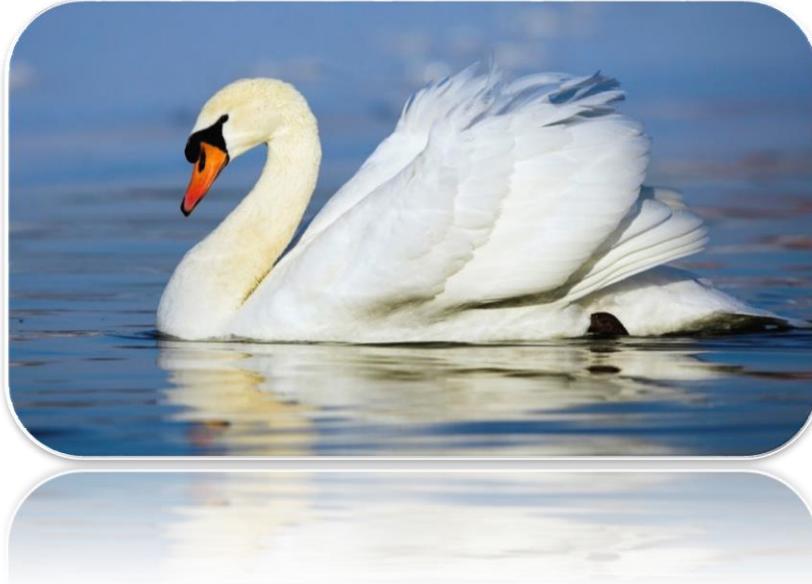


ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



REGULAR MEETING AGENDA

JULY 11, 2024

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT

July 4, 2024

Board of Supervisors

Esplanade Lake Club Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Esplanade Lake Club Community Development District will be held on **Thursday, July 11, 2024, at 11:00 A.M.** at the offices of **Atwell Engineering, 28100 Bonita Grande Drive, Suite 304, Bonita Springs, Florida 34135.**

The following Webex link and telephone number are provided to join/watch the meeting remotely:

<https://districts.webex.com/districts/j.php?MTID=m8dd56c442b14cc16a3494316857a3042>

Access Code: **2341 152 3353**, Event password: **Jpward**

Phone: **408-418-9388** and enter the access code **2341 152 3353**, password: **Jpward (579274** from phones) to join the meeting.

Public Comments for non-agenda items. These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.

Agenda

1. Call to Order & Roll Call.
2. Consideration of Minutes:
 - I. April 25, 2024 – Meeting Minutes.
3. Consideration of **Resolution 2024-7**, a Resolution of the Board of Supervisors of the Esplanade Lake Club Community Development District Declaring Special Assessments upon the Expansion Parcel; Designating the nature and location of the Proposed Improvements; declaring the total estimated cost of the Improvements, The portion to be paid by Assessments, And the manner and timing in which the Assessments are to be paid; Designating the lands upon which the Assessments Shall Be Levied; Providing For An Assessment Plat And A Preliminary Assessment Roll; Ratifying the actions of the District Manager addressing the setting of Public Hearings; Providing for publication of this Resolution; and addressing conflicts, severability and an effective date.

4. Consideration of **Resolution 2024-8**, a Resolution of the Board of Supervisors of Esplanade Lake Club Community Development District Re-Setting a Public Hearing on the District’s Proposed Budget and ratifying the actions of the District Manager relating thereto.

The Public Hearing is scheduled for **Thursday, July 25, 2024, at 11:00 A.M.** at the offices of **Atwell Engineering, 28100 Bonita Grande Drive, Suite 304, Bonita Springs, Florida 34135.**

5. Staff Reports.

- I. District Attorney.
- II. District Engineer.
- III. District Asset Manager.
 - a) Operations Report May 2024.
 - b) Operations Report June 2024.
 - c) Operations Report July 2024.
- IV. District Manager.
 - a) **Important Board Meeting Dates for Balance of Fiscal Year 2024.**
 - 1) Public Hearings – Approval of Budget Fiscal Year 2025, July 25, 2024.
 - 2) Public Hearings – Initial Assessments: Annexed Land, July 25, 2024.
 - 3) Landowners Election – November 14, 2024 (Seat 4).
 - b) Financial Statements for period ending April 30, 2024 (unaudited).
 - c) Financial Statements for period ending May 31, 2024 (unaudited).
 - d) Financial Statements for period ending June 30, 2024 (unaudited).

6. Public Comments: - Public comment period is for items NOT listed on the agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes.

7. Supervisor’s Requests and Audience Comments.

8. Adjournment

Staff Review

The first order of business is the call to order and roll call.

The second order of business is the consideration of the Minutes from the Esplanade Lake Club Board of Supervisors Regular Meeting held on April 25, 2024.

The third order of business is the. consideration of **Resolution 2024-7**, a Resolution of the Board of Supervisors of the Esplanade Lake Club Community Development District Declaring Special Assessments upon the Expansion Parcel; Designating the nature and location of the Proposed Improvements; declaring the total estimated cost of the Improvements, The portion to be paid by Assessments, And the manner and timing in which the Assessments are to be paid; Designating the lands upon which the Assessments

Shall Be Levied; Providing For An Assessment Plat And A Preliminary Assessment Roll; Ratifying the actions of the District Manager addressing the setting of Public Hearings; Providing for publication of this Resolution; and addressing conflicts, severability and an effective date.

The fourth order of business is the consideration of **Resolution 2024-8**, a Resolution of the Board of Supervisors of Esplanade Lake Club Community Development District Re-Setting a Public Hearing on the District's Proposed Budget and ratifying the actions of the District Manager relating thereto.

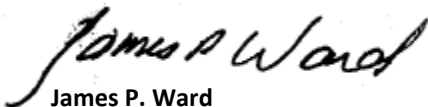
The public hearing is scheduled for Thursday, July 25, 2024, at 11:00 A.M. at the offices of Atwell Engineering, 28100 Bonita Grande Drive, Suite 304, Bonita Springs, Florida 34135.

The fifth order of business are staff reports by the District Attorney, District Engineer, and District Asset Manager, including the Operations Reports. The District Manager will review important meeting dates for the remainder of the Fiscal Year, as well as the Unaudited Financial Statements for the periods ending April 30, 2024, and May 31, 2024.

The remainder of the agenda is general in nature and if you have any questions and/or comments before the meeting, please do not hesitate to contact me directly by phoning (954) 658-4900.

Sincerely,

Esplanade Lake Club Community Development District



James P. Ward
District Manager

The Fiscal Year 2024 meeting schedule is as follows:

| | |
|----------------|--------------------------------|
| July 11, 2024 | July 25, 2024: Public Hearings |
| August 8, 2024 | September 12, 2024 |

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**MINUTES OF MEETING
ESPLANADE LAKE CLUB
COMMUNITY DEVELOPMENT DISTRICT**

10 The Regular Meeting of the Board of Supervisors of the Esplanade Lake Club Community Development
11 District was held on Thursday, April 25, 2024, at 11:00 A.M. at the offices of Atwell Engineering, 28100
12 Bonita Grande Drive, Suite 304, Bonita Springs, Florida 34135.

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Present and constituting a quorum:

| | |
|----------------------|---------------------|
| 17 Charles Cook | Chairperson |
| 18 Tommy Dean | Vice Chairperson |
| 19 Rebekah Norton | Assistant Secretary |
| 20 Valerie McChesney | Assistant Secretary |
| 21 Felipe Gonzalez | Assistant Secretary |

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Also present were:

| | |
|------------------|---------------------|
| 28 James P. Ward | District Manager |
| 29 Wes Haber | District Attorney |
| 30 Ben Steets | Grau and Associates |

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Audience:

38 All residents' names were not included with the minutes. If a resident did not identify
39 themselves or the audio file did not pick up the name, the name was not recorded in these
40 minutes.

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**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE
TRANSCRIBED IN *ITALICS*.**

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. James P. Ward called the meeting to order at approximately 11:00 a.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Resignation

Consideration of acceptance of a letter of resignation from Ms. Trisha Sing from Seat 2 [effective April 17, 2023] whose term is set to expire November 2026, and Mr. Brian Keller from Seat 5 [effective February 28, 2024] whose term is set to expire November 2024 of the Board of Supervisors of the Esplanade Lake Club Community Development District

I. Appointment of Individuals to fill Seat 2, whose term will expire November 2026, and Seat 5, whose term will expire November 2024

II. Oath(s) of Office

III. Guide to the Sunshine Law and Code of Ethics for Public Employees

IV. Form 1 – Statement of Financial Interests

49 **V. Form 8B - Conflict of interest for Taylor Morrison Board Members**

50

51 Mr. Ward called for a motion to accept the resignations of Trisha Sing and Brian Keller into the record.

52

53 **On MOTION made by Charles Cook, seconded by Rebekah Norton, and**
54 **with all in favor, the resignations of Trisha Sing and Brian Keller were**
55 **accepted.**

56

57 Mr. Ward explained statute indicated the Board could appoint individuals to the vacated seats. He
58 asked if the Board had appointees.

59

60 **On MOTION made by Charles Cook, seconded by Rebekah Norton, and**
61 **with all in favor, Tommy Dean was appointed to Seat 5 and Felipe**
62 **Gonzales was appointed to Seat 2.**

63

64 As a notary public Mr. Ward administered the Oath of Office to the newly appointed Members of the
65 Board. He discussed filing Form 1 on the State Ethics website. He discussed the Sunshine Law and Code
66 of Ethics asking the new Board Members to read these and contact himself or Mr. Wes Haber with any
67 questions. He discussed violations of the Sunshine Law noting the most important thing to remember
68 was not to discuss any topic which might come before the Board with another Board Member outside of
69 a publicly noticed Board Meeting.

70

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72 **THIRD ORDER OF BUSINESS** **Consideration of Resolution 2024-1**

73

74 **Consideration of Resolution 2024-1, a Resolution of the Board of Supervisors re-designating the**
75 **Officers of the Esplanade Lake Club Community Development District**

76

77 Mr. Ward asked the Board to reorganize the officers of the Board as it saw fit.

78

79 The Board chose to appoint Charles Cook as Chairperson, Tommy Dean as Vice Chairperson, the
80 remaining Board Members would be Assistant Secretaries and Mr. Ward would serve as Secretary and
81 Treasurer.

82

83 **On MOTION made by Charles Cook, seconded by Rebekah Norton, and**
84 **with all in favor, Resolution 2024-1 was adopted, and the Chair was**
85 **authorized to sign.**

86

87

88 **FOURTH ORDER OF BUSINESS** **Consideration of Minutes**

89

90 **July 13, 2023 – Meeting Minutes**

91

92 Mr. Ward asked if there were any additions, deletions, or corrections for the Regular Meeting Minutes;
93 hearing none, he called for a motion.

94

142 adopted, and the assessment rates would be set. He reported the budget included some additional
 143 infrastructure coming online this fiscal year and projected some costs for the FGCU parcel for whatever
 144 District infrastructure might come online with that parcel. He indicated the budget included the FGCU
 145 parcel units (five units) which were recently added. He explained these units would require mailed
 146 notice for purposes of the public hearing. He indicated the assessment rate would likely be
 147 approximately \$1,141.78 per unit. He asked if there were any questions; hearing none, he called for a
 148 motion.

149
 150 **On MOTION made by Rebekah Norton, seconded by Charles Cook, and**
 151 **with all in favor, Resolution 2024-3 was adopted, and the Chair was**
 152 **authorized to sign.**

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155 **EIGHTH ORDER OF BUSINESS**

Consideration of Resolution 2024-4

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Consideration of Resolution 2024-4, a Resolution of the Board of Supervisors Designating a date, time and location for a Landowners’ Meeting and Election; Providing for publication; Establishing forms for the Landowner Election; and providing for severability and an effective date

161 Mr. Ward stated Resolution 2024-4 set a landowner’s meeting. He explained three seats were up for
 162 election this November (Tommy Dean, Rebekah Norton, and Valerie McChesney); two of the three seats
 163 would go to qualified electors. He explained what a qualified elector was. He indicated the third seat
 164 would be a landowner’s election seat. He stated the landowner’s meeting was scheduled for November
 165 14, 2024 at 11:00 a.m.; landowners would vote at this election.

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Mr. _____ 17:33 indicated he knew of someone who wished to join the CDD Board. He asked how to instruct this individual regarding running for a qualified elector seat.

169
 170
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Mr. Ward explained the interested party was required to go online or to the Election’s Office and qualify to run for a particular seat. He explained how to qualify for a seat, and what would happen during the election.

173
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 175

Discussion ensued regarding the qualifying process; how to run for a seat on the CDD; and how the public was notified regarding the open seats and the election.

176
 177

Mr. Ward indicated Taylor Morrison could inform the interested party how to qualify for the election.

178

179 **On MOTION made by Rebekah Norton, seconded by Felipe Gonzalez,**
 180 **and with all in favor, Resolution 2024-4 was adopted, and the Chair**
 181 **was authorized to sign.**

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184 **NINTH ORDER OF BUSINESS**

Consideration of Resolution 2024-5

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Consideration of Resolution 2024-5, a Resolution of the Board of Supervisors of the Esplanade Lake Club Community Development District implementing Section 190.006(3), Florida Statutes, and requesting that the Lee County Supervisor of Elections begin conducting the District’s General

189 **Elections; Providing for compensation; setting forth the terms of office; authorizing Notice of the**
 190 **Qualifying period; and providing for severability and an effective date**

191
 192 Mr. Ward stated Resolution 2024-5 indicated the CDD would send out notice regarding the two seats up
 193 for qualified elector election. He asked if there were any questions; hearing none, he called for a
 194 motion.

195
 196 **On MOTION made by Felipe Gonzalez, seconded by Rebekah Norton,**
 197 **and with all in favor, Resolution 2024-5 was adopted, and the Chair**
 198 **was authorized to sign.**

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 201 **TENTH ORDER OF BUSINESS** **Consideration of Resolution 2024-6**

202
 203 **Consideration of Resolution 2024-6, a Resolution of the Board of Supervisors, Designating the firm of**
 204 **Holland & Knight LLP, as Bond Counsel; Providing for severability and invalid provisions; providing for**
 205 **conflict and providing for an effective date**

206
 207 Mr. Ward explained Denise Ganz was the bond counsel for the CDD but recently changed firms to
 208 Holland and Knight. He stated as such a new agreement was needed to appoint Holland and Knight as
 209 the new bond counsel going forward. He explained this would relate to the Series 2024 bonds. He
 210 asked if there were any questions; hearing none, he called for a motion.

211
 212 **On MOTION made by Rebekah Norton, seconded by Felipe Gonzalez,**
 213 **and with all in favor, Resolution 2024-6 was adopted, and the Chair**
 214 **was authorized to sign.**

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 217 **ELEVENTH ORDER OF BUSINESS** **Staff Reports**

218
 219 **I. District Attorney**
 220 **a) New performance reporting requirements for CDDs**

221
 222 *Mr. Haber: In the Agenda is a reference to the new CDD reporting requirements and in the back*
 223 *are some changes to laws dealing with independent Districts, many of which CDDs were excluded*
 224 *from. One of them that does not exclude CDDs is under Section 189.0694 which talks about CDDs*
 225 *adopting performance measures or standards. That's something that my office is working on. We*
 226 *will work with Jim to make sure we are timely in having appropriate documentation for the Board*
 227 *to consider meeting that new requirement. The other thing I will mention, all CDD board members*
 228 *are required to meet four hours of ethics training prior to the end of calendar year 2024. We can*
 229 *circulate links which have presentations, about two hours each. Completing those presentations*
 230 *essentially completes the four hours of training. Note that there is not a specific registration. It's*
 231 *sort of on the honor system, but when you fill out your Form 1 in calendar year 2025, you will see*
 232 *that there is a check box for ethics training and that's where you indicate to the state that you've*
 233 *completed the ethics training. When you fill out your Form 1 in 2024, the box will be there, but*
 234 *there is no obligation to check that box. Lastly, the boundary amendment was completed, and we*
 235 *are looking at 2024 bonds and that's all interrelated. We will continue to work on that.*

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Mr. Ward: My office will send you the links to do the ethics training. There are 2 hours of ethics, 1 hour of Sunshine, and 1 hour of public records law. There is a self-reporting requirement. You probably have received links from the Florida Association of Special Districts, which is a private company representing all sorts of special districts around the State. I understand you can do their training for \$100 dollars, and you will get a certificate to go with your training. The links we will send you will be free. We will continue to give you those links. You are required to finish the Ethics Training by December 31. I would strongly encourage you to get it done.

Mr. Haber: Just to announce that qualification period for the general election starts on June 10 at noon and expires at noon on June 14. You go in and qualify with the County Supervisor of Elections.

II. District Engineer

No report.

III. District Asset Manager

- a) **Operations Report February 2024**
- b) **Operations Report March 2024**

No report.

IV. District Manager

- a) **Florida Law changes to Form 1 Filings**
- b) **Important Board Meeting Dates for Balance of Fiscal Year 2024**
 - 1) **April 25, 2024 - Proposed Fiscal Year 2025 Budget**
 - 2) **Candidate Qualifying period: June 10 through June 14, 2024 (Seats 3 & 5)**
 - 3) **Public Hearings – Approval of Budget Fiscal Year 2025, July 11, 2024**
 - 4) **Landowners Election – November 14, 2024 (Seat 4)**
- c) **Supervisor of Elections Qualified Elector Report as of April 15, 2024**
- d) **Financial Statements for period ending January 31, 2024 (unaudited)**
- e) **Financial Statements for period ending February 29, 2024 (unaudited)**
- f) **Financial Statements for period ending March 31, 2024 (unaudited)**

No report.

TWELFTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Mr. Ward asked if there were any Supervisor’s requests.

Mr. ____ 28:07 asked about lake turnover to the CDD.

Mr. Ward stated this was an excellent question to which he did not know the answer.

Mr. ____ 28:33 indicated most of Phase 1 was turned over, Phase 2 was turned over, there were some Phase 4 lakes which needed to be turned over, and none of the Phase 5b and Phase 6 were turned over.

RESOLUTION 2024-7

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS FOR ASSESSMENT AREA TWO; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENT AREA TWO ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENT AREA TWO ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENT AREA TWO ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; RATIFYING THE ACTIONS OF THE DISTRICT MANAGER ADDRESSING THE SETTING OF A PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Esplanade Lake Club Community Development District (“**District**”) is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct certain infrastructure and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the District was established by Ordinance 18-21 of the Board of County Commissioners (the “Board of County Commissioners”) of Lee County, Florida, which ordinance became effective on September 19, 2018, and which was amended effective October 8, 2020 by Ordinance 20-10 enacted by the Board of County Commissioners to include approximately 20.359 gross acres of land adjacent to the Original Boundaries (the “First Expansion Parcel”) and to delete approximately 2.208 gross acres, and which was further amended effective April 5, 2024 by Ordinance 24-07 enacted by Board of County Commissioners to include in the District’s boundaries two adjacent parcels, referred to as the “FGCU Expansion Parcel” (approximately 40.0004 gross acres) and the “NE Expansion Parcel” (approximately 4.519 gross acres), respectively. The FGCU Expansion Parcel and the NE Expansion Parcel are referred to collectively as “Assessment Area Two” and

WHEREAS, the District anticipates issuing its Capital Improvement Revenue Bonds, Series 2024 (Assessment Area Two) (the “Series 2024 Bonds”) to finance all or a portion of the project costs described in the Second Supplemental Engineer’s Report (defined below) (the “Series 2024 Project”), which is a part of the District’s overall public infrastructure capital improvement program (the “CIP”) (defined below); and

WHEREAS, the CIP is described in the Master Engineer’s Report dated April, 2019 (the “Master Engineer’s Report”) prepared by Waldrop Engineering, as amended, supplemented and updated by the First Supplemental Engineer’s Report dated November 13, 2019 (the “First Supplemental Engineer’s Report”), and the Second Supplemental Engineer’s Report prepared by Atwell, LLC (as successor by merger with Waldrop Engineering) dated June 13, 2024 (the “Second Supplemental Engineer’s Report”) and together with the First Supplemental Engineer’s Report and the Master Engineer’s Report, the

“Engineer’s Report”). The District has previously approved the Master Engineer’s Report and the First Supplemental Engineer’s Report; and

WHEREAS, the Second Supplemental Engineer’s Report reflects that the Series 2024 Project is an additional portion of the CIP needed to serve the FGCU Expansion Parcel and concludes that the CIP (consisting of the 2019 Capital Improvement Plan described in the First Supplemental Engineer’s Report and the 2024 Project) are a system of improvements benefitting all developable and assessable property in the District; and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate and/or maintain all or a portion of the Series 2024 Project, all as described in the Second Supplemental Engineer’s Report, which is attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, in connection with the CIP, the District has previously approved the Master Special Assessment Methodology report dated April 19, 2019 (“Master Methodology”) prepared by JP Ward and Associates, LLC; and

WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the Series 2024 Project by the levy of special assessments (“Area Two Assessments”) on lands within Assessment Area Two, using the methodology set forth in the Master Methodology, as supplemented by the Preliminary Supplemental Master Assessment Methodology Report dated June 13, 2024 and attached hereto as **Exhibit B** and incorporated by reference herein (the “Preliminary Supplemental Master Assessment Methodology Report”), and on file with the District Manager at c/o JP Ward & Associates LLC, 2301 Northeast 37 St (“District Records Office”); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Series 2024 Project and to impose, levy and collect the Area Two Assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT:

1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, *Florida Statutes*. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. DECLARATION OF AREA TWO ASSESSMENTS. The Board hereby declares that it has determined to make the Series 2024 Project and to defray all or a portion of the cost thereof by the Area Two Assessments.

3. DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS. The nature and general location of and plans and specifications for the Series 2024 Project are described in **Exhibit A**,

which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

4. DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE AREA TWO ASSESSMENTS ARE TO BE PAID.

- A. The total estimated cost of the Series 2024 Project is \$6,390,408.85 (“**Estimated Cost**”).
- B. The Area Two Assessments will defray approximately \$7,530,000, which is the par value of the Series 2024 Bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in the Preliminary Supplemental Master Assessment Methodology Report attached hereto as **Exhibit B**, and which is in addition to interest and collection costs. On an annual basis, the Area Two Assessments will defray no more than \$[489,751.65] per year, again as set forth in **Exhibit B**. The Preliminary Supplemental Master Assessment Methodology Report will be finalized to reflect the final pricing details of the Series 2024 Bonds prior to the issuance of the Series 2024 Bonds.
- C. The manner in which the Area Two Assessments shall be apportioned and paid is set forth in **Exhibit B**, as may be modified by supplemental assessment resolutions. The Area Two Assessments may be imposed as one or more special assessment liens, as set forth in applicable supplemental assessment resolutions, and, with respect to any particular lien, the Area Two Assessments shall be paid in not more than (30) thirty yearly installments. The Area Two Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Area Two Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Area Two Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. DESIGNATING THE LANDS UPON WHICH THE AREA TWO ASSESSMENTS SHALL BE LEVIED. The Area Two Assessments shall be levied on certain benefitted lands within Assessment Area Two, as described in **Exhibit B**, and as further designated by the assessment plat hereinafter provided for.

6. ASSESSMENT PLAT. Pursuant to Section 170.04, *Florida Statutes*, there is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Series 2024 Project and the estimated cost of the Series 2024 Project, all of which shall be open to inspection by the public.

7. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.06, *Florida Statutes*, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. PUBLIC HEARING DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Sections 170.07 and 197.3632(4)(b), *Florida Statutes*, among other provisions of Florida law, there are hereby declared a public hearing to be held as follows:

NOTICE OF PUBLIC HEARING

| | |
|-----------|---|
| DATE: | July 25, 2024 |
| TIME: | 11:00, a.m. |
| LOCATION: | Atwell Engineering 28100 Bonita Grande Drive, Suite 304 Bonita Springs, Florida 34135 |

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for the Series 2024 Project improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in **Exhibit B**. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Lee County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. PUBLICATION OF RESOLUTION. Pursuant to Section 170.05, *Florida Statutes*, the District Manager previously has taken actions on June 28, 20224, to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Lee County and to provide such other notice as may be required by law or desired in the best interests of the District.

10. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

11. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED by the Board of Supervisors of the Esplanade Lake Club Community Development District this 11th day of July 2024.

ATTEST:

**ESPLANADE LAKE CLUB COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Charles Cook, Chairperson

Exhibit A: *Second Supplemental Engineer's Report* dated June 13, 2024

Exhibit B: Preliminary Supplemental Master Assessment Methodology Report dated June 13, 2024

**Esplanade Lake Club
Community Development District
Second Supplemental Engineer's Report
June 13, 2024**

*(Supplementing the April 2019 Master Engineer's Report, as supplemented and updated by
the November 13, 2019 First Supplemental Engineer's Report*

Prepared for:
**Esplanade Lake Club
Community Development District
Lee County, Florida**

Prepared by:
**Jeremy H. Arnold, P.E.
Atwell, LLC
Bonita Springs, Florida**

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INTRODUCTION

The Esplanade Lake Club Community Development District (“**District**”) is a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*, and by Ordinance No. 18-21 of the Lee County Board of County Commissioners, as amended, which Ordinance initially became effective September 19, 2018. The District encompasses 843.37 acres and is located approximately 1.0 mile east of the Ben Hill Griffin Parkway and Alico Road intersection, in unincorporated Lee County Florida.

The project lies within Sections 11, 12, and 13 Township 46 south Range 25 east, and is bounded to the north by Alico Road, to the east by an existing FP&L easement and the future 951 extension, and the west by the Miromar Lake Development.

Please refer to **Exhibit 1 - Location Map and Exhibit 2- Aerial Map**, for reference.

On June 19, 2019, the Board of Supervisors (“**Board**”) of the District adopted Resolution 2019-24 and thereby adopted, among other things, the Master Engineer’s Report dated April, 2019 (“**Master Engineer’s Report**”). The Board subsequently adopted the First Supplemental Engineer’s Report dated November 13, 2019 (“**First Supplemental Engineer’s Report**”) which updated the Master Engineer’s Report to address, among other things, updates to the original development plan, and the potential of including certain property adjacent to the District’s boundaries (“**First Expansion Parcel**”) in the District’s boundaries. The Master Engineer’s Report and First Supplemental Engineer’s Report was prepared by the District’s prior firm of Consulting Engineers, which firm subsequently merged with Atwell, LLC, which currently serves as the District’s Consulting Engineers.

The First Supplemental Engineer’s Report stated that the District’s public Capital Improvement Plan, as defined and described in the First Supplemental Engineer’s Report (“**2019 Capital Improvement Plan**”), was substantively and functionally the same as the public capital improvement plan described in the Master Engineer’s Report.

Effective October 8, 2020, the District’s boundaries were expanded to include the First Expansion Parcel (approximately 22.67 gross acres) and contracted to delete approximately 2.208 gross acres. The 2019 Capital Improvement Plan is complete.

Effective April 5, 2024, the District’s boundaries were further expanded to include two parcels, referred to as the “FGCU Expansion Parcel” (approximately 40.0004 gross acres) and the “NE Expansion Parcel” (approximately 4.519 gross acres) respectively. The FGCU Expansion Parcel and the NE Expansion Parcel are referred to collectively as the “**2024 Expansion Parcels**.”

The District is part of a master planned community development (“**Master Development**”) consisting of approximately 843.37+/- acres within the Lee County University Community Future Land Use category in Lee County. The Master Development has been re-zoned by Lee County as a Mixed-Use Planned Development (MPD), pursuant to ordinance approval number Z-17-014 and Z-22-020 as well as multiple Administrative Modifications. The approval entitles the Master Development with a maximum of 1,950 dwelling units including a combined maximum of 487 dwelling units allocated for single family. The ordinance also allows for non-residential uses such as retail, commercial, research and development, offices, and a hotel. The maximum square

footage of non-residential uses shall not exceed 200,000 of retail, 110,000 of office, 20,000 of research and development, 10,000 of medical office, and 250 hotel/motel rooms. The commercial component of the MPD will be concentrated at the northeast corner of the property outside of the District’s boundary, as it may be amended. Please refer to **Exhibit 3** for an overlay of the master site plan and District boundary.

The District represents only a portion of the development area within the Master Development. The portion of the Master Development in the boundaries of the District is referred to as “Esplanade Lake Club.”

Prior to the 2024 Expansion Parcels being included in the District’s boundaries, there were 710 platted dwelling units (comprised of single-family and multi-family units in Esplanade Lake Club). The FGCU Expansion Parcel is comprised of 99 platted single-family and multi-family lots and the NE Expansion Parcel is comprised of 5 platted single-family and multi-family lots.

