



Financial Statement Summary As of July 31, 2025

Revenues

Year-to-Date (YTD) Revenues of \$883,000 are less than prior year-to-date (PYTD) revenues of \$927,000 and are 81% 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, Sales Tax Collection Allowance, and reimbursement from the City of Wildwood for property maintained by the District. City of Wildwood reimbursements total \$65,000 and an additional receivable invoice in the amount of \$28,000 will be sent to the City of Wildwood in August. Rent and Lease Revenue of \$28,000 is ahead of budget due to square usage.
- Investment earnings of \$128,000 (\$90,000 realized gains and \$38,000 unrealized gains) are less than prior year-to-date earnings of \$210,000 and at 45% of budget of \$285,000. Lower earnings, compared to prior year, are partly attributable to the uncertainty of tariffs imposed by the Federal Government resulting in market volatility and the Federal Fund rate decreases in the past year. Investment allocation: Short-term fixed income securities which makes up between 75-85% of the District's portfolio are earning approximately 1% less than this time last year. Long Term Investment portfolio which makes up between 15-22% of the District's portfolio has regained most of the earlier losses in the year and is performing well at an annual rate of 10.50%. Projected investment earnings are estimated to be \$153,000 compared to budgeted earnings of \$285,000.

Expenses and Other Changes

Year-to-Date Expenses of \$817,000 are greater than the prior year-to-date expenses of \$656,000. Year-to-date spending is 72% of the budgeted expenses of \$1,130,000.

- Management/Professional Services totaling \$161,000 are at 65% of the budget year-to-date and are higher than the prior year's levels. The increase in expenditure is due to an increase in Systems Management Support/Network Infrastructure Connectivity of \$69,000 compared to prior year. Budgeted Management Fees remain the same as prior year.
- Budgeted Utility Services increased \$79,000 from the prior year and is at 63% of budget year-to-date an increase of \$8,000 from the prior year. The increase is due to additional electrical expenses for downtown and parking lot light lighting in addition to the SECO pole rental rate increases.
- Building, Landscape and Other Maintenance expenses totaling \$507,000 are higher than the prior year of \$418,000. Expenditures include replacement of landscape lighting in the amount of \$15,000 and annual Christmas decoration expense of \$53,000. The expense includes the Project Wide allocation totaling \$257,000 year-to-date. Project Wide allocations have increased in budget 8% from the prior year.
- Other expenses include the annual premium for property and liability insurance, legal advertising and storage rental. Expenses are higher than prior year partly due to an increase of insurance cost by \$5,000 and the purchase of light pole lanterns budgeted in the current fiscal year, total actual cost of \$15,000.
- Budgeted Capital Expenditures for Entry-way features have been re-budgeted in fiscal year 2025-26, an estimated project cost of \$500,000 therefore actual expenditures are at 12% of budget for the year. Actual expenditures include \$45,000 in engineering and design cost for entry way features and \$19,000 for the Storm Drain project.
- Transfers to Committed Renewal and Replacement Fund total \$76,000 year-to-date.

Change in Unreserved Net Position

The year-to-date decrease in Unreserved Net Position of (\$77,000) is less than prior year-to-date decrease of (\$243,000). By year-end, based on the anticipated revenues and expenditures, the anticipated decrease will be less than the budgeted decrease of \$694,000 due to the re-budgeted capital items in Fiscal Year 2025-26.

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%	4.35%	4.38%	4.59%	4.09%	10.50%
One Month Rate of Return	0.32%	0.36%	0.37%	0.38%	0.34%	0.47%
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 Ten Months Ending July 31, 2025 (83% 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	70%	Other Income	101,328	91,054	10,275
285,000	285,000	45%	Investment Income	127,631	209,826	(82,196)
1,083,967	1,083,967	81%	Total Revenues:	883,405	927,159	(43,754)
			EXPENSES:			
229,716	247,076	65%	Management and Other Professional Services	160,746	105,836	54,910
104,718	103,518	63%	Utility Services	64,706	56,244	8,462
695,975	677,815	75%	Building, Landscape and Other Maintenance	507,239	418,121	89,118
99,200	101,200	84%	Other Expenses	84,572	76,014	8,559
1,129,609	1,129,609	72%	Total Operating Expenses	817,264	656,215	161,049
520,000	557,514	12%	Capital Outlay - Infrastructure and FFE	66,714	437,943	(371,229)
91,260	91,260	83%	Transfers out of Unrestricted	76,050	76,050	-
611,260	648,774	22%	Total Other Changes	142,764	513,993	(371,229)
1,740,869	1,778,383	54%	Total Expenses and Other Changes	960,028	1,170,208	(210,180)
<u>\$ (656,902)</u>	<u>\$ (694,416)</u>		Change in Unreserved Net Position	<u>\$ (76,623)</u>	<u>\$ (243,049)</u>	<u>\$ 166,426</u>
			Total Cash Balance	<u>\$ 2,917,351</u>	<u>\$ 2,983,882</u>	<u>\$ (66,531)</u>
			Fund Balance			
			Unassigned	2,240,458	2,414,878	
			Comm R&R Roads	664,446	573,186	
			Total Fund Balance	<u>\$ 2,904,904</u>	<u>\$ 2,988,064</u>	<u>\$ (83,160)</u>