

# Esplanade at Wellen Park

Community Development District

*Financial Statements*  
*May 31, 2026*

*PFM Management Services, LLC*  
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**Esplanade at Wellen Park Community Development District**  
**Balance Sheet**  
**Through May 31, 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			
<b>Assets</b>						
<b>Cash and Investments</b>						
<b>General Fund</b>						
Truist - Checking Account	\$ 18,221	\$ -	\$ -	\$ -	\$ -	\$ 18,221
<b>Debt Service Fund</b>						
Reserve Account	-	510,261		-		510,261
Capitalized Interest	-	414,830		-	-	414,830
Construction Account	-		6,906,598	-	-	6,906,598
Cost of Issuance Account	-		8,229	-	-	8,229
<b>Accounts Receivable</b>	-	-	-	-	-	-
<b>Assessments Receivable</b>	-	-	-	-	-	-
<b>Unamortized Prem/Discount on Bds Pyb</b>	-	-	38,096	-	-	38,096
<b>Amount Available in Debt Service Funds</b>	-	-	-	925,091	-	925,091
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	13,909,909	-	13,909,909
<b>Investment in General Fixed Assets (net of depreciation)</b>	-	-	-	-	2,514,043	2,514,043
<b>Total Assets</b>	<b>\$ 18,221</b>	<b>\$ 925,091</b>	<b>\$ 6,952,923</b>	<b>\$ 14,835,000</b>	<b>\$ 2,514,043</b>	<b>\$ 25,245,277</b>

**Esplanade at Wellen Park Community Development District**  
**Balance Sheet**  
**Through May 31, 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			
<b>Liabilities</b>						
Accounts Payable		\$ -	\$ -	\$ -	\$ -	\$ -
Bonds Payable						
Current Portion	-	-	-	205,000	-	205,000
Long Term	-	-	-	14,630,000	-	14,630,000
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 14,835,000</b>	<b>\$ -</b>	<b>\$ 14,835,000</b>
<b>Fund Equity and Other Credits</b>						
Investment in General Fixed Assets	\$ -	\$ -	\$ -	\$ -	\$ 2,514,043	\$ 2,514,043
<b>Fund Balance</b>						
<b>Restricted</b>						
Beginning: October 1, 2025 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	-	925,091	6,952,923	-	-	7,878,013
<b>Unrestricted</b>						
Beginning: October 1, 2025 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	18,221	-	-	-	-	18,221
<b>Total Fund Equity and Other Credits</b>	<b>\$ 18,221</b>	<b>\$ 925,091</b>	<b>\$ 6,952,923</b>	<b>\$ -</b>	<b>\$ 2,514,043</b>	<b>\$ 10,410,277</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 18,221</b>	<b>\$ 925,091</b>	<b>\$ 6,952,923</b>	<b>\$ 14,835,000</b>	<b>\$ 2,514,043</b>	<b>\$ 25,245,277</b>

