

RESOLUTION 2026-04

**A RESOLUTION TO APPROPRIATE FUNDS AND ADOPT
THE FINAL BUDGET OF THE BROWNWOOD
COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL
YEAR BEGINNING OCTOBER 1, 2026 AND ENDING
SEPTEMBER 30, 2027**

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors Proposed Budget for the forthcoming Fiscal Year 2026-27; and,

WHEREAS, the Board of Supervisors approved the Fiscal Year 2026-27 Proposed Budget at a public meeting on June 11, 2026 and set September 10, 2026 as the date for a public hearing with notice of the budget hearing published pursuant to section 190.008(2) (a), Florida Statutes; and,

WHEREAS, the District Board of Supervisors submitted to the local governing authorities, for purposes of disclosure and information only, the Fiscal Year 2026-27 Proposed Budget at least 60 days prior to adoption; and,

WHEREAS, Section 190.021 Florida Statutes provides that a Maintenance Special Assessment and Benefit Special Assessments may be assessed upon each piece of property within the boundaries of the District benefited by the approve maintenance and capital improvement program of the District, such levy representing the amount of assessments for District purposes necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District; and,

WHEREAS, a public hearing has been held on this 10th day of September, 2026 at which members of the general public were accorded the opportunity to speak prior to the approval of the final budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE BROWNWOOD COMMUNITY
DEVELOPMENT DISTRICT;**

1. The operating budget proposed by the District Manager for Fiscal Year 2026-27
Is hereby approved for the amount as listed below:

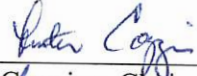
Brownwood \$ 1,187,239

2. The Maintenance Assessments shall be levied at a rate based on the schedule attached as an exhibit to this resolution in the District's "Official Record of Proceedings." The annual Maintenance Assessment is based on square footage.

3. A verified copy of said Final Budget shall be attached as an exhibit to this Resolution in the District's "Official Record of Proceedings."

Adopted this 10th day of September, 2026.

BROWNWOOD COMMUNITY
DEVELOPMENT DISTRICT



Lester Coggins, Chairman



Kenneth C. Blocker, Secretary

FISCAL YEAR 2026-27 BUDGET REPORT

GL NUMBER	DESCRIPTION	2024-25 ACTIVITY	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 06/30/26	2026-27 FINAL BUDGET
Fund: 50.151 BROWNWOOD						
ESTIMATED REVENUES						
