



Financial Statement Summary

As of May 31, 2026

Middleton Maintenance Advisory Committee

Revenues:

Year-to-Date Revenues of \$1,933,000 are at 67% of the budgeted revenues of \$2,873,000. *(As of May 31, 2026, 67% of the year has lapsed.)* Overall revenues compared to last year are greater due to growth.

- Middleton Project Wide Fund (MMAC) assessments are collected monthly from the Middleton Community Development District-A and Middleton Downtown Community Development District. As of May 31, \$1,910,000, or 67%, of assessment revenue has been collected.
- Investment Income: At \$21,000, year-to-date earnings have already reached 258% 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 \$1,452,000 are at 50% of the budgeted expenses of \$2,892,000.

- Management and Other Professional Services—which include technology, engineering, and various professional fees—currently total \$85,000, or 45% of the \$187,000 budget. This represents a significant increase over last year's year-to-date figure of \$61,000. 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 \$226,000, or 61% 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 \$1,083,000, representing 48% of the \$2,237,000 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.



Statement of Activity - Project Wide						
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:			
\$ 2,864,631	\$ 2,864,631	67%	Charges for Services, Maintenance and Other Special Assessments	\$ 1,909,759	\$ 1,263,042	\$ 646,717
-	-	0%	Miscellaneous Revenue	2,762	133,336	(130,574)
8,000	8,000	258%	Investment Earnings, Realized and Unrealized	20,625	8,602	12,022
2,872,631	2,872,631	67%	Total Revenues:	1,933,145	1,404,980	528,165
			EXPENSES:			
180,124	187,124	45%	Management and Other Professional Services	84,982	61,494	23,488
378,800	371,800	61%	Utility Services	226,426	148,258	78,168
2,185,083	2,237,495	48%	Building, Landscape and Other Maintenance	1,083,271	748,842	334,429
147,624	95,212	60%	Other Expenses	57,116	348	56,768
2,891,631	2,891,631	50%	Total Operating Expenses	1,451,795	958,942	492,853
2,891,631	2,891,631	50%	Total Expenses and Other Changes:	1,451,795	958,942	492,853
\$ (19,000)	\$ (19,000)		Change in Unreserved Net Position	\$ 481,351	\$ 446,039	\$ 35,312
			Total Cash and Investments, Net of Bond Funds	\$ 803,023	\$ 561,698	\$ 241,325
			Fund Balance			
			Unassigned	781,592	596,647	\$ 184,945
			Total Fund Balance	\$ 781,592	\$ 596,647	\$ 184,945