



## **Financial Statement Summary As of January 31, 2026**

### **Summary**

As of January 31, 33% of the year has lapsed. Brownwood CDD will meet its budgeted revenues for FY 2025-26 and expenses are trending below budget.

### **Revenues**

Year-to-Date (YTD) Revenues of \$738,000 are greater than prior year-to-date (PYTD) revenues of \$707,000 and are 84% 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. Maintenance assessment decreased by 1% from the prior year budget.
- Other income of \$32,000 includes Lease Revenue, and System Management & Landscaping paid by the City of Wildwood.
- Investment earnings of \$57,000 (\$41,000 realized gains and \$16,000 unrealized gains) are greater than prior year-to-date earnings of \$35,000.

### **Expenses and Other Changes**

Year-to-Date Operating Expenses of \$325,000 are less than the prior year to date expenses of \$330,000. Year to date spending is 30% of the budgeted expenses of \$1,097,000.

- Management/Professional Services are at 24% of the budget year to date and on target based on the budgeted allocation.
- Utility Services expenses are \$24,000. Which is less than prior year's budget by 7%. The variance is from Electricity and Water & Sewer. Irrigation Water is up by 14% in respect to last year's usage, mostly due to lack of rainfall during last month.
- Building, Landscape and Other Maintenance expenses totaling \$166,000 are less than the prior year of \$214,000. These expenses include Project Wide fees totaling \$103,000 YTD. The Project Wide allocation has remained consistent, with no increases. The amended Fiscal year amount hasn't changed and is the same as last month of 734,000.
- Other expenses category is \$88,000 or 89% 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 full payment.
- Capital Outlays expenses are 2% or \$8,000 of the budget year to date. The expenses are greater than last year's expenses.
- Transfers to Committed Renewal and Replacement Fund total \$30,420 YTD, mirroring this time last fiscal year.

**Change in Unreserved Net Position**

Unreserved Net Position of \$374,171 is more than the prior year to date of \$344,487 or 8% difference. 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>January 2026</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>	3.13%	3.81%	3.81%	4.26%	3.77%	14.68%
<b>One Month Rate of Return</b>	0.26%	0.32%	0.32%	0.36%	0.31%	1.96%
<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 Four Months Ending January 31, 2026 (33% 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	22%	Other Income	32,467	18,061	14,406
82,000	82,000	69%	Investment Income	56,984	34,842	22,142
880,664	880,664	84%	<b>Total Revenues:</b>	738,030	707,349	30,681
			<b>EXPENSES:</b>			
198,633	198,633	24%	Management and Other Professional Services	47,805	63,136	(15,331)
65,418	65,418	36%	Utility Services	23,763	25,622	(1,859)
714,003	734,003	23%	Building, Landscape and Other Maintenance	165,635	214,173	(48,538)
119,243	99,243	89%	Other Expenses	88,173	27,531	60,642
1,097,297	1,097,297	30%	<b>Total Operating Expenses</b>	325,376	330,462	(5,085)
500,000	500,000	2%	Capital Outlay - Infrastructure and FFE	8,063	1,980	6,083
91,260	91,260	33%	Transfers out of Unrestricted	30,420	30,420	-
591,260	591,260	7%	<b>Total Other Changes</b>	38,483	32,400	6,083
1,688,557	1,688,557	22%	<b>Total Expenses and Other Changes</b>	363,859	362,862	997
<u>\$ (807,893)</u>	<u>\$ (807,893)</u>		<b>Change in Unreserved Net Position</b>	<u>\$ 374,171</u>	<u>\$ 344,487</u>	<u>\$ 29,684</u>
			<b>Total Cash Balance</b>	<u>\$ 3,194,579</u>	<u>\$ 3,264,510</u>	<u>\$ (69,932)</u>
			*Preliminary Fund Balance - pending year-end close			
			<b>Fund Balance</b>			
			Unassigned	2,457,162	2,661,569	
			Comm R&R Roads	710,076	618,816	
			<b>Total Fund Balance</b>	<u>\$ 3,167,238</u>	<u>\$ 3,280,385</u>	<u>\$ (113,147)</u>