

# ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT

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## PROPOSED BUDGET

FISCAL YEAR 2024

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PREPARED BY:

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**Esplanade Lake Club Community Development District**  
**General Fund - Budget**  
**Fiscal Year 2024**

Description	FY 2023 Adopted Budget	Actual at 12/31/2023	Anticipated at 09/30/2023	FY 2024	Notes
<b>Revenues and Other Sources</b>					
Carryforward (Available from Prior Year)	\$ -	\$ -	\$ -	\$ -	Cash Over (Short) for Operations
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	
<b>Assessment Revenue</b>					
Assessments - On-Roll	\$ 566,392	\$ 132,012	\$ 566,392	\$ 745,585	Property Owners Assessments
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	All Assessments are On-Roll
<b>Contributions - Private Sources</b>					
Taylor Morrison	\$ -	\$ -	\$ -	\$ -	N/A
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 566,392</b>	<b>\$ 132,012</b>	<b>\$ 566,392</b>	<b>\$ 745,585</b>	
<b>Appropriations</b>					
<b>Legislative</b>					
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	Statutory Required Fees (Waived by Development Board Members)
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	FICA (if applicable)
<b>Executive</b>					
Professional - Management	\$ 41,000	\$ 10,250	\$ 40,000	\$ 42,000	District Manager
<b>Financial and Administrative</b>					
Audit Services	\$ 4,200	\$ -	\$ 4,200	\$ 4,300	Statutory required audit yearly
Accounting Services	\$ 24,000	\$ 6,000	\$ 24,000	\$ 25,500	All Funds
Assessment Roll Preparation	\$ 24,000	\$ 6,000	\$ 24,000	\$ 25,500	Par Outstanding and yearly work with Property Appraiser
Arbitrage Rebate Fees	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	IRS Required Calculation to insure interest on Bonds does not exceed interest paid on bonds
<b>Other Contractual Services</b>					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	Transcription of Board Meeting
Legal Advertising	\$ 5,000	\$ -	\$ 2,500	\$ 3,000	Statutory Required Legal Advertising
Trustee Services	\$ 8,250	\$ -	\$ 8,250	\$ 8,250	Trust Fees for Bonds
Dissemination Agent Services	\$ 5,000	\$ 1,250	\$ 5,000	\$ 5,000	Required Reporting for Bonds
Property Appraiser & Tax Collector Fees	\$ 275	\$ -	\$ -	\$ 275	Fees to place assessments on tax bills
Bank Service Fees	\$ 350	\$ -	\$ 250	\$ 250	Bank Fees - Governmental Bank Account
<b>Travel and Per Diem</b>					
<b>Communications and Freight Services</b>					
Telephone	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 150	\$ 13	\$ 50	\$ 50	Agenda Mailings and other misc mail
<b>Rentals and Leases</b>					
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -	
Computer Services (Web Site)	\$ 1,500	\$ -	\$ 1,500	\$ 1,500	Statutory Maintenance of District Web Site
<b>Insurance</b>					
	\$ 5,700	\$ 5,988	\$ 5,988	\$ 6,300	General Liability and D&O Liability Insurance
<b>Subscriptions and Memberships</b>					
	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
<b>Printing and Binding</b>					
	\$ 150	\$ -	\$ -	\$ 50	Agenda Books and Copies
<b>Office Supplies</b>					
	\$ -	\$ -	\$ -	\$ -	
<b>Legal Services</b>					
General Counsel	\$ 7,500	\$ -	\$ 7,500	\$ 7,500	District Attorney
Boundary Amendment	\$ -	\$ -	\$ -	\$ -	District Attorney
<b>Sub-Total</b>	<b>\$ 128,250</b>	<b>\$ 29,676</b>	<b>\$ 124,413</b>	<b>\$ 130,650</b>	
<b>Other General Government Services</b>					
<b>Engineering Services</b>					
General Engineering	\$ 2,500	\$ -	\$ -	\$ 5,000	District Engineer (General Services)
Other Assigned Services					District Engineer (Special Assigned Services)
Contingencies	\$ -	\$ -	\$ -	\$ -	

