

**RESOLUTION 2025-07**

**A RESOLUTION TO APPROPRIATE FUNDS AND ADOPT THE FINAL BUDGET OF THE BROWNWOOD COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026**

**WHEREAS**, the District Manager has prepared and submitted to the Board of Supervisors Proposed Budget for the forthcoming Fiscal Year 2025-26; and,

**WHEREAS**, the Board of Supervisors approved the Fiscal Year 2025-26 Proposed Budget at a public meeting on June 5, 2025 and set September 4, 2025 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 2025-26 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 4<sup>th</sup> day of September, 2025 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 2025-26 Is hereby approved for the amount as listed below:


**Brownwood      \$ 1,688,557**

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 4<sup>th</sup> day of September, 2025.

BROWNWOOD COMMUNITY  
DEVELOPMENT DISTRICT



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Lester Coggins, Chairman



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Kenneth C. Blocker, Secretary

FISCAL YEAR 2025-26 BUDGET REPORT

GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	2024-25 ACTIVITY THRU 06/30/25	2025-26 FINAL BUDGET
<b>Fund: 50.151 BROWNWOOD</b>						
<b>ESTIMATED REVENUES</b>						
325.214	CAM & ROAD MAINTENANCE ASSESSM	626,279	654,446	654,446	654,446	648,580
341.910	SALES TAX COLLECTION ALLOWANCE	43	0	0	19	0
341.999	MISCELLANEOUS REVENUE	108,302	121,353	121,353	68,656	117,209
361.101	INT INCOME - CFB	3,325	5,000	5,000	4,770	6,000
361.102	INT INCOME - CASH EQUIV	80,234	100,000	100,000	36,147	26,000
361.105	INTEREST INCOME-TAX COLLECTOR	627	0	0	444	0
361.306	FLGIT-UNREALIZED GAIN/LOSS	38,022	20,000	20,000	19,684	0
361.307	LTP UNREALIZED GAIN/LOSS	77,621	80,000	80,000	17,605	0
361.309	FLFIT-UNREALIZED GAIN/LOSS	5,777	0	0	(466)	0
361.407	LTP REALIZED GAIN/LOSS	43,548	60,000	60,000	20,476	30,000
361.409	FLFIT-REALIZED GAIN/LOSS	27,453	20,000	20,000	21,043	20,000
362.003	GROUND LEASE (T)	1,013	1,043	1,043	1,046	1,500
362.012	RENTS & LEASES/T-S	31,375	22,125	22,125	26,300	31,375
669.901	(ADD)/USE-WORKING CAPITAL	0	656,902	694,416	0	807,893
<b>TOTAL ESTIMATED REVENUES</b>		<b>1,043,619</b>	<b>1,740,869</b>	<b>1,778,383</b>	<b>870,170</b>	<b>1,688,557</b>
<b>APPROPRIATIONS</b>						
311	MANAGEMENT FEES	69,018	69,018	69,018	51,765	47,011
312	ENGINEERING SERVICES	14,674	5,818	23,178	4,516	6,500
313	LEGAL SERVICES	7,148	5,000	5,000	2,546	5,000
314	TAX COLLECTOR FEES	12,526	13,634	13,634	13,089	13,512
319	OTHER PROFESSIONAL SVCS	10,266	22,682	22,682	4,332	13,120
322	AUDITING SERVICES	4,075	4,182	4,182	3,091	4,182
341	JANITORIAL SVCS	1,126	2,000	2,000	0	2,000
343	SYSTEMS MGMT SUPPORT	9,863	107,382	107,382	65,131	107,308
431	ELECTRICITY	20,157	56,985	55,785	18,702	27,000
433	WATER & SEWER	11,086	9,891	9,891	8,566	0
434	IRRIGATION WATER	33,496	33,573	33,573	28,179	38,418
436	SOLID WASTE	3,790	4,269	4,269	2,880	0
444	STORAGE UNIT RENTAL	1,594	2,000	2,000	771	2,000
451	CASUALTY & LIABILITY INSUR	72,219	78,950	78,950	59,632	82,993
462	BUILDING/STRUCTURE MAINT	39,879	104,218	88,058	47,591	111,035
463	LANDSCAPE MAINT-RECURRING	156,908	157,667	157,667	122,204	210,431
464	LANDSCAPE MAINT-NON RECURRING	2,254	7,650	7,650	3,934	9,500
468	IRRIGATION REPAIR	9,745	18,166	18,166	2,944	11,000
469	OTHER MAINTENANCE	2,080	18,312	18,312	15,252	5,000
493	PERMITS & LICENSES	175	250	250	175	175
497	LEGAL ADVERTISING	1,364	2,000	2,000	376	2,000
498	PROJECT WIDE FEES	285,482	308,712	308,712	231,534	308,712
499	MISC CURRENT CHARGES	35,696	79,000	79,000	54,912	58,150
522	OPERATING SUPPLIES	10	250	250	0	250
524	NON CAPITAL FF&E	22,976	18,000	18,000	17,016	32,000
633	INFRASTRUCTURE	115,000	520,000	520,000	48,206	500,000
642	CAPITAL FF&E	350,597	0	37,514	1,980	0
912	TRANS TO OTHER ROADS	91,260	91,260	91,260	68,445	91,260
<b>TOTAL APPROPRIATIONS</b>		<b>1,384,464</b>	<b>1,740,869</b>	<b>1,778,383</b>	<b>877,769</b>	<b>1,688,557</b>
<b>NET OF REVENUES/APPROPRIATIONS - FUND 50.151</b>		<b>(340,845)</b>	<b>0</b>	<b>0</b>	<b>(7,599)</b>	<b>0</b>

