

# Esplanade at Wellen Park

Community Development District

*Financial Statements  
July 31, 2026*

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### *Monthly Financial Statements*

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**Esplanade at Wellen Park Community Development District**  
**Balance Sheet**  
**Through July 31, 2026**

|                                                          | Governmental Funds |                                       |                                         |                           |                         |           | Totals<br>(Memorandum Only) |
|----------------------------------------------------------|--------------------|---------------------------------------|-----------------------------------------|---------------------------|-------------------------|-----------|-----------------------------|
|                                                          | General Fund       | Debt Service Funds<br><br>Series 2026 | Capital Project Fund<br><br>Series 2026 | Account Groups            |                         |           |                             |
|                                                          |                    |                                       |                                         | General Long Term<br>Debt | General Fixed<br>Assets |           |                             |
|                                                          |                    |                                       |                                         |                           |                         |           |                             |
| Assets                                                   |                    |                                       |                                         |                           |                         |           |                             |
| Cash and Investments                                     |                    |                                       |                                         |                           |                         |           |                             |
| General Fund                                             |                    |                                       |                                         |                           |                         |           |                             |
| Truist - Checking Account                                | \$ 5,743           | \$ -                                  | \$ -                                    | \$ -                      | \$ -                    | \$ -      | \$ 5,743                    |
| Debt Service Fund                                        |                    |                                       |                                         |                           |                         |           |                             |
| Reserve Account                                          | -                  | 510,261                               |                                         |                           | -                       |           | 510,261                     |
| Capitalized Interest                                     | -                  | 420,243                               |                                         |                           | -                       | -         | 420,243                     |
| Construction Account                                     | -                  |                                       | 6,947,009                               |                           | -                       | -         | 6,947,009                   |
| Cost of Issuance Account                                 | -                  |                                       | 8,277                                   |                           | -                       | -         | 8,277                       |
| Accounts Receivable                                      | -                  | -                                     | -                                       |                           | -                       | -         | -                           |
| Assessments Receivable                                   | -                  | -                                     | -                                       |                           | -                       | -         | -                           |
| Unamortized Prem/Discount on Bds Pyb                     | -                  | -                                     | 38,096                                  |                           | -                       | -         | 38,096                      |
| Amount Available in Debt Service Funds                   | -                  | -                                     | -                                       | 930,503                   |                         | -         | 930,503                     |
| Amount to be Provided by Debt Service Funds              | -                  | -                                     | -                                       | 13,904,497                |                         | -         | 13,904,497                  |
| Investment in General Fixed Assets (net of depreciation) | -                  | -                                     | -                                       | -                         |                         | 2,514,043 | 2,514,043                   |
| Total Assets                                             | \$ 5,743           | \$ 930,503                            | \$ 6,993,383                            | \$ 14,835,000             | \$ 2,514,043            | \$ -      | \$ 25,278,672               |

**Esplanade at Wellen Park Community Development District**  
**Balance Sheet**  
**Through July 31, 2026**

|                                                  |                 | Governmental Funds |                     |                      | Account Groups            |                         | Totals<br>(Memorandum Only) |
|--------------------------------------------------|-----------------|--------------------|---------------------|----------------------|---------------------------|-------------------------|-----------------------------|
|                                                  |                 | General Fund       | Debt Service Funds  | Capital Project Fund |                           |                         |                             |
|                                                  |                 |                    | Series 2026         | Series 2026          | General Long Term<br>Debt | General Fixed<br>Assets |                             |
| <b>Liabilities</b>                               |                 |                    |                     |                      |                           |                         |                             |
| 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>    |                             |
| <b>Fund Equity and Other Credits</b>             |                 |                    |                     |                      |                           |                         |                             |
| Investment in General Fixed Assets               | \$ -            | \$ -               | \$ -                | \$ -                 | \$ 2,514,043              | \$ 2,514,043            |                             |
| Fund Balance                                     |                 |                    |                     |                      |                           |                         |                             |
| Restricted                                       |                 |                    |                     |                      |                           |                         |                             |
| Beginning: October 1, 2025 (Unaudited)           | -               | -                  | -                   | -                    | -                         | -                       |                             |
| Results from Current Operations                  | -               | 930,503            | 6,993,383           | -                    | -                         | 7,923,886               |                             |
| Unrestricted                                     |                 |                    |                     |                      |                           |                         |                             |
| Beginning: October 1, 2025 (Unaudited)           | -               | -                  | -                   | -                    | -                         | -                       |                             |
| Results from Current Operations                  | 5,743           | -                  | -                   | -                    | -                         | 5,743                   |                             |
| Total Fund Equity and Other Credits              | <u>\$ 5,743</u> | <u>\$ 930,503</u>  | <u>\$ 6,993,383</u> | <u>\$ -</u>          | <u>\$ 2,514,043</u>       | <u>\$ 10,443,672</u>    |                             |
| Total Liabilities, Fund Equity and Other Credits | <u>\$ 5,743</u> | <u>\$ 930,503</u>  | <u>\$ 6,993,383</u> | <u>\$ 14,835,000</u> | <u>\$ 2,514,043</u>       | <u>\$ 25,278,672</u>    |                             |

