

Esplanade at Wellen Park

Community Development District

Financial Statements
March 31, 2026

JPWard and Associates, LLC
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
Phone: (954) 658-4900

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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 March 31, 2026**

	Governmental Funds						Totals (Memorandum Only)
	General Fund	Debt Service Funds	Capital Project Fund	Account Groups			
		Series 2026	Series 2026	General Long Term Debt	General Fixed Assets		
Assets							
Cash and Investments							
General Fund - Checking Account	\$ 9,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,300
Debt Service Fund							
Reserve Account	-	510,261					510,261
Capitalized Interest	-	510,751					510,751
Construction Account	-		6,871,451				6,871,451
Cost of Issuance Account	-		8,192				8,192
Accounts Receivable	-	-	-	-	-	-	-
Due from Developer	-	-	-	-	-	-	-
Due from Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	1,021,012	-	-	1,021,012
Amount to be Provided by Debt Service Funds	-	-	-	13,813,988	-	-	13,813,988
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	2,514,043	-	2,514,043
Total Assets	<u>\$ 9,300</u>	<u>\$ 1,021,012</u>	<u>\$ 6,879,643</u>	<u>\$ 14,835,000</u>	<u>\$ 2,514,043</u>	<u>\$ -</u>	<u>\$ 25,258,999</u>
Liabilities							
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bonds Payable							
Current Portion	-	-	-	-	-	-	-
Long Term	-	-	-	14,835,000	-	-	14,835,000
Unamortized Prem/Discount on Bds Pyb	-	-	(38,096)	-	-	-	(38,096)
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (38,096)</u>	<u>\$ 14,835,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 14,796,904</u>
Fund Equity and Other Credits							
Investment in General Fixed Assets	\$ -	\$ -	\$ -	\$ -	2,514,043	-	2,514,043
Fund Balance							
Restricted							
Beginning: October 1, 2025 (Unaudited)	-	-	-	-	-	-	-
Results from Current Operations	-	1,021,012	6,917,739	-	-	-	7,938,751
Unassigned							
Beginning: October 1, 2025 (Unaudited)	-	-	-	-	-	-	-
Results from Current Operations	9,300	-	-	-	-	-	9,300
Total Fund Equity and Other Credits	<u>\$ 9,300</u>	<u>\$ 1,021,012</u>	<u>\$ 6,917,739</u>	<u>\$ -</u>	<u>\$ 2,514,043</u>	<u>\$ -</u>	<u>\$ 10,462,095</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 9,300</u>	<u>\$ 1,021,012</u>	<u>\$ 6,879,643</u>	<u>\$ 14,835,000</u>	<u>\$ 2,514,043</u>	<u>\$ -</u>	<u>\$ 25,258,999</u>

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

Description	March	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 Contributions	-	50,105	112,071	45%
Other Fees and Charges				
Discounts/Collection Fees	-	-	-	0%
Total Revenue and Other Sources:	\$ -	\$ 50,105	\$ 133,821	37%
Expenditures and Other Uses				
Executive				
Professional Management	7,833	23,500	47,000	50%
Financial and Administrative				
Audit Services	-	-	4,000	0%
Accounting Services	1,667	5,000	20,000	25%
Assessment Roll Preparation	-	-	20,000	0%
Arbitrage Rebate Services	-	-	500	0%
Other Contractual Services				
Legal Advertising	-	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	2,400	50%
Insurance	-	5,500	6,000	92%
Printing & Binding	-	484	500	97%
Subscription & Memberships	-	175	175	100%
Legal Services				
Legal - General Counsel	-	593	10,000	6%
Validation	174	3,828	-	0%
Other General Government Services				
Engineering Services	-	-	10,000	0%
Total Expenditures and Other Uses:	\$ 9,674	\$ 40,805	\$ 133,821	30%
Net Increase/ (Decrease) in Fund Balance				
	(9,674)	9,300	-	
Fund Balance - Beginning	18,974	-	-	
Fund Balance - Ending	\$ 9,300	\$ 9,300	\$ -	

**Esplanade at Wellen Park
Community Development District
Debt Service Fund - Series 2026
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2026**