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

Description	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ 21,750	0%
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	-	-	-	0%
Developer Contributions	30,000	80,105	112,071	71%
<b>Other Fees and Charges</b>				
Discounts/Collection Fees	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 30,000</b>	<b>\$ 80,105</b>	<b>\$ 133,821</b>	<b>60%</b>
<b>Expenditures and Other Uses</b>				
<b>Executive</b>				
Professional Management	3,917	31,333	47,000	67%
<b>Financial and Administrative</b>				
Audit Services	-	-	4,000	0%
Accounting Services	1,667	8,333	20,000	42%
Assessment Roll Preparation	-	-	20,000	0%
Arbitrage Rebate Services	-	-	500	0%
<b>Other Contractual Services</b>				
Legal Advertising	-	525	4,000	13%
Trustee Services	-	-	4,246	0%
Dissemination Agent Services	5,000	5,000	3,500	143%
Property Appraiser Fees	-	-	500	0%
Bank Service Fees	-	-	250	0%
<b>Communications &amp; Freight Services</b>				
Postage, Freight & Messenger	-	-	750	0%
Website Development	1,200	2,400	2,400	100%
<b>Insurance</b>				
	-	5,500	6,000	92%
<b>Printing &amp; Binding</b>				
	-	484	500	97%
<b>Subscription &amp; Memberships</b>				
	-	175	175	100%
<b>Legal Services</b>				
Legal - General Counsel	3,541	4,306	10,000	43%
Validation	-	3,828	-	0%
<b>Other General Government Services</b>				
Engineering Services	-	-	10,000	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 15,324</b>	<b>\$ 61,884</b>	<b>\$ 133,821</b>	<b>46%</b>
<b>Net Increase/ (Decrease) in Fund Balance</b>	<b>14,676</b>	<b>18,221</b>	<b>-</b>	
Fund Balance - Beginning	3,545	-	-	
<b>Fund Balance - Ending</b>	<b>\$ 18,221</b>	<b>\$ 18,221</b>	<b>\$ -</b>	

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

Description	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>				
Reserve Account	1,466	2,199	-	N/A
Revenue Account	-	-	-	N/A
Capitalized Interest Account	1,472	2,206	-	N/A
<b>Special Assessment Revenue</b>				
Special Assessments - On Roll	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	N/A
<b>Debt Proceeds</b>		1,021,012	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 2,938</b>	<b>\$ 1,025,417</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2026	-	-	-	N/A
<b>Interest Expense</b>				
Series 2026	100,326	100,326	-	N/A
<b>Intragovernmental Transfer Out</b>	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 100,326</b>	<b>\$ 100,326</b>	<b>\$ -</b>	<b>N/A</b>
<b>Net Increase/ (Decrease) in Fund Balance</b>	<b>(97,388)</b>	<b>925,091</b>	-	
Fund Balance - Beginning	1,022,479	-	-	
<b>Fund Balance - Ending</b>	<b>925,091</b>	<b>925,091</b>	<b>\$ -</b>	

**Esplanade at Wellen Park Community Development District**  
**Construction Project Fund - Series 2026**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through May 31, 2026**

Description	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	-	\$ -	\$ -	N/A
<b>Interest Income</b>				
Construction Account	19,789	35,147	-	N/A
Cost of Issuance	24	37	-	N/A
<b>Debt Proceeds - Series 2026</b>	-	13,813,988	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 19,812</b>	<b>\$ 13,849,172</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>				
<b>Cost of Issuance</b>				
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
<b>Underwriter's Discount</b>	\$ -	296,700	-	N/A
<b>Capital Outlay</b>				
Water-Sewer Combination	\$ -	3,232,314	-	N/A
Stormwater Management	\$ -	2,514,043	-	N/A
Roadway Improvement	\$ -	617,191	-	N/A
<b>Intragovernmental Transfer Out</b>	\$ -	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 6,896,249</b>	<b>\$ -</b>	<b>N/A</b>
<b>Net Increase/ (Decrease) in Fund Balance</b>				
	<b>\$ 19,812</b>	<b>\$ 6,952,923</b>	<b>\$ -</b>	
Fund Balance - Beginning	\$ 6,933,110	\$ -	\$ -	
<b>Fund Balance - Ending</b>	<b>\$ 6,952,923</b>	<b>\$ 6,952,923</b>	<b>\$ -</b>	

