# ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



## FINANCIAL STATEMENTS - APRIL 2023

FISCAL YEAR 2023

PREPARED BY:

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### 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 Develoment District Balance Sheet for the Period Ending April 30, 2023

					Govern	mental Fun	ds								
			De	bt Serv	vice Fund	s		Capital Pro	ojects F	unds		Account (	Groups		Totals
	General	l Fund	Series 2019	A-1	Serie	s 2019A-2	Serie	es 2019A-1	Ser	ies 2019A-2	Gene	eral Long Term Debt		al Fixed sets	morandum Only)
Assets															
Cash and Investments															
General Fund - Invested Cash	\$ 50	67,593	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ 567,593
Debt Service Fund															
Interest Account				-		-		-		-		-		-	-
Sinking Account		-		-		-		-		-		-		-	-
Reserve Account		-	432	,147		114,259		-		-		-		-	546,406
Revenue		-	924	,495		91,335		-		-		-		-	1,015,829
Prepayment Account		-		-		819,032		-		-		-		-	819,032
General Redemption Account		-		-		-		-		-		-		-	-
Capitalized Interest		-		-		-		-		-		-		-	-
Retainage Account		-						-		-		-		-	-
Construction		-		-		-		1,935		5,917,930		-		-	5,919,865
Cost of Issuance		-		-		-		-		-		-		-	-
Due from Other Funds															
General Fund		-	7	,619		-		-		-		-		-	7,619
Debt Service Fund(s)				-		-		-		-		-		-	-
Capital Projects Fund(s)															-
Market Valuation Adjustments		-		-		-						-		-	-
Accrued Interest Receivable		-		-		-		-		-		-		-	-
Assessments Receivable/Deposits		-		-		-		-		-		-		-	-
Amount Available in Debt Service Funds		-		-		-		-		-		\$2,388,886		-	2,388,886
Amount to be Provided by Debt Service Funds		-		-		-		-		-		\$16,071,114		-	16,071,114
Investment in General Fixed Assets (net of depreciation)		-		-		-		-		-		-		-	-
Total Asse	ts \$ 50	67,593	\$ 1,364	,260	\$	1,024,626	\$	1,935	\$	5,917,930	\$	18,460,000	\$	-	\$ 27,336,344

#### Esplanade Lake Club Community Develoment District Balance Sheet for the Period Ending April 30, 2023

				Gove	rnmental Fund	s								
			Debt Serv	vice Fu	nds		Capital Pro	jects F	unds		Account (	Groups		Totals
	General Fund	Seri	es 2019A-1	Ser	ies 2019A-2	Seri	es 2019A-1	Ser	ries 2019A-2	Gen	eral Long Term Debt	General Fixed Assets	(Me	morandum Only)
Liabilities														
Accounts Payable & Payroll Liabilities	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$-	\$	-
Due to Developer	-													-
Due to Other Funds														
General Fund	-		-		-		-		-		-	-		-
Debt Service Fund(s)	7,619		-		-		-		-		-	-		7,619
Capital Projects Fund(s)														-
Bonds Payable														-
Current Portion - Series 2019A-1	-		-		-		-		-		\$0	-		-
Current Portion - Series 2019A-2	-		-		-		-		-		\$0	-		-
Long Term - Series 2019A-1											\$14,145,000			14,145,000
Long Term - Series 2019A-2	-		-		-		-		-		\$4,315,000	-		4,315,000
Unamortized Prem/Disc on Bds Pybl	-		-		-		-		-			-		-
Total Liabilities	\$ 7,619	\$	-	\$	-	\$	-	\$	-	\$	18,460,000	\$-	\$	19,119,999
Fund Equity and Other Credits														
Investment in General Fixed Assets	-		-		-		-		-		-	-		-
Unamortized Premium/Discount on Bonds														
Series 2019A-1	-		-		-		(30,463)		-		-			(30,463)
Series 2019A-2	-		-		-		-		(15,308)		-			(15,308)
Retainage Payable							201,757							201,757
Fund Balance														
Restricted														
Beginning: October 1, 2022 (Unaudited)	-		1,056,624		298,495		(10,537)		6,773,063		-	-		8,117,644
Results from Current Operations	-		307,637		726,131		(158,822)		(839,825)		-	-		35,121
Unassigned														
Beginning: October 1, 2022 (Unaudited)	290,132		-		-		-		-		-	-		290,132
Results from Current Operations	269,842		-		-						-	-		269,842
Total Fund Equity and Other Credits	\$ 559,974	\$	1,364,260	\$	1,024,626	\$	1,935	\$	5,917,930	\$	-	\$-	\$	8,868,725
	¢ E67 F00	<u> </u>	1 264 260	ć	1 024 626	ć	1 035	÷	E 017 020	<u> </u>	18 460 000	<u> </u>	÷	27 000 007
=	\$ 567,593	\$	1,364,260	\$	1,024,626	\$	1,935	\$	5,917,930	\$	18,460,000	\$ -	\$	27,889,667