See **Exhibit 4A - Legal Description** in the appendices of the report for the current District Boundary and **Exhibit 4B - Legal Description** - for the legal descriptions of the 2024 Expansion Parcels. The matrix shown in **Table 1 and Table 1A** below represents the anticipated product mix for the lands within the District prior to the inclusion of the 2024 Expansion Parcels in the boundaries of the District and the anticipated product mix for the lands within the 2024 Expansion Parcels. Please note that the information in Table 1 and Table 1A may be revised as development proceeds and the final site plan is further refined by the Developer, hereinafter defined.

Table 1: CDD Lot Matrix Prior to Inclusion of 2024 Expansion Parcels

| PRODUCT TYPE | UNIT COUNT | PERCENT OF TOTAL |
|--------------|------------|------------------|
| Twin Villas | 186 | 26.2% |
| 52’ lots | 177 | 24.9% |
| 62’ lots | 149 | 21.0% |
| 76’ lots | 83 | 11.7% |
| 90’ lots | 11 | 1.5% |
| Multi-Family | 104 | 14.6% |
| TOTAL | 710 | 100.0% |

Table 1A: 2024 Expansion Parcels Lot Matrix

| FGCU EXPANSION PARCEL PRODUCT TYPE | UNIT COUNT | PERCENT OF TOTAL |
|---------------------------------------|------------|---------------------|
| 52' lots | 30 | 31.9% |
| 62' lots | 64 | 68.1% |
| TOTAL | 94 | 100.0% |

| NE EXPANSION PARCEL PRODUCT TYPE | UNIT COUNT | PERCENT OF TOTAL |
|-------------------------------------|------------|---------------------|
| 52' lots | 5 | 100.0% |
| TOTAL | 5 | 100.0% |

PURPOSE AND SCOPE

The District was established for the purposes of financing, acquiring, constructing, maintaining and operating all or a portion of the public infrastructure necessary for the community development within the District.

The purpose of this report is to outline the public capital infrastructure improvements needed to serve the FGCU Expansion Parcel (“**2024 Project**”). Each specific category of the 2024 Project is the same as the similar category included in the 2019 Capital Improvement Plan, however, the scope of each specific category has been expanded to take into account the FGCU Expansion Parcel. The 2019 Capital Improvement Plan described in the First Supplemental Engineer’s Report and the 2024 Project outlined herein are necessary for the functional development of the District as required by Lee County, Florida and the South Florida Water Management District (“**SFWMD**”).

As noted earlier, the 2019 Capital Improvement Plan is complete and includes public infrastructure improvements and facilities needed to serve the 710 dwelling units described in Table 1 and the planned units in the NE Expansion Parcel described in Table 1A. However, because the 2019 Capital Improvement Plan and the 2024 Project function as a system of improvements, all assessable property in the District’s boundaries benefits equally from the 2019 Capital Improvement Plan and the 2024 Project.

The First Supplemental Engineer’s Report reflected that the 2019 Capital Improvement Plan was estimated to cost \$23,228,317.00. The District financed a portion of the costs of the District’s public 2019 Capital Improvement Plan (“**2019 Project**”) in the approximate amount of \$20.156

million through the issuance of its Special Assessment Bonds, Series 2019A-1 and Special Assessment Bonds, Series 2019A-2 (collectively, “**2019 Bonds**”). The District applied proceeds of the 2019 Bonds to acquire components of the 2019 Project from Taylor Morrison of Florida, Inc. (the “**Developer**”), the primary developer of lands within the District. The Developer contributed to the District the portions of the 2019 Capital Improvement Plan not financed by the 2019 Bonds. The Developer also funded the private improvements needed to serve the portion of the development in the District’s boundaries prior to the inclusion of the 2024 Expansion Parcels.

The District will finance a portion of the public infrastructure improvements that comprise the 2024 Project and are eligible to be financed on a tax-exempt basis by acquiring completed components of these improvements from the Developer with proceeds of the District’s Special Assessment Bonds, Series 2024 (“**2024 Bonds**”). The Developer will contribute to the District the portions of the 2024 Project not financed by the 2024 Bonds and needed to develop the FGCU Expansion Parcel. The Developer will also fund the private improvements needed to serve the FGCU Expansion Parcel.

The District will own, operate and maintain the portions of the 2019 Capital Improvement Plan and the 2024 Project not dedicated or conveyed to other local governmental entities.

The 2024 Project described in this report reflects the District’s present intentions. Cost estimates contained in this report have been prepared based on the best available information, including bid documents and pay requests where available. These estimates may not reflect final engineering design or complete environmental permitting. Actual costs will vary based upon final plans, design, planning, approvals from regulatory authorities, inflation, etc. Nevertheless, all costs contained herein, may be reasonably expected to adequately fund the improvements described, and contingency costs as included are reasonable.

CAPITAL IMPROVEMENT PLAN (2024 PROJECT)

The 2024 Project, includes planned public infrastructure improvements that will provide special benefit to all assessable land within the District. In particular, the 2024 Project includes: (i) improvements within the District such as the stormwater management system, water and wastewater utilities, and environmental mitigation and (ii) soft costs such as professional fees and permitting costs.

The estimated total cost of the 2024 Project is estimated to be \$6,390,408.85. Refer to **Table 5** of this report for a summary of the costs by infrastructure category for the planned 2024 Project expenditures. The 2024 Project is expected to be complete by December 31, 2024.

PERMITS AND APPROVALS

Table 2 below lists the status of all applicable permits and approvals necessary for the 2024 Project. The Developer received zoning approval for the Master Development, which includes the 2024 Expansion Parcels, from Lee County in 2014 and 2022 (Ordinance No. Z-17-014 & Z-22-020). Compliance with the conditions of the zoning approval and permitting requirements is currently being accomplished. It is our opinion that the 2024 Project is feasible, there are no technical reasons existing at this time which would prohibit the implementation of the 2024 Project as presented herein and that permits normally obtained by site development engineers not heretofore

issued and which are necessary to effect the improvements described herein will be obtained during the ordinary course of development.

Table 2: 2024 Project Permits

| Agency | Permit Type | Permit Number | Date Approved/Status |
|------------|-------------------------------|--------------------------------------|----------------------|
| Lee County | Development Order | DOS2022-00202 | 08/28/2023 |
| Lee County | Recorded Plat | Instrument No. 2023000400383 | 12/26/2023 |
| Lee County | Vegetation Removal Permit | VEG2023-00268 | 10/02/2023 |
| SFWMD | Environmental Resource Permit | 36-03568-P-05 | 04/24/2023 |
| SFWMD | Water Use Permit | 36-08316-W | 06/13/2023 |
| Lee County | Zoning | Ordinance No. Z-17-014 & Z-22-020 | 11/02/2022 |

LAND USE

As stated, current District includes approximately 843.37 acres, including the 2024 Expansion Parcels. **Table 3** below, illustrates the current land use plan in acreage for the District. Such information is subject to change. **Table 3A** includes the land use summary for the 2024 Expansion Parcels.

Table 3: Land Use Summary for the District

| TYPE OF USE | ACRES +/- | PERCENT OF TOTAL |
|-----------------------------------|----------------|------------------|
| Storm Water Management | 27.10 | 3.2% |
| Recreational Lakes | 364.4 | 43.2% |
| Residential Tracts | 146.80 | 17.4% |
| Road Rights-of-Way | 43.82 | 5.2% |
| Preservation Areas | 23.68 | 2.8% |
| Parks and Amenities | 23.67 | 2.8% |
| Other (Uplands, Open Space, etc.) | 213.90 | 25.4% |
| TOTAL | 843.374 | 100.0% |

Table 3A: Land Use Summary for the 2024 Expansion Parcels

| TYPE OF USE | ACRES +/- | PERCENT OF TOTAL |
|------------------------------|--------------|------------------|
| FGCU Expansion Parcel | | |
| Storm Water Management | 4.95 | 11.1% |
| Residential Tracts | 6.97 | 15.7% |
| Road Rights-of-Way | 22.31 | 50.1% |
| Other | 4.50 | 10.1% |
| Total | 44.51 | 100.00 |
| NE Expansion Parcel | | |
| Storm Water Management | | |
| Residential Tracts | 1.06 | 59.9% |
| Road Rights-of-Way | 0.21 | 11.9% |
| Other | 0.50 | 28.2% |
| Total | 1.77 | 100.00 |

STORMWATER MANAGEMENT

Lee County and the SFWMD regulate the design criterion for the stormwater management system within the District. The District is located within the Ester River Watershed. The existing site was historically utilized as a commercial mining facility with operations ceasing in approximately 2008. The mining operation left an existing 402-acre lake within the project limits known as “**Lake 5/6**”

The 2024 Project includes stormwater management improvements needed to serve the FGCU Expansion Parcel that are a continuation of the stormwater management improvements in the 2019 Capital Improvement Plan. The stormwater management improvements in the 2024 Project consist of earthwork, stabilization of the bank of Lake 5/6 adjacent to the development, and drainage systems, all of which are a requirement of the Environmental Resource Permit. The majority of the upland portions of the site were cleared and its terrain altered from the existing condition by either dredging and/or filling operations associated with the mining operations facility. The Stormwater Management Plan for the District focuses on utilizing newly constructed ponds in the uplands for stormwater treatment s throughout the site.

The primary requirements of the stormwater management system for the District are:

1. To provide a stormwater conveyance and storage system, which includes stormwater quality treatment.
2. To adequately protect development within the District from regulatory-defined rainfall events.

3. To maintain wetland hydroperiods.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of the development.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas that naturally drains through the District. Accommodating existing drainage conditions is a requirement of more than one regulatory agency and is an integral part of the infrastructure improvements constructed with development projects.
6. Preserve the function of the floodplain storage during the 25-year storm event.

The stormwater collection and outfall systems will be a combination of curb inlets, pipe culverts, control structures and open waterways and will include the Lake 5/6 bank stabilization in a District easement or other District-owned right-of-way. Wetland hydroperiods (normal pool and season high water elevations) will be maintained through proper design and maintenance of the outfall control structures. No impact fee credits are associated with the construction of any of these improvements.

The District will finance, own, operate and maintain the stormwater system, with the exception that the County will own, operate and maintain the inlets and storm sewer systems within County right-of-way. The District's stormwater improvements can be found on **Exhibit 5 - Storm Water Management Facilities**.

NOTE: No private earthwork is included in the 2024 Project. Accordingly, the District will not fund any costs of mass grading of lots, and lake excavation for stormwater ponds within the 2024 Project includes only the portion from the control elevation to the depth required to meet water quality criteria set forth by the SFWMD. Moreover, the purpose of the lakes is to manage stormwater, with any use of such water for irrigation on private lots being incidental to that purpose. Further, all lakes included in the 2024 Project will be constructed in accordance with the applicable requirements of governmental authorities with jurisdiction over lands in the District and not for the purpose of creating fill for private property. Additionally, all improvements within the District-funded stormwater management plan will be located on publicly owned land or within public easements or public rights-of-way. Finally, it is less expensive to allow the developer of the land in the District to use any excess fill generated by construction of the improvements in the stormwater system than to haul such fill off-site.

As identified on the development plan, some portions of the Lake 5/6 shoreline will be modified from the existing condition to provide additional residential water front access to the recreation lake. These modifications to the existing Lake 5/6 will be Developer-funded improvements and are not included as part of the lake bank stabilization that is included in the 2024 Project. No other modifications are intended at this time. Lake 5/6 will be CDD owned and maintained as identified in **Table 4**.

ENVIRONMENTAL CONSERVATION/MITIGATION

The 2019 Capital Improvement Plan identified 37.7 acres of forested/herbaceous wetland and indigenous preserve areas associated with the proper construction of the District's infrastructure and required by SFWMD and the existing Environmental Resource Permit. An additional 3.23 acres of forested/herbaceous wetland and 8.0 acres of indigenous preserve areas are required by

SFWMD and Lee County as a result of the inclusion of the FGCU Expansion Parcel in the District's boundaries. The 3.23 forested/herbaceous wetland were mitigated through wetland mitigation credits with the Corkscrew Regional Mitigation Bank and the 8.0 acres of indigenous preserve areas were preserved onsite. Only the costs of improving the 8.0 acres will be included in the 2024 Project; no monitoring costs are included in the 2024 Project.

WASTEWATER COLLECTION

The District falls within the Lee County utility service area with wastewater treatment service to be provided by the Lee County Public Works Department and its existing infrastructure in the area. The County has sufficient capacity to serve the District's water and wastewater needs at build out. Facilities will be designed and constructed in accordance with County and Florida Department of Environmental Protection Standards. The project's wastewater needs will be served via the existing infrastructure within the Alico Road right-of-way via an existing 12-inch force main along the southern right-of-way line of Alico Road. Wastewater facilities include gravity collection lines with individual services, lift stations, and force mains to connect to the existing County system that runs along the south side of the Alico Road ROW. Approximately 0.75 miles of 8-inch gravity collection lines are included in the 2024 Project. Please refer to **Exhibit 6 - Sanitary Sewer Facilities Exhibit** for the project's internal sanitary sewer collections system layout.

The wastewater collection systems included in the 2024 Project will be acquired by the District from the Developer and then dedicated to Lee County for ownership, operation and maintenance. There are no impact fee credits associated with the construction of any of these improvements.

WATER DISTRIBUTION SYSTEM

The District falls within the Lee County utility service area with potable water service to be provided by the Lee County Public Works Department and its existing infrastructure in the area. The County has sufficient capacity to serve the District's water and wastewater needs at build out. Facilities will be designed and constructed in accordance with County and Florida Department of Environmental Protection Standards.

The project's potable water needs will be served via the existing infrastructure within the Alico Road right-of-way. Potable water service will be provided via the existing two (2) 24" potable water mains. Please note that these mains are scheduled to be placed out of service with the construction of the Alico Road Widening project and a single 36" potable water main will be constructed along the northern right-of-way line in their place. The water facilities include potable distribution mains along with necessary valving, fire hydrants and water services to individual units and common areas. Approximately 0.82 miles of 8 to 10-inch water mains will be constructed with the 2024 project. The planned water distribution system is shown in **Exhibit 7 -Potable Water Facilities Exhibit**.

The water distribution systems included in the 2024 Project will be acquired by the District from the Developer and then dedicated to Lee County for ownership, operation and maintenance. There are no impact fee credits associated with the construction of any of these improvements.

PERIMETER LANDSCAPING

Landscaping improvements are included in the 2024 Project. Please refer to **Exhibit 8 - Landscape Exhibit** for the location of the public landscaping. Irrigation for the required landscaping will be provided by the HOA through an agreement with the District. Such landscaping shall be located on property owned by the District or in a public right of way or public easement in right of way owned by the County (in which case it will be maintained pursuant to a right-of-way agreement to be entered into by the District with the County). The 2024 Project does not include the cost of irrigation improvements.

CONTINGENCY

This category includes the cost for adjustments as a result of unexpected field conditions, requirements of governmental agencies and other unknown factors that may occur throughout the course of development of the infrastructure. In general, the contingency amount is based on a percentage of the total Infrastructure cost estimate.

PROFESSIONAL AND PERMIT FEES

Professional fees include civil engineering, costs for site design, permitting, inspection and master planning, survey costs for construction staking and record drawings as well as preparation of preliminary and final plats, geotechnical cost for pre-design soil borings, under drain analysis and construction testing, and architectural cost for landscaping. Also included in this category are fees associated with environmental consultation and permitting and legal fees

OWNERSHIP AND MAINTENANCE

The ownership and maintenance responsibilities for the 2024 Project are set forth in **Table 4** below.

Table 4: Ownership and Maintenance Responsibilities

| FACILITY | FUNDED BY | O & M | OWNERSHIP |
|---|---------------|---------|-----------|
| Perimeter Landscaping | Developer/CDD | CDD | CDD |
| Water & Wastewater Facilities | Developer/CDD | COUNTY | COUNTY |
| Stormwater Management (including earthwork) | Developer/CDD | CDD | CDD |
| Preserve Areas | Developer/CDD | CDD/HOA | CDD |

2024 PROJECT COST ESTIMATES

The 2024 Project identifiable total costs associated with the infrastructure improvements are estimated to be \$6,390,408.85. The Summary of Estimated Project costs shown below in **Table 5**, outlines the anticipated costs associated with the construction and acquisition of public infrastructure comprising the 2024 Project.

Table 5: Cost Estimates

| Improvement | 2024 Project Estimated Cost |
|---------------------------------------|--|
| Professional & Permit Fees | \$728,013.19 |
| Earthwork for Stormwater Management | \$2,301,353.10 |
| Environmental Conservation/Mitigation | \$565,250.00 |
| Stormwater Management | \$1,179,541.96 |
| Wastewater Collection | \$498,631.95 |
| Water Distribution System | \$436,672.39 |
| Perimeter Landscaping | \$100,000.00 |
| Contingency (10%) | \$580,946.26 |
| TOTAL | \$6,390,408.85 |

1. The 2024 Bonds will fund only a portion of the costs of the 2024 Project.

The cost estimates set forth herein are estimates based on current plans and market conditions, which are subject to change. Accordingly, the 2024 Project, as used herein refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units in the FGCU Expansion Parcel, which number and type of units may be changed with the development of Esplanade Lake Club. Stated differently, during development and implementation of the public infrastructure improvements as described herein, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

SUMMARY AND CONCLUSION

The infrastructure, as outlined above, is necessary for the functional development of the District as required by the applicable independent unit of local government. The planning and design of the infrastructure is in accordance with current governmental regulatory requirements. The infrastructure will provide its intended function so long as the construction is in substantial compliance with the design and permits. The platting, design and permitting of the site plan are ongoing at this time and there is no reason to believe such permitting will not be obtained.

Items of construction in this report are based on current plan quantities for the infrastructure construction as shown on the master plans, conceptual plans, construction drawings and specifications, last revisions. It is the professional opinion of Atwell, LLC that the estimated infrastructure costs provided herein for the District improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to all developable and assessable lands within the District. All such

infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) of the *Florida Statutes*. Further, the 2019 Capital Improvement Plan and the 2024 Project function as a system of improvements benefitting all lands within the District.

The infrastructure total construction cost developed in this report is only an estimate and not a guaranteed maximum price. The estimated cost is based on unit prices currently being experienced for ongoing and similar items of work in Lee County and quantities as represented on the master plans. The labor market, future costs of equipment and materials, and the actual construction processes frequently vary and cannot be accurately forecasted. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate. The professional services for establishing the opinion of estimated construction cost are consistent with the degree and care and skill exercised by members of the same profession under similar circumstances.

Jeremy H. Arnold, P.E.
District Engineer
FL Registration No. 66421

#503714578_v1

**ESPLANADE LAKE CLUB
COMMUNITY DEVELOPMENT DISTRICT**

Preliminary Supplemental Master Special Assessment
Methodology for Capital Improvement Revenue Bonds, Series
2024 (Assessment Area Two)

Prepared by:

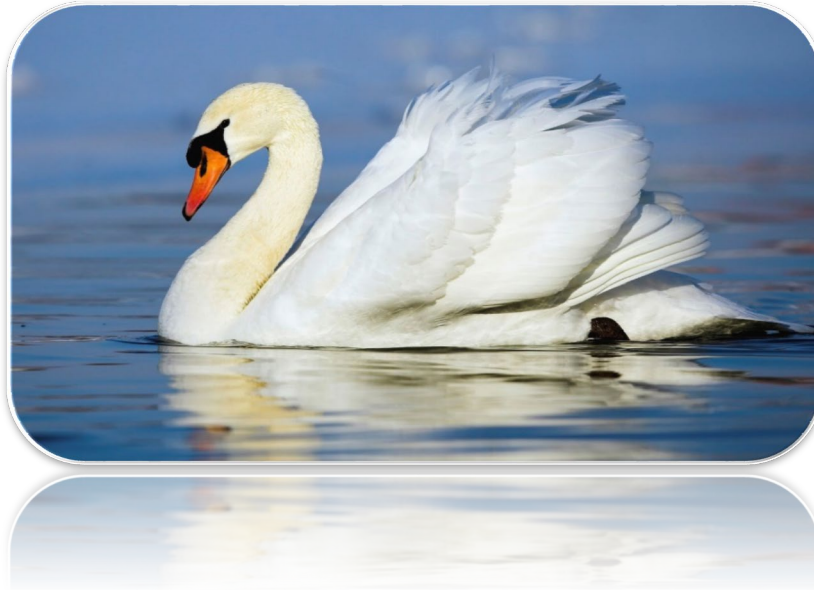
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1.0 INTRODUCTION

This preliminary supplemental master assessment methodology report (“**Report**”) supplements the Master Special Assessment Methodology report dated April 19, 2019 (“**Master Methodology**”) prepared by JPWard and Associates, LLC previously adopted by the Board of Supervisors (“**Board**”) of the Esplanade Lake Club Community Development District (“**District**”). All capitalized terms not otherwise defined herein shall have the meanings ascribed thereto in the Master Methodology.

This Report is prepared in connection with the proposed issuance by the District of its Capital Improvement Revenue Bonds, Series 2024 (Assessment Area Two) (the “**Series 2024 Bonds**”) to finance all or a portion of the project costs described in the Second Supplemental Engineer’s Report (defined below) (the “**Series 2024 Project**”), which is a part of the District’s overall public infrastructure capital improvement program (the “**CIP**”) and for the other purposes described herein. The Series 2024 Bonds are expected to be the final series of Bonds (hereinafter defined) issued by the District with respect to the CIP.

The CIP is described in the Master Engineer’s Report dated April, 2019 (the “**Master Engineer’s Report**”) prepared by Waldrop Engineering, as amended, supplemented and updated by the First Supplemental Engineer’s Report dated November 13, 2019 (the “**First Supplemental Engineer’s Report**”), and the Second Supplemental Engineer’s Report prepared by Atwell, LLC (as successor by merger with Waldrop Engineering) dated June 13, 2024 (the “**Second Supplemental Engineer’s Report**”) and together with the First Supplemental Engineer’s Report and the Master Engineer’s Report, the “**Engineer’s Report**”). The District has previously approved the Engineer’s Report.

The Engineer’s Report reflects that the CIP, which includes the hereinafter defined 2019 Capital Improvement Plan, and the Series 2024 Project function as a system of improvements benefitting all developable and assessable lands within the District.

Among other matters described herein, this means that, from an assessment standpoint, the District may fund any portion of the CIP with any series of bonds payable with revenues derived from the collection of non-ad valorem special assessments (the “**Assessments**”) levied on any assessable lands within the District, provided that, among other requirements, a supplemental engineer’s report (like the Second Supplemental Engineer’s Report) are produced for each bond issuance identifying what eligible specific improvements are being financed from that particular series of bonds.

This Report is designed to conform to the requirements of the Florida Constitution and Chapters 170, 190 and 197, Florida Statutes with respect to the Series 2024 Assessments

(hereinafter defined) and is consistent with our understanding of the case law on this subject. Once levied by the Board, the Series 2024 Assessments will constitute liens co-equal with the liens of state, county, municipal and school board taxes against developable and assessable property in Assessment Area Two (hereinafter defined).

2.0 DISTRICT BOUNDARIES

The District is a special purpose unit of local government established pursuant to Chapter 190, Florida Statutes, and by Ordinance 18-21 of the Board of County Commissioners (the “**Board of County Commissioners**”) of Lee County, Florida, which ordinance became effective on September 19, 2018. At that time, the District encompassed approximately 778.93+/- acres of land (the “Original Boundaries”).

Effective October 8, 2020, Ordinance 18-21 was amended by Ordinance 20-10 enacted by the Board of County Commissioners to include approximately 20.359 gross acres of land adjacent to the Original Boundaries (the “First Expansion Parcel”) and to delete approximately 2.208 gross acres.

Effective April 5, 2024, Ordinance 18-21, as amended, was further amended by Ordinance 24-07 enacted by Board of County Commissioners to include in the District’s boundaries two adjacent parcels, referred to as the “**FGCU Expansion Parcel**” (approximately 40.0004 gross acres) and the “**NE Expansion Parcel**” (approximately 4.519 gross acres), respectively. The FGCU Expansion Parcel and the NE Expansion Parcel are referred to collectively as “**Assessment Area Two.**”

The District’s boundaries now comprise 843.374 acres.

3.0 DISTRICT BONDS AND THE CIP; CERTAIN MATTERS RELATING TO ASSESSMENTS

On July 29, 2019, the Circuit Court for the Twentieth Judicial Circuit validated the issuance of the District’s Capital Improvement Revenue Bonds (the “**Bonds**”) in an amount not to exceed \$31,030,000.00.

The District has previously issued its Capital Improvement Revenue Bonds Series 2019A-1 and its Capital Improvement Revenue Bonds, Series 2019A-2 (collectively, the “**Series 2019 Bonds**”) to finance a portion of the CIP described in the First Supplemental Engineer’s Report (the “**2019 Capital Improvement Plan**”). The First Supplemental Engineer’s Report stated that the 2019 Capital Improvement Plan had a total estimated cost of \$23,228,317.00. The portion of the 2019 Capital Improvement Plan financed by the Series 2019 Bonds (approximately \$20.156 million) is referred to as the “**Series 2019**

Project.” The Second Supplemental Engineer’s Report states that the 2019 Capital Improvement Plan is complete

Pursuant to resolutions previously adopted by the District, the District has equalized, allocated and levied Assessments (the “**2019 Assessments**”) relating to the 2019 Bonds and the Series 2019 Project on certain developable and assessable land in the District (“**Assessment Area One**”). The 2024 Expansion Parcels are **not** included in Assessment Area One. As of the date hereof, the 2019 Assessments have been allocated to 715 platted residential single-family and multi-family lots in Assessment Area One in accordance with the assessment methodology (the “**Methodology**”) set forth in the Methodology Report.

The District now desires to issue the Series 2024 Bonds to finance all or a portion of the costs of the public Series 2024 Project described in the Second Supplemental Engineer’s Report. The Second Supplemental Engineer’s Report reflects that the Series 2024 Project is an additional portion of the CIP need to serve the FGCU Expansion Parcel. A summary of the Engineer’s Cost Estimate with respect to the Series 2024 Project is fully summarized in Table II attached hereto.

The Second Supplemental Engineer’s Report concludes that the CIP (consisting of the 2019 Capital Improvement Plan and the 2024 Project) are a system of improvements benefiting all developable and assessable property in the District.

This Report applies the Methodology set forth in the Master Methodology to the unit types planned for Assessment Area Two in order to allocate the estimated costs associated with the financing of the Series 2024 Project. In furtherance thereof, the District will take the actions required by applicable law to equalize, allocate and levy Assessments (the “**Series 2024 Assessments**”) on the developable and assessable property in Assessment Area Two, consisting of 99 platted single-family or multi-family lots in the FGCU Expansion Parcel and 5 platted single-family lots in the NE Expansion Parcel. No property in Assessment Area One is included in Assessment Area Two. To the extent applicable and not inconsistent with this Report, matters set forth in the Master Methodology are incorporated herein by reference.

4.0 LAND USE PLAN

The anticipated Land Use Plan for Assessment Area Two is identified in Table I and reflects the expected number of residential units to be constructed by type of unit by the Developer.

5.0 CAPITAL REQUIREMENTS

In the Second Supplemental Engineer's Report, the District Engineer has identified the portions of the CIP comprising the Series 2024 Project that are eligible to be financed by the Series 2024 Bonds, all or in part, as described in Table II. It is estimated that the cost of the Series 2024 Project is \$6,390,408.85.

6.0 SERIES 2024 ASSESSMENTS

The Series 2024 Assessments are determined in a manner consistent with the Methodology set forth in the Master Methodology. Accordingly, and based on the determinations made in the Second Supplemental Engineer's Report, it is our opinion that the Series 2024 Assessments to be levied in connection with the Series 2024 Bonds are supported by sufficient benefit from the CIP and are fairly and reasonably allocated as described herein, in a manner consistent with applicable Florida Law.

7.0 SERIES 2024 BONDS

The matters in this section are preliminary and subject to change. This report will be updated to reflect the final pricing details of the Series 2024 Bonds.

As shown in Table III, the District will issue the Series 2024 Bonds in an aggregate principal amount of \$6,935,000 to finance a portion of the Series 2024 Project in the estimated amount of \$6,141,268.11, fund a debt service reserve, fund capitalized interest on the Series 2024 Bonds and pay issuance costs.

