



Financial Statement Summary As of February 28, 2026

Summary

As of February 28, 42% 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 \$820,000 are greater than prior year-to-date (PYTD) revenues of \$767,000 and are 93% 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 \$93,000 includes Lease Revenue, and System Management & Landscaping paid by the City of Wildwood. And Miscellaneous Revenue makes up 81% of the year-to-date total.
- Investment earnings of \$78,000 (\$51,000 realized gains and \$27,000 unrealized gains) are greater than prior year-to-date earnings of \$51,000.

Expenses and Other Changes

Year-to-date operating costs reached \$438,000, up from \$409,000 in the prior year. Current expenditures account for 40% of the \$1,097,000 amended budget.

- Management/Professional Services are currently at 34% of the annual budget. Year-to-date expenditures have decreased by \$19,344 (24%) compared to the prior year, a shift primarily driven by a lower allocation of management fees.
- Utility Services expenses are \$25,000 year-to-date, down 19% from the same period last year. This reduction is driven by lower year-over-year usage in electricity, water, sewer, and solid waste services.
- Building, Landscape and Other Maintenance expenses totaling \$264,000 are slightly less than the prior year of \$265,000 and account for 36% of expenses. These expenses include Project Wide fees totaling \$129,000 YTD. The Project Wide allocation has remained consistent, with no increases for FY2025-26.
- Other expenses totaled \$89,000, representing 90% of the annual amended budget and an increase over the prior year-to-date. This variance is primarily due to the pre-payment of the full annual premium for Casualty & Liability Insurance, rather than a shift in ongoing operational costs.
- Capital Outlay expenditures for the Brownwood Entry Feature Replacement Project total \$8,062.50, representing 2% of the annual budget. Current spending is limited to preliminary engineering services as the project remains in the scheduling phase. Activity is projected to accelerate in the coming months, with an estimated completion date of September 2026.
- Transfers to Committed Renewal and Replacement Fund total \$38,000 YTD, mirroring this time last fiscal year.

Change in Unreserved Net Position

Unreserved Net Position of \$335,000 is more than the prior year to date of \$317,000 or 6% 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:

February 2026	CFB	FLCLASS	FL PALM	FL-FIT	FLTRUST	LTIP**
Current Month Annualized Return*	3.13%	3.75%	3.77%	4.29%	3.88%	15.71%
One Month Rate of Return	0.26%	0.31%	0.31%	0.36%	0.32%	1.35%
Prior FY 2024-25	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 Five Months Ending February 28, 2026 (42% of the budget year)

Original Budget	Amended Budget	Budget % used		YTD Actual	PYTD Actual	Variance
			REVENUES:			
\$ 648,580	\$ 648,580	100%	Maintenance and Other Special Assessments	\$ 648,580	\$ 654,446	\$ (5,866)
150,084	150,084	62%	Other Income	93,163	61,066	32,096
82,000	82,000	95%	Investment Income	78,260	51,164	27,095
880,664	880,664	93%	Total Revenues:	820,002	766,677	53,326
			EXPENSES:			
198,633	198,633	30%	Management and Other Professional Services	59,634	78,978	(19,344)
65,418	65,418	38%	Utility Services	25,162	31,198	(6,037)
714,003	734,003	36%	Building, Landscape and Other Maintenance	264,411	265,180	(769)
119,243	99,243	90%	Other Expenses	89,266	34,157	55,109
1,097,297	1,097,297	40%	Total Operating Expenses	438,472	409,513	28,960
500,000	500,000	2%	Capital Outlay - Infrastructure and FFE	8,063	1,980	6,083
91,260	91,260	42%	Transfers out of Unrestricted	38,025	38,025	-
591,260	591,260	8%	Total Other Changes	46,088	40,005	6,083
1,688,557	1,688,557	29%	Total Expenses and Other Changes	484,560	449,518	35,042
\$ (807,893)	\$ (807,893)		Change in Unreserved Net Position	\$ 335,443	\$ 317,159	\$ 18,284
			Total Cash Balance	\$ 3,121,156	\$ 3,228,068	\$ (106,912)
			*Preliminary Fund Balance - pending year-end close			
			Fund Balance			
			Unassigned	2,418,433	2,634,241	
			Comm R&R Roads	717,681	626,421	
			Total Fund Balance	\$ 3,136,114	\$ 3,260,662	\$ (124,547)