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$-	\$-	\$-	\$-	\$-	\$-	\$-	-	\$-	#DIV/0!
Interest			·	·	·					
Interest - General Checking	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue										
Special Assessments - On-Roll	32	5,001	126,979	285,962	116,816	2,116	4,686	541,591	\$ 532,408	102%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	N/A
Developer Contribution	-		-			-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 32	\$ 5,001	\$ 126,979	\$ 285,962	\$ 116,816	\$ 2,116	\$ 4,686	541,591	\$ 532,408	N/A
Expenditures and Other Uses										
Executive										
Professional Management	3,417	3,417	3,417	3,417	3,417	3,417	3,417	23,917	41,000	58%
Financial and Administrative										
Audit Services	-	-	-	-	-	4,200	-	4,200	4,200	100%
Accounting Services	2,000	2,000	2,000	2,000	2,000	2,000	2,000	14,000	24,000	58%
Assessment Roll Services	2,000	2,000	2,000	2,000	2,000	2,000	2,000	14,000	24,000	58%
Arbitrage Rebate Services	-	-	-	-	-	500	-	500	1,000	50%
Other Contractual Services										
Legal Advertising	-	-	-	-	-	-	-	-	5,000	0%
Trustee Services	-	-	-	2,956	-	-	4,031	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	-	N/A
Property Appraiser & Tax Collector Fees	-	-	-	484	-	-	-	484	275	176%
Bank Service Fees	-	-	-	-	-	-	-	-	350	0%
<b>Communications &amp; Freight Services</b>										
Postage, Freight & Messenger	13	-	-	-	28	65	22	128	150	85%

Prepared by: JPWARD and Associates, LLC

									Total Annual	% of
Description	October	November	December	January	February	March	April	Year to Date	Budget	% Of Budget
Computer Services - Website Development	-	-	-	-	-	-	-	-	1,500	0%
Insurance	-	5,988	-	-	-	-	-	5,988	5,700	105%
Printing & Binding	-	-	-	-	-	-	-	-	150	0%
Subscription & Memberships	-	175	-	-	-	-	-	175	175	100%
Legal Services										
Legal - General Counsel	-	-	-	633	990	-	-	1,623	7,500	22%
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	N/A
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services										
Engineering Services	-	-	-	-	-	-	-	-	2,500	0%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	N/A
Emergency & Disaster Relief Services										
Hurricane lan	-	-	-	5,800	-	-	-	5,800	-	N/A
Road and Street Services										
Professional Management										
Asset Management	-	-	-	-	-	-	-	-	-	N/A
Utility Services										
Electric	-	-	-	-	-	-	-	-	-	N/A
Repairs and Maintenance										
Miscellaneous Repairs	-	-	-	-	-	-	-	-	3,500	0%
Contingencies	-	-	-	-	-	-	-	-	-	N/A
Stormwater Management Services										
Professional - Management	-	2,917	2,917	2,917	-	5,833	-	14,583	35,000	42%
Field Operations										
Mitigation Monitoring	-	-	-	-	-	-	-	-	-	N/A
Utility Services	-	-	-	-	-	-	-	-	-	N/A
Electric	-	-	-	-	-	-	-	-	-	N/A

