Financial Statement Summary
As of May 31, 2026

Proprietary Funds

Summary

Sumter Landing Amenity Division and Fitness Proprietary Funds are projected to meet budgeted revenues for FY 2025-26, while expenditures are trending below the current amended budget. *(As of May 31, 67% of the year has elapsed.)*

Revenues: Year-to-Date (YTD) Revenues of $94,753,000 including Sumter Landing Amenity Division (SLAD) and Sumter Landing Fitness Fund, were greater than the Prior Year-to-Date (PYTD) of $80,121,000 and are 70% of the budgeted revenues of $135,730,000.

- Current year Amenity and General Governmental Revenues include $82,670,000 in SLAD-owned amenity fees and Golf fees, and other Lifestyle Revenues of $6,286,000. Amenity revenue fluctuates based on the CPI (Consumer Price Index) and increased over the Prior Year by an average of 3%. Another contributing factor to the increase in Amenity revenue is the SLAD Amenity purchase, which took place in February 2025.

- Other Income, which includes Property Damage Reimbursements, Access Fees, Gate Repair Fees, Amenity Late Penalties, ATM Leases, Lease Revenues, and Room Rentals, totals $890,000 year-to-date, or 62% of the annual budget. These revenue sources are trending below budget due to office lease agreements that were anticipated in the budget but expired at the beginning of the fiscal year.

- Investment income of $4,906,000 through May 31, 2026, was higher than the $3,534,000 earned through May 31, 2025. Unrealized gains totaled $174,000 YTD on May 31, 2025, while unrealized gains totaled $1,517,000 as of May 31, 2026. In comparison, realized investment income did not vary as significantly. Realized gains totaled $3,389,000 through May 31, 2026, compared to $3,360,000 through May 31, 2025.

- Investment allocation: Approximately 80% of the portfolio consists of short-term fixed income securities, which was projected to experience a decrease in interest income from last year due to Federal Funds rate cuts. Rates, though lower than last year, are remaining more stable earning an estimated annual rate of return ranging from 3.13% to 4.25%. The long-term portion of the portfolio, representing approximately 15% of total investments, has seen some recent volatility is currently performing well with an annual rate of return of 19.47%.

Expenses and Other Changes: Year-to-date operating expenses of $58,236,000 are more than Prior Year expenses of $40,790,000. Current Year-to-Date spending is 59% of the amended budgeted expenses of $97,969,000.

- Management and Other Professional Services include expenses for Management fees, Janitorial Services, Systems Management Support and Engineering Support. Management fees increased by 43% compared to Prior Year management fees, due to the purchase in February 2025 of amenity facilities within Districts 12 and 13.

- Utility Services, which include Electricity, Irrigation, and Water & Sewer expenses, reached $3,386,000 at mid-year, up from $2,888,000 last year. The variance is primarily due to utility requirements for new facilities acquired in the February 2025 SLAD amenity purchase. Current expenditures represent 63% of the annual budget, indicating alignment with seasonal expectations.

- Building, Landscape, and Other Maintenance expenses reached $21,793,000 for the period, accounting for 54% of the total budget. While this exceeds prior-year spending of $16,416,000, the increase is largely attributed to market-adjusted rates within new recurring landscape contracts. These contracts represent $11,834,000 of the YTD total but remain consistent with current projections.

- Other Expenses include Operating Supplies, Casualty & Liability Insurance, and Printing Costs. These costs total $6,405,000 and are more than Prior Year-to-Date expenses of $2,000,000 and are 56% of amended budgeted expenses of $11,381,000. Current Year-to-Date expenses are showing significantly higher than prior year-to-date due to the reclassification of golf agronomic products that were previously under other maintenance but have been moved to other operating supplies.

- Budgeted Capital Outlay encompasses a diverse range of infrastructure and amenity projects, including HVAC and sound system replacements, fire alarm control panel upgrades, golf course renovations, and other capital improvements. To date, the District has expended $6,244,000, representing 29% of the total capital budget. This utilization rate reflects the current project lifecycle, as several projects are currently in progress, while others remain in the bidding or scheduling phases.

- Debt Service consists of the annual SLAD bond principal payment of $11,390,000 made on October 1, 2025, and year-to-date monthly interest payments totaling $19,002,000. Debt Service expense increased over the prior year, per the amortization schedule, due to the Sumter Landing CDD 2025 Bond Issuance in the amount of $258,480,000.

- As of May 31, 2026, a total of $1,500,000 has been transferred to the Committed Renewal and Replacement Fund to further build reserves for future capital projects.

Change in Unreserved Net Position: The Year-to-Date decrease in Unreserved Net Position of ($1,619,000) is less than the Prior Year-to-Date increase of $10,183,000. Based on the anticipated revenues and expenditures through Year-End, the District will meet the budget reduction in Unreserved Net Position of ($26,260,000).