**Esplanade Lake Club Community Development District  
General Fund - Budget  
Fiscal Year 2024**

Description	FY 2023 Adopted Budget	Actual at 12/31/2023	Anticipated at 09/30/2023	FY 2024	Notes
<b>Sub-Total:</b>	<b>\$ 2,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,000</b>	
<b>Road and Street Services</b>					
Professional Management					
Asset Management	\$ -	\$ -	\$ -	\$ 500	
Utility Services					
Electric	\$ -	\$ -	\$ -	-	
Repairs and Maintenance					
Miscellaneous Repairs	\$ 3,500	\$ -	\$ -	\$ 3,500	Center Place Boulevard
Pressure Cleaning of Sidewalk incl. Curb & Gutter	\$ -	\$ -	\$ -	\$ 6,000	Pressure Cleaning of Sidewalk and Curb and Gutter
Contingencies	\$ -	\$ -	\$ -	-	
<b>Sub-Total:</b>	<b>\$ 3,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,000</b>	
<b>Stormwater Management Services</b>					
Professional Services					
Asset Management	\$ 35,000	\$ 5,833	\$ 35,000	\$ 36,000	Field Operations Manager
NPDES Monitoring	\$ -	\$ -	\$ -	-	Federal Pollution Discharge Required Monitoring
Repairs & Maintenance					
Utility Services					
Electric		\$ -	\$ -	-	N/A for FY 2024
Lake System					
Aquatic Weed Control	\$ 26,500	\$ 2,364	\$ 26,500	\$ 38,000	Monthly Spraying of Lakes
Lake Bank Maintenance	\$ 12,000	\$ -	\$ 12,000	\$ 12,000	Monthly maintenance of lake banks
Slope Survey Monitoring	\$ -	\$ -	\$ -	-	N/A for FY 2024
Water Quality Reporting	\$ 66,000	\$ -	\$ 66,000	\$ 66,000	Lee County Reporting Requirements
Water Quality Testing	\$ 14,200	\$ 10,830	\$ 14,200	\$ 14,500	Tri-Annual water quality sampling & water quality standards rpt
Stormwater Structures	\$ 23,000	\$ 41,400	\$ 23,000	\$ 26,000	Periodic Inspection/Cleaning of Interconnect Pipes
Lake 5/6 Fish Stocking	\$ 40,000	\$ -	\$ 40,000	\$ 20,000	Improve Water Quality, midge fly treatment, improve fishing
Wetland Preserves System					
Wetland Maintenance	\$ 24,000	\$ -	\$ 19,000	\$ 19,000	Monthly Maintenance to remove exotics
Permit Monitoring	\$ 15,900	\$ -	\$ -	\$ 10,000	Inspections, Monitoring and water level reporting
Contingencies	\$ 15,512	\$ -	\$ -	\$ 16,440	8% of Repairs and Maintenance
Capital Outlay					
Erosion Restoration	\$ -	\$ -	\$ -	-	N/A for FY 2024
<b>Sub-Total</b>	<b>\$ 272,112</b>	<b>\$ 60,427</b>	<b>\$ 235,700</b>	<b>\$ 257,940</b>	
<b>Landscaping Services</b>					
Professional Services					
Asset Management	\$ -	\$ -	\$ -	\$ 16,500	Field Operatons Manager
Utility Services					
Electric	\$ -	\$ -	\$ -	-	N/A for FY 2024
Repairs & Maintenance					
Landscaping Maintenance	\$ 89,100	\$ 32,423	\$ 89,100	\$ 104,000	Alico Road, Centerplace Blvd & Eagle's Nest
Eagle Key Maintenance	\$ -	\$ -	\$ -	\$ 15,000	Trim non -natives around Palm Tree beds & Trim of Palm Trees
Tree Trimming	\$ -	\$ -	\$ -	\$ 12,000	Trimming of palms trees in the median and ROW
Landscape Replacements	\$ 7,000	\$ -	\$ 7,000	\$ 6,000	Yearly Replacements as needed
Landscape & Shrub Replacements	\$ -	\$ -	\$ -	\$ 6,000	Yearly Replacements as needed
Mulch Installation	\$ 4,700	\$ -	\$ 4,700	\$ 8,000	One (1) full mulch, at 6 month interval touch up
Annuals	\$ 14,000	\$ -	\$ 14,000	\$ 16,000	Four (4) times/year
Landscape Lighting	\$ -	\$ -	\$ -	-	Periodic repair of decorative lighting fixtures
Irrigation System Repairs	\$ 3,000	\$ -	\$ 3,000	\$ 3,000	Periodic repairs as needed

