Financial Statement Summary
As of July 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 July 31, 2026, 83% of the year has lapsed.

Revenues

Year-to-Date (YTD) Revenues of $3,371,000 are greater than the prior year-to-date (PYTD) revenues of $2,267,000 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 $28,000 consists of Access Card Fees, Gate Repair Fees, and Contributions from the developer for deed compliance services.

- Investment Income of $74,000 has been received year to date, which is 155% 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 $2,582,000 have been recorded. Year to date spending is 82% 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 $284,000, or 85% 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 $2,252,000 year to date. Budgeted MMAC Fees have increased by $758,000 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.

Change in Unrestricted Net Position

The year-to-date increase in net position is $790,000. 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:

July 2026	Seacoast	FLCLASS	FL PALM	FL-FIT	FLTRUST	LTIP**
Current Month Annualized Return*	3.15%	3.73%	3.74%	4.25%	4.27%	13.54%
One Month Rate of Return	0.26%	0.31%	0.31%	0.35%	0.36%	-0.96%
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 Ten Months Ending July 31, 2026 (83% 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	1490%	Other Income	27,928	260,108	(232,180)
48,000	48,000	155%	Investment Income	74,297	59,994	14,303
3,312,678	3,312,678	102%	**Total Revenues:**	3,371,295	2,267,136	1,104,159
			EXPENSES:			
8,637	8,637	0%	Personnel Services	25	18	7
334,563	334,563	85%	Management and Other Professional Services	283,691	231,713	51,978
16,000	16,000	46%	Utility Services	7,437	12,020	(4,583)
2,751,703	2,751,203	82%	Building, Landscape and Other Maintenance	2,251,570	1,507,983	743,586
29,557	30,057	129%	Other Expenses	38,831	29,298	9,533
3,140,460	3,140,460	82%	**Total Operating Expenses**	2,581,553	1,781,032	800,521
3,140,460	3,140,460	82%	**Total Expenses and Other Changes**	2,581,553	1,781,032	800,521
$ 172,218	$ 172,218		**Change in Unreserved Net Position**	$ 789,742	$ 486,104	$ 303,638
			Total Cash, Net of Bond Funds	$ 1,608,067	$ 1,058,469	$ 549,598
			Fund Balance			
			Unassigned	1,592,398	1,085,238	
			Total Fund Balance	$ 1,592,398	$ 1,085,238	$ 507,160