



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

**Revenues**

Year-to-Date (YTD) Revenues of \$40,000 are greater than prior year-to-date (PYTD) revenues of \$10,000 and are 5% of the annual budgeted revenues of \$881,000.

- The District has collected 0% of the budgeted maintenance assessments totaling \$649,000. 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 of \$15,000 includes Lease Revenue, and Sales Tax Collection Allowance.
- Investment earnings of \$25,000 (\$12,000 realized gains and \$13,000 unrealized gains) are greater than prior year-to-date earnings of (\$5,000).

**Expenses and Other Changes**

Year-to-Date Operating Expenses of \$181,000 are greater than the prior year to date expenses of \$117,000. Year to date spending is 17% of the budgeted expenses of \$1,098,000.

- Management/Professional Services are at 8% of the budget year to date and are slightly lower than prior year’s levels. Budgeted Management Fees are \$22,000 lower than prior year budget.
- Utility Services of \$11,000 are slightly higher than prior year and have increased in budget \$39,000 due to increases in anticipated Electricity and Irrigation Water costs compared to the prior year’s budget.
- Building, Landscape and Other Maintenance expenses totaling \$75,000 are slightly greater than the prior year of \$71,000. The expense includes the Project Wide allocation totaling \$51,000 year-to-date. Project Wide allocations have remained consistent in value with no increase.
- Other expenses of \$78,000 are at 65% of the budget for the year primarily due to the Casualty and Liability Insurance Policy being paid for the year in October. Total Policy costs of \$78,000 are slightly lower than the prior year total of \$80,000.
- Capital Outlays of \$500,000 are budgeted for the year for the entry way feature. Expenses totaling \$8,000 have been incurred to date.
- Transfers to Committed Renewal and Replacement Fund total \$15,000 year-to-date. Budgeted transfers have stayed the same from prior year.

**Change in Unreserved Net Position**

Year-to-Date decrease in Unreserved Net Position of (\$164,000) is less than the prior year to date decrease of (\$122,000). By year-end, based on the anticipated revenues and expenditures, the District is expected to meet the budget reduction of Unreserved Net Position of (\$808,000).

**Investment Earnings**

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

<b>November 2025</b>	<b>CFB</b>	<b>FLCLASS</b>	<b>FL PALM</b>	<b>FL-FIT</b>	<b>FLTRUST</b>	<b>LTIP**</b>
<b>Current Month Annualized Return*</b>	3.38%	4.04%	4.07%	4.42%	4.36%	11.84%
<b>One Month Rate of Return</b>	0.28%	0.34%	0.34%	0.37%	0.36%	0.21%
<b>Prior FY 2024</b>	3.95%	4.49%	4.76%	4.61%	4.56%	11.59%
*Current Month Annualized Return is an annualized return based on the past 30 day performance						
**LTIP Annualized Return represents the actual return achieved over the previous 12 months						



**Statement of Activity**

**For the Two Months Ending November 30, 2025 (17% of the budget year)**

<b>Original Budget</b>	<b>Amended Budget</b>	<b>Budget % used</b>		<b>YTD Actual</b>	<b>PYTD Actual</b>	<b>Variance</b>
			<b>REVENUES:</b>			
\$ 648,580	\$ 648,580	0%	Maintenance and Other Special Assessments	\$ -	\$ -	\$ -
150,084	150,084	10%	Other Income	15,061	14,906	155
82,000	82,000	30%	Investment Income	24,924	(4,629)	29,554
880,664	880,664	5%	<b>Total Revenues:</b>	39,986	10,277	29,708
			<b>EXPENSES:</b>			
198,633	198,633	8%	Management and Other Professional Services	16,823	20,796	(3,972)
65,418	65,418	17%	Utility Services	11,355	10,723	633
714,003	714,003	11%	Building, Landscape and Other Maintenance	75,108	71,278	3,830
119,243	119,243	65%	Other Expenses	77,823	13,947	63,875
1,097,297	1,097,297	17%	<b>Total Operating Expenses</b>	181,109	116,744	64,365
500,000	500,000	2%	Capital Outlay - Infrastructure and FFE	8,063	-	8,063
91,260	91,260	17%	Transfers out of Unrestricted	15,210	15,210	-
591,260	591,260	4%	<b>Total Other Changes</b>	23,273	15,210	8,063
1,688,557	1,688,557	12%	<b>Total Expenses and Other Changes</b>	204,382	131,954	72,428
\$ (807,893)	\$ (807,893)		<b>Change in Unreserved Net Position</b>	\$ (164,396)	\$ (121,677)	\$ (42,719)
			<b>Total Cash Balance</b>	\$ 2,621,953	\$ 2,743,343	\$ (121,390)
			*Preliminary Fund Balance - pending year-end close			
			<b>Fund Balance</b>			
			Unassigned	1,918,594	2,195,405	
			Comm R&R Roads	694,866	603,606	
			<b>Total Fund Balance</b>	\$ 2,613,460	\$ 2,799,011	\$ (185,550)