Financial Statement Summary
As of May 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 May 31, 2026, 67% of the year has lapsed.

Revenues

Year-to-Date (YTD) Revenues of $3,518,000 are greater than the prior year-to-date (PYTD) revenues of $2,198,000 and are 106% of the annual budget. Annual budgeted revenue is $3,313,000.

- Maintenance Assessment collections have reached $3,434,000, 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 $22,000 consists of Access Card Fees, Gate Repair Fees, and Contributions from the developer for deed compliance services.

- Investment Income of $62,000 has been received year to date, which is 129% 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 $2,091,000 have been recorded. Year to date spending is 67% 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 $247,000, 74% of the budgeted expense of $335,000. Management fees, totaling $155,000, account for the majority of this expense. Budgeted Management Fees have increased 10% from prior year to account for the Phase II expenses.

- Building, Landscape and Other Maintenance Expenses total $1,800,000 year to date. Budgeted MMAC Fees have increased by $606,000 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 $1,427,000. 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:

May 2026	CFB	FLCLASS	FL PALM	FL-FIT	FLTRUST	LTIP**
Current Month Annualized Return*	3.13%	3.70%	3.71%	4.24%	3.96%	19.06%
One Month Rate of Return	0.26%	0.31%	0.31%	0.35%	0.33%	2.91%
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 Eight Months Ending May 31, 2026 (67% 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	$ 3,433,975	$ 1,940,350	$ 1,493,625
1,874	1,874	1176%	Other Income	22,037	207,054	(185,017)
48,000	48,000	129%	Investment Income	62,040	50,997	11,044
3,312,678	3,312,678	106%	**Total Revenues:**	3,518,053	2,198,401	1,319,651
			EXPENSES:			
8,637	8,637	0%	Personnel Services	25	18	7
334,563	334,563	74%	Management and Other Professional Services	247,363	194,767	52,596
16,000	16,000	33%	Utility Services	5,307	8,264	(2,956)
2,751,703	2,751,203	65%	Building, Landscape and Other Maintenance	1,799,761	1,206,349	593,412
29,557	30,057	129%	Other Expenses	38,750	29,154	9,596
3,140,460	3,140,460	67%	**Total Operating Expenses**	2,091,206	1,438,552	652,655
3,140,460	3,140,460	67%	**Total Expenses and Other Changes**	2,091,206	1,438,552	652,655
$ 172,218	$ 172,218		**Change in Unreserved Net Position**	$ 1,426,846	$ 759,849	$ 666,997
			Total Cash, Net of Bond Funds	$ 2,221,137	$ 1,320,791	$ 900,346
			Fund Balance			
			Unassigned	2,229,502	1,358,984	
			Total Fund Balance	$ 2,229,502	$ 1,358,984	$ 870,519