

RESOLUTION 2025-06

**A RESOLUTION APPROVING THE PROPOSED BUDGET OF
THE BROWNWOOD COMMUNITY DEVELOPMENT DISTRICT
FOR FISCAL YEAR 2025-26 IN ACCORDANCE WITH CHAPTER
190 F.S. AND SETTING A PUBLIC HEARING THEREON
PURSUANT TO FLORIDA LAW**

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors, the District's proposed operating budget for the forthcoming Fiscal Year 2025-26; and,

WHEREAS, the Board of Supervisors has accepted said Proposed Budget and desires to set the required public hearing hereon;

**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 2025-26 is hereby approved for the amount as listed below along with the proposed maintenance assessment rates based on the attached schedule:

Brownwood

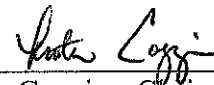
\$ 1,657,722

2. A public hearing on said approved Budget is hereby declared and set for the following date, hour and place:

Date: September 4, 2025
Time: 11:30 A.M.
Place: Main District Office
3751 Kiessel Road
The Villages, Florida 32163

Adopted this 5th day of June, 2025.

BROWNWOOD COMMUNITY
DEVELOPMENT DISTRICT



Lester Coggins, Chair



Kenneth C. Blocker, Secretary

BROWNWOOD
Combined Assessment Allocation Worksheet
for the Year Ending September 30, 2026

Building Name	Owner	SF Bldg	% Brownwood	FY 25-26 CAM Assessment (Main Square area only)	FY 25-26 ROAD Assessment (All BW)	% Project Wide Portion (All BW)	FY 25-26 Estimated Project Wide Allocation	FY 25-26 TOTAL CAM/PW & Road Assessment
				100%				
				0.70000	0.10000		\$ 308,712	
Palace Hotel	VOC	29,454	7.6417%	20,617.80	2,945.40	3.0338%	9,365.83	32,929.03
Manly Building	VOC	7,290	1.8913%	5,103.00	729.00	0.7509%	2,318.08	8,150.08
Rose Building	VOC	10,415	2.7021%	7,290.50	1,041.50	1.0728%	3,311.78	11,643.78
Wiechens Building	VOC	6,192	1.6065%	4,334.40	619.20	0.6378%	1,968.94	6,922.54
Schmid House	VOC	5,246	1.3610%	3,672.20	524.60	0.5404%	1,668.13	5,864.93
Bunk House	VOC	18,376	4.7676%	12,863.20	1,837.60	1.8928%	5,843.23	20,544.03
Barnstorm Theater	VOC	53,278	13.8227%	37,294.60	5,327.80	5.4878%	16,941.42	59,563.82
Parr Building	VOC	6,254	1.6226%	4,377.80	625.40	0.6442%	1,988.66	6,991.86
Keller Building	VOC	12,276	3.1849%	8,593.20	1,227.60	1.2645%	3,903.54	13,724.34
Berning Building	VOC	5,553	1.4407%	3,887.10	555.30	0.5720%	1,765.75	6,206.15
Ruby Building	VOC	14,822	3.8455%	10,375.40	1,482.20	1.5267%	4,713.12	16,570.72
Haroldson Building	VOC	13,147	3.4109%	9,202.90	1,314.70	1.3542%	4,180.50	14,698.10
Reyes Cigar Factory	VOC	30,459	7.9024%	21,321.30	3,045.90	3.1374%	9,685.40	34,052.60
Brownwood Building	VOC	22,955	5.9555%	16,068.50	2,295.50	2.3644%	7,299.26	25,663.26
Sumter Building	VOC	18,952	4.9170%	13,266.40	1,895.20	1.9521%	6,026.38	21,187.98
Thompson Building	VOC	12,120	3.1445%	8,484.00	1,212.00	1.2484%	3,853.94	13,549.94
Public Works Building	VOC	6,673	1.7313%	4,671.10	667.30	0.6873%	2,121.89	7,460.29
Goedken's Garage	VOC	10,500	2.7242%	7,350.00	1,050.00	1.0815%	3,338.81	11,738.81
Lester's Bait & Tackle	VOC	5,679	1.4734%	3,975.30	567.90	0.5850%	1,805.82	6,349.02
Estabrook Building	VOC	29,787	7.7281%	20,850.90	2,978.70	3.0681%	9,471.71	33,301.31
Brownwood Train Station	VOC	7,384	1.9157%	5,168.80	738.40	0.7606%	2,347.98	8,255.18
Sebald Saloon	VOC	5,145	1.3348%	3,601.50	514.50	0.5299%	1,636.01	5,752.01
Sandspur Ice Plant	VOC	7,332	1.9022%	5,132.40	733.20	0.7552%	2,331.44	8,197.04
St. Johns Courthouse	VOC	5,190	1.3465%	3,633.00	519.00	0.5346%	1,650.32	5,802.32
Hanson & Scott Furniture	VOC	40,960	10.6268%	28,672.00	4,096.00	4.2190%	13,024.52	45,792.52
VOC Subtotal		385,439	100.0000%	269,807.30	38,543.90	39.7012%	122,562.46	430,913.66
Grand Traverse Plaza	VSP	66,200		-	6,620.00	6.8188%	21,050.37	27,670.37
Brownwood Health Center	VSP	19,155		-	1,915.50	1.9730%	6,090.94	8,006.44
Center for Advanced Healthcare	VSP	234,987		-	23,498.70	24.2043%	74,721.51	98,220.21
The Brownwood Hotel & Spa	VSP	265,068		-	26,506.80	27.3027%	84,286.71	110,793.51
TOTALS	CAM	385,439	100%	269,807	97,085	100.0000%	308,712	675,604
	ROAD/PW	970,849						

