

Esplanade at Wellen Park

Community Development District

Financial Statements
February 28, 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 February 28, 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	\$ 18,974	\$ -	\$ -	\$ 18,974
Accounts Receivable	-	-	-	-
Due from Developer	-	-	-	-
Total Assets	<u><u>\$ 18,974</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 18,974</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	18,974	-	-	18,974
Total Fund Equity and Other Credits	<u><u>\$ 18,974</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 18,974</u></u>
Total Liabilities, Fund Equity and Other Credits	<u><u>\$ 18,974</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 18,974</u></u>

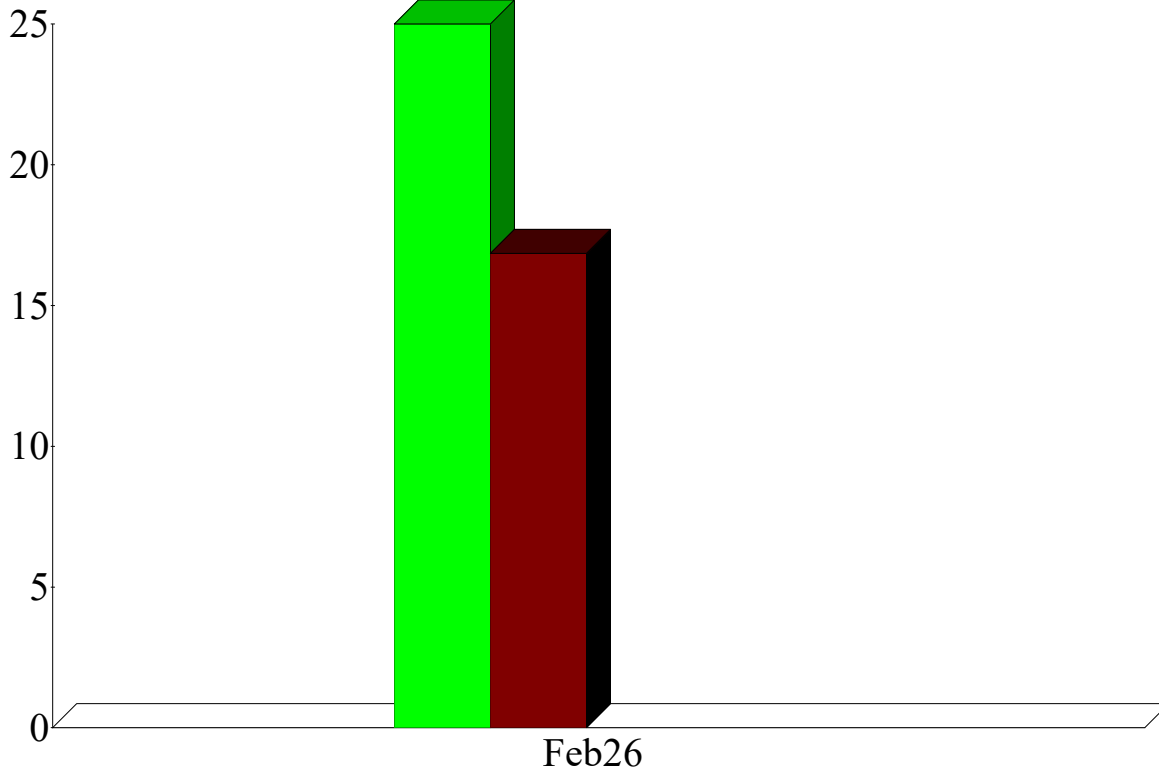
**Esplanade at Wellen Park
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026**

Description	February	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	25,000	50,105	112,071	45%
Other Fees and Charges				
Discounts/Collection Fees	-	-	-	0%
Total Revenue and Other Sources:	\$ 25,000	\$ 50,105	\$ 133,821	37%
Expenditures and Other Uses				
Executive				
Professional Management	11,750	15,667	47,000	33%
Financial and Administrative				
Audit Services	-	-	4,000	0%
Accounting Services	2,500	3,333	20,000	17%
Assessment Roll Preparation	-	-	20,000	0%
Arbitrage Rebate Services	-	-	500	0%
Other Contractual Services				
Legal Advertising	214	525	4,000	13%
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	1,200	1,200	2,400	50%
Insurance	-	5,500	6,000	92%
Printing & Binding	-	484	500	97%
Subscription & Memberships	-	175	175	100%
Legal Services				
Legal - General Counsel	413	593	10,000	6%
Validation	774	3,654	-	0%
Other General Government Services				
Engineering Services	-	-	10,000	0%
Total Expenditures and Other Uses:	\$ 16,851	\$ 31,131	\$ 133,821	23%
Net Increase/ (Decrease) in Fund Balance	8,149	18,974	-	
Fund Balance - Beginning	10,825	-	-	
Fund Balance - Ending	\$ 18,974	\$ 18,974	\$ -	

Income and Expense by Month February 2026

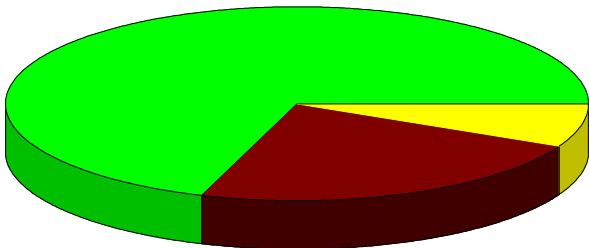


\$ in 1,000's



Expense Summary February 2026

5120000 · Executive	69.73%
5130000 · Financial and Adminis	23.23
5140000 · Legal Services	7.04
Total	\$16,850.70



By Account