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

| Description                                     | July            | Year to Date     | Total Annual Budget | % of Budget |
|-------------------------------------------------|-----------------|------------------|---------------------|-------------|
| <b>Revenue and Other Sources</b>                |                 |                  |                     |             |
| <b>Carryforward</b>                             | \$ -            | \$ -             | \$ 21,750           | 0%          |
| <b>Special Assessment Revenue</b>               |                 |                  |                     |             |
| Special Assessments - On-Roll                   | -               | -                | -                   | 0%          |
| <b>Developer Contributions</b>                  | -               | 80,105           | 112,071             | 71%         |
| <b>Other Fees and Charges</b>                   |                 |                  |                     |             |
| Discounts/Collection Fees                       | -               | -                | -                   | 0%          |
| <b>Total Revenue and Other Sources:</b>         | <b>\$ -</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           | 39,167           | 47,000              | 83%         |
| <b>Financial and Administrative</b>             |                 |                  |                     |             |
| Audit Services                                  | -               | -                | 4,000               | 0%          |
| Accounting Services                             | 1,667           | 11,667           | 20,000              | 58%         |
| Assessment Roll Preparation                     | -               | -                | 20,000              | 0%          |
| Arbitrage Rebate Services                       | -               | -                | 500                 | 0%          |
| <b>Other Contractual Services</b>               |                 |                  |                     |             |
| Legal Advertising                               | -               | 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%          |
| <b>Communications &amp; Freight Services</b>    |                 |                  |                     |             |
| Postage, Freight & Messenger                    | -               | -                | 750                 | 0%          |
| Website Development                             | -               | 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                         | 180             | 4,486            | 10,000              | 45%         |
| Validation                                      | -               | 3,828            | -                   | 0%          |
| <b>Other General Government Services</b>        |                 |                  |                     |             |
| Engineering Services                            | -               | -                | 10,000              | 0%          |
| <b>Total Expenditures and Other Uses:</b>       | <b>\$ 5,763</b> | <b>\$ 74,362</b> | <b>\$ 133,821</b>   | <b>56%</b>  |
| <b>Net Increase/ (Decrease) in Fund Balance</b> | <b>(5,763)</b>  | <b>5,743</b>     | <b>-</b>            |             |
| Fund Balance - Beginning                        | 11,506          | -                | -                   |             |
| <b>Fund Balance - Ending</b>                    | <b>\$ 5,743</b> | <b>\$ 5,743</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 July 31, 2026**

