

Esplanade at Wellen Park

Community Development District

Financial Statements
April 30, 2026

PFM Management Services, LLC
3501 Quadrangle Blvd., Suite 270
Orlando, Florida 32817
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
Through April 30, 2026**

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds	Capital Project Fund	General Long Term Debt	General Fixed Assets	
		Series 2026	Series 2026			
Assets						
Cash and Investments						
General Fund						
Trust - Checking Account	\$ 3,545	\$ -	\$ -	\$ -	\$ -	\$ 3,545
Debt Service Fund						
Reserve Account	-	510,261		-		510,261
Capitalized Interest	-	512,218		-	-	512,218
Construction Account	-		6,886,809	-	-	6,886,809
Cost of Issuance Account	-		8,205	-	-	8,205
Accounts Receivable	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Unamortized Prem/Discount on Bds Pyb	-	-	38,096	-	-	38,096
Amount Available in Debt Service Funds	-	-	-	1,022,479	-	1,022,479
Amount to be Provided by Debt Service Funds	-	-	-	13,812,521	-	13,812,521
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	2,514,043	2,514,043
Total Assets	\$ 3,545	\$ 1,022,479	\$ 6,933,110	\$ 14,835,000	\$ 2,514,043	\$ 25,308,177

**Esplanade at Wellen Park Community Development District
Balance Sheet
Through April 30, 2026**

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds	Capital Project Fund	General Long Term Debt	General Fixed Assets	
		Series 2026	Series 2026			
Liabilities						
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bonds Payable						
Current Portion	-	-	-	-	-	-
Long Term	-	-	-	14,835,000	-	14,835,000
Total Liabilities	\$ -	\$ -	\$ -	\$ 14,835,000	\$ -	\$ 14,835,000
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	-	1,022,479	6,933,110	-	-	7,955,589
Unrestricted						
Beginning: October 1, 2025 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	3,545	-	-	-	-	3,545
Total Fund Equity and Other Credits	\$ 3,545	\$ 1,022,479	\$ 6,933,110	\$ -	\$ 2,514,043	\$ 10,473,177
Total Liabilities, Fund Equity and Other Credits	\$ 3,545	\$ 1,022,479	\$ 6,933,110	\$ 14,835,000	\$ 2,514,043	\$ 25,308,177

**Esplanade at Wellen Park Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2026**

Description	April	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	3,917	27,417	47,000	58%
Financial and Administrative				
Audit Services	-	-	4,000	0%
Accounting Services	1,667	6,667	20,000	33%
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	173	766	10,000	8%
Validation	-	3,828	-	0%
Other General Government Services				
Engineering Services	-	-	10,000	0%
Total Expenditures and Other Uses:	\$ 5,756	\$ 46,561	\$ 133,821	35%
Net Increase/ (Decrease) in Fund Balance				
	(5,756)	3,545	-	
Fund Balance - Beginning	9,300	-	-	
Fund Balance - Ending	\$ 3,545	\$ 3,545	\$ -	

**Esplanade at Wellen Park Community Development District
Debt Service Fund - Series 2026
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2026**

Description	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	-	\$ -	\$ -	N/A
Interest Income				
Reserve Account	733	733	-	N/A
Revenue Account	-	-	-	N/A
Capitalized Interest Account	734	734	-	N/A
Special Assessment Revenue				
Special Assessments - On Roll	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	N/A
Debt Proceeds		1,021,012	-	N/A
Intragovernmental Transfer In	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,467	\$ 1,022,479	\$ -	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	1,467	1,022,479	-	
Fund Balance - Beginning	1,021,012	-	-	
Fund Balance - Ending	1,022,479	1,022,479	\$ -	

