



Financial Statement Summary

As of August 31, 2026

Summary

As of August 31, 2026, 92% of the fiscal year has lapsed. Brownwood CDD is exceeding its budgeted revenues for FY 2025-26, while expenditures are trending at 83%, below the budget trending target of 92%.

Revenues

Year-to-Date (YTD) Revenues of \$975,000 are greater than prior year-to-date (PYTD) revenues of \$942,000 and are 111% of the annual budgeted revenues of \$881,000.

- The District collected 100% of the budgeted maintenance assessments totaling \$649,000.
- Other Incomes/Miscellaneous have reached 125% of the \$150,000 budgeted revenues. This category includes Lease Revenue, and System Management & Landscaping paid for by the City of Wildwood.
- Investment earnings of \$138,000 (\$115,000 realized and \$23,000 unrealized) are greater than prior year-to-date earnings of \$154,000.

Expenses and Other Changes

Year-to-date operating costs reached \$959,000, up from \$890,000 in the prior year. Current expenditures account for 83% of the \$1,156,000 amended budget.

- Management/Professional Services expenses were \$144,000 as of August 31, 2026, and represent 71% of the annual budget. Year-to-date expenditures in this category decreased by \$38,000 (21%) compared to the prior year, a shift primarily driven by a lower allocation of management fees.
- Utility Services expenses are \$53,000 year-to-date, down 21%, or \$15,000, compared to the same period last year. This reduction is primarily attributable to decreases in water and sewer expenses and irrigation water. All water and sewer accounts are now owned and paid for by the developer, resulting in lower expenses compared to the prior year. Irrigation water expenses have also decreased due to ongoing water restrictions.
- Building, Landscape and Other Maintenance expenses total \$673,000 year-to-date, compared to \$549,000 for the same period last year, and account for 85% of the annual amended budget. The \$124,773 increase compared to the prior year is primarily attributable to the new landscaping contract. This expense category also includes \$283,000 in year-to-date Project Wide fees. The Project Wide allocation has remained consistent, with no increase for FY 2025-26.
- Other expenses totaled \$88,000, representing 92% of the annual amended budget and a 3% decrease over the prior year-to-date total. 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 \$352,000, representing 70% of the annual budget. Current spending represents 74% of the completion for the Brownwood Entryways Replacement Feature. The remainder of the funding for this project has been re-budgeted to FY2026-27.



- Transfers to Committed Renewal and Replacement Fund total \$84,000 YTD, or 92% mirroring this time last fiscal year.

Change in Unreserved Net Position

The change in unreserved net position, while showing a deficit of (420,000) for the current fiscal year compared to last year's (98,000), continues to trend more favorably than our amended budget projections. When measured against the budgeted figure of (867,000), the current results demonstrate that the organization is performing significantly better than anticipated. Although the deficit has grown year-over-year, our year-to-date performance indicates stronger financial resilience and effective management efforts that are helping to keep results well ahead of budget expectations.

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 3.18% to 4.36%. The 21.5% of the portfolio, which is Long-term, is performing at an annualized rate of 13.18%. Fiscal Year 2025-26 budgeted Investment earnings are \$115,000.

August 2026	Seacoast	FLCLASS	FL PALM	FL-FIT	FLTRUST	LTIP**
Current Month Annualized Return*	3.18%	3.78%	3.76%	4.25%	4.36%	13.19%
One Month Rate of Return	0.27%	0.31%	0.31%	0.35%	0.36%	1.74%
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 Eleven Months Ending August 31, 2026 (92% 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	125%	Other Income	188,284	133,249	55,035
<u>82,000</u>	<u>82,000</u>	<u>168%</u>	Investment Income	<u>138,157</u>	<u>154,404</u>	<u>(16,247)</u>
880,664	880,664	111%	Total Revenues:	975,021	942,099	32,922
			EXPENSES:			
198,633	203,355	71%	Management and Other Professional Services	143,769	181,610	(37,840)
65,418	65,418	82%	Utility Services	53,461	68,006	(14,545)
714,003	791,438	85%	Building, Landscape and Other Maintenance	673,347	548,574	124,773
<u>119,243</u>	<u>95,696</u>	<u>92%</u>	Other Expenses	<u>88,465</u>	<u>91,374</u>	<u>(2,909)</u>
1,097,297	1,155,907	83%	Total Operating Expenses	959,043	889,563	69,479
500,000	500,000	70%	Capital Outlay - Infrastructure and FFE	351,937	66,714	285,223
<u>91,260</u>	<u>91,260</u>	<u>92%</u>	Transfers out of Unrestricted	<u>83,655</u>	<u>83,655</u>	-
591,260	591,260	74%	Total Other Changes	435,592	150,369	285,223
<u>1,688,557</u>	<u>1,747,167</u>	80%	Total Expenses and Other Changes	<u>1,394,635</u>	<u>1,039,933</u>	<u>354,702</u>
<u>\$ (807,893)</u>	<u>\$ (866,503)</u>		Change in Unreserved Net Position	<u>\$ (419,614)</u>	<u>\$ (97,834)</u>	<u>\$ (321,780)</u>
			Total Cash Balance	<u>\$ 2,424,077</u>	<u>\$ 2,865,595</u>	<u>\$ (441,518)</u>
			Fund Balance			
			Unassigned	1,663,376	2,219,248	
			Comm R&R Roads	<u>763,311</u>	<u>672,051</u>	
			Total Fund Balance	<u>\$ 2,426,687</u>	<u>\$ 2,891,299</u>	<u>\$ (464,611)</u>