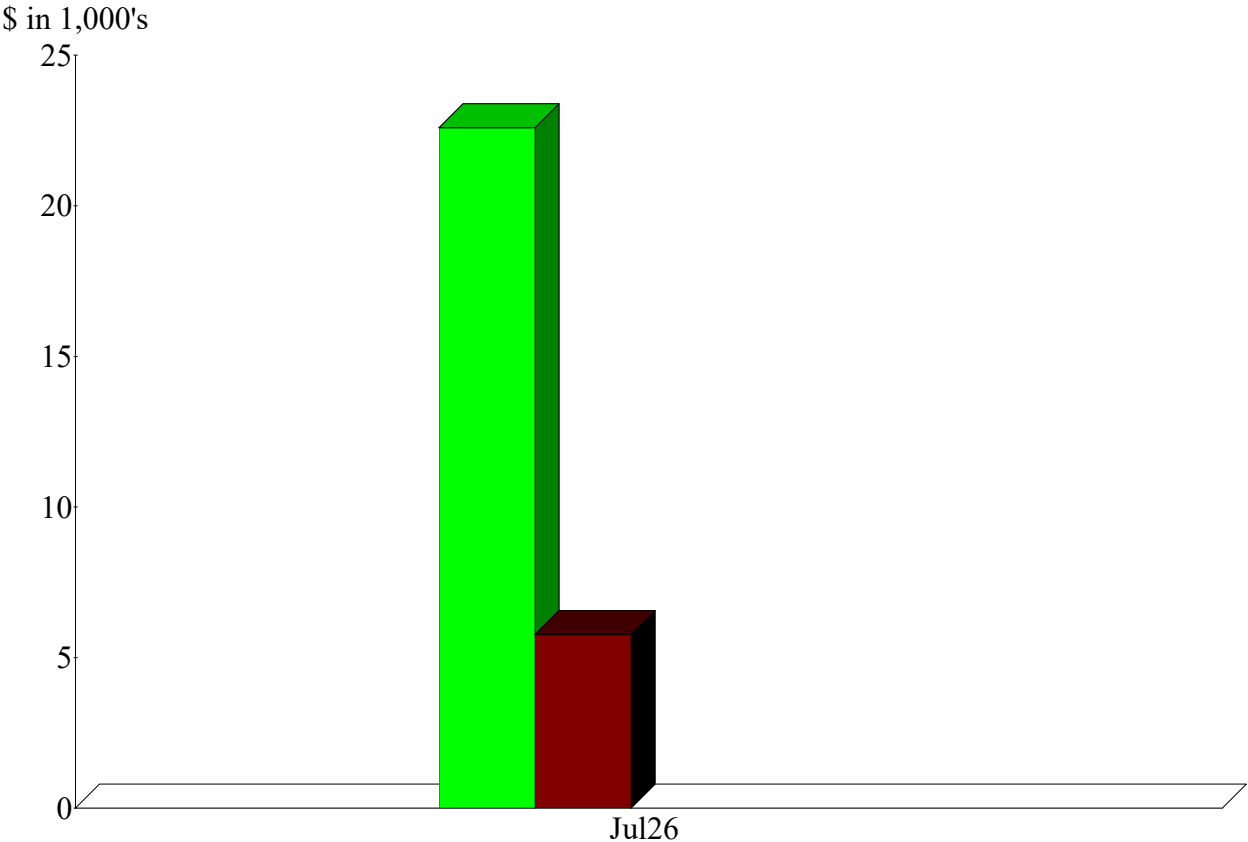
| Description                                     | July              | Year to Date        | Total Annual Budget | % of Budget |
|-------------------------------------------------|-------------------|---------------------|---------------------|-------------|
| <b>Revenue and Other Sources</b>                |                   |                     |                     |             |
| <b>Carryforward</b>                             | \$ -              | \$ -                | \$ -                | N/A         |
| <b>Interest Income</b>                          | -                 |                     |                     |             |
| Reserve Account                                 | -                 | 3,715               | -                   | N/A         |
| Revenue Account                                 | 1,466             | 1,466               | -                   | N/A         |
| Capitalized Interest Account                    | 1,200             | 4,637               | -                   | 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>\$ 2,666</b>   | <b>\$ 1,030,830</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             | -                   | N/A         |
| <b>Intragovernmental Transfer Out</b>           | -                 | -                   | -                   | N/A         |
| <b>Total Expenditures and Other Uses:</b>       | <b>\$ -</b>       | <b>\$ 100,326</b>   | <b>\$ -</b>         | <b>N/A</b>  |
| <b>Net Increase/ (Decrease) in Fund Balance</b> | <b>2,666</b>      | <b>930,503</b>      | <b>-</b>            |             |
| Fund Balance - Beginning                        | 927,837           | -                   | -                   |             |
| <b>Fund Balance - Ending</b>                    | <b>\$ 930,503</b> | <b>930,503</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 July 31, 2026**

| Description                                     | July                       | Year to Date               | Total Annual Budget | % of Budget |
|-------------------------------------------------|----------------------------|----------------------------|---------------------|-------------|
| <b>Revenue and Other Sources</b>                |                            |                            |                     |             |
| <b>Carryforward</b>                             | -                          | \$ -                       | \$ -                | N/A         |
| <b>Interest Income</b>                          |                            |                            |                     |             |
| Construction Account                            | 19,905                     | 75,558                     | -                   | N/A         |
| Cost of Issuance                                | 24                         | 85                         | -                   | 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>         | <u>\$ 19,928</u>           | <u>\$ 13,889,631</u>       | <u>\$ -</u>         | <u>N/A</u>  |
| <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>       | <u>\$ -</u>                | <u>\$ 6,896,249</u>        | <u>\$ -</u>         | <u>N/A</u>  |
| <b>Net Increase/ (Decrease) in Fund Balance</b> | <u>\$ 19,928</u>           | <u>\$ 6,993,383</u>        | <u>\$ -</u>         |             |
| Fund Balance - Beginning                        | <u>\$ 6,973,454</u>        | <u>\$ -</u>                | <u>\$ -</u>         |             |
| <b>Fund Balance - Ending</b>                    | <u><u>\$ 6,993,383</u></u> | <u><u>\$ 6,993,383</u></u> | <u><u>\$ -</u></u>  |             |

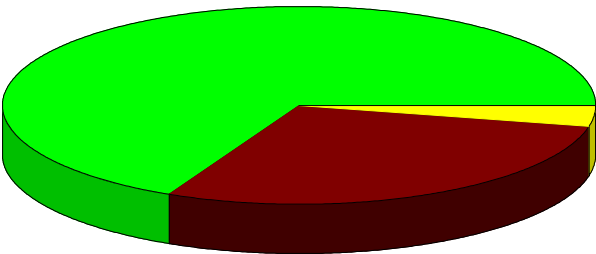
Esplanade at Wellen Park Community Development District

Income and Expense by Month  
July 2026



Expense Summary  
July 2026

|                                        |            |
|----------------------------------------|------------|
| 5120000 · Executive                    | 67.96%     |
| 5130000 · Financial and Administrative | 28.92      |
| 5140000 · Legal Services               | 3.12       |
| Total                                  | \$5,763.34 |



By Account