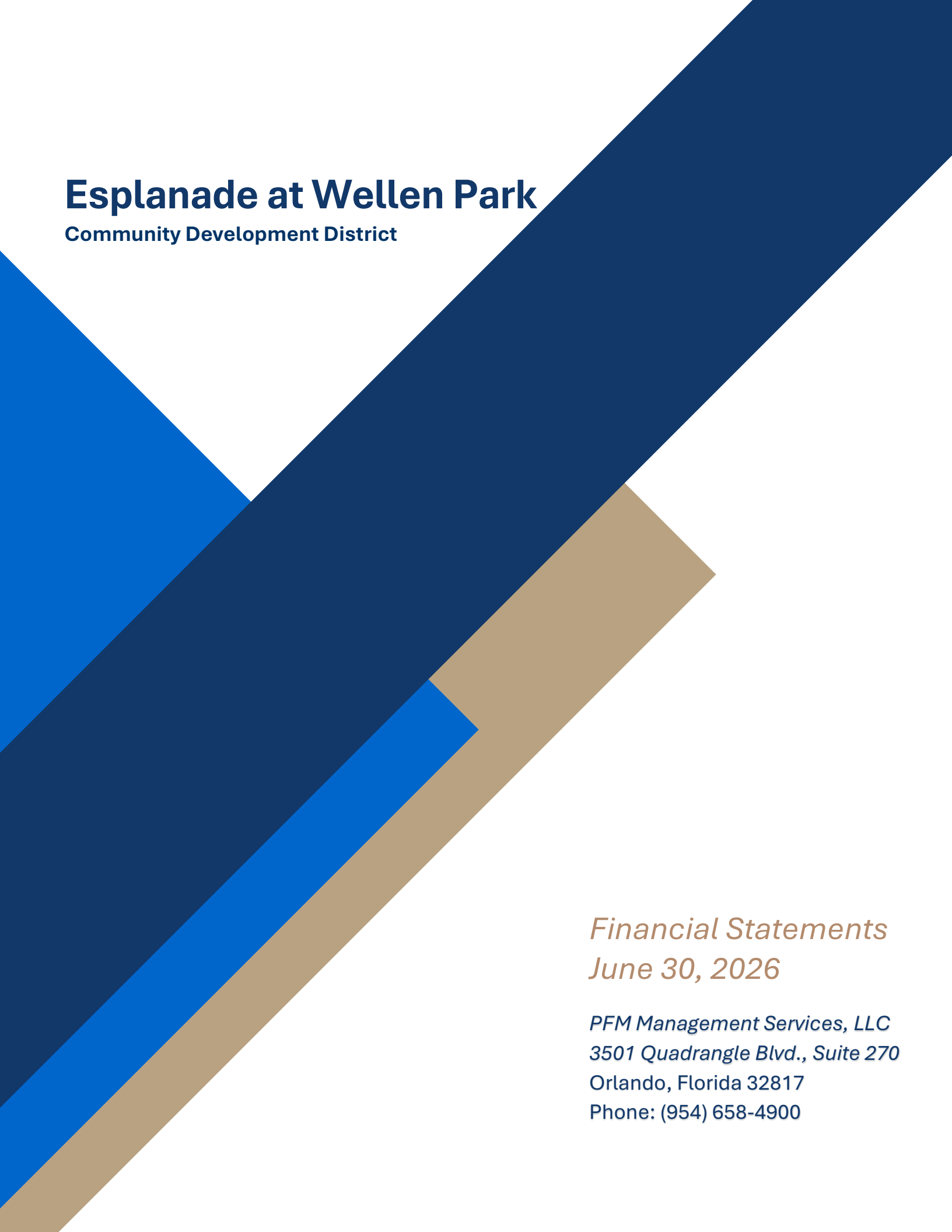




Esplanade at Wellen Park

Community Development District

Financial Statements
June 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

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

	Governmental Funds						Totals (Memorandum Only)
	General Fund	Debt Service Funds	Capital Project Fund	Account Groups			
				General Long Term Debt	General Fixed Assets		
		Series 2026	Series 2026				
Assets							
Cash and Investments							
General Fund							
Truist - Checking Account	\$	11,506	\$ -	\$ -	\$ -	\$ 11,506	
Debt Service Fund							
Reserve Account		-	510,261		-	510,261	
Capitalized Interest		-	417,577		-	417,577	
Construction Account		-		6,927,105	-	6,927,105	
Cost of Issuance Account		-		8,253	-	8,253	
Accounts Receivable		-	-	-	-	-	
Assessments Receivable		-	-	-	-	-	
Unamortized Prem/Discount on Bds Pyb		-	-	38,096	-	38,096	
Amount Available in Debt Service Funds		-	-	-	927,837	927,837	
Amount to be Provided by Debt Service Funds		-	-	-	13,907,163	13,907,163	
Investment in General Fixed Assets (net of depreciation)		-	-	-	-	2,514,043	
Total Assets	\$	11,506	\$ 927,837	\$ 6,973,454	\$ 14,835,000	\$ 25,261,841	