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

648,580
13,512

FOR INFORMATION ONLY

Board Supervisors,

Attached are additional items for your information:

- 1) The Budget Report with the Requested, Recommended and Proposed columns which reflects any changes made throughout the budget process thus far. Also shown are the dollar/percentage variance columns comparing the Fiscal Year 2025-26 Proposed Budget column to the Fiscal Year 2024-25 Amended Budget column.
- 2) FY2025-26 Capital Projects List.
- 3) Working Capital and Reserve spreadsheets.
- 4) Project Wide Allocation.
- 5) 5-Year Budget Report.

Please feel free to contact me if you have any questions!

Brandy

FISCAL YEAR 2025-26 BUDGET REPORT

GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	2024-25 ACTIVITY THRU 03/31/25	2025-26 REQUESTED BUDGET	2025-26 RECD BUDGET	2025-26 PROPOSED BUDGET	2025-26 PROPOSED AMT CHANGE	2025-26 PROPOSED % CHANGE
Fund: 50.151 BROWNWOOD										
ESTIMATED REVENUES										
325.214	CAM & ROAD MAINTENANCE ASSESSM	626,279	654,446	654,446	654,446	648,580	648,580	648,580	(5,866)	(0.90)
341.910	SALES TAX COLLECTION ALLOWANCE	43	0	0	16	0	0	0	0	0.00
341.999	MISCELLANEOUS REVENUE	108,302	121,353	121,353	40,987	117,209	117,209	117,209	(4,144)	(3.41)
361.101	INT INCOME - CFB	3,325	5,000	5,000	2,937	6,000	6,000	6,000	1,000	20.00
361.102	INT INCOME - CASH EQUIV	80,234	100,000	100,000	26,330	26,000	26,000	26,000	(74,000)	(74.00)
361.105	INTEREST INCOME-TAX COLLECTOR	627	0	0	390	0	0	0	0	0.00
361.305	FLGT-UNREALIZED GAIN/LOSS	38,022	20,000	20,000	10,980	0	0	0	(20,000)	(100.00)
361.307	LTP UNREALIZED GAIN/LOSS	77,621	80,000	80,000	(22,891)	0	0	0	(80,000)	(100.00)
361.309	FLIT-UNREALIZED GAIN/LOSS	5,777	0	0	(1,362)	0	0	0	0	0.00
361.407	LTP REALIZED GAIN/LOSS	43,548	60,000	60,000	15,227	30,000	30,000	30,000	(30,000)	(50.00)
361.409	FLIT-REALIZED GAIN/LOSS	21,453	20,000	20,000	13,762	20,000	20,000	20,000	0	0.00
362.003	GROUND LEASE (T)	1,013	1,043	1,043	1,046	1,500	1,500	1,500	457	43.82
362.012	RENTS & LEASES/T-S	31,375	22,125	22,125	21,275	31,375	31,375	31,375	9,250	41.81
669.901	(ADD)/USE-WORKING CAPITAL	0	656,902	694,416	0	777,058	777,058	777,058	82,642	11.90
TOTAL ESTIMATED REVENUES		1,043,619	1,740,869	1,778,383	762,603	1,657,722	1,657,722	1,657,722	(120,661)	(6.78)
APPROPRIATIONS										
311	MANAGEMENT FEES	69,018	69,018	69,018	35,037	41,018	41,018	41,018	(28,000)	(40.57)
