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

Summary

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

Governmental Fund

Revenues:
Year-to-Date Revenues of $2,922,000 are 91% 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 $2,626,000 to date.

- Miscellaneous income, totaling $266,000, includes a contribution from the Developer in Middleton Downtown Fund and a utility reimbursement. Miscellaneous revenue currently represents 75% of budgeted revenues of $355,000.

- Investment income is $30,000 and is 332% of the budget for the current fiscal year.

Expenses and Other Changes:
Year-to-Date operating expenses of $2,277,000 and are at 70% of the budgeted expenses of $3,246,000.

- Personnel costs, currently at 10% of the $9,000 budget, have not increased since last month.

- Management and Other Professional Services include Management fees, Engineering Services, and Auditing Services totaling $148,000 or 61% of budgeted expenses of $241,000. These expenses are higher than last year's figure of $150,000 and the variance is due to the payment of contractual Janitorial Services, Maxicom Services & Support, and Legal Services.

- Utility Services, which include Electricity and Irrigation, totaled $292,000, or 76% of the amended budget. Expenditures are higher than the prior year, primarily due to electricity and irrigation costs associated with new areas that have been turned over to the District during the current fiscal year.

- Building, Landscape, and Other Maintenance Expenses currently total $1,773,000, representing 71% of the $2,511,000 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 $64,000. These expenses are 62% of the amended budgeted expenses of $103,000.

Change in Net Position and Fund Balance: Total change in Net Position is $645,000 with a total Unassigned Fund balance of $947,000. The change in Net Position is currently projected to result in a significant increase to fund balance, compared to 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:

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

Statement of Activity - Government Funds

For the Eleven Months Ending August 31, 2026 (92% 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	92%	Charges for Services, Maintenance and Other Special Assessments	$ -	$ 2,625,913	$ 2,625,913	$ 1,736,676	$ 889,237
354,653	354,653	75%	Miscellaneous Revenue	263,231	2,851	266,082	417,672	(151,590)
9,000	9,000	332%	Investment Earnings, Realized and Unrealized	960	28,904	29,864.04	16,118	13,746
3,228,284	3,228,284	91%	**Total Revenues:**	264,191	2,657,668	2,921,859	2,170,466	751,393
			EXPENSES:					
8,612	8,612	10%	Personnel Services	861	-	861	861	-
219,470	241,447	61%	Management and Other Professional Services	26,100	121,472	147,572	150,220	(2,648)
390,800	381,800	76%	Utility Services	2,354	289,397	291,751	208,962	82,789
2,471,578	2,511,013	71%	Building, Landscape and Other Maintenance	238,120	1,534,835	1,772,954	1,414,958	357,996
155,824	103,412	62%	Other Expenses	6,903	57,133	64,037	7,158	56,878
3,246,284	3,246,284	70%	**Total Operating Expenses**	274,338	2,002,838	2,277,176	1,782,159	495,016
3,246,284	3,246,284	70%	**Total Expenses and Other Changes:**	274,338	2,002,838	2,277,176	1,782,159	495,016
$ (18,000)	$ (18,000)		**Change in Unreserved Net Position**	$ (10,146)	$ 654,830	$ 644,684	$ 388,307	$ 256,377
			Total Cash and Investments, Net of Bond Funds	$ 16,197	$ 855,918	$ 872,115	$ 832,394	$ 39,721
			Fund Balance					
			Unassigned	(8,507)	955,072	946,565	539,553	$ 407,012
			Total Fund Balance	$ (8,507)	$ 955,072	$ 946,565	$ 539,553	$ 407,012