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

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds	Capital Project Fund	General Long Term	General Fixed	
		Series 2026	Series 2026	Debt	Assets	
Liabilities						
Accounts Payable		\$ -	\$ -	\$ -	\$ -	\$ -
Bonds Payable						-
Current Portion	-	-	-	205,000	-	205,000
Long Term	-	-	-	14,630,000	-	14,630,000
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 14,835,000</u>	<u>\$ -</u>	<u>\$ 14,835,000</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	-	927,837	6,973,454	-	-	7,901,292
Unrestricted						
Beginning: October 1, 2025 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	11,506	-	-	-	-	11,506
Total Fund Equity and Other Credits	<u>\$ 11,506</u>	<u>\$ 927,837</u>	<u>\$ 6,973,454</u>	<u>\$ -</u>	<u>\$ 2,514,043</u>	<u>\$ 10,426,841</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 11,506</u>	<u>\$ 927,837</u>	<u>\$ 6,973,454</u>	<u>\$ 14,835,000</u>	<u>\$ 2,514,043</u>	<u>\$ 25,261,841</u>

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

Description	June	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	-	80,105	112,071	71%
Other Fees and Charges				
Discounts/Collection Fees	-	-	-	0%
Total Revenue and Other Sources:	\$ -	\$ 80,105	\$ 133,821	60%
Expenditures and Other Uses				
Executive				
Professional Management	3,917	35,250	47,000	75%
Financial and Administrative				
Audit Services	-	-	4,000	0%
Accounting Services	1,667	10,000	20,000	50%
Assessment Roll Preparation	-	-	20,000	0%
Arbitrage Rebate Services	-	-	500	0%
Other Contractual Services				
Legal Advertising	1,131	1,657	4,000	41%
Trustee Services	-	-	4,246	0%
Dissemination Agent Services	-	5,000	3,500	143%
Property Appraiser Fees	-	-	500	0%
Bank Service Fees	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	-	-	750	0%
Website Development	-	2,400	2,400	100%
Insurance	-	5,500	6,000	92%
Printing & Binding	-	484	500	97%
Subscription & Memberships	-	175	175	100%
Legal Services				
Legal - General Counsel	-	4,306	10,000	43%
Validation	-	3,828	-	0%
Other General Government Services				
Engineering Services	-	-	10,000	0%
Total Expenditures and Other Uses:	\$ 6,715	\$ 68,599	\$ 133,821	51%
Net Increase/ (Decrease) in Fund Balance	(6,715)	11,506	-	
Fund Balance - Beginning	18,221	-	-	
Fund Balance - Ending	\$ 11,506	\$ 11,506	\$ -	