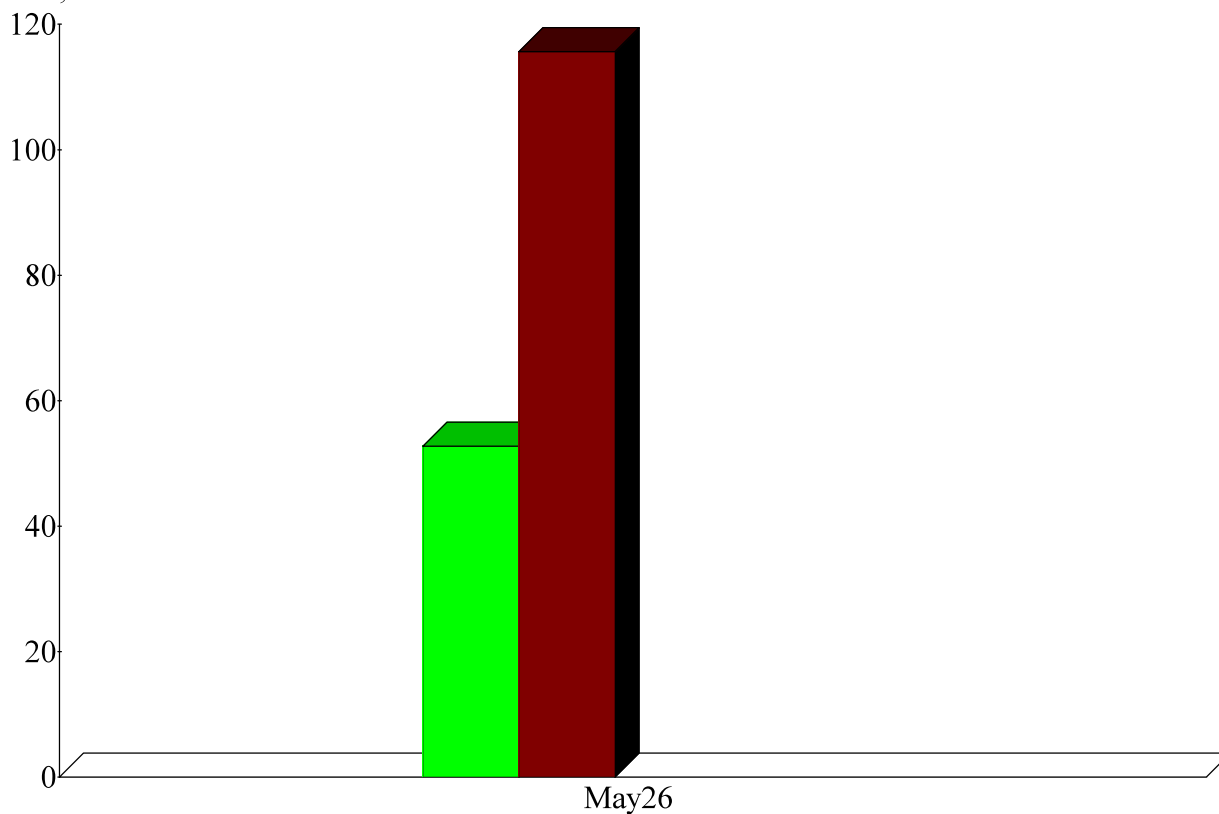
# Esplanade at Wellen Park Community Development District

Income and Expense by Month

May 2026

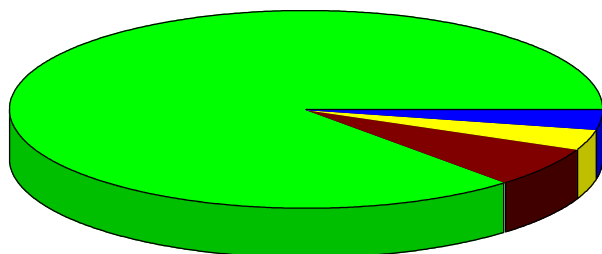


\$ in 1,000's



Expense Summary  
May 2026

<span style="color: green;">■</span> 5170000 · Debt Service	86.75%
<span style="color: darkred;">■</span> 5130000 · Financial and Administrative	6.80
<span style="color: yellow;">■</span> 5120000 · Executive	3.39
<span style="color: blue;">■</span> 5140000 · Legal Services	3.06
<b>Total</b>	<b>\$115,649.95</b>



By Account