



**Financial Statement Summary
As of April 30, 2025**

Revenues

Year-to-Date (YTD) Revenues of \$781,000 are less than prior year-to-date (PYTD) revenues of \$826,000 and are 72% of the annual budgeted revenues of \$1,084,000.

- The District has collected 100% of the budgeted maintenance assessments totaling \$654,000. Brownwood CDD received the maintenance dollars through the Uniform Collection Method. Sumter County collects the annual maintenance assessments through the tax bills and remits them to the District, net a 2% collection fee. The majority of assessments are collected from November through March. Maintenance assessment slightly increased in the budget from the prior year.
- Other income includes Lease Revenue, and Sales Tax Collection Allowance.
- Investment earnings of \$61,000 (\$66,000 realized gains and (\$5,000) unrealized gains) are less than prior year-to-date earnings of \$166,000. Lower earnings are attributable to the uncertainty of imposed tariffs from the Federal Government resulting in market volatility and the Federal Fund rate decreases in the past year

Expenses and Other Changes

Year-to-Date Expenses of \$633,000 are less than the prior year-to-date expenses of \$879,000. Year-to-date spending is 36% of the budgeted expenses of \$1,778,000.

- Management/Professional Services are at 45% of the budget year-to-date and are higher than the prior year’s levels. The increase in expenditures are due to an increase in Systems Management Support/ Network Infrastructure Connectivity. Budgeted Management Fees remain the same as prior year.
- Utility Services increased in budget from the prior year and are at 40% of budget year-to-date.
- Building, Landscape and Other Maintenance expenses totaling \$361,000 are higher than the prior year of \$281,000. Expenditures include replacement of landscape lighting in the amount of \$15,000 and annual Christmas decoration expense of \$55,000. The expense includes the Project Wide allocation totaling \$180,000 year-to-date. Project Wide allocations have increased in budget 8% from the prior year.
- Other expenses include an annual premium for property and liability insurance.
- Transfers to Committed Renewal and Replacement Fund total \$53,000 year-to-date.

Change in Unreserved Net Position

The year-to-Date increase in Unreserved Net Position of \$148,000 is greater than prior year-to-date change of (\$53,000). By year-end, based on the anticipated revenues and expenditures, the District will meet the budget reduction of Unreserved Net Position of (\$694,000).

Investment Earnings

The following table outlines the current month and year-to-date earnings by investment category:

	CFB	FLCLASS	FL PALM	FL-FIT	FLTRUST	LTIP
Current Month Annualized Return*	3.88%	4.40%	4.41%	4.63%	4.20%	10.29%
One Month Rate of Return	0.32%	0.37%	0.37%	0.39%	0.35%	0.52%
Prior FY 2024	4.86%	5.41%	5.44%	5.02%	4.58%	13.01%
*Current Month Annualized Return is an annualized return based on the past 30 day performance						
All investment earnings are now recognized within the current month.						



Statement of Activity
For the Seven Months Ending April 30, 2025 (58% of the budget year)

Original Budget	Amended Budget	Budget % used		YTD Actual	PYTD Actual	Variance
			REVENUES:			
\$ 654,446	\$ 654,446	100%	Maintenance and Other Special Assessments	\$ 654,446	\$ 626,279	\$ 28,166
144,521	144,521	45%	Other Income	65,200	33,661	31,540
<u>285,000</u>	<u>285,000</u>	<u>21%</u>	Investment Income	<u>61,149</u>	<u>165,580</u>	<u>(104,431)</u>
1,083,967	1,083,967	72%	Total Revenues:	780,795	825,520	(44,724)
			EXPENSES:			
229,716	245,876	45%	Management and Other Professional Services	111,351	74,162	37,189
104,718	104,718	40%	Utility Services	42,110	33,750	8,359
695,975	677,815	53%	Building, Landscape and Other Maintenance	360,925	281,308	79,617
<u>99,200</u>	<u>101,200</u>	<u>63%</u>	Other Expenses	<u>63,576</u>	<u>57,018</u>	<u>6,558</u>
1,129,609	1,129,609	51%	Total Operating Expenses	577,962	446,239	131,724
520,000	557,514	0%	Capital Outlay - Infrastructure and FFE	1,980	379,457	(377,477)
<u>91,260</u>	<u>91,260</u>	<u>58%</u>	Transfers out of Unrestricted	<u>53,235</u>	<u>53,235</u>	<u>-</u>
611,260	648,774	9%	Total Other Changes	55,215	432,692	(377,477)
<u>1,740,869</u>	<u>1,778,383</u>	36%	Total Expenses and Other Changes	<u>633,177</u>	<u>878,931</u>	<u>(245,754)</u>
<u>\$ (656,902)</u>	<u>\$ (694,416)</u>		Change in Unreserved Net Position	<u>\$ 147,618</u>	<u>\$ (53,411)</u>	<u>\$ 201,029</u>
			Total Cash Balance	<u>\$ 3,104,069</u>	<u>\$ 3,175,974</u>	<u>\$ (71,905)</u>
			Fund Balance			
			Unassigned	2,464,700	2,604,516	
			Comm R&R Roads	<u>641,631</u>	<u>550,371</u>	
			Total Fund Balance	<u>\$ 3,106,331</u>	<u>\$ 3,154,887</u>	<u>\$ (48,557)</u>