312	ENGINEERING SERVICES	14,674	5,818	5,818	3,547	6,500	6,500	6,500	682	11.72
313	LEGAL SERVICES	7,148	5,000	5,000	1,006	5,000	5,000	5,000	0	0.00
314	TAX COLLECTOR FEES	12,526	13,634	13,634	13,089	13,512	13,512	13,512	(122)	(0.88)
319	OTHER PROFESSIONAL SVCS	10,266	22,682	22,682	3,037	13,120	13,120	13,120	(9,562)	(42.16)
322	AUDITING SERVICES	4,075	4,182	4,182	1,030	4,182	4,182	4,182	0	0.00
341	JANITORIAL SVCS	1,126	2,000	2,000	0	2,000	2,000	2,000	0	0.00
343	SYSTEMS MGMT SUPPORT	9,863	107,382	107,382	38,499	107,308	107,308	107,308	(74)	(0.07)
431	ELECTRICITY	20,157	56,985	56,985	11,549	27,000	27,000	27,000	(29,985)	(52.62)
433	WATER & SEWER	11,086	9,891	9,891	5,803	12,057	12,057	12,057	2,166	21.90
434	IRRIGATION WATER	33,496	33,573	33,573	16,512	38,418	38,418	38,418	4,845	14.43
436	SOLID WASTE	3,790	4,269	4,269	1,918	4,300	4,300	4,300	31	0.73
444	STORAGE UNIT RENTAL	1,594	2,000	2,000	648	2,000	2,000	2,000	0	0.00
451	CASUALTY & LIABILITY INSUR	72,219	78,950	78,950	39,755	82,993	82,993	82,993	4,043	5.12
462	BUILDING/STRUCTURE MAINT	39,879	104,218	104,218	52,997	111,035	111,035	111,035	6,817	6.54
463	LANDSCAPE MAINT-RECURRING	159,908	157,667	157,667	66,864	168,732	168,732	168,732	11,065	7.02
464	LANDSCAPE MAINT-NON RECURRING	2,254	7,650	7,650	2,207	9,500	9,500	9,500	1,850	24.18
468	IRRIGATION REPAIR	9,745	18,166	18,166	768	11,000	11,000	11,000	(7,166)	(39.45)
469	OTHER MAINTENANCE	2,080	18,312	18,312	297	5,000	5,000	5,000	(13,312)	(72.70)
492	MAINT & BOND ASSESSMENTS	0	0	0	230	500	500	500	500	0.00
493	PERMITS & LICENSES	175	250	250	175	175	175	175	(75)	(30.00)
497	LEGAL ADVERTISING	1,964	2,000	2,000	131	2,000	2,000	2,000	0	0.00
498	PROJECT WIDE FEES	283,482	308,712	308,712	154,356	308,712	308,712	308,712	0	0.00
499	MISC CURRENT CHARGES	35,696	79,000	79,000	54,912	58,150	58,150	58,150	(20,850)	(26.39)
522	OPERATING SUPPLIES	10	250	250	0	250	250	250	0	0.00
524	NON CAPITAL FF&E	22,976	18,000	18,000	0	32,000	32,000	32,000	14,000	77.78
633	INFRASTRUCTURE	113,000	520,000	520,000	0	500,000	500,000	500,000	(20,000)	(3.85)
642	CAPITAL FF&E	350,597	0	37,514	1,980	0	0	0	(37,514)	(100.00)
912	TRANS TO OTHER ROADS	91,260	91,260	91,260	45,630	91,260	91,260	91,260	0	0.00
TOTAL APPROPRIATIONS		1,384,464	1,740,869	1,778,383	531,997	1,657,722	1,657,722	1,657,722	(120,661)	(6.78)
NET OF REVENUES/APPROPRIATIONS - FUND 50.151										
		(340,845)	0	0	230,606	0	0	0	0	0.00

