



## **Financial Statement Summary As of April 30, 2026**

### **Summary**

As of April 30, 2026, 58% of the year has lapsed. Brownwood CDD will meet its budgeted revenues for FY 2025-26 and expenses are trending at 57%, slightly below budget.

### **Revenues**

Year-to-Date (YTD) Revenues of \$863,000 are greater than prior year-to-date (PYTD) revenues of \$781,000 and are 98% of the annual budgeted revenues of \$881,000.

- The District 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 \$123,000 includes Lease Revenue, and System Management & Landscaping paid by the City of Wildwood. Miscellaneous Revenue year to date is 82% of the annual budgeted revenue of \$152,000.
- Investment earnings of \$92,000 (\$65,000 realized and \$27,000 unrealized ) are greater than prior year-to-date earnings of \$61,000.

### **Expenses and Other Changes**

Year-to-date operating costs reached \$630,000, up from \$578,000 in the prior year. Current expenditures account for 47% of the \$1,097,000 amended budget.

- Management/Professional Services are currently at 46% of the annual budget. Year-to-date expenditures decreased by \$19,000 (17%) compared to the prior year, a shift primarily driven by a lower allocation of management fees.
- Utility Services expenses are \$36,000 year-to-date, down 15% or \$7,000 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 \$413,000 are slightly more than the prior year's \$361,000 and account for 65% of total expenses. These expenses include Project Wide fees totaling \$180,000 YTD. The Project Wide allocation has remained consistent, with no increases for FY2025-26.
- Other expenses totaled \$90,000, 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 \$11,000, 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 \$53,000 YTD, mirroring this time last fiscal year.



**Change in Unreserved Net Position**

Unreserved Net Position of \$169,000 is more than the prior year to date of \$148,000 or 14% 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>April 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%	3.73%	3.74%	4.25%	4.01%	19.47%
<b>One Month Rate of Return</b>	0.26%	0.31%	0.31%	0.35%	0.33%	5.98%
<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 Seven Months Ending April 30, 2026 (58% 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	82%	Other Income	122,759	65,200	57,558
<u>82,000</u>	<u>82,000</u>	<u>112%</u>	Investment Income	<u>91,964</u>	<u>61,149</u>	<u>30,815</u>
880,664	880,664	98%	<b>Total Revenues:</b>	863,302	780,795	82,507
			<b>EXPENSES:</b>			
198,633	202,180	46%	Management and Other Professional Services	92,707	111,351	(18,644)
65,418	65,418	54%	Utility Services	35,537	42,110	(6,573)
714,003	734,003	56%	Building, Landscape and Other Maintenance	412,583	360,925	51,658
<u>119,243</u>	<u>95,696</u>	<u>94%</u>	Other Expenses	<u>89,596</u>	<u>63,576</u>	<u>26,019</u>
1,097,297	1,097,297	57%	<b>Total Operating Expenses</b>	630,422	577,962	52,460
500,000	500,000	2%	Capital Outlay - Infrastructure and FFE	11,077	1,980	9,097
<u>91,260</u>	<u>91,260</u>	<u>58%</u>	Transfers out of Unrestricted	<u>53,235</u>	<u>53,235</u>	<u>-</u>
591,260	591,260	11%	<b>Total Other Changes</b>	64,312	55,215	9,097
<u>1,688,557</u>	<u>1,688,557</u>	41%	<b>Total Expenses and Other Changes</b>	<u>694,734</u>	<u>633,177</u>	<u>61,557</u>
<u>\$ (807,893)</u>	<u>\$ (807,893)</u>		<b>Change in Unreserved Net Position</b>	<u>\$ 168,568</u>	<u>\$ 147,618</u>	<u>\$ 20,950</u>
			<b>Total Cash Balance</b>	<u>\$ 3,003,295</u>	<u>\$ 3,104,069</u>	<u>\$ (100,775)</u>
			<b>Fund Balance</b>			
			Unassigned	2,251,559	2,464,700	
			Comm R&R Roads	<u>732,891</u>	<u>641,631</u>	
			<b>Total Fund Balance</b>	<u>\$ 2,984,450</u>	<u>\$ 3,106,331</u>	<u>\$ (121,881)</u>