The Series 2024 Bonds are further structured as current-interest bonds, with repayment occurring in thirty (30) substantially equal annual installments of principal and interest, not including any capitalized interest period. Interest payment dates shall occur every May 1 and November 1 from the date of issuance until final maturity of the Series 2024 Bonds. The first scheduled payment of coupon interest is expected to be due May 1, 2025 however, interest will be capitalized through May 1, 2025 with the first scheduled principal payment due on May 1, 2026. The annual principal payments will be due each May 1 thereafter until final maturity.

8.0 EXISTING AND FUTURE CONTRIBUTION REQUIREMENTS

The Developer may opt to prepay the Series 2024 Assessments on particular product types and/or lands in the Assessment Area Two using a contribution of portions of the CIP not financed by the Series 2019 Bonds as part of the Series 2019 Project or by the Series 2024 Bonds as part of the Series 2024 Project in order for the Series 2024 Assessments to reach certain target levels or for other purposes.

In connection with each bond issuance, including the Series 2024 Bonds, the District and the Developer has entered, or will enter, into a completion agreement which will require the Developer to complete portions of the CIP not funded by the Bonds, and which are not contemplated to be constructed by any future bond issue of the District. Each completion agreement and any future modifications thereto will allow the District to ensure that contributions of infrastructure will be made when required. In the event that a particular project is not completed, required contributions are not made, or under certain other circumstances, the District may elect to reallocate the assessments within an assessment area, such as Assessment Area Two, and the District expressly reserves the right to do so; provided, however, that any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District.

9.0 ALLOCATION AND ASSIGNMENT METHODOLOGY

The Series 2024 Assessments assignable to planned unit types in Assessment Area Two are shown in Table IV, applying the Methodology.

10.0 PREPAYMENT OF SERIES 2024 ASSESSMENTS

As will be further provided in the assessment proceedings relating to the Series 2024 Assessments, notwithstanding anything to the contrary in the Master Methodology or herein, such Series 2024 Assessments may be prepaid, at such times and in such manner as will be more fully described in the related assessment proceedings of the District, without penalty. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties and collection costs which would otherwise be permissible if the prepayment is made in connection with an assessment delinquency.

11.0 Assessment Roll

Exhibit 1 provides the Assessment Roll for the lands within Assessment Area Two to be subject to the Series 2024 Assessments.

JPWard and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker within the meaning of Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, JPWard and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

Esplanade Lake Club Community Development District
Land Use Type - Series 2024
Table I

| Product Type | | | | | | |
|---------------------|-----------|-----------|-----------|----------|----------|-----------|
| Description | 30' - 39' | 50' - 59' | 60' -69' | 70' -80' | >80' | Total |
| FGCU Annexed Parcel | 0 | 30 | 64 | 0 | 0 | 94 |
| NE Expansion Parcel | 0 | 5 | 0 | 0 | 0 | 5 |
| Total: | 0 | 35 | 64 | 0 | 0 | 99 |

**Esplanade Lake Club Community Development District
Capital Improvement Program Cost Estimate**

Table II

| | Improvement | 2024 Project Estimated Cost |
|---|---|--|
| 1 | Exterior Landscaping & Hardscape | \$0.00 |
| 2 | Subdivision Potable Water System | \$436,672.39 |
| 3 | Subdivision WasteWater System | \$498,631.95 |
| 4 | Storm Water Facilities ⁽¹⁾⁽²⁾⁽³⁾ | \$3,480,895.06 |
| 5 | Environmental Preservation & Mitigation | \$565,250.00 |
| 6 | Perimeter Landscaping | \$100,000.00 |
| | Subtotal (Improvements Benefiting All Units) | \$5,081,449.40 |
| 7 | Contingency (15%) | \$580,946.26 |
| 8 | Professional Fees | \$728,013.19 |
| | Total Improvements | \$6,390,408.85 |

The cost estimates set forth herein are estimates based on current plans and market conditions, which are subject to change. Accordingly, the 'CIP Project' as used herein refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units, which (subject to true-up determinations) number and type of units may be changed with the development of Esplanade Lake Club."

Notes:

(1)

Public Stormwater/Floodplain mgmt includes storm sewer pipes, inlets, catch basins, control structures, headwalls

(2)

Developer Funded Stormwater/Floodplain mgmt includes lake excavations, lot pad grading, road grading.

(3)

Includes Lake Excavation to a 10' minimum depth required by the South Florida Water Maangement District

(4)

The portions of the 2024 Project financed by the 2024 Bonds will be detailed in a supplement to this report prepared prior to the issue of the 2248 Bonds.

**Esplanade Lake Club Community Development District
Special Assessment Bonds
ESTIMATED - Source and Use of Funds - Master CIP**

| Table III | |
|--|------------------------|
| Sources: | |
| Bond Proceeds | |
| Par Amount | \$ 6,935,000.00 |
| | \$ 6,935,000.00 |
| Uses: | |
| Project Funds Deposit | |
| Const of Construction | \$ 6,141,268.11 |
| Rounding Proceeds | \$ 1,865.44 |
| | \$ 6,143,133.55 |
| Other Funds Deposits: | |
| Capitalized Interest through 05/01/2025 | \$ 169,040.63 |
| Debt Service Reserve at 50% of MADS | \$ 244,875.83 |
| | \$ 413,916.45 |
| Delivery Date Expenses | |
| Cost of Issuance | \$ 239,250.00 |
| Underwriter's Discount | \$ 138,700.00 |
| | \$ 377,950.00 |
| | \$ 6,935,000.00 |
| Average Coupon: | 5.85% |
| Anticipated Issuance Date | 12/1/2024 |
| Capitalized Interest Through | 5/1/2025 |
| ESTIMATED - Max Annual Debt Service | \$489,751.65 |

**Esplanade Lake Club Community Development District
Assessment Allocation - Master
Table IV**

| Description of Product | EAU Factor | Development Plan | Total EAU | Total Supplemental Engineer's Report Capital Allocation | Percent of Total Supplemental Engineer's Report Percent Allocated to Series 2024 (5) | Series 2024 Capital Allocation | Total Par Debt Allocation | Total Par Debt Allocation Per Unit | Estimated Annual Debt Service (1) | Estimated Discounts and Collections (2) | Estimated Total Annual Debt Service Per Unit | Estimated Total Annual Debt Service (1) | Total Annual Debt Service (4) |
|---------------------------------------|------------|------------------|-----------|---|--|--------------------------------|--|------------------------------------|-----------------------------------|--|--|---|-------------------------------|
| FGCU Parcel | | | | | | | | | | | | | |
| Single Family 30' - 39' (Twin Villas) | 0.65 | 0 | 0 | \$ - | 100.000% | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Single Family 50' - 59' | 0.85 | 30 | 25.5 | \$ 1,738,191.21 | 100.000% | \$ 1,738,191.21 | \$ 1,962,844.77 | \$ 65,428.16 | \$ 4,620.56 | \$ 323.44 | \$ 4,943.99 | \$ 138,616.65 | \$ 148,319.82 |
| Single Family 60' - 69' | 1 | 64 | 64 | \$ 4,362,519.11 | 100.000% | \$ 4,362,519.11 | \$ 4,926,355.51 | \$ 76,974.30 | \$ 5,435.95 | \$ 380.52 | \$ 5,816.46 | \$ 347,900.61 | \$ 372,253.66 |
| Single Family 70' - 79' | 1.1 | 0 | 0 | \$ - | 0.000% | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Single Family 80' and up | 1.15 | 0 | 0 | \$ - | 0.000% | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| NE Annexed Land Parcel | | | | | | | | | | | | | |
| Single Family 50' - 59' | 0.85 | 5 | 4.25 | \$ 289,698.53 | 14.000% | \$ 40,557.79 | \$ 45,799.71 | \$ 9,159.94 | \$ 646.88 | \$ 45.28 | \$ 692.16 | \$ 3,234.39 | \$ 3,460.80 |
| Total Units: | 99 | 99 | 94 | \$ 6,390,408.85 | | \$ 6,141,268.11 | \$ 6,935,000.00 | \$ 151,562.41 | | | | \$ 489,751.65 | \$ 524,034.27 |
| | | | | Total Engineer's Cost: \$ 6,390,408.85 | | | Total Par Debt: \$ 6,935,000.00 | | | Estimated Max Annual Debt Service: \$ | | 489,751.65 | |
| | | | | | | | | | | | | Rounding: \$ | - |

- (1) Excludes Discounts/Collection Costs
- (2) Estimated at 4% for Discounts and 3% for Collection Costs by County
- (4) Includes Discounts and Collection Costs
- (5) Series 2024 Capital Allocation Percentage

Esplanade Lake Club Community Development District
EXHIBIT 1 - Assessment Roll - Capital Improvement Program
Series 2024 Bonds

| New Lot Number | Folio # | Property Owner | Total Assessment by Folio | Planned Units by Folio Number | | | Total Planned Units |
|----------------|----------|---|---------------------------|-------------------------------|-----------------|-----------------|---------------------|
| | | | | NE Annex 52' | FGCU Parcel 52' | FGCU Parcel 62' | |
| | | | | \$ 9,159.94 | \$ 65,428.16 | \$ 76,974.30 | |
| LOT 550 | 10610901 | SMITH DANIEL P & MINDY 17381 CARAVITA LN FORT MYERS, FL 33913 | \$ 9,159.94 | 1 | | | 1 |
| LOT 551 | 10610902 | LINDE MARY ELLEN 17377 CARAVITA LN FORT MYERS, FL 33913 | \$ 9,159.94 | 1 | | | 1 |
| LOT 552 | 10610903 | BOWER MAURICE W & MARY JO 81 MARSHALL CT WILLIAMSPORT, PA 17701 | \$ 9,159.94 | 1 | | | 1 |
| LOT 553 | 10610904 | PIKE HAL W & ROXANNE D 17369 CARAVITA LN FORT MYERS, FL 33913 | \$ 9,159.94 | 1 | | | 1 |
| LOT 554 | 10610905 | HILL MARJORIE B TR FOR PMPB TRUST 17365 CARAVITA LN FORT MYERS, FL 33913 | \$ 9,159.94 | 1 | | | 1 |
| LOT 804 | 10626258 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 805 | 10626259 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 806 | 10626260 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 807 | 10626261 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 808 | 10626262 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 809 | 10626263 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 810 | 10626264 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 811 | 10626265 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 812 | 10626266 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 813 | 10626267 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 814 | 10626268 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 815 | 10626269 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |

Esplanade Lake Club Community Development District
EXHIBIT 1 - Assessment Roll - Capital Improvement Program
Series 2024 Bonds

| New Lot Number | Folio # | Property Owner | Total Assessment by Folio | Planned Units by Folio Number | | | Total Planned Units |
|----------------|----------|---|---------------------------|-------------------------------|-----------------|-----------------|---------------------|
| | | | | NE Annex 52' | FGCU Parcel 52' | FGCU Parcel 62' | |
| | | | | \$ 9,159.94 | \$ 65,428.16 | \$ 76,974.30 | |
| LOT 816 | 10626270 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 817 | 10626271 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 818 | 10626272 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 819 | 10626273 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 820 | 10626274 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 821 | 10626275 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 822 | 10626276 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 823 | 10626277 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 824 | 10626278 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 825 | 10626279 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 826 | 10626280 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 827 | 10626281 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 828 | 10626282 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 735 | 10626290 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 736 | 10626291 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 737 | 10626292 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 738 | 10626293 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 739 | 10626294 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |

Esplanade Lake Club Community Development District
EXHIBIT 1 - Assessment Roll - Capital Improvement Program
Series 2024 Bonds

| New Lot Number | Folio # | Property Owner | Total Assessment by Folio | Planned Units by Folio Number | | | Total Planned Units |
|----------------|----------|---|---------------------------|-------------------------------|-----------------|-----------------|---------------------|
| | | | | NE Annex 52' | FGCU Parcel 52' | FGCU Parcel 62' | |
| | | | | \$ 9,159.94 | \$ 65,428.16 | \$ 76,974.30 | |
| LOT 740 | 10626295 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 741 | 10626296 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 742 | 10626297 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 743 | 10626298 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 744 | 10626299 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 745 | 10626300 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 746 | 10626301 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 747 | 10626302 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 748 | 10626303 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 749 | 10626304 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 750 | 10626305 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 751 | 10626306 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 752 | 10626307 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 762 | 10626317 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 65,428.16 | | 1 | | 1 |
| LOT 763 | 10626318 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 65,428.16 | | 1 | | 1 |
| LOT 764 | 10626319 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 65,428.16 | | 1 | | 1 |
| LOT 765 | 10626320 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 65,428.16 | | 1 | | 1 |
| LOT 766 | 10626321 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 65,428.16 | | 1 | | 1 |

Esplanade Lake Club Community Development District
EXHIBIT 1 - Assessment Roll - Capital Improvement Program
Series 2024 Bonds

| New Lot Number | Folio # | Property Owner | Total Assessment by Folio | Planned Units by Folio Number | | | Total Planned Units |
|----------------|----------|---|---------------------------|-------------------------------|-----------------|-----------------|---------------------|
| | | | | NE Annex 52' | FGCU Parcel 52' | FGCU Parcel 62' | |
| | | | | \$ 9,159.94 | \$ 65,428.16 | \$ 76,974.30 | |
| LOT 767 | 10626322 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 65,428.16 | | 1 | | 1 |
| LOT 768 | 10626323 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 65,428.16 | | 1 | | 1 |
| LOT 769 | 10626324 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 65,428.16 | | 1 | | 1 |
| LOT 770 | 10626325 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 65,428.16 | | 1 | | 1 |
| LOT 771 | 10626326 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 65,428.16 | | 1 | | 1 |
| LOT 772 | 10626327 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 65,428.16 | | 1 | | 1 |
| LOT 773 | 10626328 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 65,428.16 | | 1 | | 1 |
| LOT 774 | 10626329 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 65,428.16 | | 1 | | 1 |
| LOT 775 | 10626330 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 65,428.16 | | 1 | | 1 |
| LOT 776 | 10626331 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 65,428.16 | | 1 | | 1 |
| LOT 777 | 10626332 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 65,428.16 | | 1 | | 1 |
| LOT 778 | 10626333 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 65,428.16 | | 1 | | 1 |
| LOT 779 | 10626334 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 65,428.16 | | 1 | | 1 |
| LOT 780 | 10626335 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 65,428.16 | | 1 | | 1 |
| LOT 781 | 10626336 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 65,428.16 | | 1 | | 1 |
| LOT 782 | 10626337 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 65,428.16 | | 1 | | 1 |
| LOT 783 | 10626338 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 65,428.16 | | 1 | | 1 |
| LOT 784 | 10626339 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 65,428.16 | | 1 | | 1 |

Esplanade Lake Club Community Development District
EXHIBIT 1 - Assessment Roll - Capital Improvement Program
Series 2024 Bonds

| New Lot Number | Folio # | Property Owner | Total Assessment by Folio | Planned Units by Folio Number | | | Total Planned Units |
|----------------|----------|---|---------------------------|-------------------------------|-----------------|-----------------|---------------------|
| | | | | NE Annex 52' | FGCU Parcel 52' | FGCU Parcel 62' | |
| | | | | \$ 9,159.94 | \$ 65,428.16 | \$ 76,974.30 | |
| LOT 785 | 10626340 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 65,428.16 | | 1 | | 1 |
| LOT 786 | 10626341 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 65,428.16 | | 1 | | 1 |
| LOT 787 | 10626342 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 65,428.16 | | 1 | | 1 |
| LOT 788 | 10626343 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 65,428.16 | | 1 | | 1 |
| LOT 789 | 10626344 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 65,428.16 | | 1 | | 1 |
| LOT 790 | 10626345 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 65,428.16 | | 1 | | 1 |
| LOT 791 | 10626346 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 65,428.16 | | 1 | | 1 |
| LOT 792 | 10626347 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 793 | 10626348 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 794 | 10626349 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 795 | 10626350 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 796 | 10626351 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 797 | 10626352 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 798 | 10626353 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 799 | 10626354 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 800 | 10626355 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 801 | 10626356 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 802 | 10626357 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |

Esplanade Lake Club Community Development District
EXHIBIT 1 - Assessment Roll - Capital Improvement Program
Series 2024 Bonds

| New Lot Number | Folio # | Property Owner | Total Assessment by Folio | Planned Units by Folio Number | | | Total Planned Units |
|----------------|----------|---|---------------------------|-------------------------------|-----------------|-----------------|---------------------|
| | | | | NE Annex 52' | FGCU Parcel 52' | FGCU Parcel 62' | |
| | | | | \$ 9,159.94 | \$ 65,428.16 | \$ 76,974.30 | |
| LOT 803 | 10626358 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 829 | 10626359 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 830 | 10626360 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 831 | 10626361 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 832 | 10626362 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 833 | 10626363 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 834 | 10626364 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 835 | 10626365 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 836 | 10626366 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| LOT 837 | 10626367 | TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135 | \$ 76,974.30 | | | 1 | 1 |
| Totals: | | | \$ 6,935,000.00 | 5 | 30 | 64 | 99 |

RESOLUTION 2024-8

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT RE-SETTING A PUBLIC HEARING ON THE DISTRICT’S PROPOSED BUDGET, AND RATIFYING THE ACTIONS OF THE DISTRICT MANAGER RELATING THERETO; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors of Esplanade Lake Club Community Development District (“**Board**”) prior to June 15, 2024, a proposed Budget for Fiscal Year 2025; and

WHEREAS, the Board has considered the proposed Budget and, pursuant to Resolution 2024-4 set a hearing to consider the proposed Budget; and

WHEREAS, due to a lack of quorum, the Board was not able to meet at the designated time established by Resolution 2024-3; and

WHEREAS, accordingly, and to ensure that the Board was able to timely consider the proposed Budget, the District Manager rescheduled the public hearing and caused notice to be provided in accordance with law; and

WHEREAS, the Board now desires to re-set the public hearing, and ratify the actions of the District Manager relating thereto.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. That the foregoing whereas clauses are true and correct and incorporated herein as if written into this Section.

SECTION 2. The proposed Budget submitted by the District Manager for Fiscal Year 2025 and attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

SECTION 3. A public hearing on said approved budget is hereby declared and set for the following date, hour, and location:

DATE: Thursday, July 25, 2024
HOUR: 11:00 A.M.
LOCATION: Atwell Engineering
28100 Bonita Grande Drive
Suite 304
Bonita Springs, , Florida 34135

RESOLUTION 2024-8

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTIONS OF THE DISTRICT MANAGER IN SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 4. The District Manager previously submitted a copy of the proposed budget to Lee County on April 30, 2024. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is directed to, and did, post the proposed budget on the District’s website at least two days before the Public Hearing date.

SECTION 5. Notice of this public hearing on the budget shall be, and was, published in a newspaper of general circulation in the area of the District once a week for two (2) consecutive weeks, except that the first publication shall not be fewer than 15 days prior to the date of the hearing. The notice shall further contain, and did contain, a designation of the day, time, and place of the public hearing. At the time and place designated in the notice, the Board shall hear all objections to the budget as proposed and may make such changes as the board deems necessary.

SECTION 6. The District Manager’s actions in re-setting the public hearing for the date set forth herein, and causing notice to be provided in accordance with law, are hereby ratified and approved.

SECTION 7. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 8. All Sections or parts of Sections of any Resolutions, agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 9. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Board of Supervisors of the Esplanade Lake Club Community Development District, Lee County, Florida, this 11th day of July 2024.

ATTEST:

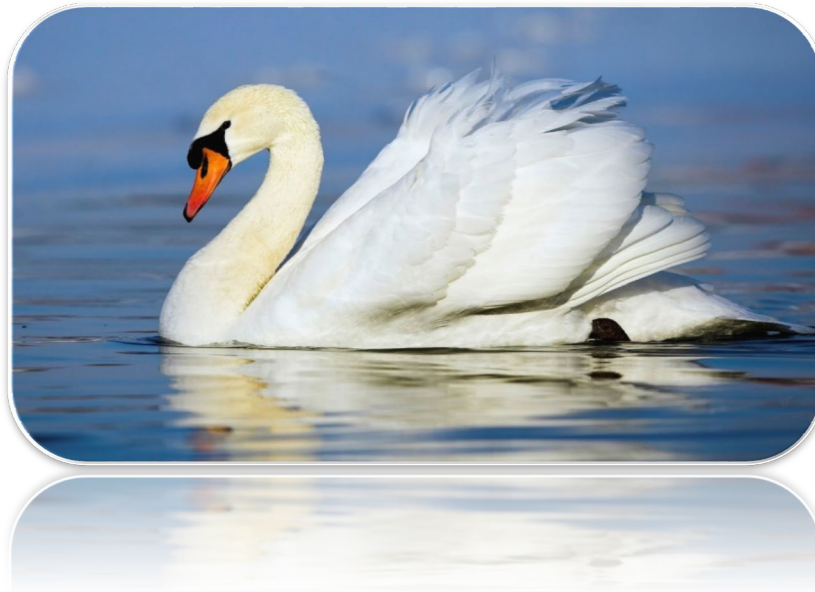
**ESPLANADE LAKE CLUB COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Charles Cook, Chairman

Exhibit A: Proposed Fiscal Year 2025 Budget

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FT. LAUDERDALE, FL. 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Esplanade Lake Club Community Development District
General Fund - Budget
Fiscal Year 2025

| Description | FY 2024 Adopted Budget | Actual at 3/20/2024 | Anticipated at 09/30/2024 | FY 2025 | Notes |
|--|------------------------------|------------------------|---------------------------------|-------------------|---|
| Revenues and Other Sources | | | | | |
| Carryforward (Available from Prior Year) | \$ - | \$ - | \$ - | \$ - | Cash Over (Short) for Operations |
| Interest Income - General Account | \$ - | \$ - | \$ - | \$ - | |
| Assessment Revenue | | | | | |
| Assessments - On-Roll | \$ 745,585 | \$ 703,203 | \$ 745,585 | \$ 935,116 | Property Owners Assessments |
| Assessments - Off-Roll | \$ - | \$ - | \$ - | \$ - | All Assessments are On-Roll |
| Contributions - Private Sources | | | | | |
| Taylor Morrison | \$ - | \$ - | \$ 3,190 | \$ - | N/A |
| Total Revenue & Other Sources | \$ 745,585 | \$ 703,203 | \$ 748,775 | \$ 935,116 | |
| Appropriations | | | | | |
| Legislative | | | | | |
| Board of Supervisor's Fees | \$ - | \$ - | \$ - | \$ - | Statutory Required Fees (Waived by Development Board Members) |
| Board of Supervisor's - FICA | \$ - | \$ - | \$ - | \$ - | FICA (if applicable) |
| Executive | | | | | |
| Professional - Management | \$ 42,000 | \$ 21,000 | \$ 42,000 | \$ 43,000 | District Manager |
| Financial and Administrative | | | | | |
| Audit Services | \$ 4,300 | \$ 4,300 | \$ 4,300 | \$ 4,400 | Statutory required audit yearly |
| Accounting Services | \$ 25,500 | \$ 12,750 | \$ 25,500 | \$ 36,000 | All Funds |
| Assessment Roll Preparation | \$ 25,500 | \$ 12,750 | \$ 25,500 | \$ 36,000 | Par Outstanding and yearly work with Property Appraiser |
| Arbitrage Rebate Fees | \$ 1,000 | \$ 500 | \$ 1,000 | \$ 1,000 | IRS Required Calculation to insure interest on Bonds does not exceed interest paid on bonds |
| Other Contractual Services | | | | | |
| Recording and Transcription | \$ - | \$ - | \$ - | \$ - | Transcription of Board Meeting |
| Legal Advertising | \$ 3,000 | \$ - | \$ 3,500 | \$ 3,500 | Statutory Required Legal Advertising |
| Trustee Services | \$ 8,250 | \$ 6,988 | \$ 6,988 | \$ 14,988 | Trust Fees for Bonds |
| Dissemination Agent Services | \$ 5,000 | \$ 2,500 | \$ 5,000 | \$ 7,000 | Required Reporting for Bonds |
| Bond Amortization Schedules | \$ - | \$ 500 | \$ 1,000 | \$ 1,000 | Required for Bonds |
| Property Appraiser & Tax Collector Fees | \$ 275 | \$ 505 | \$ 505 | \$ 700 | Fees to place assessments on tax bills |
| Bank Service Fees | \$ 250 | \$ 107 | \$ 250 | \$ 250 | Bank Fees - Governmental Bank Account |
| Travel and Per Diem | | | | | |
| | \$ - | \$ - | \$ - | \$ - | |
| Communications and Freight Services | | | | | |
| Telephone | \$ - | \$ - | \$ - | \$ - | |
| Postage, Freight & Messenger | \$ 50 | \$ 77 | \$ 100 | \$ 100 | Agenda Mailings and other misc mail |
| Computer Services (Web Site) | \$ 1,500 | \$ - | \$ 600 | \$ 600 | Statutory Maintenance of District Web Site |
| Rentals and Leases | | | | | |
| | \$ - | \$ - | \$ - | \$ - | |
| Insurance | | | | | |
| | \$ 6,300 | \$ 16,821 | \$ 16,821 | \$ 17,521 | General Liability and D&O Liability Insurance |
| Subscriptions and Memberships | | | | | |
| | \$ 175 | \$ 175 | \$ 175 | \$ 175 | Department of Economic Opportunity Fee |
| Printing and Binding | | | | | |
| | \$ 50 | \$ 233 | \$ 400 | \$ 400 | Agenda Books and Copies |
| Office Supplies | | | | | |
| | \$ - | \$ - | \$ - | \$ - | |
| Legal Services | | | | | |
| General Counsel | \$ 7,500 | \$ 5,587 | \$ 7,500 | \$ 7,500 | District Attorney |
| Boundary Amendment | \$ - | \$ 3,190 | \$ 3,190 | \$ - | District Attorney |
| Sub-Total | \$ 130,650 | \$ 87,982 | \$ 144,329 | \$ 174,134 | |
| Other General Government Services | | | | | |
| Engineering Services | | | | | |

Esplanade Lake Club Community Development District
General Fund - Budget
Fiscal Year 2025

| Description | FY 2024 Adopted Budget | Actual at 3/20/2024 | Anticipated at 09/30/2024 | FY 2025 | Notes |
|---|------------------------------|------------------------|---------------------------------|-------------------|---|
| General Engineering | \$ 5,000 | \$ - | \$ 5,000 | \$ 5,000 | District Engineer (General Services) |
| Other Assigned Services | \$ - | \$ - | \$ - | \$ - | District Engineer (Special Assigned Services) |
| Contingencies | \$ - | \$ - | \$ - | \$ - | |
| Sub-Total: | \$ 5,000 | \$ - | \$ 5,000 | \$ 5,000 | |
| Stormwater Management Services | | | | | |
| Professional Services | | | | | |
| Asset Management | \$ 36,000 | \$ 15,000 | \$ 36,000 | \$ 39,000 | Field Operations Manager |
| NPDES Monitoring | \$ - | \$ - | \$ - | \$ - | Federal Pollution Discharge Required Monitoring |
| Utility Services | | | | | |
| Electric | \$ - | \$ - | \$ - | \$ - | N/A for FY 2024 |
| Repairs & Maintenance | | | | | |
| Lake System | | | | | |
| Aquatic Weed Control | \$ 38,000 | \$ 12,741 | \$ 31,515 | \$ 38,000 | Monthly Spraying of Lakes (Additional Lakes) |
| Lake Bank Maintenance | \$ 12,000 | \$ - | \$ 15,000 | \$ 20,000 | Lake Bank Repairs as needed |
| Slope Survey Monitoring | \$ - | \$ - | \$ - | \$ - | N/A for FY 2024 |
| Water Quality Reporting | \$ 66,000 | \$ 22,740 | \$ 68,220 | \$ 69,000 | Lee County Reporting Requirements |
| Water Quality Testing (Eagles Key) | \$ 14,500 | \$ 13,961 | \$ 18,612 | \$ 19,000 | Tri-Annual water quality sampling & water quality standards rpt |
| Stormwater Structures | \$ 26,000 | \$ 45,500 | \$ 66,000 | \$ 40,000 | Periodic Inspection/Cleaning of Interconnect Pipes |
| Midge Fly Control | \$ - | \$ - | \$ - | \$ 2,500 | Periodic Control of Midge Fly's |
| Lake 5/6 Fish Stocking | \$ 20,000 | \$ - | \$ 20,000 | \$ 25,000 | Improve Water Quality, midge fly treatment, improve fishing |
| Wetland Preserves System | | | | | |
| Wetland Maintenance | \$ 19,000 | \$ - | \$ 10,000 | \$ 8,000 | Periodic Maintenance to remove exotics as needed |
| Permit Monitoring | \$ 10,000 | \$ - | \$ - | \$ - | Release from Monitoring for FY 2025 |
| Contingencies | \$ 16,440 | \$ - | \$ 16,440 | \$ 15,505 | 7% of Repairs and Maintenance |
| Capital Outlay | | | | | |
| Stormwater Structures | \$ - | \$ - | \$ - | \$ - | |
| Sub-Total | \$ 257,940 | \$ 109,942 | \$ 281,787 | \$ 276,005 | |
| Road and Street Services | | | | | |
| Professional Management | | | | | |
| Asset Management | \$ 500 | \$ - | \$ 500 | \$ 500 | |
| Utility Services | | | | | |
| Electric | \$ - | \$ - | \$ - | \$ - | |
| Repairs and Maintenance | | | | | |
| Miscellaneous Repairs | \$ 3,500 | \$ - | \$ 1,000 | \$ 2,000 | Center Place Boulevard |
| Pressure Cleaning of Sidewalk incl. Curb & Gutter | \$ 6,000 | \$ - | \$ 2,500 | \$ 6,000 | Pressure Cleaning of Sidewalk and Curb and Gutter |
| Contingencies | \$ - | \$ - | \$ - | \$ - | N/A for FY 2025 |
| Sub-Total: | \$ 10,000 | \$ - | \$ 4,000 | \$ 8,500 | |
| Landscaping Services | | | | | |
| Professional Services | | | | | |
| Asset Management | \$ 16,500 | \$ 6,875 | \$ 16,500 | \$ 18,000 | Field Operatons Manager |
| Utility Services | | | | | |
| Electric | \$ - | \$ - | \$ - | \$ - | N/A for FY 2024 |
| Repairs & Maintenance | | | | | |
| Landscaping Maintenance | \$ 104,000 | \$ 33,550 | \$ 80,520 | \$ 95,000 | Alico Road, Centerplace Blvd & Eagle's Nest |

