RESOLUTION 2026-05

A RESOLUTION TO APPROPRIATE FUNDS AND ADOPT THE FINAL BUDGET OF THE MIDDLETON DOWNTOWN 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 9, 2026 and set September 8, 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, a public hearing has been held on this 8th 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 MIDDLETON DOWNTOWN 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:

Middleton Downtown	**$**	**342,261**
Middleton Project Wide	**$**	**2,558,454**

2. 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 8th day of September, 2026.

MIDDLETON DOWNTOWN COMMUNITY DEVELOPMENT DISTRICT

Steve Printz, 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: 60.161 MIDDLETON DOWNTOWN						
ESTIMATED REVENUES						
341.999	MISCELLANEOUS REVENUE	19	0	0	12	0
361.101	INT INCOME - CFB	982	1,000	1,000	887	1,000
366.001	CONTRIBUTIONS FROM DEVELOPER	260,088	354,653	354,653	228,584	342,261
669.901	(ADD)/USE-WORKING CAPITAL	0	(1,000)	(1,000)	0	(1,000)
TOTAL ESTIMATED REVENUES		261,089	354,653	354,653	229,483	342,261
APPROPRIATIONS						
111	EXECUTIVE SALARIES	1,000	8,000	8,000	800	8,000
211	SOCIAL SECURITY TAXES	62	496	496	50	496
212	MEDICARE TAXES	15	116	116	12	116
241	WORKER'S COMPENSATION	0	0	0	0	25
311	PROPERTY MGMT SVCS	24,273	13,641	13,641	10,233	13,017
312	ENGINEERING SERVICES	1,448	5,000	5,000	0	5,000
313	LEGAL SERVICES	3,558	2,000	10,000	3,648	5,000
319	OTHER PROFESSIONAL SVCS	2,634	6,500	6,500	0	6,886
322	AUDITING SERVICES	14,091	9,500	9,500	8,522	11,363
343	SYSTEMS MGMT SUPPORT	1,168	2,705	2,705	525	3,205
431	ELECTRICITY	0	2,000	2,000	0	2,000
434	IRRIGATION WATER	0	10,000	8,000	1,933	10,000
451	CASUALTY & LIABILITY INSUR	5,723	6,000	6,000	5,723	5,723
462	BUILDING/STRUCTURE MAINT	160	2,000	2,000	0	1,040
463	LANDSCAPE MAINT-RECURRING	36,869	46,981	40,981	25,429	37,090
464	LANDSCAPE MAINT-NON RECURRING	0	6,500	6,500	480	3,379
468	IRRIGATION REPAIR	857	3,000	3,000	0	1,071
469	OTHER MAINTENANCE	0	1,000	1,000	0	6,020
493	PERMITS & LICENSES	175	175	175	0	175
497	LEGAL ADVERTISING	1,310	4,000	4,000	946	3,000
498	MMAC FEES	160,155	220,834	220,834	165,628	216,654
498	STORM WATER MANAGEMENT FEES	6,575	4,005	4,005	4,005	3,001
522	OPERATING SUPPLIES	17	200	200	0	0
TOTAL APPROPRIATIONS		260,090	354,653	354,653	227,934	342,261
NET OF REVENUES/APPROPRIATIONS - FUND 60.161		999	0	0	1,549	0

