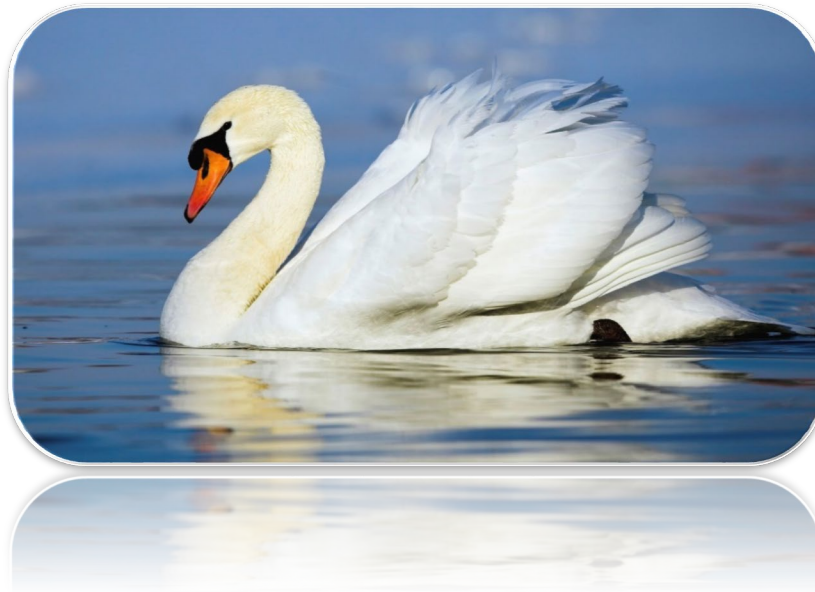


ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - DECEMBER 2023

FISCAL YEAR 2024

PREPARED BY:

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

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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 Development District
Balance Sheet
for the Period Ending December 31, 2023

	Governmental Funds								Totals (Memorandum Only)
	Debt Service Funds			Capital Projects Funds		Account Groups			
	General Fund	Series 2019A-1	Series 2019A-2	Series 2019A-1	Series 2019A-2	General Long Term Debt	General Fixed Assets		
Assets									
Cash and Investments									
General Fund - Invested Cash	\$ 641,621	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 641,621
Debt Service Fund									
Interest Account	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-
Reserve Account	-	432,147	95,244	-	-	-	-	-	527,391
Revenue	-	590,105	379	-	-	-	-	-	590,485
Prepayment Account	-	-	410,619	-	-	-	-	-	410,619
General Redemption Account	-	-	-	-	-	-	-	-	-
Capitalized Interest	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-
Construction	-	-	-	1,898	5,317	-	-	-	7,215
Cost of Issuance	-	-	-	-	-	-	-	-	-
Due from Other Funds									
General Fund	-	18,385	-	-	-	-	-	-	18,385
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	-	-	-	-	-	\$1,546,879	-	-	1,546,879
Amount to be Provided by Debt Service Funds	-	-	-	-	-	\$15,348,121	-	-	15,348,121
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-
Total Assets	\$ 641,621	\$ 1,040,638	\$ 506,242	\$ 1,898	\$ 5,317	\$ 16,895,000	\$ -	\$ -	\$ 19,090,716

Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending December 31, 2023

	Governmental Funds								Totals (Memorandum Only)
	Debt Service Funds			Capital Projects Funds		Account Groups			
	General Fund	Series 2019A-1	Series 2019A-2	Series 2019A-1	Series 2019A-2	General Long Term Debt	General Fixed Assets		
Liabilities									
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Developer	-	-	-	-	455,267	-	-	-	455,267
Due to Other Funds									
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	18,385	-	-	-	-	-	-	-	18,385
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-
Bonds Payable									
Current Portion - Series 2019A-1	-	-	-	-	-	\$0	-	-	-
Current Portion - Series 2019A-2	-	-	-	-	-	\$0	-	-	-
Long Term - Series 2019A-1	-	-	-	-	-	\$13,850,000	-	-	13,850,000
Long Term - Series 2019A-2	-	-	-	-	-	\$3,045,000	-	-	3,045,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	-
Total Liabilities	<u>\$ 18,385</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 455,267</u>	<u>\$ 16,895,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 17,368,653</u>
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)	-	1,100,335	260,980	(165,098)	4,147,162	-	-	-	5,343,379
Results from Current Operations	-	(59,698)	245,262	(4,298)	(4,581,804)	-	-	-	(4,400,538)
Unassigned									
Beginning: October 1, 2022 (Unaudited)	326,869	-	-	-	-	-	-	-	326,869
Results from Current Operations	296,367	-	-	-	-	-	-	-	296,367
Total Fund Equity and Other Credits	<u>\$ 623,236</u>	<u>\$ 1,040,638</u>	<u>\$ 506,242</u>	<u>\$ 1,898</u>	<u>\$ (449,950)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,722,063</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 641,621</u>	<u>\$ 1,040,638</u>	<u>\$ 506,242</u>	<u>\$ 1,898</u>	<u>\$ 5,317</u>	<u>\$ 16,895,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 19,090,716</u>

