Financial Statement Summary
As of June 30, 2026

Summary

As of June 30, 2026, 75% of the year has lapsed. Brownwood CDD is exceeding its budgeted revenues for FY 2025-26 by 5% and expenses are trending at 72%, slightly under budget trending target of 75%

Revenues

Year-to-Date (YTD) Revenues of $922,000 are greater than prior year-to-date (PYTD) revenues of $870,000 and are 105% of the annual budgeted revenues of $881,000.

- The District collected 100% of the budgeted maintenance assessments totaling $649,000.
- And Other Incomes/Miscellaneous have reached 100% of the $150,000 budgeted revenues. These segments of income include Lease Revenue, and System Management & Landscaping paid by the City of Wildwood.
- Investment earnings of $123,000 ($104,000 realized and $19,000 unrealized) are greater than prior year-to-date earnings of $119,000.

Expenses and Other Changes

Year-to-date operating costs reached $828,000, up from $759,000 in the prior year. Current expenditures account for 72% of the $1,156,000 amended budget.

- Management/Professional Services are $129,790 currently and at 64% of the annual budget. Year-to-date expenditures in this category decreased by $14,000 (10%) compared to the prior year, a shift primarily driven by a lower allocation of management fees.
- Utility Services expenses are $45,000 year-to-date, down 22% or $13,526 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 $564,000 are slightly more than the prior year's $479,000 and account for 71% of total expenses. These expenses include Project Wide fees totaling $206,000 YTD. The Project Wide allocation has remained consistent, with no increases for FY2025-26. In the reported month, a budget modification was made via resolution for the total amount of $59,000 to cover expenses for a geological anomaly at Shady Nook.
- Other expenses totaled $88,000, representing 92% 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 $14,000, representing 3% of the annual budget. Current spending is limited to preliminary engineering services as the project remains in the design phase. This project was re-budgeted for FY2026-27.
- Transfers to Committed Renewal and Replacement Fund total $68,000 YTD, mirroring this time last fiscal year.

Change in Unreserved Net Position

Unreserved Net Position of $12,000 is more than the prior year to date of ($8,000). This is a $19,000 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 ($867,000).

Investment Earnings

The following table outlines the current month and year-to-date earnings by investment category, where 78.5% of the portfolio is Short-term Fixed income securities where the rate of return has been decreasing due to the Federal Fund rate cuts. Short-term investments are currently earning an estimated annual rate of return of 3.13% to 4.24%. The 21.5% of the portfolio, which is Long-term, is performing at an annualized rate of 15.17%. Fiscal Year 2025-26 budgeted Investment earnings are $104,000.

June 2026	CFB	FLCLASS	FL PALM	FL-FIT	FLTRUST	LTIP**
Current Month Annualized Return*	3.13%	3.71%	3.72%	4.25%	4.13%	15.17%
One Month Rate of Return	0.26%	0.31%	0.31%	0.35%	0.34%	0.03%
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

CASH AND INVESTMENT SUMMARY
AS OF JUNE 30, 2026

Fund Code	Account Name	Bank	Balance as of 10/01/25	Current Balance
GENERAL FUND				
001	Cash Operating	CFB	151,069.39	94,141.56
001	Cash Equiv - FLPALM	FLPALM	446,603.17	459,664.80
001	Cash Equiv - FLCLASS	FLCLASS	383,896.67	537,854.67
Sub-total Cash & Cash Equivalents			**981,569.23**	**1,091,661.03**
001	Enhanced Cash-FL-FIT	FLFIT	570,461.24	584,944.03
001	FL-Trust	FLGIT	572,733.15	584,557.81
001	Long Term Investment	USB	704,514.65	620,912.04
	Sub-total SBA/LTIP		**1,847,709.04**	**1,790,413.88**
Cash Balance			**2,829,278.27**	**2,882,074.91**
Grand Totals			**2,829,278.27**	**2,882,074.91**