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: 60.163 MIDDLETON DT PROJECTWIDE FUND					
ESTIMATED REVENUES					
338.119 MMAC FEES FROM MIDD A	1,734,399	2,643,797	2,643,797	1,982,849	2,274,277
338.120 MMAC FEES FROM MIDD DT	160,155	220,834	220,834	165,628	216,654
341.999 MISCELLANEOUS REVENUE	66	0	0	2,762	3,000
361.101 INT INCOME - CFB	17,855	8,000	8,000	5,712	1,200
361.102 INT INCOME - CASH EQUIV	0	0	0	17,473	6,200
366.001 CONTRIBUTIONS FROM DEVELOPER	200,000	0	0	0	57,123
669.901 (ADD)/USE-WORKING CAPITAL	0	19,000	19,000	0	0
TOTAL ESTIMATED REVENUES	2,112,475	2,891,631	2,891,631	2,174,424	2,558,454
APPROPRIATIONS					
312 ENGINEERING SERVICES	16,780	25,000	25,000	9,395	23,490
319 OTHER PROFESSIONAL SVCS	9,003	22,500	29,500	11,729	28,128
341 JANITORIAL SVCS	95,516	131,124	131,124	84,396	94,946
343 SYSTEMS MGMT SUPPORT	168	1,500	1,500	269	1,940
431 ELECTRICITY	56,614	58,800	58,800	53,117	62,591
432 NATURAL GAS	28,418	56,000	49,000	75,980	60,000
433 WATER & SEWER	0	2,000	2,000	7,405	7,000
434 IRRIGATION WATER	202,421	262,000	262,000	112,377	240,000
462 BUILDING/STRUCTURE MAINT	135,009	407,727	364,727	106,814	251,964
463 LANDSCAPE MAINT-RECURRING	924,388	1,091,533	1,100,533	734,837	1,087,302
464 LANDSCAPE MAINT-NON RECURRING	43,946	48,000	48,000	20,037	65,275
466 POOL MAINTENANCE	176,613	317,446	308,446	172,227	211,173
468 IRRIGATION REPAIR	4,332	14,000	14,000	8,583	15,200
469 OTHER MAINTENANCE	267,382	304,877	400,289	225,532	388,145
493 PERMITS & LICENSES	1,375	1,500	1,500	0	1,500
522 OPERATING SUPPLIES	877	1,800	1,800	301	1,300
524 NON CAPITAL FF&E	0	145,824	93,412	56,815	18,500
TOTAL APPROPRIATIONS	1,962,842	2,891,631	2,891,631	1,679,814	2,558,454
NET OF REVENUES/APPROPRIATIONS - FUND 60.163	149,633	0	0	494,610	0

FOR INFORMATION ONLY

Middleton Downtown Board Supervisors,

Attached are additional items for your information:

1) The General Fund Budget Form with the Proposed and Final columns which reflect the changes made throughout the budget process.

2) List of adjustments made since Proposed Budget.

3) Working Capital and Reserves Spreadsheets.

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

Brandy

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 PROPOSED BUDGET	2026-27 FINAL BUDGET	2026-27 FINAL AMT CHANGE	2026-27 FINAL % CHANGE
Fund: 60.161 MIDDLETON DOWNTOWN								
ESTIMATED REVENUES								
341.999 MISCELLANEOUS REVENUE	19	0	0	12	0	0	0	0.00
361.101 INT INCOME - CFB	982	1,000	1,000	887	1,000	1,000	0	0.00
366.001 CONTRIBUTIONS FROM DEVELOPER	260,088	354,653	354,653	228,584	342,261	342,261	0	0.00
669.901 (ADD)/USE-WORKING CAPITAL	0	(1,000)	(1,000)	0	(1,000)	(1,000)	0	0.00
TOTAL ESTIMATED REVENUES	261,089	354,653	354,653	229,483	342,261	342,261	0	0.00
APPROPRIATIONS								
111 EXECUTIVE SALARIES	1,000	8,000	8,000	800	8,000	8,000	0	0.00
211 SOCIAL SECURITY TAXES	62	496	496	50	496	496	0	0.00
212 MEDICARE TAXES	15	116	116	12	116	116	0	0.00
241 WORKER'S COMPENSATION	0	0	0	0	25	25	0	0.00
311 PROPERTY MGMT SVCS	24,273	13,641	13,641	10,233	13,017	13,017	0	0.00
312 ENGINEERING SERVICES	1,448	5,000	5,000	0	5,000	5,000	0	0.00
313 LEGAL SERVICES	3,558	2,000	10,000	3,648	5,000	5,000	0	0.00
319 OTHER PROFESSIONAL SVCS	2,634	6,500	6,500	0	6,886	6,886	0	0.00
322 AUDITING SERVICES	14,091	9,500	9,500	8,522	11,363	11,363	0	0.00
343 SYSTEMS MGMT SUPPORT	1,168	2,705	2,705	525	3,205	3,205	0	0.00
431 ELECTRICITY	0	2,000	2,000	0	2,000	2,000	0	0.00
434 IRRIGATION WATER	0	10,000	8,000	1,933	10,000	10,000	0	0.00
451 CASUALTY & LIABILITY INSUR	5,723	6,000	6,000	5,723	5,723	5,723	0	0.00
462 BUILDING/STRUCTURE MAINT	160	2,000	2,000	0	1,040	1,040	0	0.00
463 LANDSCAPE MAINT-RECURRING	36,869	46,981	40,981	25,429	37,090	37,090	0	0.00
464 LANDSCAPE MAINT-NON RECURRING	0	6,500	6,500	480	3,379	3,379	0	0.00
468 IRRIGATION REPAIR	857	3,000	3,000	0	1,071	1,071	0	0.00
469 OTHER MAINTENANCE	0	1,000	1,000	0	6,020	6,020	0	0.00
493 PERMITS & LICENSES	175	175	175	0	175	175	0	0.00
497 LEGAL ADVERTISING	1,310	4,000	4,000	946	3,000	3,000	0	0.00
498 MMAC FEES	160,155	220,834	220,834	165,628	216,654	216,654	0	0.00
498 STORM WATER MANAGEMENT FEES	6,575	4,005	4,005	4,005	3,001	3,001	0	0.00
522 OPERATING SUPPLIES	17	200	200	0	0	0	0	0.00
TOTAL APPROPRIATIONS	260,090	354,653	354,653	227,934	342,261	342,261	0	0.00
NET OF REVENUES/APPROPRIATIONS - FUND 60.161	999	0	0	1,549	0	0	0	0.00

