FINANCIAL STATEMENT
SUMMARY AS OF JUNE 30, 2026

Proprietary Funds

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 June 30, 75% of the year has elapsed.)*

Revenues: Year-to-Date (YTD) Revenues of $106,466,000 including Sumter Landing Amenity Division (SLAD) and Sumter Landing Fitness Fund, were greater than the Prior Year-to-Date (PYTD) of $92,219,000 and are 78% of the budgeted revenues of $135,730,000.

- Current year Amenity and General Governmental Revenues include $93,135,000 in SLAD-owned amenity fees and Golf fees, and other Lifestyle Revenues of $7,141,000. 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 $994,000 year-to-date, or 69% 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 $5,195,000 through June 30, 2026, was higher than the $4,821,000 earned through June 30, 2025. Unrealized gains totaled $1,079,000 YTD on June 30, 2025, while unrealized gains totaled $667,000 as of June 30, 2026. In comparison, realized investment income did not vary as significantly. Realized gains totaled $4,528,000 through June 30, 2026, compared to $3,742,000 through June 30, 2025.

- Investment allocation: Approximately 80% of the portfolio consists of short-term fixed income securities, which are projected to experience decreased earnings due to Federal Funds rate cuts in the past year; however, they are currently 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, is currently performing well with an annual rate of return of 15.17%.

Expenses and Other Changes: Year-to-date operating expenses of $65,780,000 are more than Prior Year expenses of $47,688,000. Current Year-to-Date spending is 67% of the amended budgeted expenses of $98,578,000.

- 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 $3,816,000, up from $3,276,000 last year. The variance is primarily due to utility requirements for new facilities acquired in the February 2025 SLAD amenity purchase. Current expenditures represent 72% of the annual budget, indicating alignment with seasonal expectations.

- Building, Landscape, and Other Maintenance expenses reached $24,602,000 for the period, accounting for 60% of the total budget. While this exceeds prior-year spending of $19,760,000, the increase is largely attributed to market-adjusted rates within new recurring landscape contracts. These contracts represent $13,193,000 of the YTD total but remain consistent with current projections.

- Other Expenses include Operating Supplies, Casualty & Liability Insurance, and Printing Costs. These costs total $7,130,000 and are more than Prior Year-to-Date expenses of $2,395,000 and are 63% of amended budgeted expenses of $11,317,000. 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. Year-To-Date, $7,427,000 has been expensed, representing 35% 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 $21,377,000. Annual 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 June 30, 2026, a total of $1,687,500 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 ($1,196,000) is less than the Prior Year-to-Date increase of $12,778,000. Based on the anticipated revenues and expenditures through Year-End, the District will likely fall short in the budgeted reduction of 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:

June 2026	CFB	FLCLASS	FL PALM	FL-FIT	FLTRUST	LTIP**
Current Month Annualized Return*	3.13%	3.71%	3.72%	4.25%	4.13%	15.17%
One Month Rate of Return	0.26%	0.31%	0.31%	0.35%	0.34%	0.03%
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 Nine Months Ending June 30, 2026 (75% of the budget year)

Original Budget	Amended Budget	Budget % used		Year To Date SLAD	Fitness	Total	PYTD	Variance
			REVENUES:					
$ 130,148,703	$ 130,148,703	77%	Amenity Fees and Other General Government	$ 98,956,104	$ 1,320,679	$ 100,276,783	$ 83,628,857	$ 16,647,927
1,444,172	1,444,172	69%	Miscellaneous Revenue	985,502	8,798	994,300	3,769,381	(2,775,081)
4,137,000	4,137,000	126%	Investment Earnings, Realized and Unrealized	4,959,311	235,952	5,195,262	4,820,928	374,334
135,729,875	135,729,875	78%	**Total Revenues:**	104,900,916	1,565,429	106,466,345	92,219,166	14,247,179
			EXPENSES:					
41,086,102	41,211,442	73%	Management and Other Professional Services	29,610,540	620,261	30,230,801	22,256,749	7,974,052
5,160,990	5,311,024	72%	Utility Services	3,784,111	31,949	3,816,060	3,276,303	539,757
40,112,602	40,737,601	60%	Building, Landscape and Other Maintenance	24,547,765	54,724	24,602,490	19,760,336	4,842,154
11,043,022	11,317,482	63%	Other Expenses	6,798,220	332,084	7,130,304	2,394,906	4,735,398
97,402,716	98,577,549	67%	**Total Operating Expenses**	64,740,637	1,039,018	65,779,655	47,688,294	18,091,361
17,291,517	21,269,037	35%	Capital Outlay - Infrastructure and FFE	7,427,487	-	7,427,487	2,880,317	4,547,170
39,896,064	39,893,064	82%	Debt Service	32,767,296	-	32,767,296	27,185,047	5,582,249
2,250,000	2,250,000	75%	Transfer	1,687,500	-	1,687,500	1,687,500	-
59,437,581	63,412,101	66%	**Total Other Changes**	41,882,283	-	41,882,283	31,752,864	10,129,419
156,840,297	161,989,650	66%	**Total Expenses and Other Changes:**	106,622,920	1,039,018	107,661,938	79,441,158	28,220,781
$ (21,110,422)	$ (26,259,775)		**Change in Unreserved Net Position**	$ (1,722,004)	$ 526,411	$ (1,195,593)	$ 12,778,008	$ (13,973,601)
			Total Cash and Investments, Net of Bond Funds	$ 109,763,039	$ 5,931,854	$ 115,694,893	$ 119,586,543	$ (3,891,650)
			Fund Balance					
			Net investment in capital assets	(43,175,274)	-	(43,175,274)	(45,408,737)	-
			Restricted for:					
			Debt service	11,266,677	-	11,266,677	9,088,043	-
			Renewal and Replacement	2,548,205	-	2,548,205	2,443,328	-
			Committed R and R General	33,195,588	939,505	34,135,093	31,885,093	-
			Unrestricted	79,664,760	4,752,896	84,417,656	93,839,419	-
			Total Fund Balance	$ 83,499,956	$ 5,692,401	$ 89,192,357	$ 91,847,145	$ (2,654,788)