325.214	CAM & ROAD MAINTENANCE ASSESSM	654,446	648,580	648,580	648,580	654,507
341.910	SALES TAX COLLECTION ALLOWANCE	22	0	0	1	0
341.999	MISCELLANEOUS REVENUE	121,980	117,209	117,209	126,423	146,802
361.101	INT INCOME - CFB	6,282	6,000	6,000	3,084	3,500
361.102	INT INCOME - CASH EQUIV	46,183	26,000	26,000	28,220	25,000
361.105	INTEREST INCOME-TAX COLLECTOR	473	0	0	281	0
361.306	FLGIT-UNREALIZED GAIN/LOSS	26,931	0	0	11,825	0
361.307	LTP UNREALIZED GAIN/LOSS	49,765	0	0	11,712	0
361.309	FLFIT-UNREALIZED GAIN/LOSS	(459)	0	0	(4,174)	0
361.407	LTP REALIZED GAIN/LOSS	22,951	30,000	30,000	53,485	30,000
361.409	FLFIT-REALIZED GAIN/LOSS	27,541	20,000	20,000	18,657	20,000
362.003	GROUND LEASE (T)	1,046	1,500	1,500	0	1,088
362.012	RENTS & LEASES/T-S	30,425	31,375	31,375	0	31,375
362.023	RENTS & LEASES/NT-S	0	0	0	23,762	0
669.901	(ADD)/USE-WORKING CAPITAL	0	807,893	866,503	0	274,967
TOTAL ESTIMATED REVENUES		987,586	1,688,557	1,747,167	921,856	1,187,239
APPROPRIATIONS						
311	MANAGEMENT FEES	69,018	47,011	47,011	31,511	40,479
312	ENGINEERING SERVICES	23,753	6,500	8,500	5,902	6,728
313	LEGAL SERVICES	3,950	5,000	5,000	1,056	5,000
314	TAX COLLECTOR FEES	13,089	13,512	13,512	12,972	13,636
319	OTHER PROFESSIONAL SVCS	7,296	13,120	11,120	5,679	10,520
322	AUDITING SERVICES	4,966	4,182	9,806	5,625	7,575
341	JANITORIAL SVCS	0	2,000	2,000	0	2,000
343	SYSTEMS MGMT SUPPORT	98,252	107,308	105,231	67,045	94,326
431	ELECTRICITY	27,844	27,000	27,000	18,617	28,637
433	WATER & SEWER	10,869	0	0	933	0
434	IRRIGATION WATER	38,241	38,418	38,418	25,694	40,460
444	STORAGE UNIT RENTAL	1,140	2,000	2,000	1,118	2,000
451	CASUALTY & LIABILITY INSUR	79,509	82,993	79,446	75,516	76,946
462	BUILDING/STRUCTURE MAINT	83,426	111,035	132,035	82,932	88,074
463	LANDSCAPE MAINT-RECURRING	156,774	210,431	210,431	137,049	210,856
464	LANDSCAPE MAINT-NON RECURRING	3,934	9,500	9,500	1,299	2,900
468	IRRIGATION REPAIR	4,372	11,000	11,000	2,425	9,623
469	OTHER MAINTENANCE	16,452	5,000	62,610	65,724	5,500
493	PERMITS & LICENSES	175	175	175	0	175
497	LEGAL ADVERTISING	698	2,000	2,000	487	1,000
498	PROJECT WIDE FEES	308,712	308,712	308,712	231,534	314,886
499	MISC CURRENT CHARGES	61,211	58,150	58,150	43,451	58,150
522	OPERATING SUPPLIES	81	250	250	0	250
524	NON CAPITAL FF&E	17,016	32,000	12,000	10,944	22,000
633	INFRASTRUCTURE	97,660	500,000	500,000	14,358	54,258
642	CAPITAL FF&E	1,980	0	0	0	0
912	TRANS TO OTHER ROADS	91,260	91,260	91,260	68,445	91,260
TOTAL APPROPRIATIONS		1,221,678	1,688,557	1,747,167	910,316	1,187,239
NET OF REVENUES/APPROPRIATIONS - FUND 50.151		(234,092)	0	0	11,540	0