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

Statement of Activity - Proprietary Funds

For the Eight Months Ending May 31, 2026 (67% of the budget year)

Original Budget	Amended Budget	Budget % used		Year To Date SLAD	Year To Date Fitness	Total	PYTD	Variance
			REVENUES:					
$ 130,148,703	$ 130,148,703	68%	Amenity Fees and Other General Government	$ 87,767,367	$ 1,190,009	$ 88,957,376	$ 72,908,344	$ 16,049,032
1,444,172	1,444,172	62%	Miscellaneous Revenue	882,215	8,186	890,401	3,678,571	(2,788,170)
4,137,000	4,137,000	119%	Investment Earnings, Realized and Unrealized	4,681,104	224,481	4,905,585	3,533,603	1,371,982
135,729,875	135,729,875	70%	**Total Revenues:**	93,330,686	1,422,675	94,753,361	80,120,517	14,632,844
			EXPENSES:					
41,086,102	41,209,879	65%	Management and Other Professional Services	26,101,031	551,309	26,652,340	19,486,507	7,165,832
5,160,990	5,368,244	63%	Utility Services	3,359,918	26,138	3,386,056	2,888,347	497,709
40,112,602	40,010,392	54%	Building, Landscape and Other Maintenance	21,745,335	47,842	21,793,177	16,415,795	5,377,381
11,043,022	11,380,972	56%	Other Expenses	6,083,073	321,629	6,404,702	1,999,547	4,405,155
97,402,716	97,969,487	59%	**Total Operating Expenses**	57,289,358	946,917	58,236,275	40,790,197	17,446,078
17,291,517	21,877,099	29%	Capital Outlay - Infrastructure and FFE	6,244,141	-	6,244,141	2,872,062	3,372,079
39,896,064	39,893,064	76%	Debt Service	30,392,040	-	30,392,040	24,774,887	5,617,153
2,250,000	2,250,000	67%	Transfer	1,500,000	-	1,500,000	1,500,000	-
59,437,581	64,020,163	60%	**Total Other Changes**	38,136,181	-	38,136,181	29,146,949	8,989,232
156,840,297	161,989,650	59%	**Total Expenses and Other Changes:**	95,425,539	946,917	96,372,456	69,937,147	26,435,310
$ (21,110,422)	$ (26,259,775)		**Change in Unreserved Net Position**	$ (2,094,853)	$ 475,758	$ (1,619,095)	$ 10,183,371	$ (11,802,466)
			Total Cash and Investments, Net of Bond Funds	$ 110,400,278	$ 5,913,613	$ 116,313,891	$ 119,929,063	$ (3,615,172)
			Fund Balance					
			Net investment in capital assets	(46,186,463)	-	(46,186,463)	(46,630,779)	-
			Restricted for:					
			Debt service	10,129,428	-	10,129,428	8,003,211	-
			Renewal and Replacement	2,539,641	-	2,539,641	2,434,096	-
			Committed R and R General	33,008,088	939,505	33,947,593	31,697,593	-
			Unrestricted	80,437,725	4,702,243	85,139,968	93,560,887	-
			Total Fund Balance	$ 79,928,419	$ 5,641,748	$ 85,570,167	$ 89,065,008	$ (3,494,841)

Governmental Fund

Summary

Sumter Landing Governmental Funds are projected to meet budgeted revenues for FY 2025-26, with expenditures currently at 60% of the amended budget, trending below budget. *(As of May 31, 67% of the year has elapsed.)*

Revenues: Year-to-Date Revenues of $17,081,000 including Project Wide charges and Lake Sumter Landing (LSL) assessments were greater than the Prior Year of $16,861,000 and are 71% of budgeted revenues of $23,981,000.

- Special Assessments from Project-Wide were year to date $13,906,000 or 67% of the budgeted Income of $20,859,448 and are collected monthly from the numbered Districts 5-13, Brownwood, and Lake Sumter Landing Fund. These assessments have remained consistent with the Prior Year. Lake Sumter Landing's (LSL) assessment maintenance revenue is billed annually to commercial owners to maintain the property through the county tax collections. LSL has remained at 99.99% of its budgeted revenues. The LSL assessments increased over the Prior Year by 5% or $123,000.

- Miscellaneous income of $144,000 includes Annual CPM Maintenance Agreements and Leases. Many of the CPM agreements increase by CPI each year, and we have received 87% of the budgeted revenue.

- Investment income totaled $356,000, consisting of $206,000 in realized earnings and $150,000 in unrealized earnings, exceeding the prior year-to-date investment gain of $260,000. Total year-to-date investment earnings YTD represent 127% of the annual budgeted earnings of $282,000
    - Investment allocation: The investment portfolio is currently allocated with 80% in short-term fixed-income securities and 20% in long-term assets. While the short-term portion is projected to see a decrease in yields following the Federal Funds Rate cut, these securities continue to provide a stable estimated annual return between 3.13% and 4.24%. Meanwhile, the long-term segment of the portfolio is performing exceptionally well, delivering an annual rate of return of 19.06%

Expenses and Other Changes: Year-to-Date operating expenses of $14,391,000 are greater than the Prior Year expenses of $13,464,000. Current Year-to-Date spending is 60% of the amended budgeted expenses of $23,840,000.

