



Financial Statement Summary

As of July 31, 2026

Middleton Maintenance Advisory Committee

Revenues:

Year-to-Date Revenues of \$2,416,000 are 84% of the budgeted revenues of \$2,873,000. (*As of July 31, 2026, 83% of the year has lapsed.*) Overall revenues compared to last year are greater due to growth.

- Middleton Project Wide Fund assessments are collected monthly from the Middleton Community Development District-A and Middleton Downtown Community Development District. As of July 31, \$2,387,000, or 83%, of assessment revenue has been collected.
- Investment Income: At \$26,000, year-to-date earnings have already reached 326% of the fiscal year budget. It is important to note that the budget is based on realized returns and does not account for unrealized market gains or losses.

Expenses and Other Changes:

Year-to-Date operating expenses of \$1,822,000 represent 63% of the budgeted expenses of \$2,892,000.

- Management and Other Professional Services—which include technology, engineering, and various professional fees—currently total \$120,000, or 62% of the \$192,000 budget. This represents a significant increase over last year's year-to-date figure of \$81,000. The variance is primarily driven by an update to Exhibit A, which now includes the maintenance of recreation facilities under the project-wide maintenance allocation.
- Utility Services, which include electricity and irrigation water, currently total \$267,000, or 72% of the annual budget. These costs are higher than the previous year's levels due to the addition of new electrical and irrigation accounts now covered under the Project-Wide allocation.
- Building, Landscape, and Other Maintenance Expenses currently total \$1,377,000, representing 62% of the \$2,233,000 amended budget. These spending levels are aligned with the turnover schedule, reflecting the gradual assumption of maintenance responsibilities as new areas are transitioned to the District.
- Year-to-date Other Expenses for legal advertising, FF&E and Casualty & Liability Insurance total \$57,000. These expenses are 60% of the amended budgeted expenses of \$95,000.

Change in Net Position and Fund Balance: Total change in Net Position is \$594,000 with a total Unassigned Fund balance of \$894,000. The change in Net Position is expected to meet the budgeted Change in Net position of (\$19,000).

Investment Earnings

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



Statement of Activity - Project Wide						
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:			
\$ 2,864,631	\$ 2,864,631	83%	Charges for Services, Maintenance and Other Special Assessments	\$ 2,387,195	\$ 1,578,798	\$ 808,397
-	-	0%	Miscellaneous Revenue	2,762	166,703	(163,942)
8,000	8,000	326%	Investment Earnings, Realized and Unrealized	26,043	12,646	13,397
2,872,631	2,872,631	84%	Total Revenues:	2,416,000	1,758,148	657,852
			EXPENSES:			
180,124	192,124	62%	Management and Other Professional Services	119,995	97,544	22,451
378,800	371,800	72%	Utility Services	267,347	191,249	76,098
2,185,083	2,232,495	62%	Building, Landscape and Other Maintenance	1,377,369	1,077,015	300,354
147,624	95,212	60%	Other Expenses	57,133	637	56,496
2,891,631	2,891,631	63%	Total Operating Expenses	1,821,845	1,366,446	455,399
2,891,631	2,891,631	63%	Total Expenses and Other Changes:	1,821,845	1,366,446	455,399
\$ (19,000)	\$ (19,000)		Change in Unreserved Net Position	\$ 594,155	\$ 391,702	\$ 202,453
			Total Cash and Investments, Net of Bond Funds	\$ 994,308	\$ 730,624	\$ 263,684
			Fund Balance			
			Unassigned	894,397	542,311	\$ 352,086
			Total Fund Balance	\$ 894,397	\$ 542,311	\$ 352,086