BROWNWOOD
Combined Assessment Allocation Worksheet
for the Year Ending September 30, 2027

Building Name	Owner	SF Bldg	% Brownwood	FY 26-27 CAM Assessment (Main Square area only)	FY 26-27 ROAD Assessment (All BW)	% Project Wide Portion (All BW)	FY 26-27 Estimated Project Wide Allocation	FY 26-27 TOTAL CAM/PW & Road Assessment
				0.70000	0.10000		\$ 314,886	
Palace Hotel	VOC	29,454	7.6417%	20,617.80	2,945.40	3.0338%	9,553.14	33,116.34
Manly Building	VOC	7,290	1.8913%	5,103.00	729.00	0.7509%	2,364.44	8,196.44
Rose Building	VOC	10,415	2.7021%	7,290.50	1,041.50	1.0728%	3,378.01	11,710.01
Wiechens Building	VOC	6,192	1.6065%	4,334.40	619.20	0.6378%	2,008.32	6,961.92
Schmid House	VOC	5,246	1.3610%	3,672.20	524.60	0.5404%	1,701.49	5,898.29
Bunk House	VOC	18,376	4.7676%	12,863.20	1,837.60	1.8928%	5,960.09	20,660.89
Barnstorm Theater	VOC	53,278	13.8227%	37,294.60	5,327.80	5.4878%	17,280.23	59,902.63
Parr Building	VOC	6,254	1.6226%	4,377.80	625.40	0.6442%	2,028.43	7,031.63
Keller Building	VOC	12,276	3.1849%	8,593.20	1,227.60	1.2645%	3,981.61	13,802.41
Berning Building	VOC	5,553	1.4407%	3,887.10	555.30	0.5720%	1,801.06	6,243.46
Ruby Building	VOC	14,822	3.8455%	10,375.40	1,482.20	1.5267%	4,807.38	16,664.98
Haroldson Building	VOC	13,147	3.4109%	9,202.90	1,314.70	1.3542%	4,264.11	14,781.71
Reyes Cigar Factory	VOC	30,459	7.9024%	21,321.30	3,045.90	3.1374%	9,879.10	34,246.30
Brownwood Building	VOC	22,955	5.9555%	16,068.50	2,295.50	2.3644%	7,445.24	25,809.24
Sumter Building	VOC	18,952	4.9170%	13,266.40	1,895.20	1.9521%	6,146.91	21,308.51
Thompson Building	VOC	12,120	3.1445%	8,484.00	1,212.00	1.2484%	3,931.01	13,627.01
Public Works Building	VOC	6,673	1.7313%	4,671.10	667.30	0.6873%	2,164.33	7,502.73
Goedken's Garage	VOC	10,500	2.7242%	7,350.00	1,050.00	1.0815%	3,405.58	11,805.58
Lester's Bait & Tackle	VOC	5,679	1.4734%	3,975.30	567.90	0.5850%	1,841.93	6,385.13
Estabrook Building	VOC	29,787	7.7281%	20,850.90	2,978.70	3.0681%	9,661.14	33,490.74
Brownwood Train Station	VOC	7,384	1.9157%	5,168.80	738.40	0.7606%	2,394.93	8,302.13
Sebald Saloon	VOC	5,145	1.3348%	3,601.50	514.50	0.5299%	1,668.73	5,784.73
Sandspur Ice Plant	VOC	7,332	1.9022%	5,132.40	733.20	0.7552%	2,378.07	8,243.67
St. Johns Courthouse	VOC	5,190	1.3465%	3,633.00	519.00	0.5346%	1,683.33	5,835.33
Hanson & Scott Furniture	VOC	40,960	10.6268%	28,672.00	4,096.00	4.2190%	13,285.00	46,053.00
VOC Subtotal		385,439	100.0000%	269,807.30	38,543.90	39.7012%	125,013.62	433,364.82
Grand Traverse Plaza	VSP	66,200		-	6,620.00	6.8188%	21,471.36	28,091.36
Brownwood Health Center	VSP	19,155		-	1,915.50	1.9730%	6,212.75	8,128.25
Center for Advanced Healthcare	VSP	234,987		-	23,498.70	24.2043%	76,215.89	99,714.59
The Brownwood Hotel & Spa	VSP	265,068		-	26,506.80	27.3027%	85,972.38	112,479.18
TOTALS		CAM		269,807	97,085	100.0000%	314,886	681,778
		ROAD/PW		970,849				

FOR INFORMATION ONLY

Board Supervisors,

Attached are additional items for your information:

- 1) The Brownwood Budget with the Proposed and Final columns which reflects the changes made throughout the budget process. The changes since the Proposed Budget are highlighted in yellow.
- 2) List of adjustments made since Proposed Budget.
- 3) Capital Project List
- 4) Working Capital and Reserve Spreadsheet

Please feel free to contact me at 352-751-3939 if you have any questions!