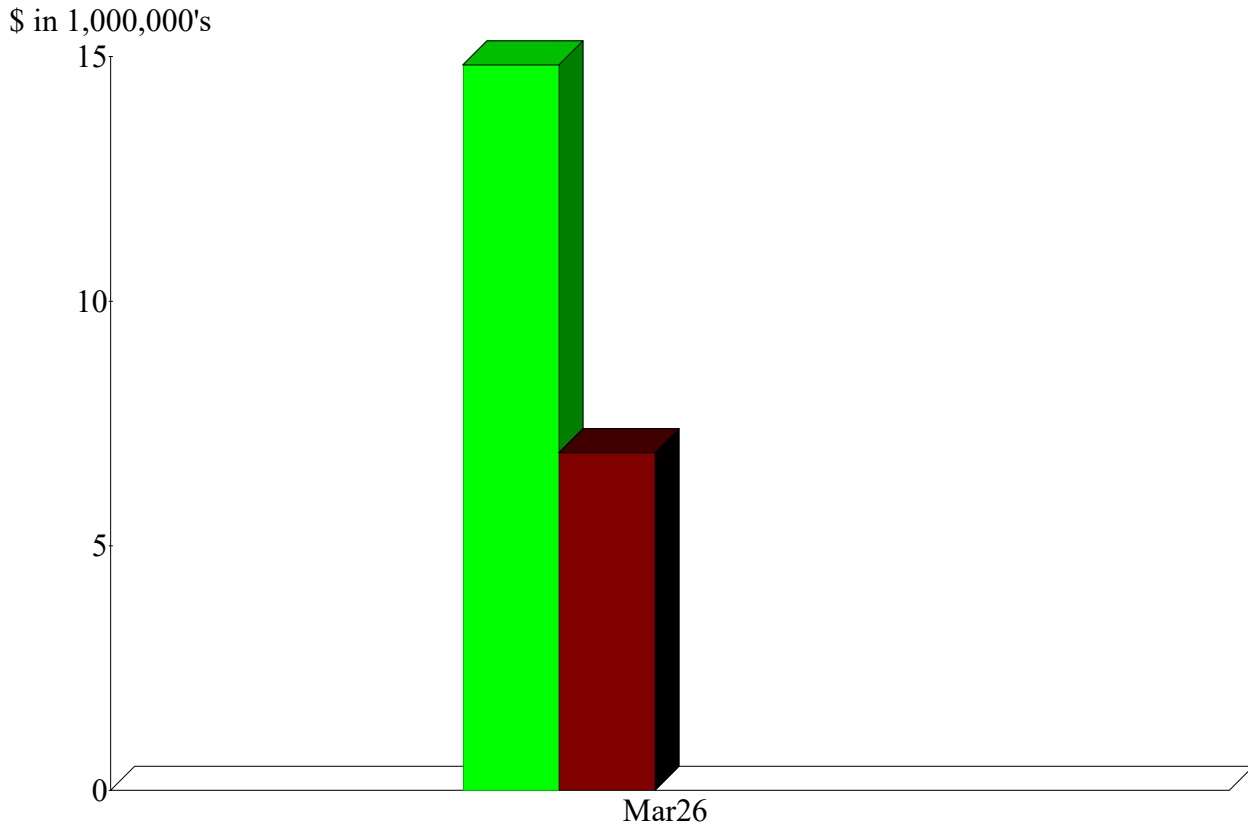
Description	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	N/A
Interest Income				
Reserve Account	-	-	-	N/A
Revenue Account	-	-	-	N/A
Capitalized Interest Account	-	-	-	N/A
Special Assessment Revenue				
Special Assessments - On Roll	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	N/A
Debt Proceeds	1,021,012	1,021,012	-	N/A
Intragovernmental Transfer In	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,021,012	\$ 1,021,012	\$ -	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2026	-	-	-	N/A
Interest Expense				
Series 2026	-	-	-	N/A
Intragovernmental Transfer Out	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	1,021,012	1,021,012	-	
Fund Balance - Beginning	-	-	-	
Fund Balance - Ending	\$ 1,021,012	1,021,012	\$ -	

Esplanade at Wellen Park
Community Development District
Capital Projects Fund - Series 2026
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2026

Description	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	N/A
Interest Income				
Construction Account	-	-	-	N/A
Cost of Issuance	-	-	-	N/A
Debt Proceeds - Series 2026	13,813,988	13,813,988	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	N/A
Total Revenue and Other Sources:	\$ 13,813,988	\$ 13,813,988	\$ -	N/A
Expenditures and Other Uses				
Cost of Issuance				
District Consultant & A.M.	\$ 50,000	\$ 50,000	\$ -	N/A
Legal Services	162,000	162,000	-	N/A
Printing & Binding	2,250	2,250	-	N/A
Engineering Services	15,000	15,000	-	N/A
Trustee Services	6,750	6,750	-	N/A
Underwriter's Discount	-	-	-	N/A
Capital Outlay				
Water-Sewer Combination	3,232,314	3,232,314	-	N/A
Stormwater Management	2,514,043	2,514,043	-	N/A
Roadway Improvement	617,191	617,191	-	N/A
Underwriter's Discount	296,700	296,700	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 6,896,249	\$ 6,896,249	\$ -	N/A
 Net Increase/ (Decrease) in Fund Balance	 \$ 6,917,739	 \$ 6,917,739	 \$ -	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ 6,917,739	\$ 6,917,739	\$ -	

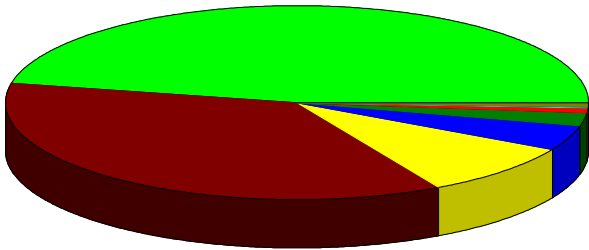
Esplanade at Wellen Park Community Development District

Income and Expense by Month March 2026



Expense Summary March 2026

5360000 · Water-Sewer Combination	46.80%
5380000 · Stormwater Mgmt-Construction	36.40
5410000 · Road and Street Facilities	8.94
5910000 · Underwriter's Discount	4.30
5140000 · Legal Services	2.35
5120000 · Executive	0.84
5190000 · Other General Government Serv.	0.22
5130000 · Financial and Administrative	0.15
Total	\$6,905,922.68



By Account