

Esplanade at Wellen Park

Community Development District

Financial Statements
January 31, 2026

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Esplanade at Wellen Park Community Development District

Monthly Financial Statements

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**Esplanade at Wellen Park
Community Development District
Balance Sheet
for the Period Ending January 31, 2026**

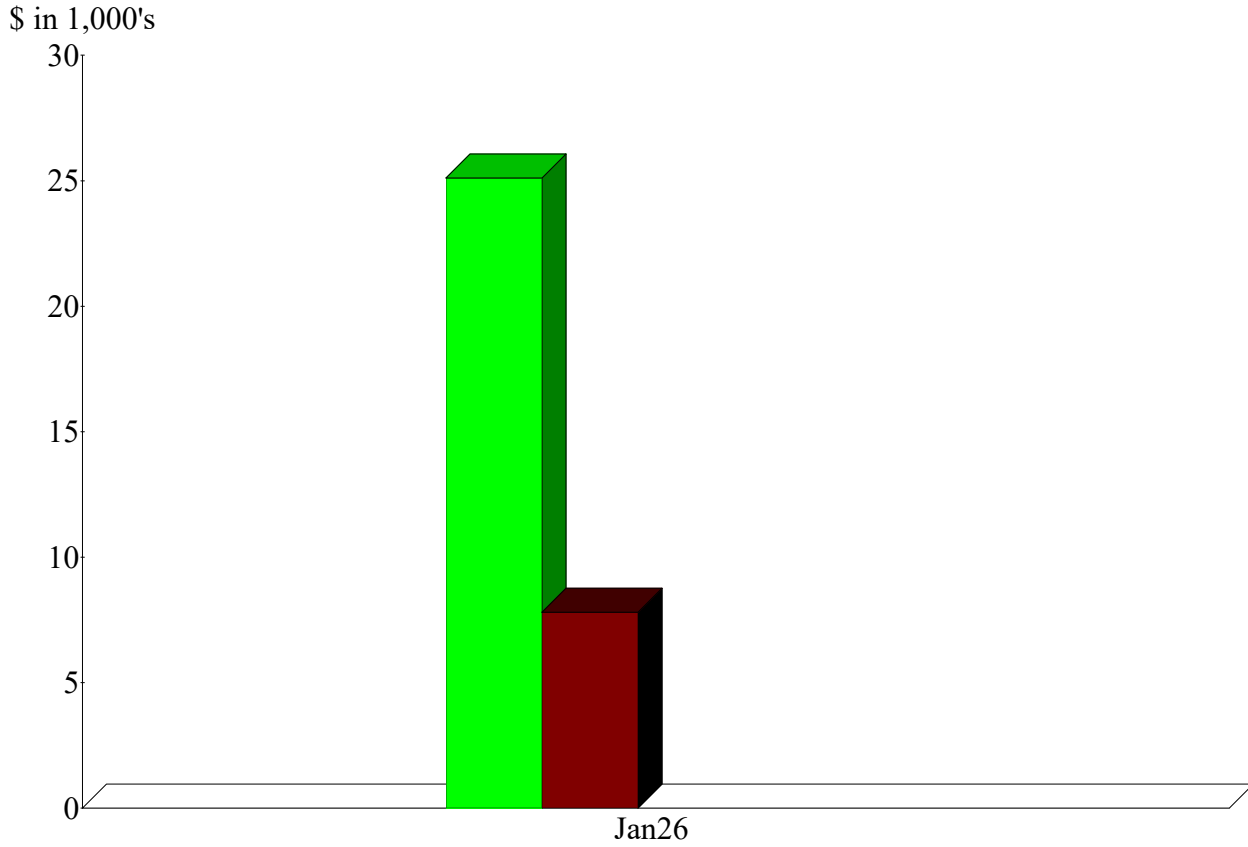
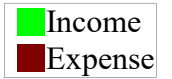
| Governmental Funds | | | | |
|---|-------------------------|-----------------------------------|---------------------------------|---|
| | General Fund | Account Groups | | Totals (Memorandum Only) |
| | | General Long Term Debt | General Fixed Assets | |
| Assets | | | | |
| Cash and Investments | | | | |
| General Fund - Checking Account | \$ 10,825 | \$ - | \$ - | \$ 10,825 |
| Accounts Receivable | - | - | - | - |
| Due from Developer | - | - | - | - |
| Total Assets | <u><u>\$ 10,825</u></u> | <u><u>\$ -</u></u> | <u><u>\$ -</u></u> | <u><u>\$ 10,825</u></u> |
| Liabilities | | | | |
| Accounts Payable | - | - | - | - |
| Due to Developer | - | - | - | - |
| Total Liabilities | <u><u>\$ -</u></u> | <u><u>\$ -</u></u> | <u><u>\$ -</u></u> | <u><u>\$ -</u></u> |
| Fund Equity and Other Credits | | | | |
| Investment in General Fixed Assets | - | - | - | - |
| Fund Balance | | | | |
| Unassigned | | | | |
| Beginning: October 1, 2025 (Unaudited) | - | - | - | - |
| Results from Current Operations | 10,825 | - | - | 10,825 |
| Total Fund Equity and Other Credits | <u><u>\$ 10,825</u></u> | <u><u>\$ -</u></u> | <u><u>\$ -</u></u> | <u><u>\$ 10,825</u></u> |
| Total Liabilities, Fund Equity and Other Credits | <u><u>\$ 10,825</u></u> | <u><u>\$ -</u></u> | <u><u>\$ -</u></u> | <u><u>\$ 10,825</u></u> |

