

ESPLANADE AT WELLEN PARK COMMUNITY DEVELOPMENT DISTRICT



ADOPTED BUDGET

FISCAL YEAR 2026

PREPARED BY:

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Esplanade at Wellen Park Community Development District
General Fund - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 04/30/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Notes
Revenues and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ 21,750	Prior Year Remaining Cash Used to Partially Fund 1st Quarter Operations
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	Interest on Bank Account
Assessment Revenue					
Assessments - On-Roll	\$ -	\$ -	\$ -	\$ -	Assessment From Property Owner's
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	Direct Bill to Developer
Contributions - Private Sources					
Taylor Morrison	\$ 77,321	\$ -	\$ 77,321	\$ 112,071	Developer Funding of Operations
Total Revenue & Other Sources	\$ 77,321	\$ -	\$ 77,321	\$ 133,821	
Appropriations					
Legislative					
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	Statutory Required Fees (Waived by Developer Board)
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	N/A
Executive					
Professional - Management	\$ 23,500	\$ -	\$ 11,750	\$ 47,000	District Manager
Financial and Administrative					
Audit Services	\$ -	\$ -	\$ -	\$ 4,000	Statutory Required Audit Yearly
Accounting Services	\$ 10,000	\$ -	\$ 5,000	\$ 20,000	General and Debt Service Funds
Assessment Roll Preparation	\$ 10,000	\$ -	\$ 5,000	\$ 20,000	Maintenance of Assessment Rolls
Arbitrage Rebate Fees	\$ -	\$ -	\$ -	\$ 500	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	Transcription of Board Meetings
Legal Advertising	\$ 4,000	\$ -	\$ 4,000	\$ 4,000	Statutory Required Legal Advertising
Trustee Services	\$ 4,246	\$ -	\$ 4,246	\$ 4,246	Trust Fees for Bonds
Dissemination Agent Services	\$ -	\$ -	\$ -	\$ 3,500	Required Reporting for Bonds
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ 500	Fees to place assessments on tax Bills
Bank Service Fees	\$ 250	\$ -	\$ 250	\$ 250	Bank Fees - Governmental Bank Accounts
Travel and Per Diem					N/A
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	-
Postage, Freight & Messenger	\$ 750	\$ -	\$ 750	\$ 750	Agenda and Other Misc. mailings
Rentals and Leases					
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -	N/A
Computer Services (Web Site)	\$ 900	\$ -	\$ 900	\$ 2,400	Statutory Maintenance of District Web Site
Insurance	\$ 3,000	\$ -	\$ 3,000	\$ 6,000	General Liability & D&O Liability Insurance
Subscriptions and Memberships	\$ 175	\$ -	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding	\$ 500	\$ -	\$ 500	\$ 500	Agenda Books and Copies
Office Supplies	\$ -	\$ -	\$ -	\$ -	N/A
Legal Services					
General Counsel	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	District Attorney
Other General Government Services					
Engineering Services	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	District Engineer
Contingencies	\$ -	\$ -	\$ -	\$ -	N/A
Capital Outlay	\$ -	\$ -	\$ -	\$ -	N/A
Sub-Total:	\$ 77,321	\$ -	\$ 55,571	\$ 133,821	
Reserves					
Operational Reserve (Future Years)	\$ -	\$ -	\$ -	\$ -	N/A for FY 2026
Other Fees and Charges					
Discounts, Tax Collector Fee and Property Appraiser Fee					Discounts/Fees on assessments on Tax Rolls
Sub-Total:	\$ -	\$ -	\$ -	\$ -	
Total Appropriations	\$ 77,321	\$ -	\$ 55,571	\$ 133,821	
Fund Balances:					
Change from Current Year Operations	\$ -	\$ -	\$ 21,750	\$ -	Cash Over (Short) at Fiscal Year End
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ 21,750	
Prior Year Carryforward	\$ -	\$ -	\$ -	\$ (21,750)	Prior Year Carryforward used in Current Year
Total Fund Balance	\$ -	\$ -	\$ 21,750	\$ -	