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

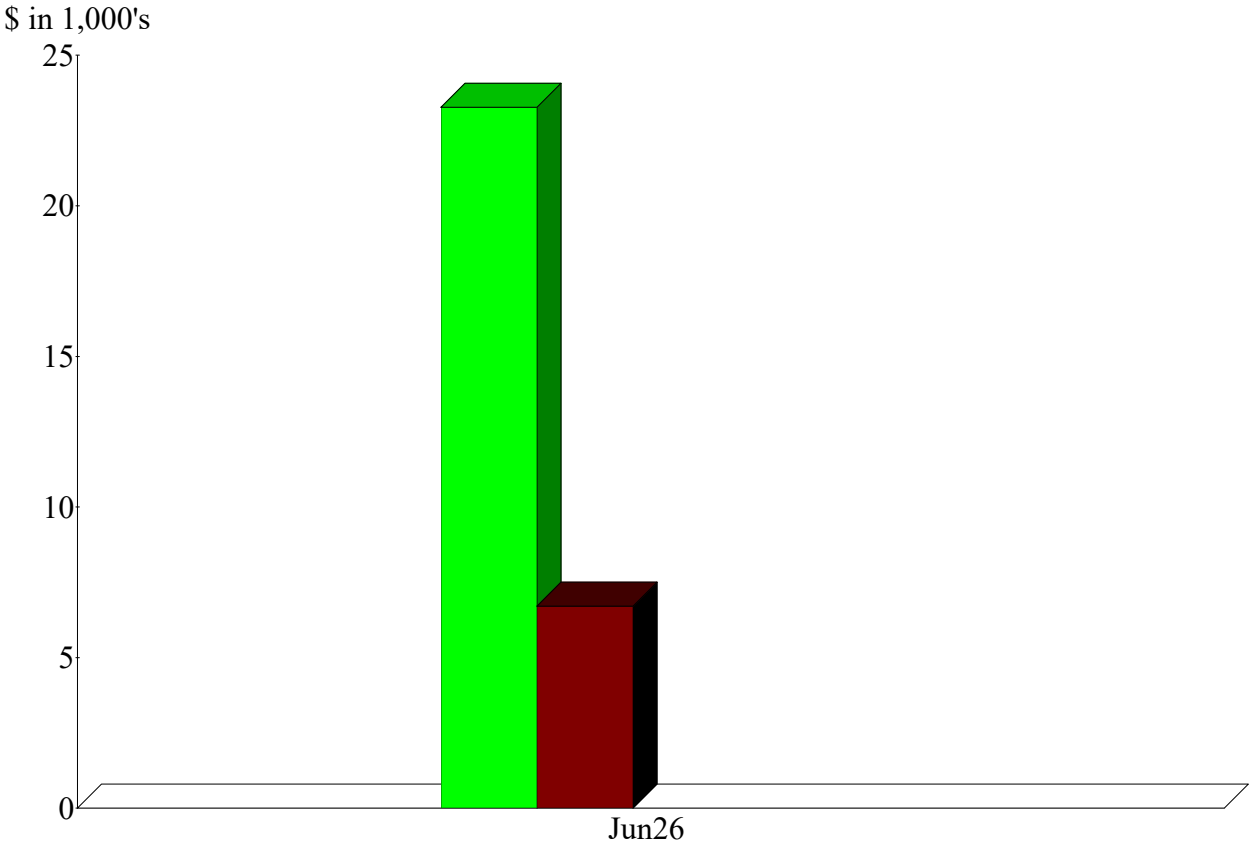
Description	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	N/A
Interest Income	-			
Reserve Account	1,515	3,715	-	N/A
Revenue Account	-	-	-	N/A
Capitalized Interest Account	1,231	3,437	-	N/A
Special Assessment Revenue	-			
Special Assessments - 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:	\$ 2,747	\$ 1,028,163	\$ -	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2026	-	-	-	N/A
Interest Expense				
Series 2026	-	100,326	-	N/A
Intragovernmental Transfer Out	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 100,326	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	2,747	927,837	-	
Fund Balance - Beginning	925,091	-	-	
Fund Balance - Ending	\$ 927,837	927,837	\$ -	

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

Description	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	-	\$ -	\$ -	N/A
Interest Income				
Construction Account	20,507	55,654	-	N/A
Cost of Issuance	24	61	-	N/A
Debt Proceeds - Series 2026	-	13,813,988	-	N/A
Intragovernmental Transfer In	-	-	-	N/A
Total Revenue and Other Sources:	<u>\$ 20,532</u>	<u>\$ 13,869,703</u>	<u>\$ -</u>	<u>N/A</u>
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:	<u>\$ -</u>	<u>\$ 6,896,249</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	<u>\$ 20,532</u>	<u>\$ 6,973,454</u>	<u>\$ -</u>	
Fund Balance - Beginning	\$ 6,952,923	\$ -	\$ -	
Fund Balance - Ending	<u><u>\$ 6,973,454</u></u>	<u><u>\$ 6,973,454</u></u>	<u><u>\$ -</u></u>	

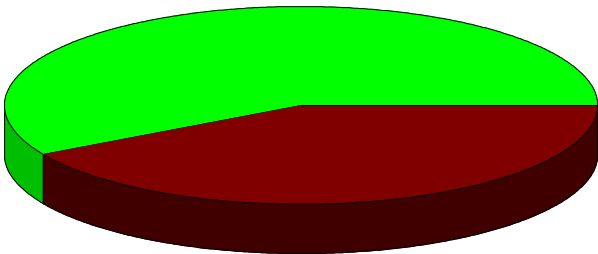
Esplanade at Wellen Park Community Development District

Income and Expense by Month
June 2026



Expense Summary
June 2026

5120000 · Executive	58.33%
5130000 · Financial and Administrative	41.67
Total	\$6,714.58



By Account