



Financial Statement Summary

As of July 31, 2026

Summary

As of July 31, 2026, 83% of the year has lapsed. Brownwood CDD is exceeding its budgeted revenues for FY 2025-26 by 7% and expenses are trending at 77%, slightly under budget trending target of 83%.

Revenues

Year-to-Date (YTD) Revenues of \$939,000 are greater than prior year-to-date (PYTD) revenues of \$883,000 and are 107% 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 112% 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 \$122,000 (\$110,000 realized and \$12,000 unrealized) are greater than prior year-to-date earnings of \$128,000.

Expenses and Other Changes

Year-to-date operating costs reached \$887,000, up from \$817,000 in the prior year. Current expenditures account for 77% of the \$1,156,000 amended budget.

- Management/Professional Services are \$139,000 currently and at 68% of the annual budget. Year-to-date expenditure in this category decreased by \$22,000 (14%) compared to the prior year, a shift primarily driven by a lower allocation of management fees.
- Utility Services expenses are \$49,000 year-to-date, down 25% or \$16,000 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 \$610,000 are more than the prior year's \$507,000 and account for 77% of total expenses. These expenses include Project Wide fees totaling \$257,000 YTD. The Project Wide allocation has remained consistent, with no increases for FY2025-26.
- Other expenses totaled \$88,000, representing 92% of the annual amended budget and a 4% increase 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 \$351,000, representing 70% of the annual budget. Current spending represents 74% of the completion for the Brownwood Entryways Replacement Feature.
- Transfers to Committed Renewal and Replacement Fund total \$76,000 YTD, or 83% mirroring this time last fiscal year.

July 2026	Seacoast	FLCLASS	FL PALM	FL-FIT	FLTRUST	LTIP**
Current Month Annualized Return*	3.15%	3.73%	3.74%	4.25%	4.27%	13.54%
One Month Rate of Return	0.26%	0.31%	0.31%	0.35%	0.36%	-0.96%
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 Ten Months Ending July 31, 2026 (83% 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	112%	Other Income	168,525	101,328	67,196
<u>82,000</u>	<u>82,000</u>	<u>148%</u>	Investment Income	<u>121,691</u>	<u>127,631</u>	<u>(5,939)</u>
880,664	880,664	107%	Total Revenues:	938,796	883,405	55,391
			EXPENSES:			
198,633	203,355	68%	Management and Other Professional Services	139,018	160,746	(21,728)
65,418	65,418	74%	Utility Services	48,579	64,706	(16,128)
714,003	791,438	77%	Building, Landscape and Other Maintenance	610,946	507,239	103,708
<u>119,243</u>	<u>95,696</u>	<u>92%</u>	Other Expenses	<u>88,193</u>	<u>84,572</u>	<u>3,621</u>
1,097,297	1,155,907	77%	Total Operating Expenses	886,736	817,264	69,473
500,000	500,000	70%	Capital Outlay - Infrastructure and FFE	351,031	66,714	284,317
<u>91,260</u>	<u>91,260</u>	<u>83%</u>	Transfers out of Unrestricted	<u>76,050</u>	<u>76,050</u>	-
591,260	591,260	72%	Total Other Changes	427,081	142,764	284,317
<u>1,688,557</u>	<u>1,747,167</u>	75%	Total Expenses and Other Changes	<u>1,313,817</u>	<u>960,028</u>	<u>353,790</u>
<u>\$ (807,893)</u>	<u>\$ (866,503)</u>		Change in Unreserved Net Position	<u>\$ (375,022)</u>	<u>\$ (76,623)</u>	<u>\$ (298,399)</u>
			Total Cash Balance	<u>\$ 2,785,598</u>	<u>\$ 2,917,351</u>	<u>\$ (131,753)</u>
			Fund Balance			
			Unassigned	1,707,969	2,240,458	
			Comm R&R Roads	<u>755,706</u>	<u>664,446</u>	
			Total Fund Balance	<u>\$ 2,463,675</u>	<u>\$ 2,904,904</u>	<u>\$ (441,230)</u>