**FY 2025-26
BROWNWOOD
CAPITAL PROJECTS**

Location	Description	Requested	Recmd	Proposed	Funding Source
Brownwood	Entry Feature Replacement (Re-Budgeted)	\$ 500,000	\$ 500,000	\$ 500,000	Working Capital
	Total Capital Projects	\$ 500,000	\$ 500,000	\$ 500,000	

BROWNWOOD - WORKING CAPITAL AND RESERVE BALANCES

Working Capital	FY24-25 Amended	FY24-25 Projected	FY25-26	FY26-27	FY27-28	FY28-29	FY29-30
Beginning Balance	2,317,081	2,317,081	2,367,960	1,590,902	1,373,794	938,741	697,470
Deposits	1,083,967	1,083,967	880,664	908,091	914,658	926,040	932,330
Expenditures	1,159,473	912,198	1,056,962	1,024,439	1,056,879	1,066,551	1,151,997
Plant Replacements Non-Recurring	7,650	7,650	9,500	9,500	9,500	9,500	9,500
Capital Expenditures	520,000	21,980	500,000	0	192,072	0	0
Transfer to Oth Roads	91,260	91,260	91,260	91,260	91,260	91,260	91,260
Ending Balance	1,622,665	2,367,960	1,590,902	1,373,794	938,741	697,470	377,043

RESERVES

Roads R&R	FY24-25 Amended	FY24-25 Projected	FY25-26	FY26-27	FY27-28	FY28-29	FY29-30
Beginning Balance	588,396	588,396	679,656	770,916	862,176	953,436	1,044,696
Deposits	91,260	91,260	91,260	91,260	91,260	91,260	91,260
Expenditures	0	0	0	0	0	0	0
Ending Balance	679,656	679,656	770,916	862,176	953,436	1,044,696	1,135,956

TOTAL COMBINED	2,302,321	3,047,616	2,361,818	2,235,970	1,892,177	1,742,166	1,512,999
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FY24-25 Operating Budget	\$ 1,167,123
3 Months	\$ 291,781
4 Months	\$ 389,041

