

RESOLUTION 2024-07

A RESOLUTION TO APPROPRIATE FUNDS AND ADOPT THE FINAL BUDGET OF THE BROWNWOOD COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors Proposed Budget for the forthcoming Fiscal Year 2024-25; and,

WHEREAS, the Board of Supervisors approved the Fiscal Year 2024-25 Proposed Budget at a public meeting on June 6, 2024 and set September 5, 2024 as the date for a public hearing with notice of the budget hearing published pursuant to section 190.008(2) (a), Florida Statutes; and,

WHEREAS, the District Board of Supervisors submitted to the local governing authorities, for purposes of disclosure and information only, the Fiscal Year 2024-25 Proposed Budget at least 60 days prior to adoption; and,

WHEREAS, Section 190.021 Florida Statutes provides that a Maintenance Special Assessment and Benefit Special Assessments may be assessed upon each piece of property within the boundaries of the District benefited by the approve maintenance and capital improvement program of the District, such levy representing the amount of assessments for District purposes necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District; and,

WHEREAS, a public hearing has been held on this 5th day of September, 2024 at which members of the general public were accorded the opportunity to speak prior to the approval of the final budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BROWNWOOD COMMUNITY DEVELOPMENT DISTRICT;

1. The operating budget proposed by the District Manager for Fiscal Year 2024-25 Is hereby approved for the amount as listed below:

Brownwood \$ 1,740,869

2. The Maintenance Assessments shall be levied at a rate based on the schedule attached as an exhibit to this resolution in the District's "Official Record of Proceedings." The annual Maintenance Assessment is based on square footage.


3. A verified copy of said Final Budget shall be attached as an exhibit to this Resolution in the District's "Official Record of Proceedings."

Adopted this 5th day of September, 2024.

BROWNWOOD COMMUNITY
DEVELOPMENT DISTRICT



Lester Coggins, Chairman



Kenneth C. Blocker, Secretary

FISCAL YEAR 2024-25 BUDGET REPORT

GL NUMBER	DESCRIPTION	2022-23 ACTIVITY	2023-24 ORIGINAL BUDGET	2023-24 AMENDED BUDGET	2023-24 ACTIVITY THRU 07/31/24	2024-25 FINAL BUDGET
Fund: 50.151 BROWNWOOD						
ESTIMATED REVENUES						
325.214	CAM & ROAD MAINTENANCE ASSESSM	1,510,274	626,279	626,279	626,279	654,446
341.910	SALES TAX COLLECTION ALLOWANCE	41	0	0	41	0
341.999	MISCELLANEOUS REVENUE	1,150	107,670	107,670	61,325	121,353
361.101	INT INCOME - CFB	3,595	2,800	2,800	2,911	5,000
361.102	INT INCOME - CASH EQUIV	117,253	86,200	86,200	69,936	100,000
361.105	INTEREST INCOME-TAX COLLECTOR	0	0	0	627	0
361.306	FLGIT-UNREALIZED GAIN/LOSS	11,275	10,000	10,000	23,444	20,000
361.307	LTP UNREALIZED GAIN/LOSS	35,976	65,000	65,000	45,842	80,000
361.309	FLFIT-UNREALIZED GAIN/LOSS	(644)	0	0	3,383	0
361.407	LTP REALIZED GAIN/LOSS	10,322	10,000	10,000	40,863	60,000
361.409	FLFIT-REALIZED GAIN/LOSS	13,896	10,000	10,000	22,820	20,000
362.003	GROUND LEASE (T)	973	1,022	1,022	1,013	1,043
362.012	RENTS & LEASES/T-S	25,163	22,125	22,125	28,675	22,125
669.901	(ADD)/USE-WORKING CAPITAL	0	330,700	445,700	0	656,902
TOTAL ESTIMATED REVENUES		1,729,274	1,271,796	1,386,796	927,159	1,740,869
APPROPRIATIONS						
311	MANAGEMENT FEES	207,448	69,018	69,018	57,531	69,018
312	ENGINEERING SERVICES	23,355	2,500	15,075	12,704	5,818
313	LEGAL SERVICES	9,235	5,000	5,000	6,168	5,000
314	TAX COLLECTOR FEES	0	13,047	13,047	12,526	13,634
319	OTHER PROFESSIONAL SVCS	12,736	8,982	9,982	8,876	22,682
322	AUDITING SERVICES	4,015	4,000	4,095	3,045	4,182
341	JANITORIAL SVCS	101,266	0	1,127	1,126	2,000
343	SYSTEMS MGMT SUPPORT	5,404	3,259	3,259	3,860	107,382
431	ELECTRICITY	52,916	19,645	19,645	15,736	56,985
433	WATER & SEWER	9,185	0	0	9,628	9,891
434	IRRIGATION WATER	31,176	6,461	6,461	27,719	33,573
436	SOLID WASTE	3,964	0	0	3,161	4,269
444	STORAGE UNIT RENTAL	1,455	1,478	1,478	1,467	2,000
451	CASUALTY & LIABILITY INSUR	64,107	71,230	71,135	60,183	78,950
462	BUILDING/STRUCTURE MAINT	430,851	61,711	43,836	13,353	104,218
463	LANDSCAPE MAINT-RECURRING	338,347	160,420	155,540	122,337	157,667
464	LANDSCAPE MAINT-NON RECURRING	84,135	10,500	8,930	2,254	7,650
468	IRRIGATION REPAIR	14,191	4,000	5,570	6,769	18,166
469	OTHER MAINTENANCE	204,376	12,250	9,003	1,680	18,312
493	PERMITS & LICENSES	175	201	201	175	250
497	LEGAL ADVERTISING	1,667	1,500	1,500	702	2,000
498	PROJECT WIDE FEES	257,207	285,482	285,482	237,902	308,712
499	MISC CURRENT CHARGES	18,617	24,500	37,905	33,650	79,000
522	OPERATING SUPPLIES	146	1,241	241	10	250
524	NON CAPITAL FF&E	40,249	26,000	24,895	13,652	18,000
633	INFRASTRUCTURE	0	0	115,000	115,000	520,000
642	CAPITAL FF&E	0	388,111	388,111	322,943	0
912	TRANS TO OTHER ROADS	97,085	91,260	91,260	76,050	91,260
TOTAL APPROPRIATIONS		2,013,308	1,271,796	1,386,796	1,170,207	1,740,869
NET OF REVENUES/APPROPRIATIONS - FUND 50.151		(284,034)	0	0	(243,048)	0