Governmental Fund

Summary

Sumter Landing Governmental Funds are projected to meet budgeted revenues for FY 2025-26, with expenditures currently at 79% of the amended budget, trending above budget. *(As of June 30, 75% of the year has elapsed.)*

Revenues: Year-to-Date Revenues of $18,841,000 including Project Wide charges and Lake Sumter Landing (LSL) assessments were greater than the Prior Year of $18,730,000 and are 79% of budgeted revenues of $23,981,000.

- Special Assessments from Project-Wide were year to date $15,644,000 or 75% of the budgeted Income of $20,859,073 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 $151,000 includes Annual CPM Maintenance Agreements and Leases. Many of the CPM agreements increase by CPI each year, and we have received 91% of the budgeted revenue.

- Investment income totaled $371,000, consisting of $288,000 in realized earnings and $83,000 in unrealized earnings, just below the prior year-to-date investment gain of $373,000. Total year-to-date investment earnings YTD represent 132% 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 4.25%. Meanwhile, the long-term segment of the portfolio is performing exceptionally well, delivering an annual rate of return of 15.17%

Expenses and Other Changes: Year-to-Date operating expenses of $16,283,000 are greater than the Prior Year expenses of $15,553,000. Current Year-to-Date spending is 68% of the amended budgeted expenses of $24,106,000.

- Management and Other Professional services include Engineering Services, and Other Professional Services. Current year's activity is greater than previous year's activity mainly due to Project-Wide Fund projects including the Peplink project, and other Environmental Service expenses. The current year-to-date total is $930,000 and is 66% of the amended budget of $1,408,000.

- Utility Services which include Electricity, Irrigation, Water & Sewer expenses total $1,131,000 year-to-date, representing 64% of the $1,759,000 annual amended budget. This is lower than the $1,228,000 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 $14,187,000 through the current period. While this represents 68% of the total budget and trends above prior-year levels due to planned structural and miscellaneous maintenance, expenditures remain 7% 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 $308,000 or 22% of the $1,425,000 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, while others are planned to be re-budgeted.

Change in Unreserved Net Position:

Year-to-Date change in Unreserved Net Position of $2,099,000 is less than the Prior Year-to-Date change of $2,191,000. By year-end, based on the anticipated revenues and expenditures, the District will likely fall short in the budgeted reduction of Unreserved Net Position of ($1,751,000).

Investment Earnings:

The following table outlines the Current Month Annualized Return and One Month Rate of Return earnings by investment category:

June 2026	CFB	FLCLASS	FL PALM	FL-FIT	FLTRUST	LTIP**
Current Month Annualized Return*	3.13%	3.71%	3.72%	4.25%	4.13%	15.17%
One Month Rate of Return	0.26%	0.31%	0.31%	0.35%	0.34%	0.03%
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 Nine Months Ending June 30, 2026 (75% 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	78%	Charges for Services, Maintenance and Other Special Assessments	$ 15,644,314	$ 2,674,825	$ 18,319,139	$ 18,196,216	$ 122,922
165,116	165,116	91%	Miscellaneous Revenue	126,199	24,641	150,840	160,704	(9,865)
281,500	281,500	132%	Investment Earnings, Realized and Unrealized	266,639	104,562	371,200	372,639	(1,438)
23,980,721	23,980,721	79%	**Total Revenues:**	16,037,151	2,804,027	18,841,179	18,729,559	111,619
			EXPENSES:					
1,258,381	1,408,484	66%	Management and Other Professional Services	621,836	308,622	930,458	873,142	57,316
1,950,485	1,759,088	64%	Utility Services	867,380	263,386	1,130,766	1,227,949	(97,183)
20,398,032	20,858,572	68%	Building, Landscape and Other Maintenance	13,196,352	991,039	14,187,391	13,439,903	747,489
78,353	79,453	43%	Other Expenses	4,021	30,182	34,203	12,161	22,043
23,685,251	24,105,597	68%	**Total Operating Expenses**	14,689,589	1,593,230	16,282,819	15,553,155	729,664
1,339,473	1,424,523	22%	Capital Outlay - Infrastructure and FFE	238,652	69,249	307,901	835,859	(527,958)
201,728	201,728	75%	Transfer	-	151,298	151,298	149,615	1,683
1,541,201	1,626,251	28%	**Total Other Changes**	238,652	220,547	459,199	985,474	(526,275)
25,226,452	25,731,848	65%	**Total Expenses and Other Changes:**	14,928,241	1,813,777	16,742,018	16,538,629	203,389
$ (1,245,731)	$ (1,751,127)		**Change in Unreserved Net Position**	$ 1,108,911	$ 990,250	$ 2,099,161	$ 2,190,931	$ (91,770)
			Total Cash and Investments, Net of Bond Funds	$ 5,838,592	$ 2,215,426	$ 8,054,019	$ 9,357,490	$ (1,303,471)
			Fund Balance					
			Unassigned	$ 4,802,003	$ 1,548,690	$ 6,350,693	$ 6,344,764	$ 5,929
			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	-	242,572	242,572	647,305	(404,733)
			Total Fund Balance	$ 5,387,647	$ 2,108,887	$ 7,496,534	$ 8,242,263	$ (745,729)