



## **Financial Statement Summary As of December 31, 2025**

### **Summary**

Brownwood CDD will meet its budgeted revenues for FY 2025-26 and expenses are trending below budget.

### **Revenues**

Year-to-Date (YTD) Revenues of \$713,000 are greater than prior year-to-date (PYTD) revenues of \$679,000 and are 81% of the annual budgeted revenues of \$881,000.

- The District has collected 100% 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. Most assessments are collected from November through March. Maintenance assessment decreased by 1% from the prior year budget.
- Other income of \$29,000 includes Lease Revenue, and System Management & Landscaping paid by the City of Wildwood.
- Investment earnings of \$35,000 (\$33,000 realized gains and \$2,000 unrealized gains) are greater than prior year-to-date earnings of \$8,000.

### **Expenses and Other Changes**

Year-to-Date Operating Expenses of \$231,000 are greater than the prior year to date expenses of \$215,000. Year to date spending is 21% of the budgeted expenses of \$1,097,000.

- Management/Professional Services are at 17% of the budget year to date and on target based on the budgeted allocation.
- Utility Services expenses of \$18,000 are greater than prior year's budget by 4%. The variance is from Electricity and Irrigation Water, and these lines are up due to an increase in usage.
- Building, Landscape and Other Maintenance expenses totaling \$101,000 are less than the prior year of \$136,000. This includes Project Wide fees totaling \$77,000 YTD. The Project Wide allocation has remained consistent, with no increase. Funding of \$21,000 was required to cover additional maintenance costs, resulting in a budget amendment for the Building/Structure Maintenance account.
- Other expenses category is \$78,000 or 78% of the amended budget. During this reporting period the budget was reduced by \$20,000, primarily due to fund reallocation to Building/Structure and Maintenance account. In comparison to last year's expenses for Casualty & Liability Insurance, this year is \$57,000 higher due to the timing of payment in full.
- Capital Outlays of \$500,000 are budgeted for the year for the entry way feature replacement. Expenses totaling \$8,000 have been incurred to date for fees and coordination design.
- Transfers to Committed Renewal and Replacement Fund total \$23,000 YTD, mirroring this time last fiscal year.

**Change in Unreserved Net Position**

Year-to-Date increase in Unreserved Net Position of \$451,000 is more than the prior year to date of \$441,000. 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>December 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>	3.21%	3.89%	3.92%	4.38%	3.89%	15.17%
<b>One Month Rate of Return</b>	0.27%	0.32%	0.33%	0.37%	0.32%	0.33%
<b>Prior FY 2024-25</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 Three Months Ending December 31, 2025 (25% 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	100%	Maintenance and Other Special Assessments	\$ 648,580	\$ 654,446	\$ (5,866)
150,084	150,084	19%	Other Income	29,210	16,710	12,500
<u>82,000</u>	<u>82,000</u>	<u>43%</u>	Investment Income	<u>35,188</u>	<u>8,310</u>	<u>26,878</u>
880,664	880,664	81%	<b>Total Revenues:</b>	712,977	679,465	33,512
			<b>EXPENSES:</b>			
198,633	198,633	17%	Management and Other Professional Services	33,539	40,793	(7,255)
65,418	65,418	28%	Utility Services	18,302	17,673	629
714,003	734,003	14%	Building, Landscape and Other Maintenance	100,950	136,209	(35,259)
<u>119,243</u>	<u>99,243</u>	<u>79%</u>	Other Expenses	<u>77,903</u>	<u>20,701</u>	<u>57,202</u>
1,097,297	1,097,297	21%	<b>Total Operating Expenses</b>	230,693	215,377	15,316
500,000	500,000	2%	Capital Outlay - Infrastructure and FFE	8,063	-	8,063
<u>91,260</u>	<u>91,260</u>	<u>25%</u>	Transfers out of Unrestricted	<u>22,815</u>	<u>22,815</u>	<u>-</u>
591,260	591,260	5%	<b>Total Other Changes</b>	30,878	22,815	8,063
<u>1,688,557</u>	<u>1,688,557</u>	15%	<b>Total Expenses and Other Changes</b>	<u>261,570</u>	<u>238,192</u>	<u>23,379</u>
<u>\$ (807,893)</u>	<u>\$ (807,893)</u>		<b>Change in Unreserved Net Position</b>	<u>\$ 451,407</u>	<u>\$ 441,273</u>	<u>\$ 10,133</u>
<b>INVESTMENTS</b>			<b>Total Cash Balance</b>	<u>\$ 3,218,125</u>	<u>\$ 3,338,207</u>	<u>\$ (120,082)</u>
			<b>Fund Balance</b>			
			Unassigned	2,534,397	2,758,355	
R&R ROADS			Comm R&R Roads	<u>702,471</u>	<u>611,211</u>	
d Balance			<b>Total Fund Balance</b>	<u>\$ 3,236,868</u>	<u>\$ 3,369,566</u>	<u>\$ (132,698)</u>