									Total America	0/6
Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Repairs & Maintenance							2,100	2,100	-	N/A
Lake System										
Aquatic Weed Control	-	-	2,364	-	-	8,515	2,952	13,831	26,500	52%
Lake Bank Maintenance	-	-	-	-	-	4,350	-	4,350	12,000	36%
Slope Survey Monitoring	-	-	-	-	-	-	-	-	-	N/A
Water Quality Reporting	-	5,415	5,415	-	-	16,245	-	27,075	66,000	41%
Water Quality Testing	-	-	-	-	-	-	-	-	14,200	0%
Stormwater Structures	8,000	31,200	2,200	-	-	435	-	41,835	23,000	182%
Lake 5/6 Fish Stocking	-	-	-	-	-	-	-	-	40,000	0%
Wetland Preserves System										
Wetland Maintenance	-	-	-	-	-	-	-	-	24,000	0%
Permit Monitoring	-	-	-	-	-	-	-	-	15,900	0%
Contingencies	-	-	-	-	-	-	-	-	15,512	0%
Capital Outlay										
Aeration Systems	-	-	-	-	-	-	-	-	-	N/A
Littoral Shelf Plantings	-	-	-	-	-	-	-	-	-	N/A
Erosion Restoration	-	-	-	-	-	-	-	-	-	N/A
Stormwater Structures	-	-	-	-	-	-	-	-	-	N/A
Landscaping										
Professional Services										
Asset Management	-	-	-	-	-	-	-	-	-	N/A
Utility Services										
Electric	-	-	-	-	-	-	-	-	-	N/A
Repairs & Maintenance										
Landscape Maintenance	-	15,778	16,645	8,160	-	40,704	5,470	86,756	89,100	97%
Tree Trimming	-	-	-	-	-	-	-	-	-	N/A
Landscape Replacements	-	-	-	-	-	-	-	-	7,000	0%
Mulch Installation	-	-	-	-	-	-	-	-	4,700	0%

										0/_ <del></del>
Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Annuals	-	-	-	-	-	-	-	-	14,000	0%
Landscape Lighting	-	-	-	-	-	-	-	-	-	N/A
Irrigation System Repairs	-	-	-	-	-	-	-	-	3,000	0%
Mulch Repairs	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	8,246	0%
Reserves										
District Asset Restoration	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges	-	-	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees							-	-	-	
Sub-Total:	15,846	69,306	37,374	28,783	9,351	88,680	22,409	271,749	532,408	51%
Total Expenditures and Other Uses:	\$ 15,846	\$ 69,306	\$ 37,374	\$ 28,783	\$ 9,351	\$ 88,680	\$ 22,409	\$ 271,749	\$ 532,408	51%
Net Increase/ (Decrease) in Fund Balance	(15,814)	(64,305)	89,605	257,179	107,465	(86,564)	(17,723)	269,842	-	
Fund Balance - Beginning	290,132	274,318	210,013	299,618	556,797	664,262	577,697	290,132		
Fund Balance - Ending	\$ 274,318	\$ 210,013	\$ 299,618	\$ 556,797	\$ 664,262	\$ 577,697	\$ 559,974	559,974	\$ -	

