



Financial Statement Summary As of March 31, 2026

Summary

As of February 28, 50% 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 \$800,000 are greater than prior year-to-date (PYTD) revenues of \$763,000 and are 91% 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 \$109,000 includes Lease Revenue, and System Management & Landscaping paid by the City of Wildwood. Miscellaneous Revenue makes up 82% of the year-to-date total.
- Investment earnings of \$43,000 (\$58,000 realized gains and (\$15,000) unrealized loss) are less than prior year-to-date earnings of \$45,000.

Expenses and Other Changes

Year-to-date operating costs reached \$519,064, up from \$484,000 in the prior year. Current expenditures account for 47% of the \$1,097,000 amended budget.

- Management/Professional Services are currently at 36% of the annual budget. Year-to-date expenditures have decreased by \$22,000 (23%) compared to the prior year, a shift primarily driven by a lower allocation of management fees.
- Utility Services expenses are \$31,000 year-to-date, down 13% 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 \$325,000 are slightly more than the prior year of \$313,000 and account for 62% of total expenses. These expenses include Project Wide fees totaling \$154,000 YTD. The Project Wide allocation has remained consistent, with no increases for FY2025-26.
- Other expenses totaled \$89,000, representing 94% 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 \$10,000, representing 2% of the annual budget. Current spending is limited to preliminary engineering services as the project remains in the design 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 \$46,000 YTD, mirroring this time last fiscal year.

Change in Unreserved Net Position

Unreserved Net Position of \$226,000 is less than the prior year to date of \$231,000 or (2%) 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:

March 2026	CFB	FLCLASS	FL PALM	FL-FIT	FLTRUST	LTIP**
Current Month Annualized Return*	3.13%	3.72%	3.73%	4.29%	3.82%	13.31%
One Month Rate of Return	0.26%	0.31%	0.31%	0.36%	0.32%	-4.60%
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 Six Months Ending March 31, 2026 (50% 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	72%	Other Income	108,555	63,324	45,231
<u>82,000</u>	<u>82,000</u>	<u>52%</u>	Investment Income	<u>42,831</u>	<u>44,832</u>	<u>(2,001)</u>
880,664	880,664	91%	Total Revenues:	799,966	762,602	37,364
			EXPENSES:			
198,633	202,180	36%	Management and Other Professional Services	73,695	95,244	(21,549)
65,418	65,418	47%	Utility Services	30,957	35,782	(4,825)
714,003	734,003	44%	Building, Landscape and Other Maintenance	324,939	312,575	12,364
<u>119,243</u>	<u>95,696</u>	<u>94%</u>	Other Expenses	<u>89,473</u>	<u>40,782</u>	<u>48,691</u>
1,097,297	1,097,297	47%	Total Operating Expenses	519,064	484,383	34,681
500,000	500,000	2%	Capital Outlay - Infrastructure and FFE	9,758	1,980	7,778
<u>91,260</u>	<u>91,260</u>	<u>50%</u>	Transfers out of Unrestricted	<u>45,630</u>	<u>45,630</u>	<u>-</u>
591,260	591,260	9%	Total Other Changes	55,388	47,610	7,778
<u>1,688,557</u>	<u>1,688,557</u>	34%	Total Expenses and Other Changes	<u>574,452</u>	<u>531,993</u>	<u>42,459</u>
<u>\$ (807,893)</u>	<u>\$ (807,893)</u>		Change in Unreserved Net Position	<u>\$ 225,514</u>	<u>\$ 230,609</u>	<u>\$ (5,095)</u>
			Total Cash Balance	<u>\$ 3,063,232</u>	<u>\$ 3,168,140</u>	<u>\$ (104,908)</u>
			Fund Balance			
			Unassigned	2,308,504	2,547,690	
			Comm R&R Roads	<u>725,286</u>	<u>634,026</u>	
			Total Fund Balance	<u>\$ 3,033,790</u>	<u>\$ 3,181,716</u>	<u>\$ (147,926)</u>