**Esplanade Lake Club Community Development District
General Fund - Budget
Fiscal Year 2025**

| Description | FY 2024 Adopted Budget | Actual at 3/20/2024 | Anticipated at 09/30/2024 | FY 2025 | Notes |
|---|------------------------------|------------------------|---------------------------------|--------------------|--|
| Eagle Key Maintenance | \$ 15,000 | \$ 4,680 | \$ 15,000 | \$ 20,000 | Trim non -natives around Palm Tree beds & Trim of Palm Trees |
| Tree Trimming | \$ 12,000 | \$ 14,973 | \$ 18,000 | \$ 18,000 | Trimming of palms trees in the median and ROW |
| Landscape Replacements | \$ 6,000 | \$ - | \$ 10,000 | \$ 10,000 | Yearly Replacements as needed |
| Landscape & Shrub Replacements | \$ 6,000 | \$ - | \$ - | \$ - | Line item removed from FY 2025 Budget |
| Mulch Installation | \$ 8,000 | \$ 6,426 | \$ 8,000 | \$ 8,000 | One (1) full mulch, at 6 month interval touch up |
| Annuals | \$ 16,000 | \$ 3,617 | \$ 14,468 | \$ 18,000 | Four (4) times/year |
| Landscape Lighting | \$ - | \$ - | \$ - | \$ - | Periodic repair of decorative lighting fixtures |
| Irrigation System Repairs | \$ 3,000 | \$ - | \$ 1,000 | \$ 3,000 | Periodic repairs as needed |
| Rip-Rap Repairs | \$ - | \$ - | \$ - | \$ 20,000 | Periodic Repairs as needed |
| Miscellaneous Repairs | \$ 2,000 | \$ - | \$ - | \$ 2,000 | Other Miscellaneous items not accounted for separately |
| Contingencies | \$ 13,760 | \$ - | \$ - | \$ 13,580 | 7% of Repairs and Maintenance |
| Capital Outlay | | | | | |
| Eagle Key Improvements | \$ 25,000 | \$ - | \$ - | \$ 5,000 | Replacement of Dead Palms as needed |
| Center PI Blvd Landscape Improvements | \$ 20,000 | \$ - | \$ - | \$ 10,000 | Replacement of Plants as needed |
| Sub-Total: | \$ 247,260 | \$ 70,121 | \$ 163,488 | \$ 240,580 | |
| Reserves | | | | | |
| District Asset Restoration | \$ 50,000 | \$ - | \$ - | \$ 174,790 | Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures. |
| Sub-Total: | \$ 50,000 | \$ - | \$ - | \$ 174,790 | |
| Other Fees and Charges | | | | | |
| Discounts/Collection Fees | \$ 44,735 | \$ - | \$ 44,735 | \$ 56,107 | |
| Sub-Total: | \$ 44,735 | \$ - | \$ 44,735 | \$ 56,107 | |
| Total Appropriations | \$ 745,585 | \$ 268,044 | \$ 643,339 | \$ 935,116 | |
| Fund Balance: | | | | | |
| Change from Current Year Operations | \$ - | \$ 435,159 | \$ 105,436 | \$ - | |
| Beginning Fund Balance | \$ 326,869 | \$ 326,869 | \$ 326,869 | \$ 432,305 | |
| Ending Fund Balance | \$ 326,869 | \$ 762,028 | \$ 432,305 | \$ 432,305 | |
| Reservations/Use of Fund Balance | | | | | |
| Reserved for first 2.5 months operations | N/A | N/A | \$ 194,816 | \$ 194,816 | |
| District Asset Restoration (See Note Above) | N/A | N/A | \$ 237,489 | \$ 237,489 | |
| Totals: | N/A | N/A | \$ 432,305 | \$ 432,305 | |
| Assessment Rate | \$ 1,141.78 | | | \$ 1,141.78 | |
| CAP Rate - Adopted FY 2024 | \$ 1,370.49 | | | \$ 1,370.49 | |
| Total Units Subject to Assessment | 653 | | | 819 | |

Esplanade Lake Club Community Development District
 General Fund - Budget Vs Actual
 Fiscal Years 2019 through 2022

| Description | FY 2022 | | FY 2023 | | Total Annual Budget-Approved | FY 2024 | Projected - FYE 9/30/2024 |
|--|------------------------------|------------------------|------------------------------|------------------------|------------------------------|----------------------------|---------------------------|
| | Total Annual Budget-Approved | Actual - FYE 9/30/2022 | Total Annual Budget-Approved | Actual - FYE 9/30/2023 | | Actual - through 3/20/2024 | |
| Revenue and Other Sources | | | | | | | |
| Carryforward | | \$ - | | \$ - | | \$ - | \$ - |
| Interest | | | | | | | |
| Interest - General Checking | | \$ - | | \$ - | | \$ - | \$ - |
| Special Assessment Revenue | | | | | | | |
| Special Assessments - On-Roll | \$ 495,025 | \$ 402,115 | \$ 566,392 | \$ 546,238 | \$ 745,585 | \$ 703,203 | \$ 745,585 |
| Special Assessments - Off-Roll | | \$ - | | \$ - | | \$ - | \$ - |
| Developer Contribution | | \$ - | | \$ 5,958 | | \$ - | \$ 3,190 |
| Intragovernmental Transfer In | | \$ - | | \$ - | | \$ - | \$ - |
| Total Revenue and Other Sources: | \$ 495,025 | \$ 402,115 | \$ 566,392 | \$ 552,195 | \$ 745,585 | \$ 703,203 | \$ 748,775 |
| Expenditures and Other Uses | | | | | | | |
| Legislative | | | | | | | |
| Board of Supervisor's - Fees | | \$ - | | \$ - | | \$ - | \$ - |
| Board of Supervisor's - Taxes | | \$ - | | \$ - | | \$ - | \$ - |
| Executive | | | | | | | |
| Professional Management | \$ 40,000 | \$ 40,000 | \$ 41,000 | \$ 41,000 | \$ 42,000 | \$ 21,000 | \$ 42,000 |
| Financial and Administrative | | | | | | | |
| Audit Services | \$ 5,000 | \$ 4,100 | \$ 4,200 | \$ 4,200 | \$ 4,300 | \$ 4,300 | \$ 4,300 |
| Accounting Services | \$ 16,000 | \$ 16,000 | \$ 24,000 | \$ 24,000 | \$ 25,500 | \$ 12,750 | \$ 25,500 |
| Assessment Roll Services | \$ 16,000 | \$ 16,000 | \$ 24,000 | \$ 24,000 | \$ 25,500 | \$ 12,750 | \$ 25,500 |
| Arbitrage Rebate Services | \$ 500 | \$ 500 | \$ 1,000 | \$ 500 | \$ 1,000 | \$ 500 | \$ 1,000 |
| Other Contractual Services | | | | | | | |
| Legal Advertising | \$ 5,000 | \$ 7,355 | \$ 5,000 | \$ 3,854 | \$ 3,000 | \$ - | \$ 3,500 |
| Trustee Services | \$ 8,250 | \$ 6,988 | \$ 8,250 | \$ 6,988 | \$ 8,250 | \$ 6,988 | \$ 6,988 |
| Dissemination Agent Services | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ 2,500 | \$ 5,000 |
| Dissemination Services-Bond Amort Schedules | | \$ 2,500 | | \$ 2,000 | | \$ 500 | \$ 1,000 |
| Property Appraiser Fees | \$ - | \$ 274 | \$ 275 | \$ 484 | \$ 275 | \$ 505 | \$ 505 |
| Bank Service Fees | \$ 350 | \$ - | \$ 350 | \$ 206 | \$ 250 | \$ 107 | \$ 250 |
| Communications & Freight Services | | | | | | | |
| Postage, Freight & Messenger | \$ 750 | \$ 173 | \$ 150 | \$ 249 | \$ 50 | \$ 77 | \$ 100 |
| Computer Services - Website Development | | | | | | | |
| Computer Services - Website Development | \$ 1,500 | \$ 850 | \$ 1,500 | \$ 600 | \$ 1,500 | \$ - | \$ 600 |
| Insurance | | | | | | | |
| Insurance | \$ 5,200 | \$ 5,570 | \$ 5,700 | \$ 5,988 | \$ 6,300 | \$ 16,821 | \$ 16,821 |
| Printing & Binding | | | | | | | |
| Printing & Binding | \$ 100 | \$ 194 | \$ 150 | \$ 1,706 | \$ 50 | \$ 233 | \$ 400 |
| Subscription & Memberships | | | | | | | |
| Subscription & Memberships | \$ 175 | \$ 175 | \$ 175 | \$ 175 | \$ 175 | \$ 175 | \$ 175 |
| Legal Services | | | | | | | |

Esplanade Lake Club Community Development District
General Fund - Budget Vs Actual
Fiscal Years 2019 through 2022

| Description | FY 2022 | | FY 2023 | | Total Annual Budget-Approved | FY 2024 Actual - through 3/20/2024 | Projected - FYE 9/30/2024 |
|---|------------------------------|------------------------|------------------------------|------------------------|------------------------------|------------------------------------|---------------------------|
| | Total Annual Budget-Approved | Actual - FYE 9/30/2022 | Total Annual Budget-Approved | Actual - FYE 9/30/2023 | | | |
| Legal - General Counsel | \$ 15,000 | \$ 3,679 | \$ 7,500 | \$ 13,260 | \$ 7,500 | \$ 5,587 | \$ 7,500 |
| Legal - Series 2019 Bonds | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Legal - Boundary Amendment | \$ - | \$ 1,440 | \$ - | \$ 5,958 | \$ - | \$ 3,190 | \$ 3,190 |
| Other General Government Services | | | | | | | |
| Engineering Services | \$ 7,500 | \$ - | \$ 2,500 | \$ - | \$ 5,000 | \$ - | \$ 5,000 |
| Contingencies | | \$ - | | \$ - | | \$ - | \$ - |
| Stormwater Needs Analysis | | \$ 15,000 | | \$ - | | \$ - | \$ - |
| Stormwater Management Services | | | | | | | |
| Professional - Management | \$ 35,000 | \$ 35,000 | \$ 35,000 | \$ 35,000 | \$ 36,000 | \$ 15,000 | \$ 36,000 |
| Field Operations | | | | | | | |
| Mitigation Monitoring | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Utility Services | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Electric | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Repairs & Maintenance | \$ - | \$ 4,000 | \$ - | \$ - | \$ - | \$ - | \$ - |
| Lake System | | | | | | | |
| Aquatic Weed Control | \$ 59,200 | \$ 31,268 | \$ 26,500 | \$ 30,239 | \$ 38,000 | \$ 12,741 | \$ 31,515 |
| Lake Bank Maintenance | \$ 150,000 | \$ 58,384 | \$ 12,000 | \$ 6,450 | \$ 12,000 | \$ - | \$ 15,000 |
| Slope Survey Monitoring | \$ 5,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Water Quality Reporting/Testing | \$ 15,000 | \$ 20,150 | \$ 80,200 | \$ 84,687 | \$ 80,500 | \$ 36,701 | \$ 86,832 |
| Stormwater Structures | | | \$ 23,000 | \$ 42,251 | \$ 26,000 | \$ 5,500 | \$ 26,000 |
| Lake 5/6 Fish Re-Stocking | | \$ 2,330 | \$ 40,000 | \$ - | \$ 20,000 | \$ - | \$ 20,000 |
| Wetland Preserves System | | | | | | | |
| Wetland Maintenance | | | \$ 24,000 | \$ 19,516 | \$ 19,000 | \$ - | \$ - |
| Permit Monitoring | | | \$ 15,900 | \$ - | \$ 10,000 | \$ - | \$ - |
| Contingencies - OVERALL | \$ 12,000 | \$ - | \$ 15,512 | \$ 5,800 | \$ 16,440 | \$ - | \$ 16,440 |
| Capital Outlay | | | | | | | |
| Stormwater Structures | | | | | \$ - | \$ 40,000 | \$ 40,000 |
| Road and Street Services | | | | | | | |
| Professional Management | | | | | | | |
| Asset Management | | | | | \$ 500 | | \$ 500 |
| Repairs and Maintenance | | | | | | | |
| Miscellaneous Repairs | | | \$ 3,500 | \$ - | \$ 3,500 | \$ - | \$ - |
| Pressure Cleaning of Sidewalk incl. Curb & Gutter | | | | | \$ 6,000 | \$ - | \$ 2,500 |
| Capital Outlay | | | \$ - | \$ 645 | \$ - | \$ - | \$ - |
| Landscaping Services | | | | | | | |
| Professional Services | | | | | | | |
| Asset Management | | | | | \$ 16,500 | \$ 6,875 | \$ 16,500 |

Esplanade Lake Club Community Development District
 General Fund - Budget Vs Actual
 Fiscal Years 2019 through 2022

| Description | FY 2022 | | FY 2023 | | Total Annual Budget- Approved | FY 2024 | | |
|---|-------------------------------------|---------------------------|-------------------------------------|---------------------------|-------------------------------------|----------------------------------|---------------------------------|--|
| | Total Annual Budget- Approved | Actual - FYE 9/30/2022 | Total Annual Budget- Approved | Actual - FYE 9/30/2023 | | Actual - through 3/20/2024 | Projected - FYE 9/30/2024 | |
| Utility Services | | | | | | | | |
| Electric | | | | | | | | |
| Repairs & Maintenance | | | | | | | | |
| Landscaping Maintenance | \$ 92,500 | \$ 100,939 | \$ 126,046 | \$ 150,702 | \$ 104,000 | \$ 33,550 | \$ 80,520 | |
| Eagle Key Maintenance | | | | | \$ 15,000 | \$ 4,680 | \$ 15,000 | |
| Tree Trimming | | | | | \$ 12,000 | \$ 14,973 | \$ 18,000 | |
| Landscape Replacements | | | | | \$ 12,000 | | \$ 10,000 | |
| Mulch Installation | | | | | \$ 8,000 | \$ 6,426 | \$ 8,000 | |
| Annuals | | | | | \$ 16,000 | \$ 3,617 | \$ 14,468 | |
| Landscape Lighting | | | | | | | | |
| Irrigation System Repairs | | | | | \$ 3,000 | \$ - | \$ 1,000 | |
| Miscellaneous Repairs | | | | | \$ 2,000 | \$ - | \$ - | |
| Contingencies | | | | | \$ 13,760 | \$ - | \$ - | |
| Capital Outlay | | | | | | | | |
| Eagle Key Improvements | | | | | \$ 25,000 | \$ - | \$ 5,000 | |
| Center Pl Blvd Landscape Improvements | | | | | \$ 20,000 | \$ - | \$ - | |
| Reserves | | | | | | | | |
| Operational Reserve (Future Years) | | | | | \$ 50,000 | \$ - | \$ - | |
| Other Fees and Charges | | | | | | | | |
| Discounts/Collection Fees | \$ - | \$ - | \$ 33,984 | \$ - | \$ 44,735 | \$ - | \$ 44,735 | |
| Sub-Total: | <u>\$ 495,025</u> | <u>\$ 377,867</u> | <u>\$ 566,392</u> | <u>\$ 515,457</u> | <u>\$ 745,585</u> | <u>\$ 268,045</u> | <u>\$ 637,339</u> | |
| Total Expenditures and Other Uses: | \$ 495,025 | \$ 377,867 | \$ 566,392 | \$ 515,457 | \$ 745,585 | \$ 268,045 | \$ 637,339 | |
| Net Increase/ (Decrease) | \$ - | \$ 24,248 | \$ - | \$ 36,738 | \$ - | \$ 435,158 | \$ 111,436 | |

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019 A-1 Bonds - Budget
Fiscal Year 2025

| Description | FY 2024 Adopted Budget | Actual at 3/20/2024 | Anticipated at 09/30/2024 | FY 2025 |
|--|------------------------------|------------------------|------------------------------|---------------------|
| Revenues and Other Sources | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - |
| Interest Income | | | | |
| Reserve Account | \$ - | \$ 11,409 | \$ 19,200 | \$ 17,000 |
| Revenue Account | \$ - | \$ 15,025 | \$ 20,000 | \$ 18,000 |
| Interest Account | \$ - | \$ - | \$ - | \$ - |
| Prepayment Account | \$ - | \$ - | \$ - | \$ - |
| Capitalized Interest Account | \$ - | \$ - | \$ - | \$ - |
| Special Assessment Revenue | | | | |
| Special Assessment - On-Roll | \$ 926,403 | \$ 877,739 | \$ 926,403 | \$ 924,979 |
| Special Assessment - Off-Roll | \$ - | \$ - | \$ - | \$ - |
| Special Assessment - Prepayment | \$ - | \$ - | \$ - | \$ - |
| Debt Proceeds | | | | |
| Series 2019 Issuance Proceeds | \$ - | \$ - | \$ - | \$ - |
| Total Revenue & Other Sources | \$ 926,403 | \$ 904,173 | \$ 965,603 | \$ 959,979 |
| Expenditures and Other Uses | | | | |
| Debt Service | | | | |
| Principal Debt Service - Mandatory | \$ 295,000 | \$ 295,000 | \$ 295,000 | \$ 305,000 |
| Principal Debt Service - Early Redemptions | \$ - | \$ - | \$ - | \$ - |
| Interest Expense | \$ 561,694 | \$ 283,244 | \$ 561,694 | \$ 551,944 |
| Other Fees and Charges | \$ - | \$ - | \$ - | \$ - |
| Discounts for Early Payment | \$ 60,606 | \$ - | \$ 60,606 | \$ 60,513 |
| Inerfund Transfers Out | \$ - | \$ 11,409 | \$ 11,409 | \$ - |
| Total Expenditures and Other Uses | \$ 917,300 | \$ 589,653 | \$ 928,709 | \$ 917,457 |
| Net Increase/(Decrease) in Fund Balance | \$ 9,103 | \$ 314,520 | \$ 36,894 | \$ 42,522 |
| Fund Balance - Beginning | \$ 1,100,335 | \$ 1,100,335 | \$ 1,100,335 | \$ 1,137,229 |
| Fund Balance - Ending | \$ 1,109,438 | \$ 1,414,855 | \$ 1,137,229 | \$ 1,179,751 |

Restricted Fund Balance:

| | |
|---|---------------------|
| Reserve Account Requirement | \$ 432,147 |
| Restricted for November 1, 2025 | |
| Principal Due | \$ 315,000 |
| Interest Due | \$ 273,494 |
| Total - Restricted Fund Balance: | \$ 1,020,641 |

| Product Type | Number of Units | Fiscal Year 2024 | Fiscal Year 2025 |
|--------------------------|-----------------|---------------------|---------------------|
| MF 30'-39' | 104 | N/A | \$ 434.90 |
| Single Family 30'-39' TV | 186 | \$ 1,031.41 | \$ 1,031.41 |
| Single Family 50' - 59' | 182 | \$ 1,411.80 | \$ 1,411.80 |
| Single Family 60' - 69' | 149 | \$ 1,633.75 | \$ 1,633.75 |
| Single Family 70' - 79' | 83 | \$ 1,870.97 | \$ 1,870.97 |
| Single Family 80' & up | 11 | \$ 1,956.01 | \$ 1,956.01 |
| Total: | 715 | | |

Esplanade Lake Club Community Development District

Debt Service Fund - Series 2019 A-1 Bonds - Budget

| Description | Principal Prepayments | Principal | Coupon Rate | Interest | Annual Debt Service (Calendar) | Par Debt Outstanding |
|--------------------|-----------------------|---------------|---------------|---------------|--------------------------------|----------------------|
| Par Amount Issued: | | \$ 14,840,000 | Varies | | | |
| 5/1/2020 | | | | \$ 212,761.28 | | |
| 11/1/2020 | | | | \$ 292,343.75 | \$ 505,105.03 | \$ 14,840,000 |
| 5/1/2021 | | | | \$ 292,343.75 | | |
| 11/1/2021 | \$ 275,000 | 3.250% | \$ 292,343.75 | \$ 859,687.50 | \$ 14,565,000 | |
| 5/1/2022 | | | \$ 287,875.00 | | | |
| 11/1/2022 | \$ 285,000 | 3.250% | \$ 287,875.00 | \$ 860,750.00 | \$ 14,280,000 | |
| 5/1/2023 | | | \$ 283,243.75 | | | |
| 11/1/2023 | \$ 295,000 | 3.250% | \$ 283,243.75 | \$ 861,487.50 | \$ 13,985,000 | |
| 5/1/2024 | | | \$ 278,450.00 | | | |
| 11/1/2024 | \$ 305,000 | 3.250% | \$ 278,450.00 | \$ 861,900.00 | \$ 13,680,000 | |
| 5/1/2025 | | | \$ 273,493.75 | | | |
| 11/1/2025 | \$ 315,000 | 3.250% | \$ 273,493.75 | \$ 861,987.50 | \$ 13,365,000 | |
| 5/1/2026 | | | \$ 268,375.00 | | | |
| 11/1/2026 | \$ 325,000 | 3.625% | \$ 268,375.00 | \$ 861,750.00 | \$ 13,040,000 | |
| 5/1/2027 | | | \$ 262,484.38 | | | |
| 11/1/2027 | \$ 335,000 | 3.625% | \$ 262,484.38 | \$ 859,968.76 | \$ 12,705,000 | |
| 5/1/2028 | | | \$ 256,412.50 | | | |
| 11/1/2028 | \$ 350,000 | 3.625% | \$ 256,412.50 | \$ 862,825.00 | \$ 12,355,000 | |
| 5/1/2029 | | | \$ 250,068.75 | | | |
| 11/1/2029 | \$ 360,000 | 3.625% | \$ 250,068.75 | \$ 860,137.50 | \$ 11,995,000 | |
| 5/1/2030 | | | \$ 243,543.75 | | | |
| 11/1/2030 | \$ 375,000 | 3.625% | \$ 243,543.75 | \$ 862,087.50 | \$ 11,620,000 | |
| 5/1/2031 | | | \$ 236,746.88 | | | |
| 11/1/2031 | \$ 390,000 | 4.000% | \$ 236,746.88 | \$ 863,493.76 | \$ 11,230,000 | |
| 5/1/2032 | | | \$ 228,946.88 | | | |
| 11/1/2032 | \$ 405,000 | 4.000% | \$ 228,946.88 | \$ 862,893.76 | \$ 10,825,000 | |
| 5/1/2033 | | | \$ 220,846.88 | | | |
| 11/1/2033 | \$ 420,000 | 4.000% | \$ 220,846.88 | \$ 861,693.76 | \$ 10,405,000 | |
| 5/1/2034 | | | \$ 212,446.88 | | | |
| 11/1/2034 | \$ 435,000 | 4.000% | \$ 212,446.88 | \$ 859,893.76 | \$ 9,970,000 | |
| 5/1/2035 | | | \$ 203,746.88 | | | |
| 11/1/2035 | \$ 455,000 | 4.000% | \$ 203,746.88 | \$ 862,493.76 | \$ 9,515,000 | |
| 5/1/2036 | | | \$ 194,646.88 | | | |
| 11/1/2036 | \$ 475,000 | 4.000% | \$ 194,646.88 | \$ 864,293.76 | \$ 9,040,000 | |
| 5/1/2037 | | | \$ 185,146.88 | | | |
| 11/1/2037 | \$ 490,000 | 4.000% | \$ 185,146.88 | \$ 860,293.76 | \$ 8,550,000 | |
| 5/1/2038 | | | \$ 175,346.88 | | | |
| 11/1/2038 | \$ 510,000 | 4.000% | \$ 175,346.88 | \$ 860,693.76 | \$ 8,040,000 | |
| 5/1/2039 | | | \$ 165,146.88 | | | |
| 11/1/2039 | \$ 530,000 | 4.000% | \$ 165,146.88 | \$ 860,293.76 | \$ 7,510,000 | |
| 5/1/2040 | | | \$ 154,546.88 | | | |
| 11/1/2040 | \$ 555,000 | 4.000% | \$ 154,546.88 | \$ 864,093.76 | \$ 6,955,000 | |
| 5/1/2041 | | | \$ 143,446.88 | | | |
| 11/1/2041 | \$ 575,000 | 4.125% | \$ 143,446.88 | \$ 861,893.76 | \$ 6,380,000 | |
| 5/1/2042 | | | \$ 131,587.50 | | | |
| 11/1/2042 | \$ 600,000 | 4.125% | \$ 131,587.50 | \$ 863,175.00 | \$ 5,780,000 | |
| 5/1/2043 | | | \$ 119,212.50 | | | |
| 11/1/2043 | \$ 625,000 | 4.125% | \$ 119,212.50 | \$ 863,425.00 | \$ 5,155,000 | |
| 5/1/2044 | | | \$ 106,321.88 | | | |
| 11/1/2044 | \$ 650,000 | 4.125% | \$ 106,321.88 | \$ 862,643.76 | \$ 4,505,000 | |
| 5/1/2045 | | | \$ 92,915.63 | | | |
| 11/1/2045 | \$ 675,000 | 4.125% | \$ 92,915.63 | \$ 860,831.26 | \$ 3,830,000 | |

Esplanade Lake Club Community Development District

Debt Service Fund - Series 2019 A-1 Bonds - Budget

| Description | Principal Prepayments | Principal | Coupon Rate | Interest | Annual Debt Service (Calendar) | Par Debt Outstanding |
|-------------|-----------------------|------------|-------------|--------------|--------------------------------|----------------------|
| 5/1/2046 | | | | \$ 78,993.75 | | |
| 11/1/2046 | | \$ 705,000 | 4.125% | \$ 78,993.75 | \$ 862,987.50 | \$ 3,125,000 |
| 5/1/2047 | | | | \$ 64,453.13 | | |
| 11/1/2047 | | \$ 735,000 | 4.125% | \$ 64,453.13 | \$ 863,906.26 | \$ 2,390,000 |
| 5/1/2048 | | | | \$ 49,293.75 | | |
| 11/1/2048 | | \$ 765,000 | 4.125% | \$ 49,293.75 | \$ 863,587.50 | \$ 1,625,000 |
| 5/1/2049 | | | | \$ 33,515.63 | | |
| 11/1/2049 | | \$ 795,000 | 4.125% | \$ 33,515.63 | \$ 862,031.26 | \$ 830,000 |
| 5/1/2050 | | | | \$ 17,118.75 | | |
| 11/1/2050 | | \$ 830,000 | 4.125% | \$ 17,118.75 | \$ 864,237.50 | \$ - |

**Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019 A-2 Bonds - Budget
Fiscal Year 2025**

| Description | FY 2024 Adopted Budget | Actual at 3/20/2024 | Anticipated at 09/30/2024 | FY 2025 |
|---|------------------------------|------------------------|------------------------------|-------------------|
| Revenues and Other Sources | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - |
| Interest Income | | | | |
| Revenue Account | \$ - | \$ 391 | \$ 750 | \$ 650 |
| Reserve Account | \$ - | \$ 2,599 | \$ 5,100 | \$ 4,500 |
| Interest Account | \$ - | \$ - | \$ - | \$ - |
| Prepayment Account | \$ - | \$ 4,788 | \$ 6,000 | \$ 5,400 |
| Capitalized Interest Account | \$ - | \$ - | \$ - | \$ - |
| Special Assessment Revenue | | | | |
| Special Assessment - On-Roll | \$ - | \$ - | \$ - | \$ - |
| Special Assessment - Off-Roll | \$ 259,675 | \$ 156,785 | \$ 259,675 | \$ 159,144 |
| Special Assessment - Prepayment | \$ - | \$ 713,361 | \$ 713,361 | \$ - |
| Debt Proceeds | | | | |
| Series 2019 Issuance Proceeds | \$ - | \$ - | \$ - | \$ - |
| Total Revenue & Other Sources | \$ 259,675 | \$ 877,924 | \$ 984,886 | \$ 169,694 |
| Expenditures and Other Uses | | | | |
| Debt Service | | | | |
| Principal Debt Service - Mandatory | \$ 90,000 | \$ 90,000 | \$ 90,000 | \$ 55,000 |
| Principal Debt Service - Early Redemptions | \$ - | \$ 565,000 | \$ 713,361 | \$ - |
| Interest Expense | \$ 169,675 | \$ 69,259 | \$ 169,675 | \$ 104,144 |
| Other Fees and Charges | | | | |
| Discounts for Early Payment | \$ - | \$ - | \$ - | \$ - |
| Inerfund Transfers Out | \$ - | \$ 2,599 | \$ 2,599 | \$ - |
| Total Expenditures and Other Uses | \$ 259,675 | \$ 726,858 | \$ 975,635 | \$ 159,144 |
| Net Increase/(Decrease) in Fund Balance | \$ - | \$ 151,066 | \$ 9,251 | \$ 10,550 |
| Fund Balance - Beginning | \$ 260,980 | \$ 260,980 | \$ 260,980 | \$ 270,231 |
| Fund Balance - Ending | \$ 260,980 | \$ 412,046 | \$ 270,231 | \$ 280,781 |

Restricted Fund Balance:

| | |
|---|-------------------|
| Reserve Account Requirement | \$ 435,369 |
| Restricted for November 1, 2025 | |
| Principal Due | \$ 60,000 |
| Interest Due | \$ 51,575 |
| Total - Restricted Fund Balance: | \$ 546,944 |

| Product Type | Number of Units | FY 2024 Rate | FY 2025 Rate |
|----------------------------|-----------------|-----------------|--------------|
| Single Family 30' - 39' | 0 | N/A | N/A |
| Single Family 50' - 59' | 167 | \$ 922.84 | \$ 922.84 |
| Single Family 60' - 69' | 65 | \$ 1,079.62 | \$ 1,079.62 |
| Single Family 70' - 79' | 15 | \$ 1,165.79 | \$ 1,165.79 |
| Single Family 80' & up | 0 | \$ - | \$ - |
| LANDS TO BE ANNEXED | | | |
| Single Family 50' - 59' | 0 | \$ 946.55 | \$ 946.55 |
| Multi Family Product | 104 | \$ 291.25 | \$ - |
| Single Family 60' - 69' | 0 | \$ 1,113.59 | \$ 1,113.59 |
| Total: | 351 | | |

Esplanade Lake Club Community Development District

Debt Service Fund - Series 2019 A-2 Bonds - Budget

| Description | Principal Prepayments | Principal | Coupon Rate | Interest | Annual Debt Service (Calander) | Par Debt Outstanding |
|---------------------------|-----------------------|---------------------|---------------|--------------|--------------------------------|----------------------|
| Par Amount Issued: | | \$ 7,465,000 | Varies | | | |
| 11/1/2023 | \$ 155,000 | \$ 90,000 | 3.250% | \$ 65,181.25 | \$ 260,993.75 | \$ 3,045,000 |
| 5/1/2024 | \$ 410,000 | | | \$ 52,568.75 | | |
| 11/1/2024 | | \$ 55,000 | 3.250% | \$ 52,568.75 | \$ 160,137.50 | \$ 2,580,000 |
| 5/1/2025 | | | | \$ 51,575.00 | | |
| 11/1/2025 | | \$ 60,000 | 3.250% | \$ 51,575.00 | \$ 163,150.00 | \$ 2,520,000 |
| 5/1/2026 | | | | \$ 50,600.00 | | |
| 11/1/2026 | | \$ 60,000 | 3.625% | \$ 50,600.00 | \$ 161,200.00 | \$ 2,460,000 |
| 5/1/2027 | | | | \$ 49,512.50 | | |
| 11/1/2027 | | \$ 65,000 | 3.625% | \$ 49,512.50 | \$ 164,025.00 | \$ 2,395,000 |
| 5/1/2028 | | | | \$ 48,334.38 | | |
| 11/1/2028 | | \$ 65,000 | 3.625% | \$ 48,334.38 | \$ 161,668.76 | \$ 2,330,000 |
| 5/1/2029 | | | | \$ 47,156.25 | | |
| 11/1/2029 | | \$ 70,000 | 3.625% | \$ 47,156.25 | \$ 164,312.50 | \$ 2,260,000 |
| 5/1/2030 | | | | \$ 45,887.50 | | |
| 11/1/2030 | | \$ 70,000 | 3.625% | \$ 45,887.50 | \$ 161,775.00 | \$ 2,190,000 |
| 5/1/2031 | | | | \$ 44,618.75 | | |
| 11/1/2031 | | \$ 75,000 | 4.000% | \$ 44,618.75 | \$ 164,237.50 | \$ 2,115,000 |
| 5/1/2032 | | | | \$ 43,118.75 | | |
| 11/1/2032 | | \$ 75,000 | 4.000% | \$ 43,118.75 | \$ 161,237.50 | \$ 2,040,000 |
| 5/1/2033 | | | | \$ 41,618.75 | | |
| 11/1/2033 | | \$ 80,000 | 4.000% | \$ 41,618.75 | \$ 163,237.50 | \$ 1,960,000 |
| 5/1/2034 | | | | \$ 40,018.75 | | |
| 11/1/2034 | | \$ 80,000 | 4.000% | \$ 40,018.75 | \$ 160,037.50 | \$ 1,880,000 |
| 5/1/2035 | | | | \$ 38,418.75 | | |
| 11/1/2035 | | \$ 85,000 | 4.000% | \$ 38,418.75 | \$ 161,837.50 | \$ 1,795,000 |
| 5/1/2036 | | | | \$ 36,718.75 | | |
| 11/1/2036 | | \$ 90,000 | 4.000% | \$ 36,718.75 | \$ 163,437.50 | \$ 1,705,000 |
| 5/1/2037 | | | | \$ 34,918.75 | | |
| 11/1/2037 | | \$ 95,000 | 4.000% | \$ 34,918.75 | \$ 164,837.50 | \$ 1,610,000 |
| 5/1/2038 | | | | \$ 33,018.75 | | |
| 11/1/2038 | | \$ 95,000 | 4.000% | \$ 33,018.75 | \$ 161,037.50 | \$ 1,515,000 |
| 5/1/2039 | | | | \$ 31,118.75 | | |
| 11/1/2039 | | \$ 100,000 | 4.000% | \$ 31,118.75 | \$ 162,237.50 | \$ 1,415,000 |
| 5/1/2040 | | | | \$ 29,118.75 | | |
| 11/1/2040 | | \$ 105,000 | 4.000% | \$ 29,118.75 | \$ 163,237.50 | \$ 1,310,000 |
| 5/1/2041 | | | | \$ 27,018.75 | | |
| 11/1/2041 | | \$ 110,000 | 4.125% | \$ 27,018.75 | \$ 164,037.50 | \$ 1,200,000 |
| 5/1/2042 | | | | \$ 24,750.00 | | |
| 11/1/2042 | | \$ 115,000 | 4.125% | \$ 24,750.00 | \$ 164,500.00 | \$ 1,085,000 |
| 5/1/2043 | | | | \$ 22,378.13 | | |
| 11/1/2043 | | \$ 120,000 | 4.125% | \$ 22,378.13 | \$ 164,756.26 | \$ 965,000 |
| 5/1/2044 | | | | \$ 19,903.13 | | |
| 11/1/2044 | | \$ 120,000 | 4.125% | \$ 19,903.13 | \$ 159,806.26 | \$ 845,000 |
| 5/1/2045 | | | | \$ 17,428.13 | | |
| 11/1/2045 | | \$ 125,000 | 4.125% | \$ 17,428.13 | \$ 159,856.26 | \$ 720,000 |
| 5/1/2046 | | | | \$ 14,850.00 | | |

Esplanade Lake Club Community Development District

Debt Service Fund - Series 2019 A-2 Bonds - Budget

| Description | Principal Prepayments | Principal | Coupon Rate | Interest | Annual Debt Service (Calander) | Par Debt Outstanding |
|-------------|--------------------------|---------------------|----------------|------------------------|--------------------------------------|-------------------------|
| 11/1/2046 | | \$ 130,000 | 4.125% | \$ 14,850.00 | \$ 159,700.00 | \$ 590,000 |
| 5/1/2047 | | | | \$ 12,168.75 | | |
| 11/1/2047 | | \$ 140,000 | 4.125% | \$ 12,168.75 | \$ 164,337.50 | \$ 450,000 |
| 5/1/2048 | | | | \$ 9,281.25 | | |
| 11/1/2048 | | \$ 145,000 | 4.125% | \$ 9,281.25 | \$ 163,562.50 | \$ 305,000 |
| 5/1/2049 | | | | \$ 6,290.63 | | |
| 11/1/2049 | | \$ 150,000 | 4.125% | \$ 6,290.63 | \$ 162,581.26 | \$ 155,000 |
| 5/1/2050 | | | | \$ 3,196.88 | | |
| 11/1/2050 | | \$ 155,000 | 4.125% | \$ 3,196.88 | \$ 161,393.76 | \$ - |
| | | \$ 2,635,000 | | \$ 1,809,962.55 | | |

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT

Monthly Asset Manager's Report
April 2024

Prepared For:
James Ward
District Manager

Prepared By:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt® COMPANY

CGA Project No. 21-4271
May 1, 2024

**ESPLANADE LAKE CLUB
COMMUNITY DEVELOPMENT DISTRICT**

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I. PURPOSE

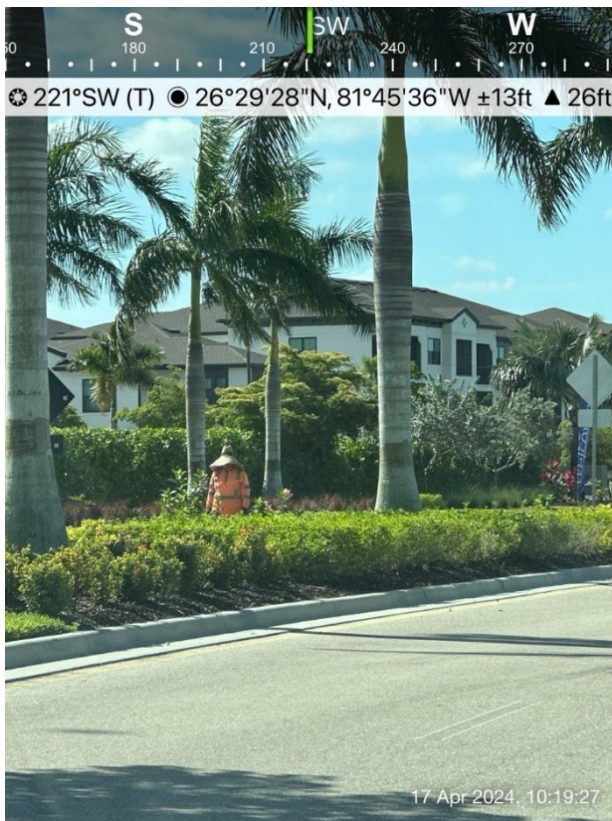
The purpose of this report is to provide the District Manager with an update on recent inspection-related activities. We will continue to provide updated monthly inspection reports on the status of ongoing field activities.

II. CURRENT ASSET UPDATES

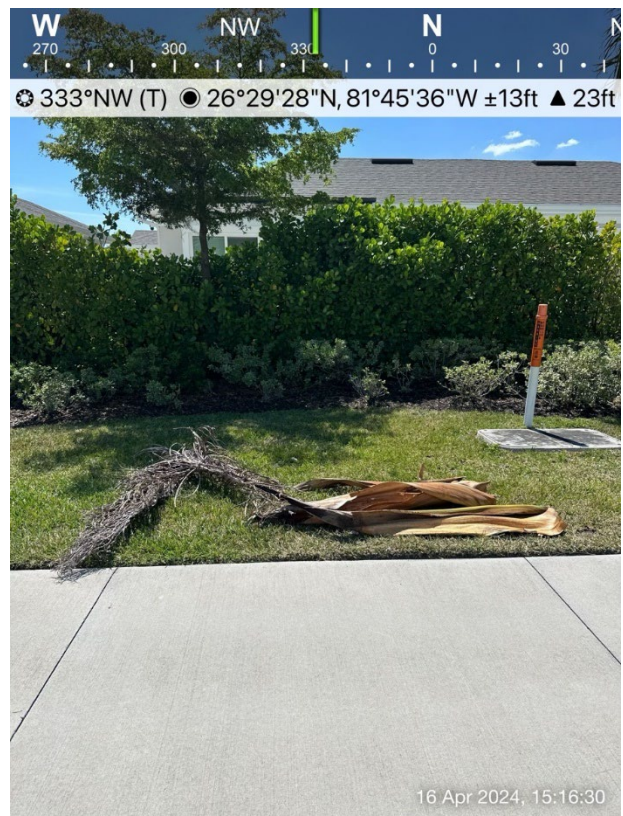
1. Landscaping
2. Lake Maintenance
3. Corrective Actions

1. Landscaping

- On a weekly basis, landscape vendor was observed cutting and maintaining the grass and hedges along Center Place Blvd and the medians along the Blvd.
- The developer has provided the CDD with access to eagle's key. Eagles key was mowed the last week of April.
- On April 17th, Landscape Vendor was on-site picking up scattered trash and debris on the median on Center Place Blvd. On April 19th, trash and debris along the median was picked up by CGA staff and placed on Center Place Blvd for the Landscape Vendor to dispose of.



Sunnygrove picking up scattered trash along the Blvd.



Dead palm fronds gathered and placed on the Blvd for vendor to dispose of.

2. Lake Maintenance

- On April 3rd, 2024, Aquatic Vendor sprayed pesticide on the rip rap under the bridge near Lake 1 and in the ditch to treat some nuisance vegetation that was present.
- On April 17th, 2024, Aquatic Vendor administered chelated copper treatment to help break down the dead plant material along the shorelines of Lake 5/6 south of Canal Grande Dr, south and north of Roseto Ct, north of Caleri Ct, and the ditch east of Caleri Ct. Technicians also spray treated a small amount of algae that was present along Lake 5/6 south of Canal Grande Dr.
- By the end of the month, all the lakes in the property were clear of debris, weeds, and algae. Aquatic Vendor will return next month for bi-weekly lake maintenance treatments.
- 170' of riprap was installed on east side of Grand Canal Dr.



Shoreline weeds that require attention.



Lake 11-A



Lake 13-5

3. **Corrective Actions**

- Scattered trash, litter, and debris continues to be an issue on Center Place Blvd. CGA staff has instructed the Landscape Vendor to visit the property more often and remove any palm fronds and debris.

III. LOCATION MAP



Calvin, Giordano & Associates, Inc.
 EXCEPTIONAL SOLUTIONS™
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 Certificate of Authorization #514

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT

Monthly Asset Manager's Report
May 2024

Prepared For:
James Ward
District Manager

Prepared By:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt® COMPANY

CGA Project No. 21-4271
June 1, 2024

**ESPLANADE LAKE CLUB
COMMUNITY DEVELOPMENT DISTRICT**

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I. PURPOSE

The purpose of this report is to provide the District Manager with an update on recent inspection-related activities. We will continue to provide updated monthly inspection reports on the status of ongoing field activities.

II. CURRENT ASSET UPDATES

1. Landscaping
2. Lake Maintenance
3. Corrective Actions

1. Landscaping

- On a weekly basis, the landscape vendor was observed cutting and maintaining the grass and hedges along Center Place Blvd and the medians along the Blvd.
- Annuals along the median on Center Place Blvd were dry and dead. Landscape vendor was contacted and new annuals were planted along the median on Center Place Blvd on May 24, 2024.



Dry and dead annuals in the median along Center Place Blvd



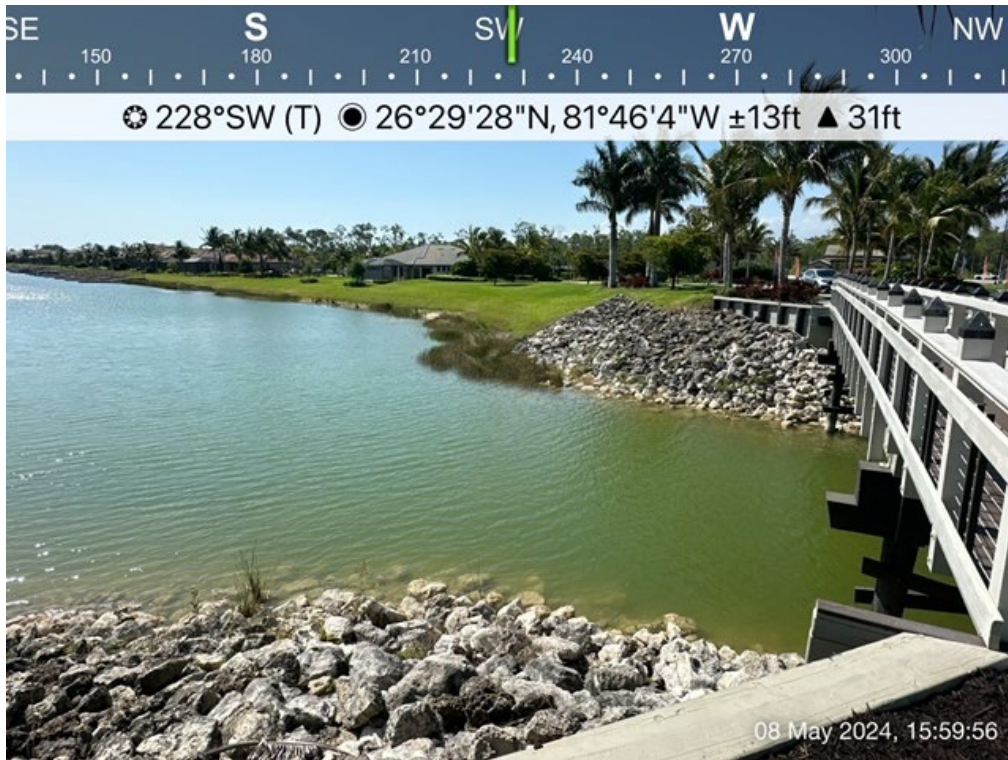
Technician with Brad's Bedding Plants, Inc. installing new annuals on the median.



Newly planted annuals in the median on Center Place Blvd

2. Lake Maintenance

- On May 1, 2024, it was reported that lakes 5/6 south of Canal Grande Dr and 11-2A were clear of weeds, algae, and spatterdock. CDD Inspector noted that Lake 12-2 was blue in color and after discussing the issue with aquatic vendor and CDD staff, it was determined that Lake 12-2 was removed from the CDD contract.
- On May 8, 2024, the first sonar application for marine naiad (submersed vegetation) was administered to Lake 11-2A by aquatic vendor. Additionally, technicians began spraying back spike rush and cattails along the shorelines of Lake 5/6 south of Canal Grande Dr (Canal 1), Lake 5/6 north of Caleri Ct (Canal 4), and east of Caleri Ct (Cove.) Technicians also treated grasses along the shorelines of the aforementioned lakes as well.
- On May 15, 2024, a second sonar treatment was applied to Lake 11-2A for marine naiad.
- Water levels are low.
- By the end of the month, all the lakes in the property were clear of debris, weeds, and algae.



Shoreline weeds that require attention.



Overgrown spike rush in Lake 5/6 east of Caleri Ct that was sprayed back by aquatic vendor



Low water level in Lake 14-2

3. Corrective Actions

- Trash and other debris scattered along the lake shorelines have been a nuisance. Aquatic vendor and CDD Inspector have been physically removing and disposing of the litter.
- Landscape vendor needs to monitor the newly planted annuals in the median along Center Place Blvd to ensure that they don't dry out and die.
- Water levels in all lakes are low due to the extreme heat and lack of rain.

III. LOCATION MAP



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ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT

**Monthly Asset Manager's Report
June 2024**

Prepared For:
**James Ward
District Manager**

Prepared By:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt® COMPANY

CGA Project No. 21-4271
July 1, 2024

**ESPLANADE LAKE CLUB
COMMUNITY DEVELOPMENT DISTRICT**

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I. PURPOSE

The purpose of this report is to provide the District Manager with an update on recent inspection-related activities. We will continue to provide updated monthly inspection reports on the status of ongoing field activities.

II. CURRENT ASSET UPDATES

1. Landscaping

2. Lake Maintenance

3. Corrective Actions

1. **Landscaping**

- On a weekly basis, the landscape vendor was observed cutting and maintaining the grass and hedges along Center Place Blvd and the medians along the Blvd.
- Annuals along the median on Center Place Blvd were dry and dead. Landscape vendor was contacted, and new annuals were installed.
- Edging of landscaping along the sidewalks and the medians were completed.



New annual installation on Center Place Blvd



Median on Center Place Blvd being edged.



Center Place Blvd sidewalk edging.

2. Lake Maintenance

- The shorelines along lake 1, the ditch, all canals, the cove, and the riprap on the big lake were all treated. Targets included torpedograss, sedge, fleabane, pennywort, and vines
- Lakes (5-9) received multiple treatments this month. Most of the treatments conducted were targeting growth of shoreline weeds within the littorals. Targets included torpedograss, sedge, cattails, and vines. The most recent treatment was conducted on lakes 8-10 and immediately followed up by rain. The vendor will be reviewing the treatment next visit to determine if it was effective. Additional treatment will be conducted if needed.
- Water levels are significantly higher due to recent rain.
- Installation of artificial fish habitat occurred on 6/25/2024 thru 06/27/2024. The aquatic vendor installed the habitat in areas with depths around 14ft. They will be anchored to the bottom of the lake by a cinder block and will be attached to the block with rope. The vendor installed 300 of these in about 44 different locations. Each location will have 5 to 6 of these structures placed strategically. In locations where the vendor feels beneficiary for fish habitat, more structures may be placed in that location. The vendor will also be marking the GPS coordinates of all these areas. Once the structures are fully installed, they will send the coordinates on an excel sheet to the CDD and we can share this information on the website for residents to view. Attached is a map of the areas the vendor installed the artificial reefs.



Habitat structure stored safely in ELC parking lot.



Structure with attached block for anchorage.



Structures being installed.

3. Corrective Actions

- Trash and other debris scattered along the lake shorelines have been a nuisance. Aquatic vendor and CDD Inspector have been physically removing and disposing of the litter.
- Landscape vendor needs to monitor the newly planted annuals in the median along Center Place Blvd to ensure that they don't dry out and die.
- Water levels in all lakes have risen due to recent rain. Vendor will monitor treatments to make sure they were effective.
- Excel sheet will be issued to the CDD staff and then shared for information of the fishery structures so residents can view.

III. LOCATION MAP



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ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - APRIL 2024

FISCAL YEAR 2024

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 333308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Esplanade Lake Club Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending April 30, 2024

| | Governmental Funds | | | | | | Account Groups | | Totals (Memorandum Only) |
|--|--------------------|---------------------|-------------------|------------------------|---------------------|------------------------|----------------------|-------------|-----------------------------|
| | Debt Service Funds | | | Capital Projects Funds | | General Long Term Debt | General Fixed Assets | | |
| | General Fund | Series 2019A-1 | Series 2019A-2 | Series 2019A-1 | Series 2019A-2 | | | | |
| Assets | | | | | | | | | |
| Cash and Investments | | | | | | | | | |
| General Fund - Invested Cash | \$ 734,418 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 734,418 |
| Debt Service Fund | | | | | | | | | |
| Interest Account | - | - | - | - | - | - | - | - | - |
| Sinking Account | - | - | - | - | - | - | - | - | - |
| Reserve Account | - | 432,147 | 82,419 | - | - | - | - | - | 514,566 |
| Revenue | - | 1,001,656 | 52,469 | - | - | - | - | - | 1,054,125 |
| Prepayment Account | - | - | 362,909 | - | - | - | - | - | 362,909 |
| General Redemption Account | - | - | - | - | - | - | - | - | - |
| Capitalized Interest | - | - | - | - | - | - | - | - | - |
| Retainage Account | - | - | - | - | - | - | - | - | - |
| Construction | - | - | - | 9,560 | 7,070 | - | - | - | 16,631 |
| Cost of Issuance | - | - | - | - | - | - | - | - | - |
| Due from Other Funds | | | | | | | | | |
| General Fund | - | - | - | - | - | - | - | - | - |
| Debt Service Fund(s) | - | - | - | - | - | - | - | - | - |
| Capital Projects Fund(s) | - | - | - | - | - | - | - | - | - |
| Market Valuation Adjustments | | | | | | | | | |
| Accrued Interest Receivable | | | | | | | | | |
| Assessments Receivable/Deposits | | | | | | | | | |
| Contribution from Taylor Morrison | | | | | | | | | |
| Amount Available in Debt Service Funds | - | - | - | - | - | 1,931,599 | - | - | 1,931,599 |
| Amount to be Provided by Debt Service Funds | - | - | - | - | - | 14,688,401 | - | - | 14,688,401 |
| Investment in General Fixed Assets (net of depreciation) | - | - | - | - | - | - | 6,007,113 | - | 6,007,113 |
| Total Assets | \$ 734,418 | \$ 1,433,803 | \$ 497,796 | \$ 9,560 | \$ 7,070 | \$ 16,620,000 | \$ 6,007,113 | \$ - | \$ 25,309,761 |
| Liabilities | | | | | | | | | |
| Accounts Payable & Payroll Liabilities | | | | | | | | | |
| Due to Developer | - | - | - | - | 455,267 | - | - | - | 455,267 |
| Due to Other Funds | | | | | | | | | |
| General Fund | - | - | - | - | - | - | - | - | - |
| Debt Service Fund(s) | - | - | - | - | - | - | - | - | - |
| Capital Projects Fund(s) | - | - | - | - | - | - | - | - | - |
| Bonds Payable | | | | | | | | | |
| Current Portion - Series 2019A-1 | - | - | - | - | - | 295,000 | - | - | 295,000 |
| Current Portion - Series 2019A-2 | - | - | - | - | - | 90,000 | - | - | 90,000 |
| Long Term - Series 2019A-1 | - | - | - | - | - | 13,690,000 | - | - | 13,690,000 |
| Long Term - Series 2019A-2 | - | - | - | - | - | 2,545,000 | - | - | 2,545,000 |
| Unamortized Prem/Disc on Bds Pybl | - | - | - | - | - | - | - | - | - |
| Total Liabilities | \$ - | \$ - | \$ - | \$ - | \$ 455,267 | \$ 16,620,000 | \$ - | \$ - | \$ 17,075,267 |
| Fund Equity and Other Credits | | | | | | | | | |
| Investment in General Fixed Assets | - | - | - | - | - | - | 6,007,113 | - | 6,007,113 |
| Unamortized Premium/Discount on Bonds | | | | | | | | | |
| Series 2019A-1 | - | - | - | - | - | - | - | - | - |
| Series 2019A-2 | - | - | - | - | - | - | - | - | - |
| Retainage Payable | - | - | - | - | - | - | - | - | - |
| Fund Balance | | | | | | | | | |
| Restricted | | | | | | | | | |
| Beginning: October 1, 2023 (Unaudited) | - | 1,100,335 | 260,980 | 6,196 | 4,131,854 | - | - | - | 5,499,365 |
| Results from Current Operations | - | 333,468 | 236,817 | 3,364 | (4,580,051) | - | - | - | (4,006,403) |
| Unassigned | | | | | | | | | |
| Beginning: October 1, 2023 (Unaudited) | 326,869 | - | - | - | - | - | - | - | 326,869 |
| Results from Current Operations | 407,549 | - | - | - | - | - | - | - | 407,549 |
| Total Fund Equity and Other Credits | \$ 734,418 | \$ 1,433,803 | \$ 497,796 | \$ 9,560 | \$ (448,197) | \$ - | \$ 6,007,113 | \$ - | \$ 8,234,494 |
| Total Liabilities, Fund Equity and Other Credits | \$ 734,418 | \$ 1,433,803 | \$ 497,796 | \$ 9,560 | \$ 7,070 | \$ 16,620,000 | \$ 6,007,113 | \$ - | \$ 25,309,761 |