Description	October	٦	November	D	ecember	January	February	March	A	pril	Year to Date	tal Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$	-	\$	-	\$ -	\$ -	\$ - \$	5	-	-	\$ -	N/A
Interest Income													
Interest Account	-		-		-	-	-	-		-	-		N/A
Sinking Fund	-		-		-	-	-	-		-	-		N/A
Reserve Account	2		2		2	2	57	779		1,094	1,938		N/A
Prepayment Account	-		-		-	-	-	-		-	-		N/A
Revenue Account	3		3		0	0	35	480		675	1,196		N/A
Capitalized Interest	-		-		-	-	-	-		-	-		N/A
Special Assessment Revenue													
Special Assessments - On-Roll	52		8,132		206,474	464,988	189,948	3,441		7,619	880,654	865,797	102%
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:	\$ 57	\$	8,136	\$	206,476	\$ 464,990	\$ 190,041	\$ 4,700 \$	5	9,388	883,788	\$ 865,797	N/A
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory	\$ -	\$	285,000	\$	-	\$ -	\$ -	\$ - \$	5	-	285,000	\$ 285,000	100%
Principal Debt Service - Early Redemptions	-		-		-	-	-	-		-	-	\$ -	N/A
Interest Expense	-		287,875		-	-	-	-		-	287,875	\$ 571,119	50%
Operating Transfers Out (To Other Funds)	2		2		2	2	1,396	779		1,094	3,276	-	N/A
Total Expenditures and Other Uses:	\$ 2	\$	572,877	\$	2	\$ 2	\$ 1,396	\$ 779	\$	1,094	576,151	\$ 856,119	N/A
Net Increase/ (Decrease) in Fund Balance	55		(564,741)		206,474	464,988	188,645	3,921		8,294	307,637	9,678	
Fund Balance - Beginning	1,056,624		1,056,679		491,938	698,412	1,163,401	1,352,045	1,	355,966	1,056,624	-	
Fund Balance - Ending	\$ 1,056,679	\$	491,938	\$	698,412	\$ 1,163,401	\$ 1,352,045	\$ 1,355,966 \$	5 1,5	364,260	1,364,260	\$ 9,678	

Description	October	N	ovember	D	ecember	_	January	February	March	April	Year to Date	tal Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$	-	\$	-	\$	-	\$ -	\$ - \$	-	-	\$ -	N/A
Interest Income													
Interest Account	-		-		-		-	-	-	-	-		N/A
Sinking Fund	-		-		-		-	-	-	-	-		N/A
Reserve Account	1		1		1		1	18	245	336	601		N/A
Prepayment Account	0		1		0		0	19	8	778	806		N/A
Revenue Account	-		0		-		-	0	-	-	1		N/A
Capitalized Interest	-		-		-		-	-	-	-	-		N/A
Special Assessment Revenue													
Special Assessments - On-Roll	-		-		-		-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	203,122		-		-		-	-	-	91,334	294,456	364,622	81%
Special Assessments - Prepayment 2019A-2	-		-		131,832		-	-	792,158	-	923,991	-	N/A
Intragovernmental Transfers In	-		-		-		-	-	-	-	-		N/A
Debt Proceeds													
Debt Proceeds Series 2019A-2	-		-		-		-	1,339	-	-	1,339	-	N/A
Total Revenue and Other Sources:	\$ 203,123	\$	2	\$	131,833	\$	1	\$ 1,375	\$ 792,411 \$	92,448	1,221,193	\$ 364,622	N/A
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory	\$ -	\$	110,000	\$	-	\$	-	\$ -	\$ - \$	-	110,000	\$ 110,000	100%
Principal Debt Service - Early Redemptions	\$ -	\$	155,000	\$	-	\$	-	\$ 135,000	\$ - \$	-	290,000	\$ -	N/A
Interest Expense	\$ -	\$	93,122	\$	-	\$	-	\$ 1,339	\$ - \$	-	94,461	\$ 254,622	37%
Operating Transfers Out (To Other Funds)	\$ 1		1		1		1	18	245	336	601	-	N/A
Total Expenditures and Other Uses:	\$ 1	\$	358,122	\$	1	\$	1	\$ 136,357	\$ 245 \$	336	495,062	\$ 364,622	N/A
Net Increase/ (Decrease) in Fund Balance	203,122		(358,121)		131,832		0	(134,982)	792,166	92,112	726,131	-	
Fund Balance - Beginning	 298,495		501,617		143,496		275,329	 275,329	 140,347	932,513	298,495	 _	
Fund Balance - Ending	\$ 501,617	\$	143,496	\$	275,329	\$	275,329	\$ 140,347	\$ 932,513 \$	1,024,626	1,024,626	\$ -	

#### Esplanade Lake Club Community Development District Capital Project Fund - Series 2019A-1 Statement of Revenues, Expenditures and Changes in Fund Balance Through April 30, 2023

