

# Esplanade at Wellen Park

Community Development District

*Financial Statements  
November 30, 2025*

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*Monthly Financial Statements*

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**Esplanade at Wellen Park  
Community Development District  
Balance Sheet  
for the Period Ending November 30, 2025**

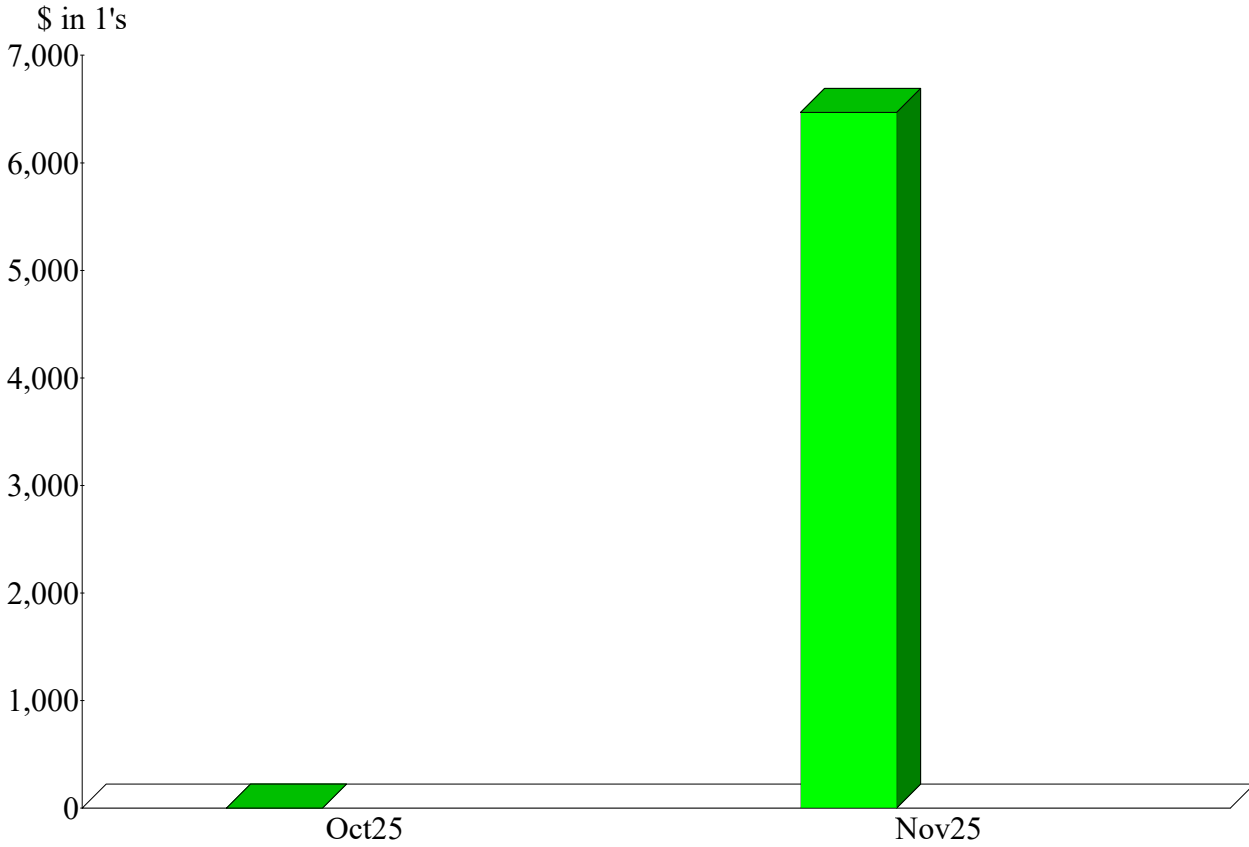
Governmental Funds				
	General Fund	Account Groups		Totals (Memorandum Only)
		General Long Term Debt	General Fixed Assets	
<b>Assets</b>				
<b>Cash and Investments</b>				
General Fund - Checking Account	\$ 10,848	\$ -	\$ -	\$ 10,848
<b>Accounts Receivable</b>	-	-	-	-
<b>Due from Developer</b>	(105)	-	-	(105)
<b>Total Assets</b>	<u><u>\$ 10,743</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 10,743</u></u>
<b>Liabilities</b>				
<b>Accounts Payable</b>	17,214	-	-	17,214
<b>Due to Developer</b>	-	-	-	-
<b>Total Liabilities</b>	<u><u>\$ 17,214</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 17,214</u></u>
<b>Fund Equity and Other Credits</b>				
<b>Investment in General Fixed Assets</b>	-	-	-	-
<b>Fund Balance</b>				
<b>Restricted</b>				
Beginning: October 1, 2025 (Unaudited)	-	-	-	-
Results from Current Operations	-	-	-	-
<b>Unassigned</b>				
Beginning: October 1, 2025 (Unaudited)	-	-	-	-
Results from Current Operations	(6,470)	-	-	(6,470)
<b>Total Fund Equity and Other Credits</b>	<u><u>\$ (6,470)</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ (6,470)</u></u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u><u>\$ 10,743</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 10,743</u></u>

**Esplanade at Wellen Park  
Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through November 30, 2025**

Description	November	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%
Special Assessments - Off-Roll	-	-	-	0%
<b>Developer Contribution</b>	-	-	112,071	0%
<b>Other Fees and Charges</b>				
Discounts/Collection Fees	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 133,821</b>	<b>0%</b>
<b>Expenditures and Other Uses</b>				
<b>Executive</b>				
Professional Management	-	-	47,000	0%
<b>Financial and Administrative</b>				
Audit Services	-	-	4,000	0%
Accounting Services	-	-	20,000	0%
Assessment Roll Preparation	-	-	20,000	0%
Arbitrage Rebate Services	-	-	500	0%
<b>Other Contractual Services</b>				
Legal Advertising	312	312	4,000	8%
Trustee Services	-	-	4,246	0%
Dissemination Agent Services	-	-	3,500	0%
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	0%
<b>Rentals and Leases</b>				
Meeting Room Rental	-	-	-	0%
<b>Insurance</b>	5,500	5,500	6,000	92%
<b>Printing &amp; Binding</b>	484	484	500	97%
<b>Subscription &amp; Memberships</b>	175	175	175	100%
<b>Legal Services</b>				
Legal - General Counsel	-	-	10,000	0%
<b>Other General Government Services</b>				
Engineering Services	-	-	10,000	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 6,470</b>	<b>\$ 6,470</b>	<b>\$ 133,821</b>	<b>0%</b>
Net Increase/ (Decrease) in Fund Balance	(6,470)	(6,470)	-	
Fund Balance - Beginning	-	-	-	
<b>Fund Balance - Ending</b>	<b>\$ (6,470)</b>	<b>\$ (6,470)</b>	<b>\$ -</b>	

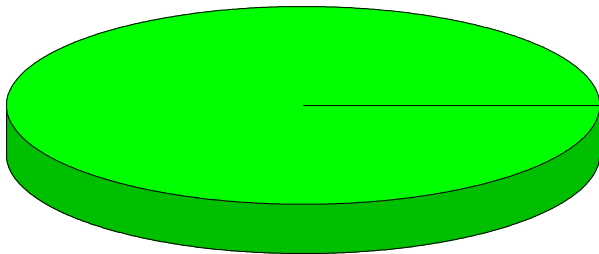
Income and Expense by Month  
October through November 2025

Expense



Expense Summary  
October through November 2025

5130000 · Financial and Administrative	100.00%
<b>Total</b>	<b>\$6,470.34</b>



By Account