

# Esplanade at Wellen Park

Community Development District

*Adopted Budget  
Fiscal Year 2027*

Prepared By:

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**Esplanade at Wellen Park Community Development District**  
**General Fund - Budget**  
**Fiscal Year 2027**

Description	Fiscal Year 2026 Budget	Actual at 3/25/2026	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget	Notes
<b>Revenues and Other Sources</b>					
<b>Carryforward</b>	\$ 21,750	\$ 105	\$ 105	\$ 2,651	Prior Year Remaining Cash Used to Partially Fund 1st Quarter Operations
<b>Assessment Revenue</b>					
Assessments - On-Roll	\$ -	\$ -	\$ -	\$ -	- Assessment From Property Owner's
<b>Contributions - Private Sources</b>					
Taylor Morrison	\$ 112,071	\$ 50,105	\$ 112,071	\$ 183,458	Developer Funding of Operations
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 133,821</b>	<b>\$ 50,210</b>	<b>\$ 112,176</b>	<b>\$ 186,109</b>	
<b>Appropriations</b>					
<b>Legislative</b>					
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	- Statutory Required Fees (Waived by Developer Board)
<b>Executive</b>					
Professional - Management	\$ 47,000	\$ 19,583	\$ 47,000	\$ 50,000	District Manager
<b>Financial and Administrative</b>					
Audit Services	\$ 4,000	\$ -	\$ -	\$ 3,400	Statutory Required Audit Yearly
Accounting Services	\$ 20,000	\$ 4,167	\$ 15,000	\$ 22,000	General and Debt Service Funds
Assessment Roll Preparation	\$ 20,000	\$ -	\$ 10,000	\$ 22,000	Maintenance of Assessment Rolls
Arbitrage Rebate Fees	\$ 500	\$ -	\$ -	\$ 500	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
<b>Other Contractual Services</b>					
Legal Advertising	\$ 4,000	\$ 525	\$ 6,000	\$ 4,000	Statutory Required Legal Advertising
Trustee Services	\$ 4,246	\$ -	\$ -	\$ 4,246	Trust Fees for Bonds
Dissemination Agent Services	\$ 3,500	\$ -	\$ -	\$ 3,500	Required Reporting for Bonds
Property Appraiser Fees	\$ 500	\$ -	\$ -	\$ 500	Fees to place assessments on tax Bills
Bank Service Fees	\$ 250	\$ -	\$ 100	\$ 250	Bank Fees - Governmental Bank Accounts
<b>Communications and Freight Services</b>					
Postage, Freight & Messenger	\$ 750	\$ -	\$ 250	\$ 750	Agenda and Other Misc. mailings
Computer Services (Web Site)	\$ 2,400	\$ 1,200	\$ 2,400	\$ 2,400	Statutory Maintenance of District Web Site

**Esplanade at Wellen Park Community Development District**  
**General Fund - Budget**  
**Fiscal Year 2027**

Description	Fiscal Year 2026 Budget	Actual at 3/25/2026	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget	Notes
<b>Insurance</b>	\$ 6,000	\$ 5,500	\$ 5,500	\$ 6,000	General Liability & D&O Liability Insurance
<b>Subscriptions and Memberships</b>	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
<b>Printing and Binding</b>	\$ 500	\$ 484	\$ 600	\$ 500	Agenda Books and Copies
<b>Legal Services</b>					
General Counsel	\$ 10,000	\$ 593	\$ 7,500	\$ 10,000	District Attorney
Validation	\$ -	\$ 3,828	\$ 5,000	\$ -	District Attorney
<b>Other General Government Services</b>					
Engineering Services	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	District Engineer
Contingencies	\$ -	\$ -	\$ -	\$ -	N/A
Capital Outlay	\$ -	\$ -	\$ -	\$ -	N/A
<b>Sub-Total</b>	<b>\$ 133,821</b>	<b>\$ 36,055</b>	<b>\$ 109,525</b>	<b>\$ 140,221</b>	
<b>Community Wide Irrigation System</b>					
<b>Professional Services</b>					
Asset Management	\$ -	\$ -	\$ -	\$ -	- Field Operations Manager
Consumptive Use Permit Monitoring	\$ -	\$ -	\$ -	\$ 8,500	Compliance Requirements - Monitoring & Reporting
<b>Utility Services</b>					
Electric - Pump Station	\$ -	\$ -	\$ -	\$ -	- Pumps Station Electric
Electric - Recharge Pumps	\$ -	\$ -	\$ -	\$ -	- for water withdrawal from aquifer/irrigation lake
<b>Repairs and Maintenance</b>					
Pump Station and Wells	\$ -	\$ -	\$ -	\$ 24,546	Preventative Maint - Wet well water treatment and pump repairs
Recharge Pumps	\$ -	\$ -	\$ -	\$ -	- Pump and Meter Repairs
Main Line Irrigation System	\$ -	\$ -	\$ -	\$ -	- Irrigation Main line Repairs
Contingencies	\$ -	\$ -	\$ -	\$ -	- 4% of Repairs and Maintenance
<b>Capital Outlay</b>					
Irrigation Pump Station	\$ -	\$ -	\$ -	\$ -	- See CIP for Detail
<b>Sub-Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 33,046</b>	
<b>Reserves</b>					
Operational Reserve (Future Years)	\$ -	\$ -	\$ -	\$ -	- N/A for FY 2027
<b>Other Fees and Charges</b>					
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ -	\$ -	\$ -	\$ 12,842	Discounts/Fees on assessments on Tax Rolls
<b>Sub-Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,842</b>	
<b>Total Expenditures and Other Uses</b>	<b>\$ 133,821</b>	<b>\$ 36,055</b>	<b>\$ 109,525</b>	<b>\$ 186,109</b>	

