Financial Statement Summary
As of August 31, 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 August 31, 2026, 92% of the year has lapsed.

Revenues

Year-to-Date (YTD) Revenues of $3,381,000 are greater than the prior year-to-date (PYTD) revenues of $2,297,000 and are 102% of the annual budget. Annual budgeted revenue is $3,313,000.

- Maintenance Assessment collections have reached $3,269,000, 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 $33,000 consists of Access Card Fees, Gate Repair Fees, and Contributions from the developer for Deed Compliance services.

- Investment Income of $79,000 has been received year to date, which is 165% 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 $2,830,000 have been recorded. Year to date spending is 90% 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 $306,000, or 92% of the budgeted expense of $335,000. Management fees, totaling $233,000, account for much of this expense. Budgeted Management Fees have increased 10% from prior year to account for Phase II expenses.

- Building, Landscape and Other Maintenance Expenses total $2,477,000 year to date. Budgeted MMAC Fees have increased by $834,000 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 a $10,000 budget variance. This represents a 33% increase over the prior year, driven by rising costs in the insurance market.

MIDDLETON
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Change in Unrestricted Net Position

The year-to-date increase in net position is $551,000. Based on the remaining anticipated revenues and expenditures for the year, the District is expected to exceed 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:

August 2026	Seacoast	FLCLASS	FL PALM	FL-FIT	FLTRUST	LTIP**
Current Month Annualized Return*	3.18%	3.78%	3.76%	4.25%	4.36%	13.19%
One Month Rate of Return	0.27%	0.31%	0.31%	0.35%	0.36%	1.74%
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.

MIDDLETON
COMMUNITY DEVELOPMENT DISTRICT

Statement of Activity
For the Eleven Months Ending August 31, 2026 (92% of the budget year)

Original Budget	Amended Budget	Budget % used		YTD Actual	PYTD Actual	Variance
			REVENUES:			
$ 3,262,804	$ 3,262,804	100%	Maintenance and Other Special Assessments	$ 3,269,070	$ 1,947,033	$ 1,322,036
1,874	1,874	1745%	Other Income	32,696	287,992	(255,297)
48,000	48,000	165%	Investment Income	79,311	61,948	17,363
3,312,678	3,312,678	102%	**Total Revenues:**	3,381,077	2,296,974	1,084,103
			EXPENSES:			
8,637	8,637	0%	Personnel Services	25	18	7
334,563	334,563	92%	Management and Other Professional Services	306,279	249,708	56,572
16,000	16,000	52%	Utility Services	8,254	13,242	(4,988)
2,751,703	2,751,203	90%	Building, Landscape and Other Maintenance	2,476,545	1,658,643	817,902
29,557	30,057	129%	Other Expenses	38,831	29,298	9,533
3,140,460	3,140,460	90%	**Total Operating Expenses**	2,829,934	1,950,908	879,026
3,140,460	3,140,460	90%	**Total Expenses and Other Changes**	2,829,934	1,950,908	879,026
$ 172,218	$ 172,218		**Change in Unreserved Net Position**	$ 551,143	$ 346,065	$ 205,077
			Total Cash, Net of Bond Funds	$ 1,563,618	$ 915,959	$ 647,659
			Fund Balance			
			Unassigned	1,353,799	945,200	
			Total Fund Balance	$ 1,353,799	$ 945,200	$ 408,599