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2024

| Description | October | November | December | January | February | March | April | Year to Date | Total Annual Budget | % of Budget |
|---|-----------------|------------------|-------------------|-------------------|------------------|-----------------|------------------|-------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | N/A |
| Interest | | | | | | | | | | |
| Interest - General Checking | - | - | - | - | - | - | - | - | - | N/A |
| Special Assessment Revenue | | | | | | | | | | |
| Special Assessments - On-Roll | 1,961 | 75,806 | 332,531 | 220,358 | 63,487 | 9,058 | 11,704 | 714,906 | 745,585 | 96% |
| Special Assessments - Off-Roll | - | - | - | - | - | - | - | - | - | N/A |
| Developer Contribution | | | | | | | | | | |
| | - | - | - | - | - | - | - | - | - | N/A |
| Intragovernmental Transfer In | | | | | | | | | | |
| | - | - | - | - | - | - | - | - | - | N/A |
| Total Revenue and Other Sources: | \$ 1,961 | \$ 75,806 | \$ 332,531 | \$ 220,358 | \$ 63,487 | \$ 9,058 | \$ 11,704 | \$ 714,906 | \$ 745,585 | 96% |
| Expenditures and Other Uses | | | | | | | | | | |
| Executive | | | | | | | | | | |
| Professional Management | 3,500 | 3,500 | 3,500 | 3,500 | 3,500 | 3,500 | 3,500 | 24,500 | 42,000 | 58% |
| Financial and Administrative | | | | | | | | | | |
| Audit Services | - | - | - | 4,300 | - | - | - | 4,300 | 4,300 | 100% |
| Accounting Services | 2,125 | 2,125 | 2,125 | 2,125 | 2,125 | 2,125 | 2,125 | 14,875 | 25,500 | 58% |
| Assessment Roll Services | 2,125 | 2,125 | 2,125 | 2,125 | 2,125 | 2,125 | 2,125 | 14,875 | 25,500 | 58% |
| Arbitrage Rebate Services | - | - | - | - | - | 500 | - | 500 | 1,000 | 50% |
| Other Contractual Services | | | | | | | | | | |
| Legal Advertising | - | - | - | - | - | - | - | - | 3,000 | 0% |
| Trustee Services | - | - | - | 6,988 | - | - | - | 6,988 | 8,250 | 85% |
| Dissemination Agent Services | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 2,917 | 5,000 | 58% |
| Bond Amortization Schedules | - | - | - | 500 | - | - | 500 | 1,000 | - | N/A |
| Property Appraiser & Tax Collector Fees | - | 505 | - | - | - | - | - | 505 | 275 | 184% |
| Bank Service Fees | - | 3 | - | - | 104 | - | - | 107 | 250 | 43% |
| Communications & Freight Services | | | | | | | | | | |
| Postage, Freight & Messenger | 9 | - | 68 | - | - | 20 | 11 | 108 | 50 | 215% |
| Computer Services - Website Development | | | | | | | | | | |
| | - | - | - | - | - | 300 | - | 300 | 1,500 | 20% |
| Insurance | | | | | | | | | | |
| | 16,821 | - | - | - | - | - | - | 16,821 | 6,300 | 267% |
| Printing & Binding | | | | | | | | | | |
| | - | - | - | 233 | - | - | - | 233 | 50 | 466% |
| Subscription & Memberships | | | | | | | | | | |
| | - | 175 | - | - | - | - | - | 175 | 175 | 100% |
| Legal Services | | | | | | | | | | |
| Legal - General Counsel | - | - | 3,120 | 1,772 | 695 | 25 | - | 5,612 | 7,500 | 75% |
| Legal - Series 2019 Bonds | - | - | - | - | - | - | - | - | - | N/A |
| Legal - Boundary Amendment | - | - | 1,158 | 1,390 | 643 | (1,842) | - | 1,348 | - | N/A |
| Other General Government Services | | | | | | | | | | |
| Engineering Services | - | - | - | - | - | - | - | - | 5,000 | 0% |
| Stormwater Needs Analysis | - | - | - | - | - | - | - | - | - | N/A |
| Contingencies | - | - | - | - | - | - | - | - | - | N/A |
| Other Current Charges | - | - | - | - | - | - | - | - | - | N/A |
| Emergency & Disaster Relief Services | | | | | | | | | | |
| Hurricane Ian | - | - | - | - | - | - | - | - | - | N/A |
| Road and Street Services | | | | | | | | | | |
| Professional Management | - | - | - | - | - | - | - | - | 500 | 0% |
| Asset Management | - | - | - | - | - | - | - | - | - | - |
| Utility Services | | | | | | | | | | |
| Electric | - | - | - | - | - | - | - | - | - | N/A |
| Repairs and Maintenance | | | | | | | | | | |
| Miscellaneous Repairs | - | - | - | - | - | - | - | - | 3,500 | 0% |
| Pressure Cleaning | - | - | - | - | - | 2,952 | - | 2,952 | 6,000 | 49% |
| Contingencies | - | - | - | - | - | - | - | - | - | N/A |
| Capital Outlay - Roadway Improvement | - | - | - | - | - | - | - | - | - | N/A |

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2024

| Description | October | November | December | January | February | March | April | Year to Date | Total Annual Budget | % of Budget |
|---------------------------------------|---------|----------|----------|---------|----------|-------|-------|--------------|---------------------|-------------|
| Stormwater Management Services | | | | | | | | | | |
| Professional - Management | - | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 18,000 | 36,000 | 50% |
| Field Operations | | | | | | | | | | |
| Mitigation Monitoring | - | - | - | - | - | - | - | - | - | N/A |
| Utility Services | - | - | - | - | - | - | - | - | - | N/A |
| Electric | - | - | - | - | - | - | - | - | - | N/A |
| Repairs & Maintenance | - | - | - | - | - | - | - | - | - | N/A |
| Lake System | | | | | | | | | | |
| Aquatic Weed Control | - | 2,682 | - | 2,459 | 5,141 | 2,459 | 2,459 | 15,200 | 38,000 | 40% |
| Lake Bank Maintenance | - | - | - | - | - | - | - | - | 12,000 | 0% |
| Slope Survey Monitoring | - | - | - | - | - | - | - | - | - | N/A |
| Water Quality Reporting | - | 5,685 | - | - | - | 5,685 | - | 11,370 | 66,000 | 17% |
| Water Quality Testing | - | - | 10,339 | 5,685 | 10,339 | 4,654 | 5,685 | 36,701 | 14,500 | 253% |
| Stormwater Structures | - | - | - | - | 5,500 | 1,600 | - | 7,100 | 26,000 | 27% |
| Lake 5/6 Fish Stocking | - | - | - | - | - | - | - | - | 20,000 | 0% |
| Wetland Preserves System | | | | | | | | | | |
| Wetland Maintenance | - | - | - | - | - | - | - | - | 19,000 | 0% |
| Permit Monitoring | - | - | - | - | - | - | - | - | 10,000 | 0% |
| Contingencies | - | - | - | - | - | - | - | - | 16,440 | 0% |
| Capital Outlay | | | | | | | | | | |
| Aeration Systems | - | - | - | - | - | - | - | - | - | N/A |
| Littoral Shelf Plantings | - | - | - | - | - | - | - | - | - | N/A |
| Erosion Restoration | - | - | - | - | - | - | - | - | - | N/A |
| Stormwater Structures | - | - | - | - | 40,000 | - | - | 40,000 | - | N/A |
| Landscaping | | | | | | | | | | |
| Professional Services | | | | | | | | | | |
| Asset Management | - | 1,375 | 1,375 | 1,375 | 1,375 | 1,375 | 1,375 | 8,250 | 16,500 | 50% |
| Utility Services | | | | | | | | | | |
| Electric | - | - | - | - | - | - | - | - | - | N/A |
| Repairs & Maintenance | | | | | | | | | | |
| Landscape Maintenance | 10,327 | 23,082 | 6,710 | 9,707 | 7,500 | - | 6,710 | 64,036 | 104,000 | 62% |
| Eagle Key Maintenance | - | - | - | - | 5,920 | - | - | 5,920 | 15,000 | 39% |
| Tree Trimming | - | - | - | - | - | - | - | - | 12,000 | N/A |
| Landscape Replacements | - | - | - | - | - | - | - | - | 6,000 | 0% |
| Landscape & Shrub Replacements | - | - | - | - | - | - | - | - | 6,000 | 0% |
| Mulch Installation | - | - | - | - | - | - | - | - | 8,000 | 0% |
| Annuals | - | - | - | - | - | 2,667 | - | 2,667 | 16,000 | 17% |
| Landscape Lighting | - | - | - | - | - | - | - | - | - | N/A |
| Irrigation System Repairs | - | - | - | - | - | - | - | - | 3,000 | 0% |
| Miscellaneous Repairs | - | - | - | - | - | - | - | - | 2,000 | 0% |
| Mulch Repairs | - | - | - | - | - | - | - | - | - | N/A |
| Contingencies | - | - | - | - | - | - | - | - | 13,760 | 0% |
| Capital Outlay | | | | | | | | | | |
| Eagle Key Improvements | - | - | - | - | - | - | - | - | 25,000 | 0% |
| Center PI Blvd Landscape Improvements | - | - | - | - | - | - | - | - | 20,000 | 0% |

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2024

| Description | October | November | December | January | February | March | April | Year to Date | Total Annual Budget | % of Budget |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------------------|-------------|
| Reserves | | | | | | | | | | |
| District Asset Restoration | - | - | - | - | - | - | - | - | 50,000 | 0% |
| Other Fees and Charges | | | | | | | | | | |
| Discounts/Collection Fees | - | - | - | - | - | - | - | - | 44,735 | 0% |
| Sub-Total: | 35,324 | 44,673 | 33,935 | 45,575 | 88,382 | 31,562 | 27,906 | 307,357 | 745,585 | 41% |
| Total Expenditures and Other Uses: | \$ 35,324 | \$ 44,673 | \$ 33,935 | \$ 45,575 | \$ 88,382 | \$ 31,562 | \$ 27,906 | \$ 307,357 | \$ 745,585 | 41% |
| Net Increase/ (Decrease) in Fund Balance | (33,363) | 31,134 | 298,596 | 174,783 | (24,895) | (22,503) | (16,203) | 407,549 | - | |
| Fund Balance - Beginning | 326,869 | 293,506 | 324,640 | 623,236 | 798,019 | 773,124 | 750,621 | 326,869 | - | |
| Fund Balance - Ending | \$ 293,506 | \$ 324,640 | \$ 623,236 | \$ 798,019 | \$ 773,124 | \$ 750,621 | \$ 734,418 | \$ 734,418 | \$ - | |

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2024

| Description | October | November | December | January | February | March | April | Year to Date | Total Annual Budget | % of Budget |
|--|---------------------|-------------------|---------------------|---------------------|---------------------|---------------------|---------------------|-------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | N/A |
| Interest Income | | | | | | | | | | |
| Interest Account | - | - | - | - | - | - | - | - | - | N/A |
| Sinking Fund | - | - | - | - | - | - | - | - | - | N/A |
| Reserve Account | 1,900 | 1,964 | 1,887 | 1,939 | 1,922 | 1,798 | 1,922 | 13,332 | - | N/A |
| Prepayment Account | - | - | - | - | - | - | - | - | - | N/A |
| Revenue Account | 2,936 | 3,049 | 425 | 1,532 | 3,286 | 3,798 | 4,339 | 19,364 | - | N/A |
| Capitalized Interest | - | - | - | - | - | - | - | - | - | N/A |
| Special Assessment Revenue | | | | | | | | | | |
| Special Assessments - On-Roll | 2,448 | 94,622 | 415,066 | 275,052 | 79,245 | 11,307 | 14,608 | 892,347 | 936,205 | 95% |
| Special Assessments - Off-Roll | - | - | - | - | - | - | - | - | - | N/A |
| Special Assessments - Prepayment 2019A-1 | - | - | - | - | - | - | - | - | - | N/A |
| Intragovernmental Transfers In | | | | | | | | | | |
| Debt Proceeds | | | | | | | | | | |
| Debt Proceeds Series 2019A-1 | - | - | - | - | - | - | - | - | - | N/A |
| Total Revenue and Other Sources: | \$ 7,285 | \$ 99,635 | \$ 417,377 | \$ 278,522 | \$ 84,452 | \$ 16,902 | \$ 20,870 | \$ 925,043 | \$ 936,205 | 99% |
| Expenditures and Other Uses | | | | | | | | | | |
| Debt Service | | | | | | | | | | |
| Principal Debt Service - Mandatory | - | 295,000 | - | - | - | - | - | 295,000 | 295,000 | 100% |
| Principal Debt Service - Early Redemptions | - | - | - | - | - | - | - | - | - | N/A |
| Interest Expense | - | 283,244 | - | - | - | - | - | 283,244 | 561,694 | 50% |
| Operating Transfers Out (To Other Funds) | 1,900 | 1,964 | 1,887 | - | 1,922 | 1,798 | 1,922 | 11,393 | - | N/A |
| Other Fees and Charges | | | | | | | | | | |
| Discounts for Early Payment | - | - | - | 1,939 | - | - | - | 1,939 | 61,248 | 3% |
| Total Expenditures and Other Uses: | \$ 1,900 | \$ 580,208 | \$ 1,887 | \$ 1,939 | \$ 1,922 | \$ 1,798 | \$ 1,922 | \$ 591,576 | \$ 917,942 | 64% |
| Net Increase/ (Decrease) in Fund Balance | 5,385 | (480,573) | 415,491 | 276,583 | 82,530 | 15,105 | 18,947 | 333,468 | 18,263 | |
| Fund Balance - Beginning | 1,100,335 | 1,105,720 | 625,147 | 1,040,638 | 1,317,221 | 1,399,751 | 1,414,855 | 1,100,335 | - | |
| Fund Balance - Ending | \$ 1,105,720 | \$ 625,147 | \$ 1,040,638 | \$ 1,317,221 | \$ 1,399,751 | \$ 1,414,855 | \$ 1,433,803 | 1,433,803 | \$ 18,263 | |

Prepared by:

JPWARD and Associates, LLC

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2024

| Description | October | November | December | January | February | March | April | Year to Date | Total Annual Budget | % of Budget |
|--|-------------------|-------------------|-------------------|-------------------|------------------|-------------------|-------------------|-------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | N/A |
| Interest Income | | | | | | | | | | |
| Interest Account | - | - | - | - | - | - | - | - | - | N/A |
| Sinking Fund | - | - | - | - | - | - | - | - | - | N/A |
| Reserve Account | 452 | 454 | 436 | 437 | 424 | 396 | 392 | 2,991 | - | N/A |
| Prepayment Account | 623 | 725 | 146 | 1,446 | 1,832 | 16 | 901 | 5,690 | - | N/A |
| Revenue Account | 9 | 369 | 2 | 2 | 10 | - | - | 391 | - | N/A |
| Capitalized Interest | - | - | - | - | - | - | - | - | - | N/A |
| Special Assessment Revenue | | | | | | | | | | |
| Special Assessments - On-Roll | - | - | - | - | - | - | - | - | - | N/A |
| Special Assessments - Off-Roll | 153,087 | - | - | 3,699 | - | - | 52,457 | 209,243 | 259,675 | 81% |
| Special Assessments - Prepayment 2019A-2 | - | 210,548 | 189,935 | - | - | 312,878 | 32,392 | 745,753 | - | N/A |
| Intragovernmental Transfers In | | | | | | | | | | |
| Debt Proceeds | - | - | - | - | - | - | - | - | - | N/A |
| Debt Proceeds Series 2019A-2 | - | - | - | - | - | - | - | - | - | N/A |
| Total Revenue and Other Sources: | \$ 154,171 | \$ 212,096 | \$ 190,518 | \$ 5,583 | \$ 2,265 | \$ 313,290 | \$ 86,143 | 964,067 | \$ 259,675 | 371% |
| Expenditures and Other Uses | | | | | | | | | | |
| Debt Service | | | | | | | | | | |
| Principal Debt Service - Mandatory | - | 90,000 | - | - | - | - | - | 90,000 | 90000 | 100% |
| Principal Debt Service - Early Redemptions | - | 155,000 | - | - | 410,000 | - | - | 565,000 | 0 | N/A |
| Interest Expense | - | 65,181 | - | - | 4,078 | - | - | 69,259 | 169675 | 41% |
| Operating Transfers Out (To Other Funds) | 452 | 454 | 436 | 437 | 424 | 396 | 392 | 2,991 | 0 | N/A |
| Total Expenditures and Other Uses: | 452 | 310,635 | 436 | 437 | 414,502 | 396 | 392 | 727,251 | \$ 259,675 | 280% |
| Net Increase/ (Decrease) in Fund Balance | 153,719 | (98,539) | 190,082 | 5,146 | (412,236) | 312,894 | 85,751 | 236,817 | - | |
| Fund Balance - Beginning | 260,980 | 414,699 | 316,160 | 506,242 | 511,388 | 99,152 | 412,046 | 260,980 | - | |
| Fund Balance - Ending | \$ 414,699 | \$ 316,160 | \$ 506,242 | \$ 511,388 | \$ 99,152 | \$ 412,046 | \$ 497,796 | \$ 497,796 | \$ - | |

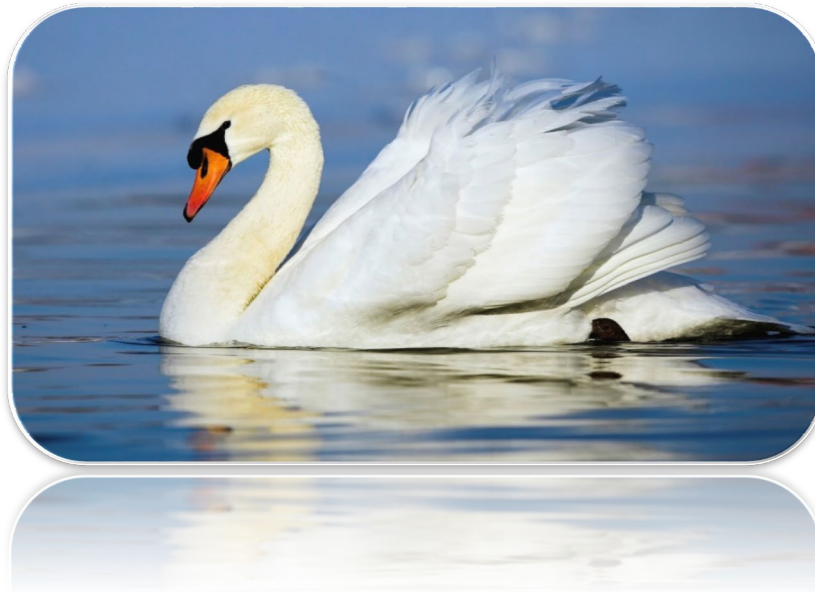
Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2024

| Description | October | November | December | January | February | March | April | Year to Date | Total Annual Budget |
|---|-----------------|------------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|---------------------|
| Revenue and Other Sources | | | | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Interest Income | | | | | | | | | |
| Construction Account | 26 | 36 | 12 | 8 | 17 | 24 | 33 | 155 | - |
| Cost of Issuance | - | - | - | - | - | - | - | - | - |
| Retainage Account | - | - | - | - | - | - | - | - | - |
| Debt Proceeds | | | | | | | | | |
| Debt Proceeds Series 2019A-1 | - | - | - | - | - | - | - | - | - |
| Operating Transfers In (From Other Funds) | 1,900 | 1,964 | 1,887 | 1,939 | 1,922 | 1,798 | 1,922 | 13,332 | - |
| Total Revenue and Other Sources: | \$ 1,926 | \$ 2,000 | \$ 1,898 | \$ 1,947 | \$ 1,938 | \$ 1,822 | \$ 1,955 | \$ 13,487 | \$ - |
| Expenditures and Other Uses | | | | | | | | | |
| Executive | | | | | | | | | |
| Professional Management | - | - | - | - | - | - | - | - | - |
| Other Contractual Services | | | | | | | | | |
| Trustee Services | - | - | - | - | - | - | - | - | - |
| Printing & Binding | | | | | | | | | |
| Legal Services | | | | | | | | | |
| Legal - Series 2019 | - | - | - | - | - | - | - | - | - |
| Capital Outlay | | | | | | | | | |
| Water-Sewer Combination-Construction | - | - | - | - | - | - | - | - | - |
| Stormwater Mgmt-Construction | - | 10,123 | - | - | - | - | - | 10,123 | - |
| Engineering Services | - | - | - | - | - | - | - | - | - |
| Other Physical Environment | - | - | - | - | - | - | - | - | - |
| Road Improvements | - | - | - | - | - | - | - | - | - |
| Underwriters Discount | | | | | | | | | |
| Series 2019A-1 | - | - | - | - | - | - | - | - | - |
| Cost of Issuance | | | | | | | | | |
| Series 2019A-1 | - | - | - | - | - | - | - | - | - |
| Operating Transfers Out (To Other Funds) | - | - | - | - | - | - | - | - | - |
| Total Expenditures and Other Uses: | \$ - | \$ 10,123 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 10,123 | \$ - |
| Net Increase/ (Decrease) in Fund Balance | \$ 1,926 | \$ (8,123) | \$ 1,898 | \$ 1,947 | \$ 1,938 | \$ 1,822 | \$ 1,955 | \$ 3,364 | - |
| Fund Balance - Beginning | \$ 6,196 | \$ 8,123 | \$ - | \$ 1,898 | \$ 3,845 | \$ 5,783 | \$ 7,605 | \$ 6,196 | - |
| Fund Balance - Ending | \$ 8,123 | \$ - | \$ 1,898 | \$ 3,845 | \$ 5,783 | \$ 7,605 | \$ 9,560 | \$ 9,560 | \$ - |

Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2024

| Description | October | November | December | January | February | March | April | Year to Date | Total Annual Budget |
|---|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Revenue and Other Sources | | | | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Interest Income | | | | | | | | | |
| Construction Account | 18,158 | 18,856 | 4,881 | 24 | 26 | 26 | 29 | 41,999 | - |
| Cost of Issuance | - | - | - | - | - | - | - | - | - |
| Retainage Account | - | - | - | - | - | - | - | - | - |
| Debt Proceeds | | | | | | | | | |
| Debt Proceeds Series 2019A-2 | - | - | - | - | - | - | - | - | - |
| Operating Transfers In (From Other Funds) | 452 | 454 | 436 | 437 | 424 | 396 | 392 | 2,991 | - |
| Total Revenue and Other Sources: | \$ 18,610 | \$ 19,310 | \$ 5,317 | \$ 460 | \$ 449 | \$ 422 | \$ 422 | \$ 44,991 | \$ - |
| Expenditures and Other Uses | | | | | | | | | |
| Executive | | | | | | | | | |
| Professional Management | - | - | - | - | - | - | - | - | - |
| Other Contractual Services | | | | | | | | | |
| Trustee Services | - | - | - | - | - | - | - | - | - |
| Printing & Binding | | | | | | | | | |
| Legal Services | | | | | | | | | |
| Legal - Series 2019 | - | - | - | - | - | - | - | - | - |
| Capital Outlay | | | | | | | | | |
| Water-Sewer Combination-Construction | - | 1,586,152 | - | - | - | - | - | 1,586,152 | - |
| Stormwater Mgmt-Construction | - | 2,970,909 | - | - | - | - | - | 2,970,909 | - |
| Engineering Services | - | - | - | - | - | - | - | - | - |
| Other Physical Environment | - | - | - | - | - | - | - | - | - |
| Road Improvements | - | 67,981 | - | - | - | - | - | 67,981 | - |
| Underwriters Discount | | | | | | | | | |
| Series 2019A-2 | - | - | - | - | - | - | - | - | - |
| Cost of Issuance | | | | | | | | | |
| Series 2019A-2 | - | - | - | - | - | - | - | - | - |
| Operating Transfers Out (To Other Funds) | - | - | - | - | - | - | - | - | - |
| Total Expenditures and Other Uses: | \$ - | \$ 4,625,041 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 4,625,041 | \$ - |
| Net Increase/ (Decrease) in Fund Balance | \$ 18,610 | \$ (4,605,731) | \$ 5,317 | \$ 460 | \$ 449 | \$ 422 | \$ 422 | \$ (4,580,051) | - |
| Fund Balance - Beginning | \$ 4,131,854 | \$ 4,150,464 | \$ (455,267) | \$ (449,950) | \$ (449,490) | \$ (449,041) | \$ (448,619) | \$ 4,131,854 | - |
| Fund Balance - Ending | \$ 4,150,464 | \$ (455,267) | \$ (449,950) | \$ (449,490) | \$ (449,041) | \$ (448,619) | \$ (448,197) | \$ (448,197) | \$ - |

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS -MAY 2024

FISCAL YEAR 2024

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 333308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Esplanade Lake Club Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending May 31, 2024

| | Governmental Funds | | | | | | Account Groups | | Totals (Memorandum Only) |
|--|--------------------|---------------------|-------------------|------------------------|---------------------|------------------------|----------------------|-------------|-----------------------------|
| | Debt Service Funds | | | Capital Projects Funds | | General Long Term Debt | General Fixed Assets | | |
| | General Fund | Series 2019A-1 | Series 2019A-2 | Series 2019A-1 | Series 2019A-2 | | | | |
| Assets | | | | | | | | | |
| Cash and Investments | | | | | | | | | |
| General Fund - Invested Cash | \$ 703,882 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 703,882 |
| Debt Service Fund | | | | | | | | | |
| Interest Account | - | - | - | - | - | - | - | - | - |
| Sinking Account | - | - | - | - | - | - | - | - | - |
| Reserve Account | - | 432,147 | 82,419 | - | - | - | - | - | 514,566 |
| Revenue | - | 734,261 | 113 | - | - | - | - | - | 734,374 |
| Prepayment Account | - | - | 96,411 | - | - | - | - | - | 96,411 |
| General Redemption Account | - | - | - | - | - | - | - | - | - |
| Capitalized Interest | - | - | - | - | - | - | - | - | - |
| Retainage Account | - | - | - | - | - | - | - | - | - |
| Construction | - | - | - | 11,461 | 7,456 | - | - | - | 18,917 |
| Cost of Issuance | - | - | - | - | - | - | - | - | - |
| Due from Other Funds | | | | | | | | | |
| General Fund | - | - | - | - | - | - | - | - | - |
| Debt Service Fund(s) | - | - | - | - | - | - | - | - | - |
| Capital Projects Fund(s) | - | - | - | - | - | - | - | - | - |
| Market Valuation Adjustments | | | | | | | | | |
| Accrued Interest Receivable | | | | | | | | | |
| Assessments Receivable/Deposits | | | | | | | | | |
| Contribution from Taylor Morrison | | | | | | | | | |
| Amount Available in Debt Service Funds | - | - | - | - | - | 1,345,351 | - | - | 1,345,351 |
| Amount to be Provided by Debt Service Funds | - | - | - | - | - | 14,949,649 | - | - | 14,949,649 |
| Investment in General Fixed Assets (net of depreciation) | - | - | - | - | - | - | 6,007,113 | - | 6,007,113 |
| Total Assets | \$ 703,882 | \$ 1,166,407 | \$ 178,943 | \$ 11,461 | \$ 7,456 | \$ 16,295,000 | \$ 6,007,113 | \$ - | \$ 24,370,262 |
| Liabilities | | | | | | | | | |
| Accounts Payable & Payroll Liabilities | | | | | | | | | |
| Due to Developer | - | - | - | - | 455,267 | - | - | - | 455,267 |
| Due to Other Funds | | | | | | | | | |
| General Fund | - | - | - | - | - | - | - | - | - |
| Debt Service Fund(s) | - | - | - | - | - | - | - | - | - |
| Capital Projects Fund(s) | - | - | - | - | - | - | - | - | - |
| Bonds Payable | | | | | | | | | |
| Current Portion - Series 2019A-1 | - | - | - | - | - | 305,000 | - | - | 305,000 |
| Current Portion - Series 2019A-2 | - | - | - | - | - | 55,000 | - | - | 55,000 |
| Long Term - Series 2019A-1 | - | - | - | - | - | 13,680,000 | - | - | 13,680,000 |
| Long Term - Series 2019A-2 | - | - | - | - | - | 2,255,000 | - | - | 2,255,000 |
| Unamortized Prem/Disc on Bds Pybl | - | - | - | - | - | - | - | - | - |
| Total Liabilities | \$ - | \$ - | \$ - | \$ - | \$ 455,267 | \$ 16,295,000 | \$ - | \$ - | \$ 16,750,267 |
| Fund Equity and Other Credits | | | | | | | | | |
| Investment in General Fixed Assets | - | - | - | - | - | - | 6,007,113 | - | 6,007,113 |
| Unamortized Premium/Discount on Bonds | | | | | | | | | |
| Series 2019A-1 | - | - | - | - | - | - | - | - | - |
| Series 2019A-2 | - | - | - | - | - | - | - | - | - |
| Retainage Payable | - | - | - | - | - | - | - | - | - |
| Fund Balance | | | | | | | | | |
| Restricted | | | | | | | | | |
| Beginning: October 1, 2023 (Unaudited) | - | 1,100,335 | 260,980 | 6,196 | 4,131,854 | - | - | - | 5,499,365 |
| Results from Current Operations | - | 66,072 | (82,037) | 5,265 | (4,579,666) | - | - | - | (4,590,365) |
| Unassigned | | | | | | | | | |
| Beginning: October 1, 2023 (Unaudited) | 326,869 | - | - | - | - | - | - | - | 326,869 |
| Results from Current Operations | 377,013 | - | - | - | - | - | - | - | 377,013 |
| Total Fund Equity and Other Credits | \$ 703,882 | \$ 1,166,407 | \$ 178,943 | \$ 11,461 | \$ (447,812) | \$ - | \$ 6,007,113 | \$ - | \$ 7,619,995 |
| Total Liabilities, Fund Equity and Other Credits | \$ 703,882 | \$ 1,166,407 | \$ 178,943 | \$ 11,461 | \$ 7,456 | \$ 16,295,000 | \$ 6,007,113 | \$ - | \$ 24,370,262 |

