Financial Statement Summary
As of April 30, 2026

Introduction

Middleton Downtown Community Development District (MDCDD) is comprised of two Governmental Funds, Middleton Downtown Fund and Middleton Project Wide Fund. Middleton Downtown is 61.14 acres of land with approximately 350,000 square feet of commercial space and mixed-use areas. The fund accounts for planned infrastructure and community services. In July 2023, MDCDD entered an Interlocal agreement for the Maintenance of Project wide improvements with Middleton Community Development District-A, also known as the Middleton Maintenance Advisory Committee (MMAC). The fund provides for operations, maintenance, repair and replacement of defined areas and improvements. *(As of April 30, 2026, 58% of the year has lapsed.)*

Summary

Middleton Downtown Community Development District (MDCDD) will meet its budgeted revenue for FY2025-26, and expenses are trending according to budget.

Governmental Fund

Revenues:
Year-to-Date Revenues of $1,863,000 are at 58% of the budgeted revenues of $3,228,000. There is no budgeted Project Wide Developer Contribution. Overall revenues compared to last year are greater due to growth in the area.

- Middleton Project Wide Fund (MPWF) assessments are collected monthly from the Middleton Community Development District-A and Middleton Downtown Community Development District, totaling $1,671,000 year to date.

- Miscellaneous income includes a contribution from the Developer in the Downtown fund totaling $170,000 and a utility reimbursement. Miscellaneous revenue is at 49% of budgeted revenues of $355,000.

- Investment income is $19,000 and is 210% of the budget for the current fiscal year.

Expenses and Other Changes:
Year-to-Date operating expenses of $1,482,000 and are at 46% of the budgeted expenses of $3,246,000.

- Personnel costs, currently at 5% of the $9,000 budget, have not increased from last month.

- Management and Other Professional services include Management fees, Engineering Services, and Auditing Services totaling $94,000 or 40% of budgeted expenses of $234,000. The expense is higher in comparison to last year's figure of $44,000 and the variance is due to the payment of contractual Janitorial Services, Maxicom Services & Support and Legal Services.

- Utility Services include Electricity and Irrigation totaling $201,000, 53% of budget and are higher than last year's expenses due to new electric and irrigation expenses reflected in the current year's activity.

- Building, Landscape, and Other Maintenance Expenses currently total $1,124,000, representing 45% of the $2,518,000 amended budget. These expenses are slightly lower than projected for this period due to a timing variance between the anticipated property turnover schedule used for budgeting and the actual turnovers received to date.

- Year-to-date Other Expenses are for legal advertising, FF&E and Casualty & Liability Insurance totaling $63,000. These expenses are 61% of the amended budgeted expenses of $103,000.

Change in Net Position and Fund Balance: Total change in Net Position is $380,000 with a total Unassigned Fund balance of $682,371. The change in Net Position is expected to meet the budgeted Change in Net position of ($18,000).

Investment Earnings

The following table outlines the Current Month Annualized Return and One Month Rate of Return 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						

Statement of Activity - Government Funds

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

Original Budget	Amended Budget	Budget % used		Middleton Downtown Development District (MDDD)	Middleton Projectwide Fund (MPW)	Total	PY YTD	Variance
			REVENUES:					
$ 2,864,631	$ 2,864,631	58%	Charges for Services, Maintenance and Other Special Assessments	$ -	$ 1,671,041	$ 1,671,041	$ 1,105,164	$ 565,877
354,653	354,653	49%	Miscellaneous Revenue	170,235	2,724	172,958	150,127	22,831
9,000	9,000	210%	Investment Earnings, Realized and Unrealized	837	18,100	18,937	7,850	11,087
3,228,284	3,228,284	58%	**Total Revenues:**	171,072	1,691,864	1,862,936	1,263,141	599,795
			EXPENSES:					
8,612	8,612	5%	Personnel Services	431	-	431	431	-
219,470	234,470	40%	Management and Other Professional Services	11,513	82,011	93,524	85,730	7,794
390,800	381,800	53%	Utility Services	1,333	199,879	201,212	128,846	72,366
2,471,578	2,517,990	45%	Building, Landscape and Other Maintenance	150,631	973,443	1,124,075	822,209	301,865
155,824	103,412	61%	Other Expenses	6,319	56,886	63,205	4,391	58,814
3,246,284	3,246,284	46%	**Total Operating Expenses**	170,227	1,312,219	1,482,446	1,041,607	440,839
3,246,284	3,246,284	46%	**Total Expenses and Other Changes:**	170,227	1,312,219	1,482,446	1,041,607	440,839
$ (18,000)	$ (18,000)		**Change in Unreserved Net Position**	$ 845	$ 379,645	$ 380,490	$ 221,534	$ 158,956
			Total Cash and Investments, Net of Bond Funds	$ 6,832	$ 874,249	$ 881,081	$ 146,103	$ 734,978
			Fund Balance					
			Unassigned	2,485	679,887	682,371	372,781	$ 309,591
			Total Fund Balance	$ 2,485	$ 679,887	$ 682,371	$ 372,781	$ 309,591