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget
Revenue and Other Sources					,				0
Carryforward	\$ - \$	- \$	- \$	- \$	- \$	- \$	-	-	\$ -
Interest Income									
Construction Account	1	1	1	0	-	0	2	5	
Cost of Issuance	-	-	-	-	-	-	-	-	
Retainage Account	-	-	-	-	-	-	-	-	
Debt Proceeds									
Debt Proceeds Series 2019A-1	-	-	-	-	-	-	-	-	
Operating Transfers In (From Other Funds)	 2	2	2	2	57	779	1,094	1,938	
Total Revenue and Other Sources:	\$ 2 \$	3\$	2\$	2 \$	57 \$	779 \$	1,096	\$ 1,942	\$
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	-	-	133,803	-	-	-	-	\$ 133,803	\$
Engineering Services	-	-	-	-	-	-	-	\$-	\$
Other Physical Environment	-	-	-	-	-	-	-	\$-	\$
Road Improvements	-	-	26,961	-	-	-	-	\$ 26,961	
Underwriters Discount									
Series 2019A-1	-	-	-	-	-	-	-	\$-	\$.
Cost of Issuance									
Series 2019A-1	-	-	-	-	-	-	-	\$-	\$
Operating Transfers Out (To Other Funds)	\$ - \$	-	- \$	- \$	- \$	- \$	-	\$-	
Total Expenditures and Other Uses:	\$ - \$	- \$	160,764 \$	- \$	- \$	- \$	-	\$ 160,764	\$ ·
Net Increase/ (Decrease) in Fund Balance	\$ 2\$	3\$	(160,762) \$	2\$	57 \$	779 \$	1,096	\$ (158,822)	
Fund Balance - Beginning	\$ (10,537) \$			(171,294) \$		(171,235) \$	(170,456)	(10,537)	
Fund Balance - Ending	\$ (10,535) \$			(171,292) \$		(170,456) \$	(169,360)	\$ (169,360)	\$.

#### Esplanade Lake Club Community Development District Capital Project Fund - Series 2019A-2 Statement of Revenues, Expenditures and Changes in Fund Balance Through April 30, 2023

Description		October	N	lovember	D	ecember	January	Feb	bruary	March	April	Y	ear to Date	Total Annua Budget
Revenue and Other Sources														
Carryforward	\$	-	\$	-	\$	- \$	- \$	5	- \$	- 9	\$ -		-	\$
Interest Income														
Construction Account		28		29		28	27		782	10,621	14,942		26,457	
Cost of Issuance		-		-		-	-		-	-	-		-	
Retainage Account		-		-		-	-		-	-	-		-	
Debt Proceeds														
Debt Proceeds Series 2019A-2		-		-		-	-		-	-	-		-	
Operating Transfers In (From Other Funds)		1		1		1	1		18	245	336		601	
Total Revenue and Other Sources:	\$	28	\$	29	\$	28 \$	28 \$	5	800 \$	10,866	\$ 15,278	\$	27,057	\$
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		-		-		721,502	-		-	-	-	\$	721,502	\$
Engineering Services		-		-		-	-		-	-	-	\$	-	\$
Other Physical Environment		-		-		-	-		-	-	-	\$	-	\$
Road Improvements		-		-		145,381	-		-	-	-	\$	145,381	
Underwriters Discount														
Series 2019A-2		-		-		-	-		-	-	-	\$	-	\$
Cost of Issuance														
Series 2019A-2		-		-		-	-		-	-	-	\$	-	\$
Operating Transfers Out (To Other Funds)	\$	-	\$	-		- \$	- \$	5	- \$	- 9	\$ -	\$	-	
Total Expenditures and Other Uses:	\$	-	\$	-	\$	866,882 \$	- \$	5	- \$	- :	\$ -	\$	866,882	\$
Net Increase/ (Decrease) in Fund Balance	\$	28	\$	29	\$	(866,854) \$	28 \$	5	800 \$	10,866	\$ 15,278	\$	(839,825)	
Fund Balance - Beginning	, \$	6,773,063		6,773,092		6,773,121 \$	5,906,267 \$		5,906,295 \$	5,907,095	5,917,961	,	6,773,063	
Fund Balance - Ending	Ś	6,773,092		6,773,121		5,906,267 \$	5,906,295 \$		5,907,095 \$	5,917,961	5,933,238	Ś	5,933,238	\$