**Esplanade at Wellen Park Community Development District  
General Fund - Budget  
Fiscal Year 2027**

Description	Fiscal Year 2026 Budget	Actual at 3/25/2026	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget	Notes
<b>Fund Balance:</b>					
<b>Change from Current Year Operations</b>	\$ -	\$ 14,155	\$ 2,651	\$ -	Cash Over (Short) at Fiscal Year End
<b>Fund Balance - Beginning</b>	\$ 21,750		\$ 105	\$ 2,651	
Prior Year Carryforward	\$ (21,750)		\$ (105)	\$ (2,651)	Prior Year Carryforward used in Current Year
<b>Fund Balance - Ending</b>	<u>\$ -</u>		<u>\$ 2,651</u>	<u>\$ -</u>	

	FY 2026	FY 2027	
<b>Unit Count</b>	N/A	877	Estimated Units in District
<b>Assessment Rate</b>	N/A	\$ 212.21	
<b>Cap Rate</b>	N/A	\$ 254.65	

**Esplanade at Wellen Park Community Development District**  
**Debt Service Fund - Series 2026 Bonds - Budget**  
**Fiscal Year 2027**

Description	Fiscal Year 2026 Budget	Actual at 3/25/2026	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget
<b>Revenues and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Reserve Account	\$ -	\$ -	\$ 15,000	\$ 20,000
Capitalized Interest Account	\$ -	\$ -	\$ 12,000	\$ 1,333
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ -	\$ -	\$ -	\$ 1,093,013
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
<b>Bond Proceeds</b>				
Capitalized Interest Fund Deposit	\$ -	\$ 510,261	\$ 510,261	\$ -
Reserve Fund Deposit	\$ -	\$ 510,751	\$ 510,751	\$ -
<b>Total Revenue and Other Sources</b>	<b>\$ -</b>	<b>\$ 1,021,012</b>	<b>\$ 1,048,012</b>	<b>\$ 1,114,346</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
Principal Debt Service - Mandatory	\$ -	\$ -	\$ -	\$ 205,000
Interest Expense	\$ -	\$ -	\$ 100,326	\$ 820,850
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ -	\$ -	\$ -	\$ 71,506
<b>Total Expenditures and Other Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 100,326</b>	<b>\$ 1,097,356</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ -	\$ 1,021,012	\$ 947,686	\$ 16,991
<b>Fund Balance - Beginning</b>	\$ -	\$ -	\$ -	\$ 947,686
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ 1,021,012</b>	<b>\$ 947,686</b>	<b>\$ 964,676</b>

**Restricted Fund Balance:**

Reserve Account Requirement	\$ 510,261
Restricted for November 1, 2027 Interest Payment	\$ 404,941
<b>Total - Restricted Fund Balance:</b>	<b>\$ 915,202</b>

Description of Product	Number of Units	FY 2026 Rate	FY 2027 Rate
Twin Villas (TV)	60	N//A	\$ 3,183.94
Condominium	0	N//A	-
40' - 49'	30	N//A	\$ 3,616.86
50' - 59'	64	N//A	\$ 4,413.96
60' - 69'	57	N//A	\$ 5,220.61
90' - 99'	28	N//A	\$ 7,621.50
<b>Total:</b>	<b>239</b>		