PROJECT WIDE FUND
ALLOCATION SCHEDULE
FY2025-26
PROPOSED BUDGET

	FY25-26 TOTALS	ALLOCATED COSTS										
		LAKE SUMTER LANDING	Brownwood	DISTRICT # 5	DISTRICT # 6	DISTRICT # 7	DISTRICT # 8	DISTRICT # 9	DISTRICT # 10	DISTRICT # 11	DISTRICT # 12	DISTRICT # 13
Project Wide Expenses	100.00%	0.69%	1.48%	11.98%	13.29%	8.47%	9.51%	10.90%	13.74%	4.61%	11.10%	14.23%
Engineering Services	\$ 160,000	1,104	2,368	19,168	21,264	13,552	15,216	17,440	21,984	7,376	17,760	22,768
Other Professional Svcs.	493,194	3,403	7,298	59,085	65,545	41,774	46,903	53,758	67,765	22,736	54,745	70,182
Systems Management Support	124,010	856	1,835	14,856	16,481	10,504	11,793	13,517	17,039	5,717	13,765	17,647
Utilities (Electric, Irrigation water/phones)	1,537,578	10,609	22,756	184,203	204,344	130,233	146,224	167,596	211,263	70,882	170,671	218,797
Building/Infrastructure Maintenance	1,947,676	13,439	28,825	233,332	258,846	164,968	185,224	212,297	267,611	99,788	216,192	277,154
Landscape Maintenance - Recurring	12,891,505	88,951	190,794	1,544,402	1,713,281	1,091,911	1,225,982	1,405,174	1,771,293	594,298	1,430,957	1,834,461
Landscape Maintenance - Non-Recurring	1,150,854	7,941	17,033	137,872	152,948	97,478	109,446	125,443	158,127	53,054	127,745	163,767
Irrigation Repair	365,000	2,519	5,399	43,727	48,509	30,916	34,712	39,785	50,151	16,827	40,515	51,940
Other Misc Maintenance	2,490,131	17,182	36,854	298,318	330,938	210,914	236,811	271,424	342,144	114,795	276,405	354,346
Operating Supplies	7,500	52	109	899	997	635	713	818	1,031	346	833	1,067
Non-Capital FF&E	8,000	55	118	958	1,063	678	761	873	1,099	369	888	1,138
Capital	975,874	6,733	14,443	116,910	129,694	82,657	92,806	106,370	134,083	44,990	108,322	138,865
Transfer to Reserves	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	\$ 22,151,322	\$ 152,844	\$ 327,832	\$ 2,653,730	\$ 2,943,910	\$ 1,876,220	\$ 2,106,591	\$ 2,414,495	\$ 3,043,590	\$ 1,021,178	\$ 2,458,798	\$ 3,152,132
LESS: Interest Income.	197,000	1,359	2,913	23,601	26,181	16,686	18,735	21,473	27,068	9,082	21,867	28,033
LESS: Dist 7 Grant Appurtenant Easement	3,579	25	53	429	476	303	340	390	492	165	397	509
LESS: Dist 9 Grant Appurtenant Easement	4,296	30	63	515	571	364	409	488	590	198	477	611
LESS: LM POA - Signage & Landscape Maint Agreement	1,500	10	22	180	199	127	143	164	206	69	167	213
LESS: Outer Properties	110,000	759	1,628	13,178	14,619	9,317	10,461	11,990	15,114	5,071	12,210	15,653
LESS: General Fund Refund	-	-	-	-	-	-	-	-	-	-	-	-
LESS: Working Capital Usage - Reduce Alloc to 0% Inc	410,874	2,835	6,079	49,223	54,605	34,801	39,074	44,785	56,454	18,941	45,607	58,467
LESS: Working Capital Usage	565,000	3,899	8,362	67,687	75,089	47,856	53,732	61,585	77,631	26,047	62,715	80,400
LESS: General R&R Usage	-	-	-	-	-	-	-	-	-	-	-	-
Total Allocation	\$ 20,859,073	\$ 143,927	\$ 308,712	\$ 2,498,917	\$ 2,772,170	\$ 1,766,766	\$ 1,983,697	\$ 2,273,640	\$ 2,866,035	\$ 961,605	\$ 2,315,358	\$ 2,968,246
FY24-25 Difference	143,927	143,927	308,712	2,498,917	2,772,170	1,766,766	1,983,697	2,273,640	2,866,035	961,605	2,315,358	2,968,246
	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
LSL												
Brownwood												
5												
6												
7												
8												
9												
10												
11												
12												
13												
Acres:												
Assessable Acres	10,834.31	74.45	160.64	1,297.59	1,440.31	917.72	1,030.35	1,181.38	1,489.04	499.27	1,202.95	1,540.61
Percentages	100.00%	0.69%	1.48%	11.98%	13.29%	8.47%	9.51%	10.90%	13.74%	4.61%	11.10%	14.23%

