expenses	**$ 80,954.90**	**$ 206,068.95**	**$ (125,114.05)**	**$ 206,068.95**	**39.29%**
Total Expenses	**$ 80,954.90**	**$ 206,068.95**	**$ (125,114.05)**	**$ -**	
Income (Loss) from Operations	**$ 48,192.92**	**$ -**	**$ 48,192.92**	**$ -**	
Other Income (Expense)					
Interest Income	$ 19,467.12	$ -	$ 19,467.12	$ -	
Total Other Income (Expense)	**$ 19,467.12**	**$ -**	**$ 19,467.12**	**$ -**	
Net Income (Loss)	**$ 67,660.04**	**$ -**	**$ 67,660.04**	**$ -**	

Winter Garden Village at Fowler Groves Community Development District

Staff Reports

Winter Garden Village at Fowler Groves Community Development District

Field Services Report

Winter Garden Village CDD Field Service Report

PFM Field Service
Yaima Rodriguez Morales
yrodriguezmorales@triadassocmgmt.com
(352) 602-4803

Created: Mon, 08/24/2026

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(1)

Pond 1

Created: Mon, 8/24/2026

Overgrown vegetation & water presence

(2)

Pond 1

Created: Mon, 8/24/2026

(3)

Pond 1

Created: Mon, 8/24/2026

Water presence

(4)

Pond 1

Created: Mon, 8/24/2026

Trash presence

(5)

Pond 1

Created: Mon, 8/24/2026

Water

(6)

Pond 1

Created: Mon, 8/24/2026

(7)

Walk path

Created: Mon, 8/24/2026

Weeds

(8)

Pond 2

Created: Mon, 8/24/2026

(9)

Pond 2

Created: Mon, 8/24/2026

(10)

Pond 2

Created: Mon, 8/24/2026

(11)

Pond 2

Created: Mon, 8/24/2026

(12)

Between Pond 2 & 3

Created: Mon, 8/24/2026

Presence of weeds

(13)

Pond 3

Created: Mon, 8/24/2026

(14)

Pond 3

Created: Mon, 8/24/2026

(15)

Pond 3

Created: Mon, 8/24/2026

(16)

Pond 3

Created: Mon, 8/24/2026

(17)

Pond 3

Created: Mon, 8/24/2026

(18)

Pond 3

Created: Mon, 8/24/2026

(19)

Pond 3

Created: Mon, 8/24/2026