**Esplanade at Wellen Park Community Development District  
Debt Service Fund - Series 2026**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual FY Debt Service	Par Outstanding
Par Amount Issued:	3/17/2026	\$ 14,835,000	Varies			
5/1/2026		\$ -		\$ 100,326.11	\$ 100,326	\$ 14,835,000
11/1/2026				\$ 410,425.00		
5/1/2027		\$ 205,000	5.350%	\$ 410,425.00	\$ 1,025,850	\$ 14,630,000
11/1/2027				\$ 404,941.25		
5/1/2028		\$ 215,000	5.350%	\$ 404,941.25	\$ 1,024,883	\$ 14,415,000
11/1/2028				\$ 399,190.00		
5/1/2029		\$ 225,000	5.350%	\$ 399,190.00	\$ 1,023,380	\$ 14,190,000
11/1/2029				\$ 393,171.25		
5/1/2030		\$ 240,000	5.350%	\$ 393,171.25	\$ 1,026,343	\$ 13,950,000
11/1/2030				\$ 386,751.25		
5/1/2031		\$ 250,000	5.350%	\$ 386,751.25	\$ 1,023,503	\$ 13,700,000
11/1/2031				\$ 380,063.75		
5/1/2032		\$ 265,000	5.350%	\$ 380,063.75	\$ 1,025,128	\$ 13,435,000
11/1/2032				\$ 372,975.00		
5/1/2033		\$ 280,000	5.350%	\$ 372,975.00	\$ 1,025,950	\$ 13,155,000
11/1/2033				\$ 365,485.00		
5/1/2034		\$ 295,000	5.350%	\$ 365,485.00	\$ 1,025,970	\$ 12,860,000
11/1/2034				\$ 357,593.75		
5/1/2035		\$ 310,000	5.350%	\$ 357,593.75	\$ 1,025,188	\$ 12,550,000
11/1/2035				\$ 349,301.25		
5/1/2036		\$ 330,000	5.350%	\$ 349,301.25	\$ 1,028,603	\$ 12,220,000
11/1/2036				\$ 340,473.75		
5/1/2037		\$ 345,000	5.350%	\$ 340,473.75	\$ 1,025,948	\$ 11,875,000
11/1/2037				\$ 331,245.00		
5/1/2038		\$ 365,000	5.350%	\$ 331,245.00	\$ 1,027,490	\$ 11,510,000
11/1/2038				\$ 321,481.25		
5/1/2039		\$ 385,000	5.350%	\$ 321,481.25	\$ 1,027,963	\$ 11,125,000
11/1/2039				\$ 311,182.50		
5/1/2040		\$ 405,000	5.350%	\$ 311,182.50	\$ 1,027,365	\$ 10,720,000
11/1/2040				\$ 300,348.75		
5/1/2041		\$ 430,000	5.350%	\$ 300,348.75	\$ 1,030,698	\$ 10,290,000
11/1/2041				\$ 288,846.25		
5/1/2042		\$ 455,000	5.350%	\$ 288,846.25	\$ 1,032,693	\$ 9,835,000
11/1/2042				\$ 276,675.00		
5/1/2043		\$ 475,000	5.350%	\$ 276,675.00	\$ 1,028,350	\$ 9,360,000
11/1/2043				\$ 263,968.75		
5/1/2044		\$ 505,000	5.350%	\$ 263,968.75	\$ 1,032,938	\$ 8,855,000
11/1/2044				\$ 250,460.00		
5/1/2045		\$ 530,000	5.350%	\$ 250,460.00	\$ 1,030,920	\$ 8,325,000
11/1/2045				\$ 236,282.50		
5/1/2046		\$ 560,000	5.875%	\$ 236,282.50	\$ 1,032,565	\$ 7,765,000
11/1/2046				\$ 221,302.50		
5/1/2047		\$ 590,000	5.700%	\$ 221,302.50	\$ 1,032,605	\$ 7,175,000

Prepared by:

**PFM MANAGEMENT SERVICES, LLC**

**Esplanade at Wellen Park Community Development District  
Debt Service Fund - Series 2026**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual FY Debt Service	Par Outstanding
11/1/2047				\$ 204,487.50		
5/1/2048		\$ 625,000	5.700%	\$ 204,487.50	\$ 1,033,975	\$ 6,550,000
11/1/2048				\$ 186,675.00		
5/1/2049		\$ 665,000	5.700%	\$ 186,675.00	\$ 1,038,350	\$ 5,885,000
11/1/2049				\$ 167,722.50		
5/1/2050		\$ 705,000	5.700%	\$ 167,722.50	\$ 1,040,445	\$ 5,180,000
11/1/2050				\$ 147,630.00		
5/1/2051		\$ 745,000	5.700%	\$ 147,630.00	\$ 1,040,260	\$ 4,435,000
11/1/2051				\$ 126,397.50		
5/1/2052		\$ 790,000	5.700%	\$ 126,397.50	\$ 1,042,795	\$ 3,645,000
11/1/2052				\$ 103,882.50		
5/1/2023		\$ 835,000	5.700%	\$ 103,882.50	\$ 1,042,765	\$ 2,810,000
11/1/2053				\$ 80,085.00		
5/1/2024		\$ 885,000	5.700%	\$ 80,085.00	\$ 1,045,170	\$ 1,925,000
11/1/2054				\$ 54,862.50		
5/1/2025		\$ 935,000	5.700%	\$ 54,862.50	\$ 1,044,725	\$ 990,000
11/1/2055				\$ 28,215.00		
5/1/2026		\$ 990,000	5.700%	\$ 28,215.00	\$ 1,046,430	\$ -
		<b>\$ 14,835,000</b>		<b>\$ 16,224,568.61</b>	<b>\$ 31,059,569</b>	
Outstanding at September 30, 2027		<b>\$ 14,630,000</b>				