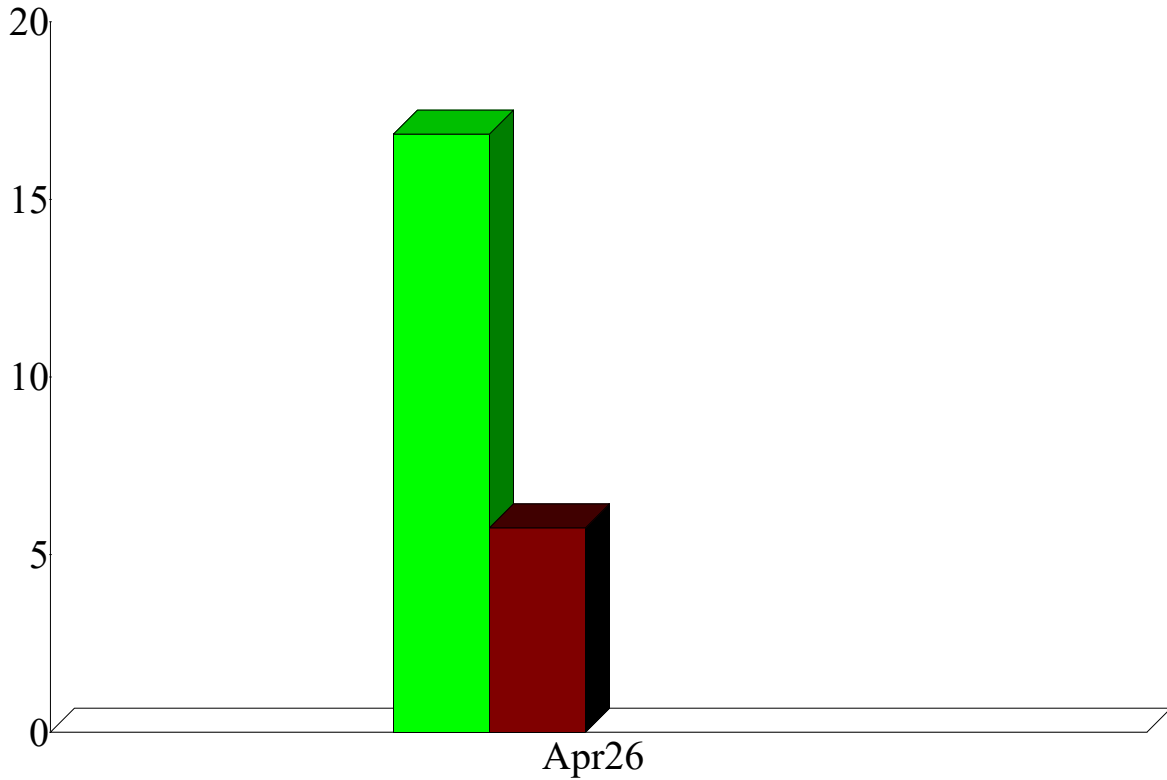
**Esplanade at Wellen Park Community Development District
Construction Project Fund - Series 2026
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2026**

Description	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	N/A
Interest Income				
Construction Account	15,358	15,358	-	N/A
Cost of Issuance	13	13	-	N/A
Debt Proceeds - Series 2026	-	13,813,988	-	N/A
Intragovernmental Transfer In	-	-	-	N/A
Total Revenue and Other Sources:	\$ 15,371	\$ 13,829,359	\$ -	N/A
Expenditures and Other Uses				
Cost of Issuance				
District Consultant & A.M.	\$ -	\$ 50,000	\$ -	N/A
Legal Services	-	162,000	-	N/A
Printing & Binding	-	2,250	-	N/A
Engineering Services	-	15,000	-	N/A
Trustee Services	-	6,750	-	N/A
Underwriter's Discount	-	296,700	-	N/A
Capital Outlay				
Water-Sewer Combination	-	3,232,314	-	N/A
Stormwater Management	-	2,514,043	-	N/A
Roadway Improvement	-	617,191	-	N/A
Intragovernmental Transfer Out	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 6,896,249	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 15,371	\$ 6,933,110	\$ -	
Fund Balance - Beginning	\$ 6,917,739	\$ -	\$ -	
Fund Balance - Ending	\$ 6,933,110	\$ 6,933,110	\$ -	

Esplanade at Wellen Park Community Development District
 Income and Expense by Month
 April 2026

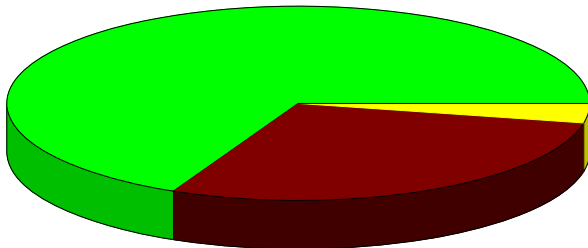


\$ in 1,000's



Expense Summary
 April 2026

5120000 · Executive	68.05%
5130000 · Financial and Adminis	28.96
5140000 · Legal Services	3.00
Total	\$5,755.83



By Account