Financial Statement Summary
As of April 30, 2026

Overview

Maintenance assessments for Phase II are being collected through the Sumter County Tax Collector for the first time in FY 2025-26. Phase I assessments remain unchanged from the prior year. As of April 30, 2026, 58% of the year has lapsed.

Revenues

Year-to-Date (YTD) Revenues of $3,491,000 are greater than the prior year-to-date (PYTD) revenues of $2,157,000 and are 105% of the annual budget. Annual budgeted revenue is $3,313,000.

- Maintenance Assessment collections have reached $3,423,000, exceeding the budgeted amount of $3,263,000. These assessments are collected by Sumter County via annual tax bills and remitted to the District, net of a 2% collection fee.

- Other Income of $13,000 consists of Access Card Fees, Gate Repair Fees, and Contributions from the developer for deed compliance services.

- Investment Income of $55,000 has been received year to date, which is 114% of the $48,000 budgeted for the year. Per standard reporting, this budget figure excludes unrealized market fluctuations and focuses strictly on realized earnings

Expenses and Other Changes

Year-to-Date (YTD) Expenses of $1,833,000 have been recorded. Year to date spending is 58% of the budgeted expenses of $3,140,000.

- Management and Other Professional services include management, engineering, legal and technology service fees and year to date spending is $215,000, 64% of the budgeted expense of $335,000. Management fees account for the majority of this expense totaling to $123,000. Budgeted Management Fees have increased 10% from prior year to account for the Phase II expenses and are budgeted at 7% of operations.

- Building, Landscape and Other Maintenance Expenses total $1,575,000 year to date. Budgeted MMAC Fees have increased by $521,000 from prior year. This increase is primarily due to the addition of recreation facilities to MMAC, an increase in Recurring Landscape costs for the addition of Phase II, and a decrease in Developer Contributions to MMAC.

- Other expenses total $39,000 year-to-date, which includes the annual liability insurance premium. This premium was paid in full in October and reflects an $11,000 budget variance. This represents a 39% increase over the prior year, driven by rising costs in the insurance market.

Change in Unrestricted Net Position

The year-to-date increase in net position is $1,659,000. Based on the remaining anticipated revenues and expenditures for the year, the District is expected to meet the budgeted increase in Unreserved Net Position of $172,000.

Investment Earnings

The following table outlines the current month and year-to-date earnings by investment category:

April 2026	CFB	FLCLASS	FL PALM	FL-FIT	FLTRUST	LTIP**
Current Month Annualized Return*	3.13%	3.73%	3.74%	4.25%	4.01%	19.47%
One Month Rate of Return	0.26%	0.31%	0.31%	0.35%	0.33%	5.98%
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						

Deed Compliance Reserve Balance

The current deed compliance reserve balance as of this month end is $1,287.00

MIDDLETON
COMMUNITY DEVELOPMENT DISTRICT

Statement of Activity
For the Seven Months Ending April 30, 2026 (58% of the budget year)

Original Budget	Amended Budget	Budget % used		YTD Actual	PYTD Actual	Variance
			REVENUES:			
$ 3,262,804	$ 3,262,804	105%	Maintenance and Other Special Assessments	$ 3,423,485	$ 1,930,162	$ 1,493,323
1,874	1,874	708%	Other Income	13,276	181,122	(167,846)
48,000	48,000	114%	Investment Income	54,621	45,355	9,265
3,312,678	3,312,678	105%	**Total Revenues:**	3,491,381	2,156,639	1,334,742
			EXPENSES:			
8,637	8,637	0%	Personnel Services	25	18	7
334,563	334,563	64%	Management and Other Professional Services	215,109	176,260	38,849
16,000	16,000	28%	Utility Services	4,488	7,079	(2,591)
2,751,703	2,751,203	57%	Building, Landscape and Other Maintenance	1,574,527	1,053,334	521,192
29,557	30,057	129%	Other Expenses	38,669	29,154	9,515
3,140,460	3,140,460	58%	**Total Operating Expenses**	1,832,818	1,265,845	566,972
3,140,460	3,140,460	58%	**Total Expenses and Other Changes**	1,832,818	1,265,845	566,972
$ 172,218	$ 172,218		**Change in Unreserved Net Position**	$ 1,658,563	$ 890,794	$ 767,769
			Total Cash, Net of Bond Funds	$ 2,455,503	$ 1,976,781	$ 478,722
			Fund Balance			
			Unassigned	2,461,220	1,489,928	
			Total Fund Balance	$ 2,461,220	$ 1,489,928	$ 971,291