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2023

Description	October	November	December	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	410,299	\$ 745,585	55%
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	410,299	\$ 745,585	N/A
Expenditures and Other Uses						
Executive						
Professional Management	3,500	3,500	3,500	10,500	42,000	25%
Financial and Administrative						
Audit Services	-	-	-	-	4,300	0%
Accounting Services	2,125	2,125	2,125	6,375	25,500	25%
Assessment Roll Services	2,125	2,125	2,125	6,375	25,500	25%
Arbitrage Rebate Services	-	-	-	-	1,000	0%
Other Contractual Services						
Legal Advertising	-	-	-	-	3,000	0%
Trustee Services	-	-	-	-	8,250	0%
Dissemination Agent Services	417	417	417	1,250	5,000	25%
Bond Amortization Schedules	-	-	-	-	-	N/A
Property Appraiser & Tax Collector Fees	-	505	-	505	275	184%
Bank Service Fees	-	3	-	3	250	1%
Communications & Freight Services						
Postage, Freight & Messenger	9	-	68	77	50	154%
Computer Services - Website Development	-	-	-	-	1,500	0%
Insurance	16,821	-	-	16,821	6,300	267%
Printing & Binding	-	-	-	-	50	0%
Subscription & Memberships	-	175	-	175	175	100%
Legal Services						
Legal - General Counsel	-	-	3,120	3,120	7,500	42%
Legal - Series 2019 Bonds	-	-	-	-	-	N/A
Legal - Boundary Amendment	-	-	1,158	1,158	-	N/A
Other General Government Services						
Engineering Services	-	-	-	-	5,000	0%
Stormwater Needs Analysis	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	N/A

Prepared by:

Unaudited

JPWARD and Associates, LLC

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2023

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
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	-	-	-	-	6,000	0%
Contingencies	-	-	-	-	-	N/A
Capital Outlay - Roadway Improvement	-	-	-	-	-	N/A
Stormwater Management Services						
Professional - Management	-	3,000	3,000	6,000	36,000	17%
Field Operations						
Mitigation Monitoring	-	-	-	-	-	N/A
Utility Services	-	-	-	-	-	N/A
Electric	-	-	-	-	-	N/A
Repairs & Maintenance	-	-	-	-	-	N/A
Lake System						
Aquatic Weed Control	-	2,682	-	2,682	38,000	7%
Lake Bank Maintenance	-	-	-	-	12,000	0%
Slope Survey Monitoring	-	-	-	-	-	N/A
Water Quality Reporting	-	5,685	-	5,685	66,000	9%
Water Quality Testing	-	-	10,339	10,339	14,500	71%
Stormwater Structures	-	-	-	-	26,000	0%
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	-	-	-	-	-	N/A
Landscaping						
Professional Services						
Asset Management	-	1,375	1,375	2,750	16,500	17%

Prepared by:

JPWARD and Associates, LLC

Unaudited

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2023

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Utility Services						
Electric	-	-	-	-	-	N/A
Repairs & Maintenance						
Landscape Maintenance	10,327	23,082	6,710	40,119	104,000	39%
Eagle Key Maintenance	-			-	15,000	0%
Tree Trimming	-	-	-	-	12,000	N/A
Landscape Replacements	-	-	-	-	6,000	0%
Landscape & Shrub Replacements	-			-	6,000	0%
Mulch Installation	-	-	-	-	8,000	0%
Annuals	-	-	-	-	16,000	0%
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%
Reserves						
District Asset Restoration	-	-	-	-	50,000	0%
Other Fees and Charges	-	-	-	-	-	N/A
Discounts/Collection Fees				-	-	
Sub-Total:	35,324	44,673	33,935	113,932	700,850	16%
Total Expenditures and Other Uses:	\$ 35,324	\$ 44,673	\$ 33,935	\$ 113,932	\$ 700,850	16%
Net Increase/ (Decrease) in Fund Balance	(33,363)	31,134	298,596	296,367	44,735	
Fund Balance - Beginning	326,869	293,506	324,640	326,869	-	
Fund Balance - Ending	\$ 293,506	\$ 324,640	\$ 623,236	623,236	\$ 44,735	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2023