**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	4.7876%	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
Bemling Building	VOC	5,553	1.4407%	3,887.10	555.30	0.5720%	1,765.75	6,208.15
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
<b>VOC Subtotal</b>		<b>385,439</b>	<b>100.0000%</b>	<b>269,807.30</b>	<b>38,543.90</b>	<b>39.7012%</b>	<b>122,562.46</b>	<b>430,913.66</b>
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
<b>TOTALS</b>	<b>CAM</b>	<b>385,439</b>	<b>100%</b>	<b>269,807</b>	<b>97,085</b>	<b>100.0000%</b>	<b>308,712</b>	<b>675,604</b>
	<b>ROAD/PW</b>	<b>970,849</b>						

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

648,580  
13,512

# FOR INFORMATION ONLY

Board Supervisors,

Attached are additional items for your information:

- 1) The Brownwood Budget with the Proposed and Final columns which reflects the changes made throughout the budget process. The changes since the Proposed Budget are highlighted in yellow.
- 2) List of adjustments made since Proposed Budget.
- 3) Capital Project List
- 4) Working Capital and Reserve Spreadsheet

Please feel free to contact me at 352-751-3939 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 06/30/25	2025-26 PROPOSED BUDGET	2025-26 FINAL BUDGET	2025-26 FINAL AMT CHANGE	2025-26 FINAL % 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	0	0.00
341.910	SALES TAX COLLECTION ALLOWANCE	43	0	0	19	0	0	0	0.00
341.999	MISCELLANEOUS REVENUE	108,302	121,353	121,353	68,656	117,209	117,209	0	0.00
361.101	INT INCOME - CFB	3,325	5,000	5,000	4,770	6,000	6,000	0	0.00
361.102	INT INCOME - CASH EQUIV	80,234	100,000	100,000	36,147	26,000	26,000	0	0.00
361.105	INTEREST INCOME-TAX COLLECTOR	627	0	0	444	0	0	0	0.00
361.306	FLGIT-UNREALIZED GAIN/LOSS	38,022	20,000	20,000	19,684	0	0	0	0.00
361.307	LTP UNREALIZED GAIN/LOSS	77,621	80,000	80,000	17,605	0	0	0	0.00
361.309	FLFIT-UNREALIZED GAIN/LOSS	5,777	0	0	(466)	0	0	0	0.00
361.407	LTP REALIZED GAIN/LOSS	43,548	60,000	60,000	20,476	30,000	30,000	0	0.00
361.409	FLFIT-REALIZED GAIN/LOSS	27,453	20,000	20,000	21,043	20,000	20,000	0	0.00
362.003	GROUND LEASE (T)	1,013	1,043	1,043	1,046	1,500	1,500	0	0.00
362.012	RENTS & LEASES/T-S	31,375	22,125	22,125	26,300	31,375	31,375	0	0.00
669.901	(ADD)/USE-WORKING CAPITAL	0	656,902	694,416	0	777,058	807,893	30,835	3.97
TOTAL ESTIMATED REVENUES		1,043,619	1,740,869	1,778,383	870,170	1,657,722	1,688,557	30,835	1.86
APPROPRIATIONS									
311	MANAGEMENT FEES	69,018	69,018	69,018	51,765	41,018	47,011	5,993	14.61
312	ENGINEERING SERVICES	14,674	5,818	23,178	4,516	6,500	6,500	0	0.00
313	LEGAL SERVICES	7,148	5,000	5,000	2,546	5,000	5,000	0	0.00
314	TAX COLLECTOR FEES	12,526	13,634	13,634	13,089	13,512	13,512	0	0.00
319	OTHER PROFESSIONAL SVCS	10,266	22,682	22,682	4,332	13,120	13,120	0	0.00
322	AUDITING SERVICES	4,075	4,182	4,182	3,091	4,182	4,182	0	0.00
341	JANITORIAL SVCS	1,126	2,000	2,000	0	2,000	2,000	0	0.00
343	SYSTEMS MGMT SUPPORT	9,863	107,382	107,382	65,131	107,308	107,308	0	0.00
431	ELECTRICITY	20,157	56,985	55,785	18,702	27,000	27,000	0	0.00
433	WATER & SEWER	11,086	9,891	9,891	8,566	12,057	0	(12,057)	(100.00)
434	IRRIGATION WATER	33,496	33,573	33,573	28,179	38,418	38,418	0	0.00
436	SOLID WASTE	3,790	4,269	4,269	2,880	4,300	0	(4,300)	(100.00)
444	STORAGE UNIT RENTAL	1,594	2,000	2,000	771	2,000	2,000	0	0.00
451	CASUALTY & LIABILITY INSUR	72,219	78,950	78,950	59,632	82,993	82,993	0	0.00
462	BUILDING/STRUCTURE MAINT	39,879	104,218	88,058	47,591	111,035	111,035	0	0.00
463	LANDSCAPE MAINT-RECURRING	156,908	157,667	157,667	122,204	168,732	210,431	41,699	24.71
464	LANDSCAPE MAINT-NON RECURRING	2,254	7,650	7,650	3,934	9,500	9,500	0	0.00
468	IRRIGATION REPAIR	9,745	18,166	18,166	2,944	11,000	11,000	0	0.00
469	OTHER MAINTENANCE	2,080	18,312	18,312	15,252	5,000	5,000	0	0.00
492	MAINT & BOND ASSESSMENTS	0	0	0	0	500	0	(500)	(100.00)
493	PERMITS & LICENSES	175	250	250	175	175	175	0	0.00
497	LEGAL ADVERTISING	1,364	2,000	2,000	376	2,000	2,000	0	0.00
498	PROJECT WIDE FEES	285,482	308,712	308,712	231,534	308,712	308,712	0	0.00
499	MISC CURRENT CHARGES	35,696	79,000	79,000	54,912	58,150	58,150	0	0.00
522	OPERATING SUPPLIES	10	250	250	0	250	250	0	0.00
524	NON CAPITAL FF&E	22,976	18,000	18,000	17,016	32,000	32,000	0	0.00
633	INFRASTRUCTURE	115,000	520,000	520,000	48,205	500,000	500,000	0	0.00
642	CAPITAL FF&E	350,597	0	37,514	1,980	0	0	0	0.00
912	TRANS TO OTHER ROADS	91,260	91,260	91,260	68,445	91,260	91,260	0	0.00
TOTAL APPROPRIATIONS		1,384,464	1,740,869	1,778,383	877,768	1,657,722	1,688,557	30,835	1.86
NET OF REVENUES/APPROPRIATIONS - FUND 50.151		(340,845)	0	0	(7,598)	0	0	0	0.00