**Esplanade at Wellen Park
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026**

| Description | January | Year to Date | Total Annual Budget | % of Budget |
|--|------------------|------------------|------------------------|----------------|
| Revenue and Other Sources | | | | |
| Carryforward | \$ - | \$ - | \$ 21,750 | 0% |
| Special Assessment Revenue | | | | |
| Special Assessments - On-Roll | - | - | - | 0% |
| Developer Contribution | 25,105 | 25,105 | 112,071 | 22% |
| Other Fees and Charges | | | | |
| Discounts/Collection Fees | - | - | - | 0% |
| Total Revenue and Other Sources: | \$ 25,105 | \$ 25,105 | \$ 133,821 | 0% |
| Expenditures and Other Uses | | | | |
| Executive | | | | |
| Professional Management | 3,917 | 3,917 | 47,000 | 8% |
| Financial and Administrative | | | | |
| Audit Services | - | - | 4,000 | 0% |
| Accounting Services | 833 | 833 | 20,000 | 4% |
| Assessment Roll Preparation | - | - | 20,000 | 0% |
| Arbitrage Rebate Services | - | - | 500 | 0% |
| Other Contractual Services | | | | |
| Legal Advertising | - | 312 | 4,000 | 8% |
| Trustee Services | - | - | 4,246 | 0% |
| Dissemination Agent Services | - | - | 3,500 | 0% |
| Property Appraiser Fees | - | - | 500 | 0% |
| Bank Service Fees | - | - | 250 | 0% |
| Communications & Freight Services | | | | |
| Postage, Freight & Messenger | - | - | 750 | 0% |
| Website Development | - | - | 2,400 | 0% |
| Insurance | - | 5,500 | 6,000 | 92% |
| Printing & Binding | - | 484 | 500 | 97% |
| Subscription & Memberships | - | 175 | 175 | 100% |
| Legal Services | | | | |
| Legal - General Counsel | 180 | 180 | 10,000 | 2% |
| Validation | 2,880 | 2,880 | - | 0% |
| Other General Government Services | | | | |
| Engineering Services | - | - | 10,000 | 0% |
| Total Expenditures and Other Uses: | \$ 7,810 | \$ 14,280 | \$ 133,821 | 11% |
| Net Increase/ (Decrease) in Fund Balance | 17,295 | 10,825 | - | |
| Fund Balance - Beginning | (6,470) | - | - | |
| Fund Balance - Ending | \$ 10,825 | \$ 10,825 | \$ - | |

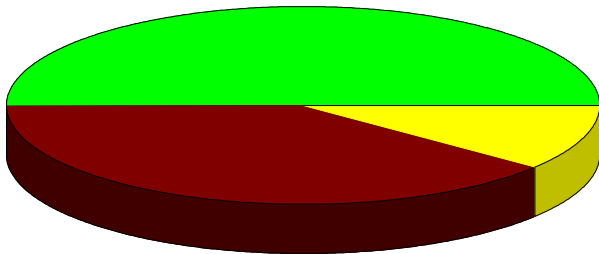
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Income and Expense by Month
January 2026



Expense Summary
January 2026

| | |
|--|------------|
| 5120000 · Executive | 50.15% |
| 5140000 · Legal Services | 39.18 |
| 5130000 · Financial and Administrative | 10.67 |
| Total | \$7,809.74 |



By Account