FISCAL YEAR 2025-26 BUDGET REPORT

GL NUMBER	DESCRIPTION	2025-26 REC'D BUDGET	2025-26 PROPOSED BUDGET	2026-27 BUDGET	2027-28 BUDGET	2028-29 BUDGET	2029-30 BUDGET
Fund: 50.151 BROWNWOOD							
ESTIMATED REVENUES							
325.214	CAM & ROAD MAINTENANCE ASSESSM	648,580	648,580	654,507	660,553	666,720	673,010
341.999	MISCELLANEOUS REVENUE	117,209	117,209	117,209	117,730	122,945	122,945
361.101	INT INCOME - CFB	6,000	6,000	3,500	3,500	3,500	3,500
361.102	INT INCOME - CASH EQUIV	26,000	26,000	50,000	50,000	50,000	50,000
361.407	LTP REALIZED GAIN/LOSS	30,000	30,000	30,000	30,000	30,000	30,000
361.409	FLTIT-REALIZED GAIN/LOSS	20,000	20,000	20,000	20,000	20,000	20,000
362.003	GROUND LEASE (T)	1,500	1,500	1,500	1,500	1,500	1,500
362.012	RENTS & LEASES/T-S	31,375	31,375	31,375	31,375	31,375	31,375
669.901	(ADD)/USE-WORKING CAPITAL	777,058	777,058	217,108	435,053	241,271	320,427
	TOTAL ESTIMATED REVENUES	1,657,722	1,657,722	1,125,199	1,349,711	1,167,311	1,252,757
APPROPRIATIONS							
311	MANAGEMENT FEES	41,018	41,018	39,767	48,402	41,387	44,673
312	ENGINEERING SERVICES	6,500	6,500	6,695	6,896	7,103	7,316
313	LEGAL SERVICES	5,000	5,000	5,000	5,000	5,000	5,000
314	TAX COLLECTOR FEES	13,512	13,512	13,636	13,762	13,890	14,021
319	OTHER PROFESSIONAL SVCS	13,120	13,120	13,426	13,741	14,066	14,400
322	AUDITING SERVICES	4,182	4,182	4,182	4,182	4,182	4,182
341	JANITORIAL SVCS	2,000	2,000	2,000	2,000	2,000	2,000
343	SYSTEMS MGMT SUPPORT	107,308	107,308	105,724	105,724	105,724	105,724
431	ELECTRICITY	27,000	27,000	27,810	28,644	29,504	30,389
433	WATER & SEWER	12,057	12,057	12,419	12,791	13,175	13,570
434	IRRIGATION WATER	38,418	38,418	39,571	40,758	41,980	43,240
436	SOLID WASTE	4,300	4,300	4,300	4,300	4,300	4,300
444	STORAGE UNIT RENTAL	2,000	2,000	2,000	2,000	2,000	2,000
451	CASUALTY & LIABILITY INSUR	82,993	82,993	87,143	91,500	96,075	100,879
462	BUILDING/STRUCTURE MAINT	111,035	111,035	77,413	85,879	80,273	143,286
463	LANDSCAPE MAINT-RECURRING	168,732	168,732	168,732	169,701	177,169	177,169
464	LANDSCAPE MAINT-NON RECURRING	9,500	9,500	9,500	9,500	9,500	9,500
468	IRRIGATION REPAIR	11,000	11,000	11,000	11,000	11,000	11,000
469	OTHER MAINTENANCE	5,000	5,000	5,000	5,000	5,000	5,000
492	MAINT & BOND ASSESSMENTS	500	500	500	500	500	500
493	PERMITS & LICENSES	175	175	175	175	175	175
497	LEGAL ADVERTISING	2,000	2,000	2,000	2,000	2,000	2,000
498	PROJECT WIDE FEES	308,712	308,712	314,886	321,184	327,608	334,160
499	MISC CURRENT CHARGES	58,150	58,150	58,150	58,150	58,150	62,002
522	OPERATING SUPPLIES	250	250	250	250	250	250
524	NON CAPITAL FF&E	32,000	32,000	22,660	23,340	24,040	24,761
633	INFRASTRUCTURE	500,000	500,000	0	192,072	0	0
912	TRANS TO OTHER ROADS	91,260	91,260	91,260	91,260	91,260	91,260
	TOTAL APPROPRIATIONS	1,657,722	1,657,722	1,125,199	1,349,711	1,167,311	1,252,757
NET OF REVENUES/APPROPRIATIONS - FUND 50.151		0	0	0	0	0	0