MIDDLETON DOWNTOWN
WORKING CAPITAL AND RESERVE BALANCES

Working Capital	FY2025-26 Amended	FY2026-27	FY2027-28	FY2028-29	FY2029-30	FY2030-31
Beginning Balance	1,639	2,639	3,639	4,639	5,639	6,639
Deposits	355,653	343,261	348,937	353,163	357,836	403,530
Expenditures	354,653	342,261	347,937	352,163	356,836	402,530
Ending Balance	2,639	3,639	4,639	5,639	6,639	7,639

FY25-26 Operating Budget	$354,653
3 Months	$88,663
4 Months	$118,218

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 PROPOSED BUDGET	2026-27 FINAL BUDGET	2026-27 FINAL AMT CHANGE	2026-27 FINAL % CHANGE
Fund: 60.163 MIDDLETON DT PROJECTWIDE FUND								
ESTIMATED REVENUES								
338.119 MMAC FEES FROM MIDD A	1,734,399	2,643,797	2,643,797	1,982,849	2,274,277	2,274,277	0	0.00
338.120 MMAC FEES FROM MIDD DT	160,155	220,834	220,834	165,628	216,654	216,654	0	0.00
341.999 MISCELLANEOUS REVENUE	66	0	0	2,762	3,000	3,000	0	0.00
361.101 INT INCOME - CFB	17,855	8,000	8,000	5,712	1,200	1,200	0	0.00
361.102 INT INCOME - CASH EQUIV	0	0	0	17,473	6,200	6,200	0	0.00
366.001 CONTRIBUTIONS FROM DEVELOPER	200,000	0	0	0	0	57,123	57,123	0.00
669.901 (ADD)/USE-WORKING CAPITAL	0	19,000	19,000	0	0	0	0	0.00
TOTAL ESTIMATED REVENUES	2,112,475	2,891,631	2,891,631	2,174,424	2,501,331	2,558,454	57,123	2.28
APPROPRIATIONS								
312 ENGINEERING SERVICES	16,780	25,000	25,000	9,395	23,490	23,490	0	0.00
319 OTHER PROFESSIONAL SVCS	9,003	22,500	29,500	11,729	28,128	28,128	0	0.00
341 JANITORIAL SVCS	95,516	131,124	131,124	84,396	94,946	94,946	0	0.00
343 SYSTEMS MGMT SUPPORT	168	1,500	1,500	269	1,940	1,940	0	0.00
431 ELECTRICITY	56,614	58,800	58,800	53,117	62,591	62,591	0	0.00
432 NATURAL GAS	28,418	56,000	49,000	75,980	60,000	60,000	0	0.00
433 WATER & SEWER	0	2,000	2,000	7,405	7,000	7,000	0	0.00
434 IRRIGATION WATER	202,421	262,000	262,000	112,377	240,000	240,000	0	0.00
462 BUILDING/STRUCTURE MAINT	135,009	407,727	364,727	106,814	251,964	251,964	0	0.00
463 LANDSCAPE MAINT-RECURRING	924,388	1,091,533	1,100,533	734,837	1,087,302	1,087,302	0	0.00
464 LANDSCAPE MAINT-NON RECURRING	43,946	48,000	48,000	20,037	65,275	65,275	0	0.00
466 POOL MAINTENANCE	176,613	317,446	308,446	172,227	211,173	211,173	0	0.00
468 IRRIGATION REPAIR	4,332	14,000	14,000	8,583	15,200	15,200	0	0.00
469 OTHER MAINTENANCE	267,382	304,877	400,289	225,532	331,022	388,145	57,123	17.26
493 PERMITS & LICENSES	1,375	1,500	1,500	0	1,500	1,500	0	0.00
522 OPERATING SUPPLIES	877	1,800	1,800	301	1,300	1,300	0	0.00
524 NON CAPITAL FF&E	0	145,824	93,412	56,815	18,500	18,500	0	0.00
TOTAL APPROPRIATIONS	1,962,842	2,891,631	2,891,631	1,679,814	2,501,331	2,558,454	57,123	2.28
NET OF REVENUES/APPROPRIATIONS - FUND 60.163	149,633	0	0	494,610	0	0	0	0.00