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2024

| Description | October | November | December | January | February | March | April | May | Year to Date | Total Annual Budget | % of Budget |
|---|-----------------|------------------|-------------------|-------------------|------------------|-----------------|------------------|-----------------|-------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | N/A |
| Interest | | | | | | | | | | | |
| Interest - General Checking | - | - | - | - | - | - | - | - | - | - | N/A |
| Special Assessment Revenue | | | | | | | | | | | |
| Special Assessments - On-Roll | 1,961 | 75,806 | 332,531 | 220,358 | 63,487 | 9,058 | 11,704 | 5,428 | 720,335 | 745,585 | 97% |
| Special Assessments - Off-Roll | - | - | - | - | - | - | - | - | - | - | N/A |
| Developer Contribution | | | | | | | | | | | |
| | - | - | - | - | - | - | - | - | - | - | N/A |
| Intragovernmental Transfer In | | | | | | | | | | | |
| | - | - | - | - | - | - | - | - | - | - | N/A |
| Total Revenue and Other Sources: | \$ 1,961 | \$ 75,806 | \$ 332,531 | \$ 220,358 | \$ 63,487 | \$ 9,058 | \$ 11,704 | \$ 5,428 | \$ 720,335 | \$ 745,585 | 97% |
| Expenditures and Other Uses | | | | | | | | | | | |
| Executive | | | | | | | | | | | |
| Professional Management | 3,500 | 3,500 | 3,500 | 3,500 | 3,500 | 3,500 | 3,500 | 3,500 | 28,000 | 42,000 | 67% |
| Financial and Administrative | | | | | | | | | | | |
| Audit Services | - | - | - | 4,300 | - | - | - | - | 4,300 | 4,300 | 100% |
| Accounting Services | 2,125 | 2,125 | 2,125 | 2,125 | 2,125 | 2,125 | 2,125 | 2,125 | 17,000 | 25,500 | 67% |
| Assessment Roll Services | 2,125 | 2,125 | 2,125 | 2,125 | 2,125 | 2,125 | 2,125 | 2,125 | 17,000 | 25,500 | 67% |
| Arbitrage Rebate Services | - | - | - | - | - | 500 | - | - | 500 | 1,000 | 50% |
| Other Contractual Services | | | | | | | | | | | |
| Legal Advertising | - | - | - | - | - | - | - | - | - | 3,000 | 0% |
| Trustee Services | - | - | - | 6,988 | - | - | - | - | 6,988 | 8,250 | 85% |
| Dissemination Agent Services | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 3,333 | 5,000 | 67% |
| Bond Amortization Schedules | - | - | - | 500 | - | - | 500 | - | 1,000 | - | N/A |
| Property Appraiser & Tax Collector Fees | - | 505 | - | - | - | - | - | - | 505 | 275 | 184% |
| Bank Service Fees | - | 3 | - | - | 104 | - | - | - | 107 | 250 | 43% |
| Communications & Freight Services | | | | | | | | | | | |
| Postage, Freight & Messenger | 9 | - | 68 | - | - | 20 | 11 | 11 | 118 | 50 | 236% |
| Computer Services - Website Development | | | | | | | | | | | |
| | - | - | - | - | - | 300 | - | - | 300 | 1,500 | 20% |
| Insurance | | | | | | | | | | | |
| | 16,821 | - | - | - | - | - | - | - | 16,821 | 6,300 | 267% |
| Printing & Binding | | | | | | | | | | | |
| | - | - | - | 233 | - | - | - | - | 233 | 50 | 466% |
| Subscription & Memberships | | | | | | | | | | | |
| | - | 175 | - | - | - | - | - | - | 175 | 175 | 100% |
| Legal Services | | | | | | | | | | | |
| Legal - General Counsel | - | - | 3,120 | 1,772 | 695 | 25 | - | 185 | 5,797 | 7,500 | 77% |
| Legal - Series 2019 Bonds | - | - | - | - | - | - | - | - | - | - | N/A |
| Legal - Boundary Amendment | - | - | 1,158 | 1,390 | 643 | (1,842) | - | 570 | 1,918 | - | N/A |
| Other General Government Services | | | | | | | | | | | |
| Engineering Services | - | - | - | - | - | - | - | - | - | 5,000 | 0% |
| Stormwater Needs Analysis | - | - | - | - | - | - | - | - | - | - | N/A |
| Contingencies | - | - | - | - | - | - | - | - | - | - | N/A |
| Other Current Charges | - | - | - | - | - | - | - | - | - | - | N/A |
| Emergency & Disaster Relief Services | | | | | | | | | | | |
| Hurricane Ian | - | - | - | - | - | - | - | - | - | - | N/A |
| Road and Street Services | | | | | | | | | | | |
| Professional Management | | | | | | | | | | | |
| Asset Management | - | - | - | - | - | - | - | - | - | 500 | 0% |
| Utility Services | | | | | | | | | | | |
| Electric | - | - | - | - | - | - | - | - | - | - | N/A |
| Repairs and Maintenance | | | | | | | | | | | |
| Miscellaneous Repairs | - | - | - | - | - | - | - | - | - | 3,500 | 0% |
| Pressure Cleaning | - | - | - | - | - | 2,952 | - | - | 2,952 | 6,000 | 49% |
| Contingencies | - | - | - | - | - | - | - | - | - | - | N/A |
| Capital Outlay - Roadway Improvement | - | - | - | - | - | - | - | - | - | - | N/A |

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2024

| Description | October | November | December | January | February | March | April | May | Year to Date | Total Annual Budget | % of Budget |
|---------------------------------------|---------|----------|----------|---------|----------|-------|-------|--------|--------------|---------------------|-------------|
| Stormwater Management Services | | | | | | | | | | | |
| Professional - Management | - | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 21,000 | 36,000 | 58% |
| Field Operations | | | | | | | | | | | |
| Mitigation Monitoring | - | - | - | - | - | - | - | - | - | - | N/A |
| Utility Services | - | - | - | - | - | - | - | - | - | - | N/A |
| Electric | - | - | - | - | - | - | - | - | - | - | N/A |
| Repairs & Maintenance | - | - | - | - | - | - | - | - | - | - | N/A |
| Lake System | | | | | | | | | | | |
| Aquatic Weed Control | - | 2,682 | - | 2,459 | 5,141 | 2,459 | 2,459 | 2,459 | 17,659 | 38,000 | 46% |
| Lake Bank Maintenance | - | - | - | - | - | - | - | 16,448 | 16,448 | 12,000 | 137% |
| Slope Survey Monitoring | - | - | - | - | - | - | - | - | - | - | N/A |
| Water Quality Reporting | - | 5,685 | - | - | - | 5,685 | - | - | 11,370 | 66,000 | 17% |
| Water Quality Testing | - | - | 10,339 | 5,685 | 10,339 | 4,654 | 5,685 | - | 36,701 | 14,500 | 253% |
| Stormwater Structures | - | - | - | - | 5,500 | 1,600 | - | - | 7,100 | 26,000 | 27% |
| Lake 5/6 Fish Stocking | - | - | - | - | - | - | - | - | - | 20,000 | 0% |
| Wetland Preserves System | | | | | | | | | | | |
| Wetland Maintenance | - | - | - | - | - | - | - | - | - | 19,000 | 0% |
| Permit Monitoring | - | - | - | - | - | - | - | - | - | 10,000 | 0% |
| Contingencies | - | - | - | - | - | - | - | - | - | 16,440 | 0% |
| Capital Outlay | | | | | | | | | | | |
| Aeration Systems | - | - | - | - | - | - | - | - | - | - | N/A |
| Littoral Shelf Plantings | - | - | - | - | - | - | - | - | - | - | N/A |
| Erosion Restoration | - | - | - | - | - | - | - | - | - | - | N/A |
| Stormwater Structures | - | - | - | - | 40,000 | - | - | - | 40,000 | - | N/A |
| Landscaping | | | | | | | | | | | |
| Professional Services | | | | | | | | | | | |
| Asset Management | - | 1,375 | 1,375 | 1,375 | 1,375 | 1,375 | 1,375 | 1,375 | 9,625 | 16,500 | 58% |
| Utility Services | | | | | | | | | | | |
| Electric | - | - | - | - | - | - | - | - | - | - | N/A |
| Repairs & Maintenance | | | | | | | | | | | |
| Landscape Maintenance | 10,327 | 23,082 | 6,710 | 9,707 | 7,500 | - | 6,710 | 3,750 | 67,786 | 104,000 | 65% |
| Eagle Key Maintenance | - | - | - | - | 5,920 | - | - | - | 5,920 | 15,000 | 39% |
| Tree Trimming | - | - | - | - | - | - | - | - | - | 12,000 | N/A |
| Landscape Replacements | - | - | - | - | - | - | - | - | - | 6,000 | 0% |
| Landscape & Shrub Replacements | - | - | - | - | - | - | - | - | - | 6,000 | 0% |
| Mulch Installation | - | - | - | - | - | - | - | - | - | 8,000 | 0% |
| Annuals | - | - | - | - | - | 2,667 | - | - | 2,667 | 16,000 | 17% |
| Landscape Lighting | - | - | - | - | - | - | - | - | - | - | N/A |
| Irrigation System Repairs | - | - | - | - | - | - | - | - | - | 3,000 | 0% |
| Miscellaneous Repairs | - | - | - | - | - | - | - | - | - | 2,000 | 0% |
| Mulch Repairs | - | - | - | - | - | - | - | - | - | - | N/A |
| Contingencies | - | - | - | - | - | - | - | - | - | 13,760 | 0% |
| Capital Outlay | | | | | | | | | | | |
| Eagle Key Improvements | - | - | - | - | - | - | - | - | - | 25,000 | 0% |
| Center Pl Blvd Landscape Improvements | - | - | - | - | - | - | - | - | - | 20,000 | 0% |

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2024

| Description | October | November | December | January | February | March | April | May | Year to Date | Total Annual Budget | % of Budget |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------------------|-------------|
| Reserves | | | | | | | | | | | |
| District Asset Restoration | - | - | - | - | - | - | - | - | - | 50,000 | 0% |
| Other Fees and Charges | | | | | | | | | | | |
| Discounts/Collection Fees | - | - | - | - | - | - | - | - | - | 44,735 | 0% |
| Sub-Total: | 35,324 | 44,673 | 33,935 | 45,575 | 88,382 | 31,562 | 27,906 | 35,964 | 343,321 | 745,585 | 46% |
| Total Expenditures and Other Uses: | \$ 35,324 | \$ 44,673 | \$ 33,935 | \$ 45,575 | \$ 88,382 | \$ 31,562 | \$ 27,906 | \$ 35,964 | \$ 343,321 | \$ 745,585 | 46% |
| Net Increase/ (Decrease) in Fund Balance | (33,363) | 31,134 | 298,596 | 174,783 | (24,895) | (22,503) | (16,203) | (30,536) | 377,013 | - | |
| Fund Balance - Beginning | 326,869 | 293,506 | 324,640 | 623,236 | 798,019 | 773,124 | 750,621 | 734,418 | 326,869 | - | |
| Fund Balance - Ending | \$ 293,506 | \$ 324,640 | \$ 623,236 | \$ 798,019 | \$ 773,124 | \$ 750,621 | \$ 734,418 | \$ 703,882 | \$ 703,882 | \$ - | |

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2024

| Description | October | November | December | January | February | March | April | May | Year to Date | Total Annual Budget | % of Budget |
|--|---------------------|-------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | N/A |
| Interest Income | | | | | | | | | | | |
| Interest Account | - | - | - | - | - | - | - | - | - | - | N/A |
| Sinking Fund | - | - | - | - | - | - | - | - | - | - | N/A |
| Reserve Account | 1,900 | 1,964 | 1,887 | 1,939 | 1,922 | 1,798 | 1,922 | 1,860 | 15,192 | - | N/A |
| Prepayment Account | - | - | - | - | - | - | - | - | - | - | N/A |
| Revenue Account | 2,936 | 3,049 | 425 | 1,532 | 3,286 | 3,798 | 4,339 | 4,279 | 23,643 | - | N/A |
| Capitalized Interest | - | - | - | - | - | - | - | - | - | - | N/A |
| Special Assessment Revenue | | | | | | | | | | | |
| Special Assessments - On-Roll | 2,448 | 94,622 | 415,066 | 275,052 | 79,245 | 11,307 | 14,608 | 6,776 | 899,123 | 936,205 | 96% |
| Special Assessments - Off-Roll | - | - | - | - | - | - | - | - | - | - | N/A |
| Special Assessments - Prepayment 2019A-1 | - | - | - | - | - | - | - | - | - | - | N/A |
| Intragovernmental Transfers In | | | | | | | | | | | |
| Intragovernmental Transfers In | - | - | - | - | - | - | - | - | - | - | N/A |
| Debt Proceeds | | | | | | | | | | | |
| Debt Proceeds Series 2019A-1 | - | - | - | - | - | - | - | - | - | - | N/A |
| Total Revenue and Other Sources: | \$ 7,285 | \$ 99,635 | \$ 417,377 | \$ 278,522 | \$ 84,452 | \$ 16,902 | \$ 20,870 | \$ 12,915 | 937,958 | \$ 936,205 | 100% |
| Expenditures and Other Uses | | | | | | | | | | | |
| Debt Service | | | | | | | | | | | |
| Principal Debt Service - Mandatory | - | 295,000 | - | - | - | - | - | - | 295,000 | 295,000 | 100% |
| Principal Debt Service - Early Redemptions | - | - | - | - | - | - | - | - | - | - | N/A |
| Interest Expense | - | 283,244 | - | - | - | - | - | 278,450 | 561,694 | 561,694 | 100% |
| Operating Transfers Out (To Other Funds) | 1,900 | 1,964 | 1,887 | - | 1,922 | 1,798 | 1,922 | 1,860 | 13,253 | - | N/A |
| Other Fees and Charges | | | | | | | | | | | |
| Discounts for Early Payment | - | - | - | 1,939 | - | - | - | - | 1,939 | 61,248 | 3% |
| Total Expenditures and Other Uses: | \$ 1,900 | \$ 580,208 | \$ 1,887 | \$ 1,939 | \$ 1,922 | \$ 1,798 | \$ 1,922 | \$ 280,310 | 871,885 | \$ 917,942 | 95% |
| Net Increase/ (Decrease) in Fund Balance | 5,385 | (480,573) | 415,491 | 276,583 | 82,530 | 15,105 | 18,947 | (267,395) | 66,072 | 18,263 | |
| Fund Balance - Beginning | 1,100,335 | 1,105,720 | 625,147 | 1,040,638 | 1,317,221 | 1,399,751 | 1,414,855 | 1,433,803 | 1,100,335 | - | |
| Fund Balance - Ending | \$ 1,105,720 | \$ 625,147 | \$ 1,040,638 | \$ 1,317,221 | \$ 1,399,751 | \$ 1,414,855 | \$ 1,433,803 | \$ 1,166,407 | 1,166,407 | \$ 18,263 | |

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2024

| Description | October | November | December | January | February | March | April | May | Year to Date | Total Annual Budget | % of Budget |
|--|-------------------|-------------------|-------------------|-------------------|------------------|-------------------|-------------------|-------------------|-------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | N/A |
| Interest Income | | | | | | | | | | | |
| Interest Account | - | - | - | - | - | - | - | - | - | - | N/A |
| Sinking Fund | - | - | - | - | - | - | - | - | - | - | N/A |
| Reserve Account | 452 | 454 | 436 | 437 | 424 | 396 | 392 | 355 | 3,346 | - | N/A |
| Prepayment Account | 623 | 725 | 146 | 1,446 | 1,832 | 16 | 901 | 1,492 | 7,182 | - | N/A |
| Revenue Account | 9 | 369 | 2 | 2 | 10 | - | - | 113 | 504 | - | N/A |
| Capitalized Interest | - | - | - | - | - | - | - | - | - | - | N/A |
| Special Assessment Revenue | | | | | | | | | | | |
| Special Assessments - On-Roll | - | - | - | - | - | - | - | - | - | - | N/A |
| Special Assessments - Off-Roll | 153,087 | - | - | 3,699 | - | - | 52,457 | - | 209,243 | 259,675 | 81% |
| Special Assessments - Prepayment 2019A-2 | - | 210,548 | 189,935 | - | - | 312,878 | 32,392 | 57,011 | 802,763 | - | N/A |
| Intragovernmental Transfers In | | | | | | | | | | | |
| Intragovernmental Transfers In | - | - | - | - | - | - | - | - | - | - | N/A |
| Debt Proceeds | | | | | | | | | | | |
| Debt Proceeds Series 2019A-2 | - | - | - | - | - | - | - | - | - | - | N/A |
| Total Revenue and Other Sources: | \$ 154,171 | \$ 212,096 | \$ 190,518 | \$ 5,583 | \$ 2,265 | \$ 313,290 | \$ 86,143 | \$ 58,970 | 1,023,038 | \$ 259,675 | 394% |
| Expenditures and Other Uses | | | | | | | | | | | |
| Debt Service | | | | | | | | | | | |
| Principal Debt Service - Mandatory | - | 90,000 | - | - | - | - | - | - | 90,000 | 90000 | 100% |
| Principal Debt Service - Early Redemptions | - | 155,000 | - | - | 410,000 | - | - | 325,000 | 890,000 | 0 | N/A |
| Interest Expense | - | 65,181 | - | - | 4,078 | - | - | 52,469 | 121,728 | 169675 | 72% |
| Operating Transfers Out (To Other Funds) | 452 | 454 | 436 | 437 | 424 | 396 | 392 | 355 | 3,346 | 0 | N/A |
| Total Expenditures and Other Uses: | 452 | 310,635 | 436 | 437 | 414,502 | 396 | 392 | 377,823 | 1,105,074 | \$ 259,675 | 426% |
| Net Increase/ (Decrease) in Fund Balance | 153,719 | (98,539) | 190,082 | 5,146 | (412,236) | 312,894 | 85,751 | (318,853) | (82,037) | - | |
| Fund Balance - Beginning | 260,980 | 414,699 | 316,160 | 506,242 | 511,388 | 99,152 | 412,046 | 497,796 | 260,980 | - | |
| Fund Balance - Ending | \$ 414,699 | \$ 316,160 | \$ 506,242 | \$ 511,388 | \$ 99,152 | \$ 412,046 | \$ 497,796 | \$ 178,943 | \$ 178,943 | \$ - | |

Esplanade Lake Club Community Development District
 Capital Project Fund - Series 2019A-1
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through May 31, 2024

| Description | October | November | December | January | February | March | April | May | Year to Date | Total Annual Budget |
|---|-----------------|------------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|------------------|---------------------|
| Revenue and Other Sources | | | | | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Interest Income | | | | | | | | | | |
| Construction Account | 26 | 36 | 12 | 8 | 17 | 24 | 33 | 41 | 196 | - |
| Cost of Issuance | - | - | - | - | - | - | - | - | - | - |
| Retainage Account | - | - | - | - | - | - | - | - | - | - |
| Debt Proceeds | | | | | | | | | | |
| Debt Proceeds Series 2019A-1 | - | - | - | - | - | - | - | - | - | - |
| Operating Transfers In (From Other Funds) | 1,900 | 1,964 | 1,887 | 1,939 | 1,922 | 1,798 | 1,922 | 1,860 | 15,192 | - |
| Total Revenue and Other Sources: | \$ 1,926 | \$ 2,000 | \$ 1,898 | \$ 1,947 | \$ 1,938 | \$ 1,822 | \$ 1,955 | \$ 1,901 | \$ 15,388 | \$ - |
| Expenditures and Other Uses | | | | | | | | | | |
| Executive | | | | | | | | | | |
| Professional Management | - | - | - | - | - | - | - | - | - | - |
| Other Contractual Services | | | | | | | | | | |
| Trustee Services | - | - | - | - | - | - | - | - | - | - |
| Printing & Binding | | | | | | | | | | |
| Legal Services | | | | | | | | | | |
| Legal - Series 2019 | - | - | - | - | - | - | - | - | - | - |
| Capital Outlay | | | | | | | | | | |
| Water-Sewer Combination-Construction | - | - | - | - | - | - | - | - | - | - |
| Stormwater Mgmt-Construction | - | 10,123 | - | - | - | - | - | - | 10,123 | - |
| Engineering Services | - | - | - | - | - | - | - | - | - | - |
| Other Physical Environment | - | - | - | - | - | - | - | - | - | - |
| Road Improvements | - | - | - | - | - | - | - | - | - | - |
| Underwriters Discount | | | | | | | | | | |
| Series 2019A-1 | - | - | - | - | - | - | - | - | - | - |
| Cost of Issuance | | | | | | | | | | |
| Series 2019A-1 | - | - | - | - | - | - | - | - | - | - |
| Operating Transfers Out (To Other Funds) | - | - | - | - | - | - | - | - | - | - |
| Total Expenditures and Other Uses: | \$ - | \$ 10,123 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 10,123 | \$ - |
| Net Increase/ (Decrease) in Fund Balance | \$ 1,926 | \$ (8,123) | \$ 1,898 | \$ 1,947 | \$ 1,938 | \$ 1,822 | \$ 1,955 | \$ 1,901 | \$ 5,265 | - |
| Fund Balance - Beginning | \$ 6,196 | \$ 8,123 | \$ - | \$ 1,898 | \$ 3,845 | \$ 5,783 | \$ 7,605 | \$ 9,560 | \$ 6,196 | - |
| Fund Balance - Ending | \$ 8,123 | \$ - | \$ 1,898 | \$ 3,845 | \$ 5,783 | \$ 7,605 | \$ 9,560 | \$ 11,461 | \$ 11,461 | \$ - |

Esplanade Lake Club Community Development District
 Capital Project Fund - Series 2019A-2
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through May 31, 2024

| Description | October | November | December | January | February | March | April | May | Year to Date | Total Annual Budget |
|---|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Revenue and Other Sources | | | | | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Interest Income | | | | | | | | | | |
| Construction Account | 18,158 | 18,856 | 4,881 | 24 | 26 | 26 | 29 | 30 | 42,030 | - |
| Cost of Issuance | - | - | - | - | - | - | - | - | - | - |
| Retainage Account | - | - | - | - | - | - | - | - | - | - |
| Debt Proceeds | | | | | | | | | | |
| Debt Proceeds Series 2019A-2 | - | - | - | - | - | - | - | - | - | - |
| Operating Transfers In (From Other Funds) | 452 | 454 | 436 | 437 | 424 | 396 | 392 | 355 | 3,346 | - |
| Total Revenue and Other Sources: | \$ 18,610 | \$ 19,310 | \$ 5,317 | \$ 460 | \$ 449 | \$ 422 | \$ 422 | \$ 385 | \$ 45,376 | \$ - |
| Expenditures and Other Uses | | | | | | | | | | |
| Executive | | | | | | | | | | |
| Professional Management | - | - | - | - | - | - | - | - | - | - |
| Other Contractual Services | | | | | | | | | | |
| Trustee Services | - | - | - | - | - | - | - | - | - | - |
| Printing & Binding | | | | | | | | | | |
| Legal Services | | | | | | | | | | |
| Legal - Series 2019 | - | - | - | - | - | - | - | - | - | - |
| Capital Outlay | | | | | | | | | | |
| Water-Sewer Combination-Construction | - | 1,586,152 | - | - | - | - | - | - | 1,586,152 | - |
| Stormwater Mgmt-Construction | - | 2,970,909 | - | - | - | - | - | - | 2,970,909 | - |
| Engineering Services | - | - | - | - | - | - | - | - | - | - |
| Other Physical Environment | - | - | - | - | - | - | - | - | - | - |
| Road Improvements | - | 67,981 | - | - | - | - | - | - | 67,981 | - |
| Underwriters Discount | | | | | | | | | | |
| Series 2019A-2 | - | - | - | - | - | - | - | - | - | - |
| Cost of Issuance | | | | | | | | | | |
| Series 2019A-2 | - | - | - | - | - | - | - | - | - | - |
| Operating Transfers Out (To Other Funds) | - | - | - | - | - | - | - | - | - | - |
| Total Expenditures and Other Uses: | \$ - | \$ 4,625,041 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 4,625,041 | \$ - |
| Net Increase/ (Decrease) in Fund Balance | \$ 18,610 | \$ (4,605,731) | \$ 5,317 | \$ 460 | \$ 449 | \$ 422 | \$ 422 | \$ 385 | \$ (4,579,666) | - |
| Fund Balance - Beginning | \$ 4,131,854 | \$ 4,150,464 | \$ (455,267) | \$ (449,950) | \$ (449,490) | \$ (449,041) | \$ (448,619) | \$ (448,197) | 4,131,854 | - |
| Fund Balance - Ending | \$ 4,150,464 | \$ (455,267) | \$ (449,950) | \$ (449,490) | \$ (449,041) | \$ (448,619) | \$ (448,197) | \$ (447,812) | \$ (447,812) | \$ - |

