



## **Financial Statement Summary**

### **As of January 31, 2026**

#### **Introduction**

Middleton Downtown Community Development District (MDCDD) is comprised of two Governmental Funds, Middleton Downtown Fund and Middleton Project wide Fund. Middleton Downtown is 61.14 acres of land with approximately 350,000 square feet of commercial space and mixed-use areas. The fund accounts for planned infrastructure and community services. In July 2023, MDCDD entered into an Interlocal agreement for the Maintenance of Project wide improvements with Middleton Community Development District-A, also known as the Middleton Maintenance Advisory Committee (MMAC). The fund provides for operations, maintenance, repair and replacement of defined areas and improvements. *(As of January 31, 2026, 33% of the year has lapsed.)*

#### **Summary**

Middleton Downtown Community Development District (MDCDD) will meet its budgeted revenue for FY2025-26, and expenses are trending according to budget. The result is an increment in working capital better than what was original budgeted for the current fiscal year.

#### **Governmental Fund**

##### **Revenues:**

Year-to-Date Revenues of \$863,000 and are at 27% of the budgeted revenues of \$3,246,000. There is no budgeted Project Wide Developer Contribution. Overall revenues compared to last year are greater due to growth in the area.

- Middleton Project Wide Fund (MPWF) assessments are collected monthly from the Middleton Community Development District-A and Middleton Downtown Community Development District, totaling \$965,000 year to date.
- Miscellaneous income includes a contribution from the Developer totaling \$100,000 and is at 28% of budgeted revenues of \$355,000.
- Investment income is \$11,000 and is 123% of the amount budget for the current fiscal year.

##### **Expenses and Other Changes:**

Year-to-Date operating expenses of \$862,000 and are at 27% of the budgeted expenses of \$3,246,000.

- Personnel costs haven't changed in respect to last month, expenses remain at 3% of the budget of \$9,000
- Management and Other Professional services include Management fees, Engineering Services, and Auditing Services totaling \$54,000 are at 24% of budgeted expenses of \$226,000. The expense is higher in

comparison to last year's figure of \$15,000 and the variance is due to the payment of contractual Janitorial services, Maxicom services & support and legal services.

- Utility Services include Electricity and Irrigation totaling \$100,000, 26% of budget and are higher than last year's expenses due to new electric and irrigation expenses for the areas covered by Project wide coverage.
- Building, Landscape, and Other Maintenance Expenses totaling \$644,000 are 26% of the amended budgeted expenses of \$2,524,000. The turnover of properties for the District to maintain is slower than anticipated.
- Year-to-date Other Expenses are for legal advertising, FF&E and Casualty & Liability Insurance totaling \$27,000. These expenses are 26% of the amended budgeted expenses of \$103,000.

**Change in Net Position and Fund Balance:** Total change in Net Position is \$204,000 with a total Unassigned Fund balance of \$506,000. The change in Net Position is expected to meet the budgeted Change in Net position of (\$18,000).

**Investment Earnings**

The following table outlines the Current Month Annualized Return and One Month Rate of Return earnings by investment category:

<b>January 2026</b>	<b>CFB</b>	<b>FLCLASS</b>
<b>Current Month Annualized Return*</b>	3.13%	3.81%
<b>One Month Rate of Return</b>	0.26%	0.32%
<b>Prior FY 2024-25</b>	3.95%	4.49%

\*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 - Government Funds**  
**For the Four Months Ending January 31, 2026 (33% of the budget year)**

Original Budget	Amended Budget	Budget % used		Middleton Downtown Development District (MDDD)	Middleton Projectwide Fund (MPW)	Total	PY YTD	Variance
			<b>REVENUES:</b>					
\$ 2,864,631	\$ 2,864,631	33%	Charges for Services, Maintenance and Other Special Assessments	\$ -	\$ 954,887	\$ 954,887	\$ 313,732	\$ 641,155
354,653	354,653	28%	Miscellaneous Revenue	100,456	0	100,456	72,753	27,704
9,000	9,000	123%	Investment Earnings, Realized and Unrealized	802	10,242	11,044	4,010	7,034
3,228,284	3,228,284	33%	<b>Total Revenues:</b>	101,258	965,129	1,066,387	390,494	675,893
			<b>EXPENSES:</b>					
8,612	8,612	3%	Personnel Services	215	-	215	431	(215)
219,470	226,470	24%	Management and Other Professional Services	7,535	46,580	54,115	15,184	38,931
390,800	383,800	26%	Utility Services	279	100,481	100,760	53,049	47,711
2,471,578	2,523,990	26%	Building, Landscape and Other Maintenance	86,284	557,800	644,084	332,905	311,180
155,824	103,412	61%	Other Expenses	6,143	57,237	63,380	2,383	60,997
3,246,284	3,246,284	27%	<b>Total Operating Expenses</b>	100,456	762,098	862,554	403,951	458,603
3,246,284	3,246,284	27%	<b>Total Expenses and Other Changes:</b>	100,456	762,098	862,554	403,951	458,603
\$ (18,000)	\$ (18,000)		<b>Change in Unreserved Net Position</b>	\$ 802	\$ 203,031	\$ 203,833	\$ (13,457)	\$ 217,290
			<b>Total Cash and Investments, Net of Bond Funds</b>	\$ 32,764	\$ 904,664	\$ 937,428	\$ 339,163	\$ 598,265
			<b>Fund Balance</b>					
			Unassigned	2,442	503,273	505,714	137,790	\$ 367,925
			<b>Total Fund Balance</b>	\$ 2,442	\$ 503,273	\$ 505,714	\$ 137,790	\$ 367,925