**Brownwood**  
**Adjustments since Proposed Budget**  
**Fiscal Year 2025-26**

- **311: Management Fees** – Increased \$5,993 due to final cost allocation.
- **433: Water/Sewer** – Decreased \$12,057 due to changes in the maintenance agreement.
- **436: Solid Waste** – Decreased \$4,300 due to changes in the maintenance agreement.
- **463: LANDSCAPE MAINT-RECURRING**– Increased by \$41,699 due to new recurring landscaping contract.
- **492: Manit & Bond Assessments** – Decreased \$500 as budget is not required for fire assessment.

<b>Proposed Budget</b>	<b>\$ 1,657,722</b>
Management Fees	5,993
Water/Sewer	(12,057)
Solid Waste	(4,300)
Landscape Maint-Recurring	41,699
Maint & Bond Assessments	(500)
<b>Final Budget</b>	<b>\$1,688,557</b>

**FY 2025-26  
BROWNWOOD  
CAPITAL PROJECTS**

<b>Location</b>	<b>Description</b>	<b>Proposed</b>	<b>Final</b>	<b>Funding Source</b>
Brownwood	Entry Feature Replacement <b>(Re-Budgeted)</b>	\$ 500,000	\$ 500,000	Working Capital
	<b>Total Capital Projects</b>	<b>\$ 500,000</b>	<b>\$ 500,000</b>	

**BROWNWOOD - WORKING CAPITAL AND RESERVE BALANCES**

<b>Working Capital</b>	<b>FY24-25 Amended</b>	<b>FY24-25 Projected</b>	<b>FY25-26</b>	<b>FY26-27</b>	<b>FY27-28</b>	<b>FY28-29</b>	<b>FY29-30</b>
Beginning Balance	2,317,081	2,317,081	2,367,960	1,576,865	1,344,470	902,765	647,826
Deposits	1,083,967	1,083,967	908,416	935,843	942,410	953,792	960,082
Expenditures	1,159,473	912,198	1,098,751	1,067,478	1,091,283	1,107,971	1,190,131
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	1,576,865	1,344,470	902,765	647,826	317,017

**RESERVES**

<b>Roads R&amp;R</b>	<b>FY24-25 Amended</b>	<b>FY24-25 Projected</b>	<b>FY25-26</b>	<b>FY26-27</b>	<b>FY27-28</b>	<b>FY28-29</b>	<b>FY29-30</b>
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

<b>TOTAL COMBINED</b>	<b>2,302,321</b>	<b>3,047,616</b>	<b>2,347,781</b>	<b>2,206,646</b>	<b>1,856,201</b>	<b>1,692,522</b>	<b>1,452,973</b>
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FY24-25 Operating Budget	\$1,167,123
3 Months	\$ 291,781
4 Months	\$ 389,041