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JUNE 2024

FISCAL YEAR 2024

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 333308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Esplanade Lake Club Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending June 30, 2024**

| | Governmental Funds | | | | | | Account Groups | | Totals (Memorandum Only) |
|---|--------------------|---------------------|-------------------|------------------------|---------------------|---------------------------|-------------------------|-------------|--------------------------------|
| | Debt Service Funds | | | Capital Projects Funds | | General Long Term Debt | General Fixed Assets | | |
| | General Fund | Series 2019A-1 | Series 2019A-2 | Series 2019A-1 | Series 2019A-2 | | | | |
| Assets | | | | | | | | | |
| Cash and Investments | | | | | | | | | |
| General Fund - Invested Cash | \$ 637,404 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 637,404 |
| Debt Service Fund | | | | | | | | | |
| Interest Account | - | - | - | - | - | - | - | - | - |
| Sinking Account | - | - | - | - | - | - | - | - | - |
| Reserve Account | - | 432,147 | 72,428 | - | - | - | - | - | 504,575 |
| Revenue | - | 739,278 | 114 | - | - | - | - | - | 739,391 |
| Prepayment Account | - | - | 218,562 | - | - | - | - | - | 218,562 |
| General Redemption Account | - | - | - | - | - | - | - | - | - |
| Capitalized Interest | - | - | - | - | - | - | - | - | - |
| Retainage Account | - | - | - | - | - | - | - | - | - |
| Construction | - | - | - | 13,434 | 7,855 | - | - | - | 21,289 |
| Cost of Issuance | - | - | - | - | - | - | - | - | - |
| Due from Other Funds | | | | | | | | | |
| General Fund | - | - | - | - | - | - | - | - | - |
| Debt Service Fund(s) | - | - | - | - | - | - | - | - | - |
| Capital Projects Fund(s) | - | - | - | - | - | - | - | - | - |
| Market Valuation Adjustments | | | | | | | | | |
| Accrued Interest Receivable | - | - | - | - | - | - | - | - | - |
| Assessments Receivable/Deposits | - | - | - | - | - | - | - | - | - |
| Contribution from Taylor Morrison | 3,431 | - | - | - | - | - | - | - | 3,431 |
| Amount Available in Debt Service Funds | - | - | - | - | - | 1,462,528 | - | - | 1,462,528 |
| Amount to be Provided by Debt Service Funds | - | - | - | - | - | 14,832,472 | - | - | 14,832,472 |
| Investment in General Fixed Assets (net of depreciation) | - | - | - | - | - | - | 6,007,113 | - | 6,007,113 |
| Total Assets | \$ 640,835 | \$ 1,171,425 | \$ 291,103 | \$ 13,434 | \$ 7,855 | \$ 16,295,000 | \$ 6,007,113 | \$ - | \$ 24,426,764 |
| Liabilities | | | | | | | | | |
| Accounts Payable & Payroll Liabilities | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Due to Developer | - | - | - | - | 455,267 | - | - | - | 455,267 |
| Due to Other Funds | | | | | | | | | |
| General Fund | - | - | - | - | - | - | - | - | - |
| Debt Service Fund(s) | - | - | - | - | - | - | - | - | - |
| Capital Projects Fund(s) | - | - | - | - | - | - | - | - | - |
| Bonds Payable | | | | | | | | | |
| Current Portion (Due within 12 months) | | | | | | | | | |
| Series 2019A-1 | - | - | - | - | - | 305,000 | - | - | 305,000 |
| Series 2019A-2 | - | - | - | - | - | 55,000 | - | - | 55,000 |
| Long Term | | | | | | | | | |
| Series 2019A-1 | - | - | - | - | - | 13,680,000 | - | - | 13,680,000 |
| Series 2019A-2 | - | - | - | - | - | 2,255,000 | - | - | 2,255,000 |
| Unamortized Prem/Disc on Bds Pybl | - | - | - | - | - | - | - | - | - |
| Total Liabilities | \$ - | \$ - | \$ - | \$ - | \$ 455,267 | \$ 16,295,000 | \$ - | \$ - | \$ 16,750,267 |
| Fund Equity and Other Credits | | | | | | | | | |
| Investment in General Fixed Assets | - | - | - | - | - | - | 6,007,113 | - | 6,007,113 |
| Unamortized Premium/Discount on Bonds | | | | | | | | | |
| Series 2019A-1 | - | - | - | - | - | - | - | - | - |
| Series 2019A-2 | - | - | - | - | - | - | - | - | - |
| Retainage Payable | - | - | - | - | - | - | - | - | - |
| Fund Balance | | | | | | | | | |
| Restricted | | | | | | | | | |
| Beginning: October 1, 2023 (Unaudited) | - | 1,100,335 | 260,980 | 6,196 | 4,131,854 | - | - | - | 5,499,365 |
| Results from Current Operations | - | 71,089 | 30,123 | 7,237 | (4,579,266) | - | - | - | (4,470,816) |
| Unassigned | | | | | | | | | |
| Beginning: October 1, 2023 (Unaudited) | 326,869 | - | - | - | - | - | - | - | 326,869 |
| Results from Current Operations | 313,966 | - | - | - | - | - | - | - | 313,966 |
| Total Fund Equity and Other Credits | \$ 640,835 | \$ 1,171,425 | \$ 291,103 | \$ 13,434 | \$ (447,412) | \$ - | \$ 6,007,113 | \$ - | \$ 7,676,497 |
| Total Liabilities, Fund Equity and Other Credits | \$ 640,835 | \$ 1,171,425 | \$ 291,103 | \$ 13,434 | \$ 7,855 | \$ 16,295,000 | \$ 6,007,113 | \$ - | \$ 24,426,764 |

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2024

| Description | October | November | December | January | February | March | April | May | June | Year to Date | Total Annual Budget | % of Budget |
|---|-----------------|------------------|-------------------|-------------------|------------------|-----------------|------------------|-----------------|-----------------|-------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | N/A |
| Interest | | | | | | | | | | | | |
| Interest - General Checking | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Special Assessment Revenue | | | | | | | | | | | | |
| Special Assessments - On-Roll | 1,961 | 75,806 | 332,531 | 220,358 | 63,487 | 9,058 | 11,704 | 5,428 | 1,419 | 721,754 | 745,585 | 97% |
| Special Assessments - Off-Roll | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Developer Contribution | | | | | | | | | | | | |
| Developer Contribution | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Intragovernmental Transfer In | | | | | | | | | | | | |
| Intragovernmental Transfer In | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Total Revenue and Other Sources: | \$ 1,961 | \$ 75,806 | \$ 332,531 | \$ 220,358 | \$ 63,487 | \$ 9,058 | \$ 11,704 | \$ 5,428 | \$ 1,419 | \$ 721,754 | \$ 745,585 | 97% |
| Expenditures and Other Uses | | | | | | | | | | | | |
| Executive | | | | | | | | | | | | |
| Professional Management | 3,500 | 3,500 | 3,500 | 3,500 | 3,500 | 3,500 | 3,500 | 3,500 | 3,500 | 31,500 | 42,000 | 75% |
| Financial and Administrative | | | | | | | | | | | | |
| Audit Services | - | - | - | 4,300 | - | - | - | - | - | 4,300 | 4,300 | 100% |
| Accounting Services | 2,125 | 2,125 | 2,125 | 2,125 | 2,125 | 2,125 | 2,125 | 2,125 | 2,125 | 19,125 | 25,500 | 75% |
| Assessment Roll Services | 2,125 | 2,125 | 2,125 | 2,125 | 2,125 | 2,125 | 2,125 | 2,125 | 2,125 | 19,125 | 25,500 | 75% |
| Arbitrage Rebate Services | - | - | - | - | - | 500 | - | - | - | 500 | 1,000 | 50% |
| Other Contractual Services | | | | | | | | | | | | |
| Legal Advertising | - | - | - | - | - | - | - | - | 538 | 538 | 3,000 | 18% |
| Trustee Services | - | - | - | 6,988 | - | - | - | - | - | 6,988 | 8,250 | 85% |
| Dissemination Agent Services | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 3,750 | 5,000 | 75% |
| Bond Amortization Schedules | - | - | - | 500 | - | - | - | - | 500 | 1,000 | - | N/A |
| Property Appraiser & Tax Collector Fees | - | 505 | - | - | - | - | - | - | - | 505 | 275 | 184% |
| Bank Service Fees | - | 3 | - | - | 104 | - | - | - | - | 107 | 250 | 43% |
| Communications & Freight Services | | | | | | | | | | | | |
| Postage, Freight & Messenger | 9 | - | 68 | - | - | 20 | 11 | 11 | 34 | 152 | 50 | 304% |
| Computer Services - Website Development | | | | | | | | | | | | |
| Computer Services - Website Development | - | - | - | - | - | 300 | - | - | - | 300 | 1,500 | 20% |
| Insurance | | | | | | | | | | | | |
| Insurance | 16,821 | - | - | - | - | - | - | - | - | 16,821 | 6,300 | 267% |
| Printing & Binding | | | | | | | | | | | | |
| Printing & Binding | - | - | - | 233 | - | - | - | - | - | 233 | 50 | 466% |
| Subscription & Memberships | | | | | | | | | | | | |
| Subscription & Memberships | - | 175 | - | - | - | - | - | - | - | 175 | 175 | 100% |
| Legal Services | | | | | | | | | | | | |
| Legal - General Counsel | - | - | 3,120 | 1,772 | 695 | 25 | - | 185 | 220 | 6,017 | 7,500 | 80% |
| Legal - Series 2019 Bonds | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Legal - Boundary Amendment | - | - | 1,158 | 1,390 | 643 | (1,842) | - | 570 | (1,918) | - | - | N/A |
| Other General Government Services | | | | | | | | | | | | |
| Engineering Services | - | - | - | - | - | - | - | - | - | - | 5,000 | 0% |
| Stormwater Needs Analysis | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Contingencies | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Other Current Charges | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Emergency & Disaster Relief Services | | | | | | | | | | | | |
| Hurricane Ian | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Road and Street Services | | | | | | | | | | | | |
| Professional Management | | | | | | | | | | | | |
| Asset Management | - | - | - | - | - | - | - | - | - | - | 500 | 0% |
| Utility Services | | | | | | | | | | | | |
| Electric | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Repairs and Maintenance | | | | | | | | | | | | |
| Miscellaneous Repairs | - | - | - | - | - | - | - | - | - | - | 3,500 | 0% |
| Pressure Cleaning | - | - | - | - | - | 2,952 | - | - | - | 2,952 | 6,000 | 49% |
| Contingencies | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Capital Outlay - Roadway Improvement | - | - | - | - | - | - | - | - | - | - | - | N/A |

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2024

| Description | October | November | December | January | February | March | April | May | June | Year to Date | Total Annual Budget | % of Budget |
|---------------------------------------|---------|----------|----------|---------|----------|-------|-------|--------|--------|--------------|---------------------|-------------|
| Stormwater Management Services | | | | | | | | | | | | |
| Professional - Management | - | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 24,000 | 36,000 | 67% |
| Field Operations | | | | | | | | | | | | |
| Mitigation Monitoring | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Utility Services | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Electric | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Repairs & Maintenance | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Lake System | | | | | | | | | | | | |
| Aquatic Weed Control | - | 2,682 | - | 2,459 | 5,141 | 2,459 | 2,459 | 2,459 | - | 17,659 | 38,000 | 46% |
| Lake Bank Maintenance | - | - | - | - | - | - | - | 16,448 | - | 16,448 | 12,000 | 137% |
| Slope Survey Monitoring | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Water Quality Reporting | - | 5,685 | - | - | - | 5,685 | - | - | 17,235 | 28,605 | 66,000 | 43% |
| Water Quality Testing | - | - | 10,339 | 5,685 | 10,339 | 4,654 | 5,685 | - | - | 36,701 | 14,500 | 253% |
| Stormwater Structures | - | - | - | - | 5,500 | 1,600 | - | - | - | 7,100 | 26,000 | 27% |
| Lake 5/6 Fish Stocking | - | - | - | - | - | - | - | - | 26,500 | 26,500 | 20,000 | 133% |
| Wetland Preserves System | | | | | | | | | | | | |
| Wetland Maintenance | - | - | - | - | - | - | - | - | - | - | 19,000 | 0% |
| Permit Monitoring | - | - | - | - | - | - | - | - | - | - | 10,000 | 0% |
| Contingencies | - | - | - | - | - | - | - | - | - | - | 16,440 | 0% |
| Capital Outlay | | | | | | | | | | | | |
| Aeration Systems | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Littoral Shelf Plantings | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Erosion Restoration | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Stormwater Structures | - | - | - | - | 40,000 | - | - | - | - | 40,000 | - | N/A |
| Landscaping | | | | | | | | | | | | |
| Professional Services | | | | | | | | | | | | |
| Asset Management | - | 1,375 | 1,375 | 1,375 | 1,375 | 1,375 | 1,375 | 1,375 | 1,375 | 11,000 | 16,500 | 67% |
| Utility Services | | | | | | | | | | | | |
| Electric | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Repairs & Maintenance | | | | | | | | | | | | |
| Landscape Maintenance | 10,327 | 23,082 | 6,710 | 9,707 | 7,500 | - | 6,710 | 3,750 | 7,500 | 75,286 | 104,000 | 72% |
| Eagle Key Maintenance | - | - | - | - | 5,920 | - | - | - | - | 5,920 | 15,000 | 39% |
| Tree Trimming | - | - | - | - | - | - | - | - | - | - | 12,000 | N/A |
| Landscape Replacements | - | - | - | - | - | - | - | - | - | - | 6,000 | 0% |
| Landscape & Shrub Replacements | - | - | - | - | - | - | - | - | - | - | 6,000 | 0% |
| Mulch Installation | - | - | - | - | - | - | - | - | - | - | 8,000 | 0% |
| Annuals | - | - | - | - | - | 2,667 | - | - | 1,817 | 4,484 | 16,000 | 28% |
| Landscape Lighting | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Irrigation System Repairs | - | - | - | - | - | - | - | - | - | - | 3,000 | 0% |
| Miscellaneous Repairs | - | - | - | - | - | - | - | - | - | - | 2,000 | 0% |
| Mulch Repairs | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Contingencies | - | - | - | - | - | - | - | - | - | - | 13,760 | 0% |
| Capital Outlay | | | | | | | | | | | | |
| Eagle Key Improvements | - | - | - | - | - | - | - | - | - | - | 25,000 | 0% |
| Center Pl Blvd Landscape Improvements | - | - | - | - | - | - | - | - | - | - | 20,000 | 0% |

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2024

| Description | October | November | December | January | February | March | April | May | June | Year to Date | Total Annual Budget | % of Budget |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------------------|-------------|
| Reserves | | | | | | | | | | | | |
| District Asset Restoration | - | - | - | - | - | - | - | - | - | - | 50,000 | 0% |
| Other Fees and Charges | | | | | | | | | | | | |
| Discounts/Collection Fees | - | - | - | - | - | - | - | - | - | - | 44,735 | 0% |
| Sub-Total: | 35,324 | 44,673 | 33,935 | 45,575 | 88,382 | 31,562 | 27,406 | 35,964 | 64,967 | 407,788 | 745,585 | 55% |
| Total Expenditures and Other Uses: | \$ 35,324 | \$ 44,673 | \$ 33,935 | \$ 45,575 | \$ 88,382 | \$ 31,562 | \$ 27,406 | \$ 35,964 | \$ 64,967 | \$ 407,788 | \$ 745,585 | 55% |
| Net Increase/ (Decrease) in Fund Balance | (33,363) | 31,134 | 298,596 | 174,783 | (24,895) | (22,503) | (15,703) | (30,536) | (63,547) | 313,966 | - | |
| Fund Balance - Beginning | 326,869 | 293,506 | 324,640 | 623,236 | 798,019 | 773,124 | 750,621 | 734,918 | 704,382 | 326,869 | - | |
| Fund Balance - Ending | \$ 293,506 | \$ 324,640 | \$ 623,236 | \$ 798,019 | \$ 773,124 | \$ 750,621 | \$ 734,918 | \$ 704,382 | \$ 640,835 | \$ 640,835 | \$ - | |

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2024

| Description | October | November | December | January | February | March | April | May | June | Year to Date | Total Annual Budget | % of Budget |
|--|---------------------|-------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | N/A |
| Interest Income | | | | | | | | | | | | |
| Interest Account | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Sinking Fund | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Reserve Account | 1,900 | 1,964 | 1,887 | 1,939 | 1,922 | 1,798 | 1,922 | 1,860 | 1,922 | 17,114 | - | N/A |
| Prepayment Account | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Revenue Account | 2,936 | 3,049 | 425 | 1,532 | 3,286 | 3,798 | 4,339 | 4,279 | 3,246 | 26,889 | - | N/A |
| Capitalized Interest | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Special Assessment Revenue | | | | | | | | | | | | |
| Special Assessments - On-Roll | 2,448 | 94,622 | 415,066 | 275,052 | 79,245 | 11,307 | 14,608 | 6,776 | 1,771 | 900,894 | 936,205 | 96% |
| Special Assessments - Off-Roll | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Special Assessments - Prepayment 2019A-1 | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Intragovernmental Transfers In | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Debt Proceeds | | | | | | | | | | | | |
| Debt Proceeds Series 2019A-1 | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Total Revenue and Other Sources: | \$ 7,285 | \$ 99,635 | \$ 417,377 | \$ 278,522 | \$ 84,452 | \$ 16,902 | \$ 20,870 | \$ 12,915 | \$ 6,939 | 944,897 | \$ 936,205 | 101% |
| Expenditures and Other Uses | | | | | | | | | | | | |
| Debt Service | | | | | | | | | | | | |
| Principal Debt Service - Mandatory | - | 295,000 | - | - | - | - | - | - | - | 295,000 | 295,000 | 100% |
| Principal Debt Service - Early Redemptions | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Interest Expense | - | 283,244 | - | - | - | - | - | 278,450 | - | 561,694 | 561,694 | 100% |
| Operating Transfers Out (To Other Funds) | 1,900 | 1,964 | 1,887 | - | 1,922 | 1,798 | 1,922 | 1,860 | 1,922 | 15,175 | - | N/A |
| Other Fees and Charges | | | | | | | | | | | | |
| Discounts for Early Payment | - | - | - | 1,939 | - | - | - | - | - | 1,939 | 61,248 | 3% |
| Total Expenditures and Other Uses: | \$ 1,900 | \$ 580,208 | \$ 1,887 | \$ 1,939 | \$ 1,922 | \$ 1,798 | \$ 1,922 | \$ 280,310 | \$ 1,922 | 873,807 | \$ 917,942 | 95% |
| Net Increase/ (Decrease) in Fund Balance | 5,385 | (480,573) | 415,491 | 276,583 | 82,530 | 15,105 | 18,947 | (267,395) | 5,017 | 71,089 | 18,263 | |
| Fund Balance - Beginning | 1,100,335 | 1,105,720 | 625,147 | 1,040,638 | 1,317,221 | 1,399,751 | 1,414,855 | 1,433,803 | 1,166,407 | 1,100,335 | - | |
| Fund Balance - Ending | \$ 1,105,720 | \$ 625,147 | \$ 1,040,638 | \$ 1,317,221 | \$ 1,399,751 | \$ 1,414,855 | \$ 1,433,803 | \$ 1,166,407 | \$ 1,171,425 | 1,171,425 | \$ 18,263 | |

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2024

| Description | October | November | December | January | February | March | April | May | June | Year to Date | Total Annual Budget | % of Budget |
|--|-------------------|-------------------|-------------------|-------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | N/A |
| Interest Income | | | | | | | | | | | | |
| Interest Account | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Sinking Fund | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Reserve Account | 452 | 454 | 436 | 437 | 424 | 396 | 392 | 355 | 367 | 3,713 | - | N/A |
| Prepayment Account | 623 | 725 | 146 | 1,446 | 1,832 | 16 | 901 | 1,492 | 287 | 7,468 | - | N/A |
| Revenue Account | 9 | 369 | 2 | 2 | 10 | - | - | 113 | 1 | 504 | - | N/A |
| Capitalized Interest | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Special Assessment Revenue | | | | | | | | | | | | |
| Special Assessments - On-Roll | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Special Assessments - Off-Roll | 153,087 | - | - | 3,699 | - | - | 52,457 | - | - | 209,243 | 259,675 | 81% |
| Special Assessments - Prepayment 2019A-2 | - | 210,548 | 189,935 | - | - | 312,878 | 32,392 | 57,011 | 111,873 | 914,636 | - | N/A |
| Intragovernmental Transfers In | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Debt Proceeds | | | | | | | | | | | | |
| Debt Proceeds Series 2019A-2 | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Total Revenue and Other Sources: | \$ 154,171 | \$ 212,096 | \$ 190,518 | \$ 5,583 | \$ 2,265 | \$ 313,290 | \$ 86,143 | \$ 58,970 | \$ 112,527 | 1,135,564 | \$ 259,675 | 437% |
| Expenditures and Other Uses | | | | | | | | | | | | |
| Debt Service | | | | | | | | | | | | |
| Principal Debt Service - Mandatory | - | 90,000 | - | - | - | - | - | - | - | 90,000 | 90000 | 100% |
| Principal Debt Service - Early Redemptions | - | 155,000 | - | - | 410,000 | - | - | 325,000 | - | 890,000 | - | N/A |
| Interest Expense | - | 65,181 | - | - | 4,078 | - | - | 52,469 | - | 121,728 | 169675 | 72% |
| Operating Transfers Out (To Other Funds) | 452 | 454 | 436 | 437 | 424 | 396 | 392 | 355 | 367 | 3,713 | - | N/A |
| Total Expenditures and Other Uses: | 452 | 310,635 | 436 | 437 | 414,502 | 396 | 392 | 377,823 | 367 | 1,105,441 | \$ 259,675 | 426% |
| Net Increase/ (Decrease) in Fund Balance | 153,719 | (98,539) | 190,082 | 5,146 | (412,236) | 312,894 | 85,751 | (318,853) | 112,160 | 30,123 | - | |
| Fund Balance - Beginning | 260,980 | 414,699 | 316,160 | 506,242 | 511,388 | 99,152 | 412,046 | 497,796 | 178,943 | 260,980 | - | |
| Fund Balance - Ending | \$ 414,699 | \$ 316,160 | \$ 506,242 | \$ 511,388 | \$ 99,152 | \$ 412,046 | \$ 497,796 | \$ 178,943 | \$ 291,103 | \$ 291,103 | \$ - | |

Esplanade Lake Club Community Development District
 Capital Project Fund - Series 2019A-1
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through June 30, 2024

| Description | October | November | December | January | February | March | April | May | June | Year to Date | Total Annual Budget |
|--|-----------------|-------------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|------------------|------------------|---------------------|
| Revenue and Other Sources | | | | | | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Interest Income | | | | | | | | | | | |
| Construction Account | 26 | 36 | 12 | 8 | 17 | 24 | 33 | 41 | 51 | 247 | - |
| Cost of Issuance | - | - | - | - | - | - | - | - | - | - | - |
| Retainage Account | - | - | - | - | - | - | - | - | - | - | - |
| Debt Proceeds | | | | | | | | | | | |
| Debt Proceeds Series 2019A-1 | - | - | - | - | - | - | - | - | - | - | - |
| Operating Transfers In (From Other Funds) | 1,900 | 1,964 | 1,887 | 1,939 | 1,922 | 1,798 | 1,922 | 1,860 | 1,922 | 17,114 | - |
| Total Revenue and Other Sources: | \$ 1,926 | \$ 2,000 | \$ 1,898 | \$ 1,947 | \$ 1,938 | \$ 1,822 | \$ 1,955 | \$ 1,901 | \$ 1,973 | \$ 17,360 | \$ - |
| Expenditures and Other Uses | | | | | | | | | | | |
| Executive | | | | | | | | | | | |
| Professional Management | - | - | - | - | - | - | - | - | - | - | - |
| Other Contractual Services | | | | | | | | | | | |
| Trustee Services | - | - | - | - | - | - | - | - | - | - | - |
| Printing & Binding | | | | | | | | | | | |
| Printing & Binding | - | - | - | - | - | - | - | - | - | - | - |
| Legal Services | | | | | | | | | | | |
| Legal - Series 2019 | - | - | - | - | - | - | - | - | - | - | - |
| Capital Outlay | | | | | | | | | | | |
| Water-Sewer Combination-Construction | - | - | - | - | - | - | - | - | - | - | - |
| Stormwater Mgmt-Construction | - | 10,123 | - | - | - | - | - | - | - | 10,123 | - |
| Engineering Services | - | - | - | - | - | - | - | - | - | - | - |
| Other Physical Environment | - | - | - | - | - | - | - | - | - | - | - |
| Road Improvements | - | - | - | - | - | - | - | - | - | - | - |
| Underwriters Discount | - | - | - | - | - | - | - | - | - | - | - |
| Series 2019A-1 | - | - | - | - | - | - | - | - | - | - | - |
| Cost of Issuance | - | - | - | - | - | - | - | - | - | - | - |
| Series 2019A-1 | - | - | - | - | - | - | - | - | - | - | - |
| Operating Transfers Out (To Other Funds) | - | - | - | - | - | - | - | - | - | - | - |
| Total Expenditures and Other Uses: | \$ - | \$ 10,123 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 10,123 | \$ - |
| Net Increase/ (Decrease) in Fund Balance | \$ 1,926 | \$ (8,123) | \$ 1,898 | \$ 1,947 | \$ 1,938 | \$ 1,822 | \$ 1,955 | \$ 1,901 | \$ 1,973 | \$ 7,237 | \$ - |
| Fund Balance - Beginning | \$ 6,196 | \$ 8,123 | \$ - | \$ 1,898 | \$ 3,845 | \$ 5,783 | \$ 7,605 | \$ 9,560 | \$ 11,461 | \$ 6,196 | \$ - |
| Fund Balance - Ending | \$ 8,123 | \$ - | \$ 1,898 | \$ 3,845 | \$ 5,783 | \$ 7,605 | \$ 9,560 | \$ 11,461 | \$ 13,434 | \$ 13,434 | \$ - |

Esplanade Lake Club Community Development District
 Capital Project Fund - Series 2019A-2
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through June 30, 2024

| Description | October | November | December | January | February | March | April | May | June | Year to Date | Total Annual Budget |
|---|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Revenue and Other Sources | | | | | | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Interest Income | | | | | | | | | | | |
| Construction Account | 18,158 | 18,856 | 4,881 | 24 | 26 | 26 | 29 | 30 | 33 | 42,063 | - |
| Cost of Issuance | - | - | - | - | - | - | - | - | - | - | - |
| Retainage Account | - | - | - | - | - | - | - | - | - | - | - |
| Debt Proceeds | | | | | | | | | | | |
| Debt Proceeds Series 2019A-2 | - | - | - | - | - | - | - | - | - | - | - |
| Operating Transfers In (From Other Funds) | 452 | 454 | 436 | 437 | 424 | 396 | 392 | 355 | 367 | 3,713 | - |
| Total Revenue and Other Sources: | \$ 18,610 | \$ 19,310 | \$ 5,317 | \$ 460 | \$ 449 | \$ 422 | \$ 422 | \$ 385 | \$ 400 | \$ 45,775 | \$ - |
| Expenditures and Other Uses | | | | | | | | | | | |
| Executive | | | | | | | | | | | |
| Professional Management | - | - | - | - | - | - | - | - | - | - | - |
| Other Contractual Services | | | | | | | | | | | |
| Trustee Services | - | - | - | - | - | - | - | - | - | - | - |
| Printing & Binding | - | - | - | - | - | - | - | - | - | - | - |
| Legal Services | | | | | | | | | | | |
| Legal - Series 2019 | - | - | - | - | - | - | - | - | - | - | - |
| Capital Outlay | | | | | | | | | | | |
| Water-Sewer Combination-Construction | - | 1,586,152 | - | - | - | - | - | - | - | 1,586,152 | - |
| Stormwater Mgmt-Construction | - | 2,970,909 | - | - | - | - | - | - | - | 2,970,909 | - |
| Engineering Services | - | - | - | - | - | - | - | - | - | - | - |
| Other Physical Environment | - | - | - | - | - | - | - | - | - | - | - |
| Road Improvements | - | 67,981 | - | - | - | - | - | - | - | 67,981 | - |
| Underwriters Discount | | | | | | | | | | | |
| Series 2019A-2 | - | - | - | - | - | - | - | - | - | - | - |
| Cost of Issuance | | | | | | | | | | | |
| Series 2019A-2 | - | - | - | - | - | - | - | - | - | - | - |
| Operating Transfers Out (To Other Funds) | - | - | - | - | - | - | - | - | - | - | - |
| Total Expenditures and Other Uses: | \$ - | \$ 4,625,041 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 4,625,041 | \$ - |
| Net Increase/ (Decrease) in Fund Balance | \$ 18,610 | \$ (4,605,731) | \$ 5,317 | \$ 460 | \$ 449 | \$ 422 | \$ 422 | \$ 385 | \$ 400 | \$ (4,579,266) | - |
| Fund Balance - Beginning | \$ 4,131,854 | \$ 4,150,464 | \$ (455,267) | \$ (449,950) | \$ (449,490) | \$ (449,041) | \$ (448,619) | \$ (448,197) | \$ (447,812) | \$ 4,131,854 | - |
| Fund Balance - Ending | \$ 4,150,464 | \$ (455,267) | \$ (449,950) | \$ (449,490) | \$ (449,041) | \$ (448,619) | \$ (448,197) | \$ (447,812) | \$ (447,412) | \$ (447,412) | \$ - |