MIDDLETON DOWNTOWN
PROJECT WIDE FUND
Adjustments since Proposed Budget
FY 2026-27

Expenditure

469 Other Maintenance: Increased $57,123 due to additional aquatic weed control for Middleton B. This will be offset by contributions from the developer as bonds have not been issued yet and the Final engineering report is not yet accepted.

Proposed Budget	**$2,501,331**
Other Maintenance	**57,123**
Final Budget	**$2,558,454**

MIDDLETON PROJECT WIDE FUND

ALLOCATION SCHEDULE

FY2026-27

FINAL BUDGET

	FY26-27 TOTALS	ALLOCATED COSTS: MIDDLETON DOWNTOWN	ALLOCATED COSTS: DISTRICT A
Revenues			
Middleton Downtown	$ 216,653	216,653	
Middleton CDD A	2,274,278		2,274,278
Interest Income	10,400		
Working Capital Usage	-		
Total Revenues	$ 2,501,331	$ 216,653	$ 2,274,278
Expenses	**100.00%**	**12.84%**	**87.16%**
Engineering Services	$ 23,490	$ 3,016	$ 20,474
Other Professional Svs.	28,128	3,612	24,516
Systems Management Support	1,940	249	1,691
Utilities (Electric, Irrigation Water/Phones)	253,791	32,587	221,204
Building/Infrastructure Maintenance	148,654	19,087	129,567
Landscape Maintenance - Recurring	943,679	121,168	822,511
Landscape Maintenance - Non-Recurring	51,124	6,564	44,560
Irrigation Repair	7,700	989	6,711
Other Misc Maintenance	295,850	37,987	257,863
Operating Supplies	500	64	436
PARKS	803,598		803,598
Total Expenditures	$ 2,558,454	$ 225,323	$ 2,333,131
LESS: Interest Income.	$ 10,400	$ 1,335	$ 9,065
LESS: General Fund Refund	-	-	-
LESS: Contributions from Developer	57,123	7,335	49,788
LESS: Working Capital Usage	-	-	-
Total Allocation	$ 2,490,931	$ 216,653	$ 2,274,278
FY25-26		220,834	2,643,797
Difference		(4,181)	(369,519)
		-1.9%	**-14.0%**
		Downtown	**District A**
Acreages:			
Assessable Acres	**475.98**	**61.10**	**414.88**
Percentages	**100.00%**	**12.84%**	**87.16%**

MIDDLETON DOWNTOWN PROJECT WIDE FUND - WORKING CAPITAL FUND BALANCE

Working Capital	FY2025-26 Amended	FY2026-27 Final	FY2027-28	FY2028-29	FY2029-30	FY2030-31
Beginning Balance	300,241	281,241	281,241	281,241	281,241	281,241
Deposits	2,872,631	2,558,454	2,732,812	2,804,368	2,854,917	3,008,399
Expenditures	2,891,631	2,558,454	2,732,812	2,804,368	2,854,917	3,008,399
Ending Balance	281,241	281,241	281,241	281,241	281,241	281,241

FY25-26 Operating Budget	$	2,891,631
3 Months	$	722,908
4 Months	$	963,877