- Management and Other Professional services include Engineering Services, and Other Professional Services. Current year's activity is slightly lower than previous year's activity mainly due to the decrease in management fees and engineering services for the Lake Sumter Landing fund. The current year-to-date total is $733,000 and is 52% of the amended budget of $1,414,000.

- Utility Services which include Electricity, Irrigation, Water & Sewer expenses total $995,000 year-to-date, representing 56% of the $1,785,000 annual amended budget. These expenditures are lower than the $1,044,000 reported during the same period last year. A correction was done during April FY2024-25 regarding Hurricane Milton credit, bringing current spending comparisons levels back to standard operating projections.

- Building, Landscape, and Other Maintenance Expenses reached $12,630,000 through the current period. While this represents 61% of the total budget and trends above prior-year levels due to planned structural and miscellaneous maintenance, expenditures remain 6% below the year-to-date target.

- Capital Outlay includes fence replacements and the LSL Shoreline Revetment project in the Project Wide fund. The District has used $175,000 or 13% of the $1,378,000 amended year-to-date budget for capital projects. This utilization rate reflects the design cost by Kimley Horn & Associates for PW-LSL Shoreline Revetment project. Other projects remain in the bidding or scheduling phases.

Change in Unreserved Net Position:

Year-to-Date change in Unreserved Net Position of $2,380,000 is less than the Prior Year-to-Date change of $2,646,000. By year-end, based on the anticipated revenues and expenditures, the District is expected to meet the budget reduction in Unreserved Net Position of ($1,439,000).

Investment Earnings:

The following table outlines the Current Month Annualized Return and One Month Rate of Return 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%
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Prior FY 2024-25	3.95%	4.49%	4.76%	4.61%	4.56%	11.59%
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**LTIP Annualized Return represents the actual return achieved over the previous 12 months						

Statement of Activity - Government Funds
For the Eight Months Ending May 31, 2026 (67% of the budget year)

Original Budget	Amended Budget	Budget % used		Project Wide	Year To Date Lake Sumter Landing (LSL)	Total	PY YTD	Variance
			REVENUES:					
$ 23,534,105	$ 23,534,105	70%	Charges for Services, Maintenance and Other Special Assessments	$ 13,906,061	$ 2,674,825	$ 16,580,886	$ 16,457,963	$ 122,922
165,116	165,116	87%	Miscellaneous Revenue	121,008	22,713	143,720	143,407	313
281,500	281,500	127%	Investment Earnings, Realized and Unrealized	256,669	99,661	356,330	259,940	96,391
23,980,721	23,980,721	71%	**Total Revenues:**	14,283,738	2,797,199	17,080,936	16,861,311	219,626
			EXPENSES:					
1,258,381	1,414,484	52%	Management and Other Professional Services	468,809	264,621	733,431	740,705	(7,275)
1,950,485	1,785,485	56%	Utility Services	762,909	231,699	994,607	1,043,947	(49,339)
20,398,032	20,562,005	61%	Building, Landscape and Other Maintenance	11,754,542	875,021	12,629,563	11,672,256	957,308
78,353	78,353	43%	Other Expenses	3,701	30,034	33,735	7,269	26,467
23,685,251	23,840,327	60%	**Total Operating Expenses**	12,989,961	1,401,375	14,391,336	13,464,176	927,160
1,339,473	1,377,576	13%	Capital Outlay - Infrastructure and FFE	172,646	2,736	175,382	617,841	(442,459)
201,728	201,728	67%	Transfer	-	134,488	134,488	132,992	1,496
1,541,201	1,579,304	20%	**Total Other Changes**	172,646	137,224	309,870	750,833	(440,963)
25,226,452	25,419,631	58%	**Total Expenses and Other Changes:**	13,162,607	1,538,600	14,701,206	14,215,009	486,197
$ (1,245,731)	$ (1,438,910)		**Change in Unreserved Net Position**	$ 1,121,131	$ 1,258,599	$ 2,379,730	$ 2,646,302	$ (266,571)
			Total Cash and Investments, Net of Bond Funds	$ 6,213,470	$ 2,422,054	$ 8,635,524	$ 8,989,196	$ (353,672)
			Fund Balance					
			Unassigned	$ 4,814,224	$ 1,817,039	$ 6,631,263	$ 6,800,135	$ (168,872)
			Restricted - Black Lake/Oak Hammock	7,966	-	7,966	4,346	3,620
			Committed R and R General	577,677	317,625	895,302	1,245,847	(350,546)
			Committed R and R Villa Roads	-	225,762	225,762	630,682	(404,920)
			Total Fund Balance	$ 5,399,867	$ 2,360,426	$ 7,760,293	$ 8,681,011	$ (920,718)