BROWNWOOD
Combined Assessment Allocation Worksheet
for the Year Ending September 30, 2025

Building Name	Owner	SF Bldg	% Brownwood	FY 24-25 CAM Assessment (Main Square area only)	FY 24-25 ROAD Assessment (All BW)	% Project Wide Portion (All BW)	FY 24-25 Estimated Project Wide Allocation	FY 24-25 TOTAL CAM/PW & Road Assessment
				100%				
				0.70000	0.10000		\$ 314,822	
Palace Hotel	VOC	29,454	7.6417%	20,617.80	2,945.40	3.0338%	9,551.19	33,114.39
Manly Building	VOC	7,290	1.8913%	5,103.00	729.00	0.7509%	2,363.96	8,195.96
Rose Building	VOC	10,415	2.7021%	7,290.50	1,041.50	1.0728%	3,377.32	11,709.32
Wiechens Building	VOC	6,192	1.6065%	4,334.40	619.20	0.6378%	2,007.91	6,961.51
Schmid House	VOC	5,246	1.3610%	3,672.20	524.60	0.5404%	1,701.15	5,897.95
Bunk House	VOC	18,376	4.7676%	12,863.20	1,837.60	1.8928%	5,958.88	20,659.68
Barnstorm Theater	VOC	53,278	13.8227%	37,294.60	5,327.80	5.4878%	17,276.72	59,899.12
Parr Building	VOC	6,254	1.6226%	4,377.80	625.40	0.6442%	2,028.02	7,031.22
Keller Building	VOC	12,276	3.1849%	8,593.20	1,227.60	1.2645%	3,980.80	13,801.60
Berning Building	VOC	5,553	1.4407%	3,887.10	555.30	0.5720%	1,800.70	6,243.10
Ruby Building	VOC	14,822	3.8455%	10,375.40	1,482.20	1.5267%	4,806.40	16,664.00
Haroldson Building	VOC	13,147	3.4109%	9,202.90	1,314.70	1.3542%	4,263.24	14,780.84
Reyes Cigar Factory	VOC	30,459	7.9024%	21,321.30	3,045.90	3.1374%	9,877.09	34,244.29
Brownwood Building	VOC	22,955	5.9555%	16,068.50	2,295.50	2.3644%	7,443.73	25,807.73
Sumter Building	VOC	18,952	4.9170%	13,266.40	1,895.20	1.9521%	6,145.66	21,307.26
Thompson Building	VOC	12,120	3.1445%	8,484.00	1,212.00	1.2484%	3,930.21	13,626.21
Public Works Building	VOC	6,673	1.7313%	4,671.10	667.30	0.6873%	2,163.89	7,502.29
Goedken's Garage	VOC	10,500	2.7242%	7,350.00	1,050.00	1.0815%	3,404.89	11,804.89
Lester's Bait & Tackle	VOC	5,679	1.4734%	3,975.30	567.90	0.5850%	1,841.56	6,384.76
Estabrook Building	VOC	29,787	7.7281%	20,850.90	2,978.70	3.0681%	9,659.18	33,488.78
Brownwood Train Station	VOC	7,384	1.9157%	5,168.80	738.40	0.7606%	2,394.45	8,301.65
Sebald Saloon	VOC	5,145	1.3348%	3,601.50	514.50	0.5299%	1,668.39	5,784.39
Sandspur Ice Plant	VOC	7,332	1.9022%	5,132.40	733.20	0.7552%	2,377.58	8,243.18
St. Johns Courthouse	VOC	5,190	1.3465%	3,633.00	519.00	0.5346%	1,682.99	5,834.99
Hanson & Scott Furniture	VOC	40,960	10.6268%	28,672.00	4,096.00	4.2190%	13,282.30	46,050.30
VOC Subtotal		385,439	100.0000%	269,807.30	38,543.90	39.7012%	124,988.21	433,339.41
Grand Traverse Plaza	VSP	66,200		-	6,620.00	6.8188%	21,467.00	28,087.00
Brownwood Health Center	VSP	19,155		-	1,915.50	1.9730%	6,211.49	8,126.99
Center for Advanced Healthcare	VSP	234,987		-	23,498.70	24.2043%	76,200.40	99,699.10
The Brownwood Hotel & Spa	VSP	265,068		-	26,506.80	27.3027%	85,954.91	112,461.71
TOTALS	CAM	385,439	100%	269,807	97,085	100.0000%	314,822	681,714
	ROAD/PW	970,849						

Budget - Revenue (96%)
Tax Collector (2%)

654,446
13,634