Brandy

FISCAL YEAR 2026-27 BUDGET REPORT

ACCOUNT	DESCRIPTION	2024-25 ACTIVITY	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 06/30/26	2026-27 PROPOSED BUDGET	2026-27 FINAL BUDGET	2026-27 FINAL AMT CHANGE	2026-27 FINAL % CHANGE
Fund: 50.151 BROWNWOOD									
ESTIMATED REVENUES									
325.214 CAM & ROAD MAINTENANCE ASSESSM		654,446	648,580	648,580	648,580	654,507	654,507	0	0.00
341.910 SALES TAX COLLECTION ALLOWANCE		22	0	0	1	0	0	0	0.00
341.999 MISCELLANEOUS REVENUE		121,980	117,209	117,209	126,423	146,802	146,802	0	0.00
361.101 INT INCOME - CFB		6,282	6,000	6,000	3,084	3,500	3,500	0	0.00
361.102 INT INCOME - CASH EQUIV		46,183	26,000	26,000	28,220	25,000	25,000	0	0.00
361.105 INTEREST INCOME-TAX COLLECTOR		473	0	0	281	0	0	0	0.00
361.306 FLGIT-UNREALIZED GAIN/LOSS		26,931	0	0	11,825	0	0	0	0.00
361.307 LTP UNREALIZED GAIN/LOSS		49,765	0	0	11,712	0	0	0	0.00
361.309 FLFIT-UNREALIZED GAIN/LOSS		(459)	0	0	(4,174)	0	0	0	0.00
361.407 LTP REALIZED GAIN/LOSS		22,951	30,000	30,000	53,485	30,000	30,000	0	0.00
361.409 FLFIT-REALIZED GAIN/LOSS		27,541	20,000	20,000	18,657	20,000	20,000	0	0.00
362.003 GROUND LEASE (T)		1,046	1,500	1,500	0	1,088	1,088	0	0.00
362.012 RENTS & LEASES/T-S		30,425	31,375	31,375	0	31,375	31,375	0	0.00
362.023 RENTS & LEASES/NT-S		0	0	0	23,762	0	0	0	0.00
669.901 (ADD)/USE-WORKING CAPITAL		0	807,893	866,503	0	274,967	274,967	0	0.00
TOTAL ESTIMATED REVENUES		987,586	1,688,557	1,747,167	921,856	1,187,239	1,187,239	0	0.00
APPROPRIATIONS									
311 MANAGEMENT FEES		69,018	47,011	47,011	31,511	40,479	40,479	0	0.00
312 ENGINEERING SERVICES		23,753	6,500	8,500	5,902	6,728	6,728	0	0.00
313 LEGAL SERVICES		3,950	5,000	5,000	1,056	5,000	5,000	0	0.00
314 TAX COLLECTOR FEES		13,089	13,512	13,512	12,972	13,636	13,636	0	0.00
319 OTHER PROFESSIONAL SVCS		7,296	13,120	11,120	5,679	10,520	10,520	0	0.00
322 AUDITING SERVICES		4,966	4,182	9,806	5,625	7,575	7,575	0	0.00
341 JANITORIAL SVCS		0	2,000	2,000	0	2,000	2,000	0	0.00
343 SYSTEMS MGMT SUPPORT		98,252	107,308	105,231	67,045	94,326	94,326	0	0.00
431 ELECTRICITY		27,844	27,000	27,000	18,617	28,637	28,637	0	0.00
433 WATER & SEWER		10,869	0	0	933	0	0	0	0.00
434 IRRIGATION WATER		38,241	38,418	38,418	25,694	40,460	40,460	0	0.00
444 STORAGE UNIT RENTAL		1,140	2,000	2,000	1,118	2,000	2,000	0	0.00
451 CASUALTY & LIABILITY INSUR		79,509	82,993	79,446	75,516	76,946	76,946	0	0.00
462 BUILDING/STRUCTURE MAINT		83,426	111,035	132,035	82,932	88,074	88,074	0	0.00
463 LANDSCAPE MAINT-RECURRING		156,774	210,431	210,431	137,049	210,856	210,856	0	0.00
464 LANDSCAPE MAINT-NON RECURRING		3,934	9,500	9,500	1,299	2,900	2,900	0	0.00
468 IRRIGATION REPAIR		4,372	11,000	11,000	2,425	9,623	9,623	0	0.00
469 OTHER MAINTENANCE		16,452	5,000	62,610	65,724	5,500	5,500	0	0.00
493 PERMITS & LICENSES		175	175	175	0	175	175	0	0.00
497 LEGAL ADVERTISING		698	2,000	2,000	487	1,000	1,000	0	0.00
498 PROJECT WIDE FEES		308,712	308,712	308,712	231,534	314,886	314,886	0	0.00
499 MISC CURRENT CHARGES		61,211	58,150	58,150	43,451	58,150	58,150	0	0.00

FISCAL YEAR 2026-27 BUDGET REPORT

ACCOUNT	DESCRIPTION	2024-25 ACTIVITY	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 06/30/26	2026-27 PROPOSED BUDGET	2026-27 FINAL BUDGET	2026-27 FINAL AMT CHANGE	2026-27 FINAL % CHANGE
Fund: 50.151 BROWNWOOD									
APPROPRIATIONS									
	522 OPERATING SUPPLIES	81	250	250	0	250	250	0	0.00
	524 NON CAPITAL FF&E	17,016	32,000	12,000	10,944	22,000	22,000	0	0.00
	633 INFRASTRUCTURE	97,660	500,000	500,000	14,358	54,258	54,258	0	0.00
	642 CAPITAL FF&E	1,980	0	0	0	0	0	0	0.00
	912 TRANS TO OTHER ROADS	91,260	91,260	91,260	68,445	91,260	91,260	0	0.00
	TOTAL APPROPRIATIONS	1,221,678	1,688,557	1,747,167	910,316	1,187,239	1,187,239	0	0.00
NET OF REVENUES/APPROPRIATIONS - FUND 50.151		(234,092)	0	0	11,540	0	0	0	0.00