Description	October	November	December	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	5,751	-	N/A
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	2,936	3,049	425	6,410	-	N/A
Capitalized Interest	-	-	-	-	-	N/A
Special Assessment Revenue						
Special Assessments - On-Roll	2,448	94,622	415,066	512,136	936,205	55%
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	524,297	\$ 936,205	N/A
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	5,751	-	N/A
Total Expenditures and Other Uses:	\$ 1,900	\$ 580,208	\$ 1,887	583,995	\$ 856,694	N/A
Net Increase/ (Decrease) in Fund Balance	5,385	(480,573)	415,491	(59,698)	79,511	
Fund Balance - Beginning	1,100,335	1,105,720	625,147	1,100,335	-	
Fund Balance - Ending	\$ 1,105,720	\$ 625,147	\$ 1,040,638	1,040,638	\$ 79,511	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2023

Description	October	November	December	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	1,342	-	N/A
Prepayment Account	623	725	146	1,494	-	N/A
Revenue Account	9	369	2	379	-	N/A
Capitalized Interest	-	-	-	-	-	N/A
Special Assessment Revenue						
Special Assessments - On-Roll	-	-	-	-	-	N/A
Special Assessments - Off-Roll	153,087	-	-	153,087	259,675	59%
Special Assessments - Prepayment 2019A-2	-	210,548	189,935	400,483	-	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	556,786	\$ 259,675	N/A
Expenditures and Other Uses						
Debt Service						
Principal Debt Service - Mandatory	\$ -	\$ 90,000	\$ -	90,000	\$ 90,000	100%
Principal Debt Service - Early Redemptions	\$ -	\$ 155,000	\$ -	155,000	\$ -	N/A
Interest Expense	\$ -	\$ 65,181	\$ -	65,181	\$ 169,675	38%
Operating Transfers Out (To Other Funds)	\$ 452	454	436	1,342	-	N/A
Total Expenditures and Other Uses:	\$ 452	\$ 310,635	\$ 436	311,524	\$ 259,675	N/A
Net Increase/ (Decrease) in Fund Balance	153,719	(98,539)	190,082	245,262	-	
Fund Balance - Beginning	260,980	414,699	316,160	260,980	-	
Fund Balance - Ending	\$ 414,699	\$ 316,160	\$ 506,242	506,242	\$ -	

Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2023

Description	October	November	December	Year to Date	Total Annual Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	-	\$ -
Interest Income					
Construction Account	26	36	12	74	-
Cost of Issuance	-	-	-	-	-
Retainage Account	-	-	-	-	-
Debt Proceeds					
Debt Proceeds Series 2019A-1	-	-	-	-	-
Operating Transfers In (From Other Funds)	<u>1,900</u>	<u>1,964</u>	<u>1,887</u>	<u>5,751</u>	<u>-</u>
Total Revenue and Other Sources:	<u>\$ 1,926</u>	<u>\$ 2,000</u>	<u>\$ 1,898</u>	<u>\$ 5,825</u>	<u>\$ -</u>
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)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total Expenditures and Other Uses:	<u>\$ -</u>	<u>\$ 10,123</u>	<u>\$ -</u>	<u>\$ 10,123</u>	<u>\$ -</u>
Net Increase/ (Decrease) in Fund Balance	\$ 1,926	\$ (8,123)	\$ 1,898	\$ (4,298)	-
Fund Balance - Beginning	<u>\$ (165,098)</u>	<u>\$ (163,172)</u>	<u>\$ (171,294)</u>	<u>(165,098)</u>	<u>-</u>
Fund Balance - Ending	<u>\$ (163,172)</u>	<u>\$ (171,294)</u>	<u>\$ (169,396)</u>	<u>\$ (169,396)</u>	<u>\$ -</u>

Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2023

Description	October	November	December	Year to Date	Total Annual Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	-	\$ -
Interest Income					
Construction Account	18,158	18,856	4,881	41,895	-
Cost of Issuance	-	-	-	-	-
Retainage Account	-	-	-	-	-
Debt Proceeds					
Debt Proceeds Series 2019A-2	-	-	-	-	-
Operating Transfers In (From Other Funds)	452	454	436	1,342	-
Total Revenue and Other Sources:	\$ 18,610	\$ 19,310	\$ 5,317	\$ 43,237	\$ -
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	\$ (4,581,804)	-
Fund Balance - Beginning	\$ 4,147,162	\$ 4,165,772	\$ (439,959)	4,147,162	-
Fund Balance - Ending	\$ 4,165,772	\$ (439,959)	\$ (434,642)	\$ (434,642)	\$ -