

Esplanade at Wellen Park

Community Development District

Financial Statements
October 31, 2025

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**Esplanade at Wellen Park
Community Development District
Balance Sheet
for the Period Ending October 31, 2025**

Governmental Funds				
	General Fund	Account Groups		Totals (Memorandum Only)
		General Long Term Debt	General Fixed Assets	
Assets				
Cash and Investments				
General Fund - Checking Account	\$ 265	\$ -	\$ -	\$ 265
Accounts Receivable	-	-	-	-
Due from Developer	25,306	-	-	25,306
Total Assets	<u><u>\$ 25,571</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 25,571</u></u>
Liabilities				
Accounts Payable	25,571	-	-	25,571
Due to Developer	-	-	-	-
Total Liabilities	<u><u>\$ 25,571</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 25,571</u></u>
Fund Equity and Other Credits				
Investment in General Fixed Assets	-	-	-	-
Fund Balance				
Restricted				
Beginning: October 1, 2025 (Unaudited)	-	-	-	-
Results from Current Operations	-	-	-	-
Unassigned				
Beginning: October 1, 2025 (Unaudited)	-	-	-	-
Results from Current Operations	-	-	-	-
Total Fund Equity and Other Credits	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>
Total Liabilities, Fund Equity and Other Credits	<u><u>\$ 25,571</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 25,571</u></u>

**Esplanade at Wellen Park
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2025**

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ 21,750	0%
Special Assessment Revenue				
Special Assessments - On-Roll	-	-	-	0%
Special Assessments - Off-Roll	-	-	-	0%
Developer Contribution	-	-	112,071	0%
Other Fees and Charges				
Discounts/Collection Fees	-	-	-	0%
Total Revenue and Other Sources:	\$ -	\$ -	\$ 133,821	0%
Expenditures and Other Uses				
Executive				
Professional Management	-	-	47,000	0%
Financial and Administrative				
Audit Services	-	-	4,000	0%
Accounting Services	-	-	20,000	0%
Assessment Roll Preparation	-	-	20,000	0%
Arbitrage Rebate Services	-	-	500	0%
Other Contractual Services				
Legal Advertising	-	-	4,000	0%
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	-	-	2,400	0%
Rentals and Leases				
Meeting Room Rental	-	-	-	0%
Insurance	-	-	6,000	0%
Printing & Binding	-	-	500	0%
Subscription & Memberships	-	-	175	0%
Legal Services				
Legal - General Counsel	-	-	10,000	0%
Other General Government Services				
Engineering Services	-	-	10,000	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 133,821	0%
Net Increase/ (Decrease) in Fund Balance	-	-	-	
Fund Balance - Beginning	-	-	-	
Fund Balance - Ending	\$ -	\$ -	\$ -	