**Esplanade Lake Club Community Development District  
General Fund - Budget  
Fiscal Year 2024**

Description	FY 2023 Adopted Budget	Actual at 12/31/2023	Anticipated at 09/30/2023	FY 2024	Notes
Miscellaneous Repairs	\$ -	\$ -	\$ -	\$ 2,000	Other Miscellaneous items not accounted for separately 8% of Repairs and Maintenance
Contingencies	\$ 8,246	\$ -	\$ 8,246	\$ 13,760	
Capital Outlay					
Eagle Key Improvements	\$ -	\$ -	\$ -	\$ 25,000	Replacement of Dead Palms
Center PI Blvd Landscape Improvements	\$ -	\$ -	\$ -	\$ 20,000	Replacement of Plants as needed
<b>Sub-Total:</b>	<b>\$ 126,046</b>	<b>\$ 32,423</b>	<b>\$ 126,046</b>	<b>\$ 247,260</b>	
<b>Reserves</b>					
District Asset Restoration	\$ -	\$ -	\$ -	\$ 50,000	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures.
<b>Sub-Total:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000</b>	
<b>Other Fees and Charges</b>					
Discounts/Collection Fees	\$ 33,983	\$ -	\$ 33,983	\$ 44,735	
<b>Sub-Total:</b>	<b>\$ 33,983</b>	<b>\$ -</b>	<b>\$ 33,983</b>	<b>\$ 44,735</b>	
<b>Total Appropriations</b>	<b>\$ 566,391</b>	<b>\$ 122,526</b>	<b>\$ 520,142</b>	<b>\$ 745,585</b>	
<b>Fund Balance:</b>					
Change from Current Year Operations	\$ 1	\$ 9,486	\$ 46,250	\$ -	
Beginning Fund Balance	\$ 265,884	\$ 265,884	\$ 265,884	\$ 312,134	
<b>Ending Fund Balance</b>	<b>\$ 265,885</b>	<b>\$ 275,370</b>	<b>\$ 312,134</b>	<b>\$ 312,134</b>	
<b>Reservations/Use of Fund Balance</b>					
Reserved for first 2.5 months operations	N/A	N/A	\$ 155,330	\$ 155,330	
District Asset Restoration (See Note Above)	N/A	N/A	\$ 156,804	\$ 156,804	
<b>Totals:</b>	<b>N/A</b>	<b>N/A</b>	<b>\$ 312,134</b>	<b>\$ 312,134</b>	
<b>Proposed Assessment Rate FY 2024 - Change to One ERU for Each Home</b>				<b>\$ 1,141.78</b>	
<b>CAP Rate - Change to One ERU for Each Home</b>				<b>\$ 1,370.14</b>	

*Prior Years Assessment Rates for Comparison - The CDD will not use the FY 2024 Rates in this Chart*

Product Type	EAU Factor	# of Units	FY 2021	FY 2022	FY 2023	FY 2024
Single Family 30' - 39'	0.65	186	\$ 606.65	\$ 433.86	\$ 652.47	\$ 858.89
Single Family 50' - 59'	0.85	192	\$ 793.31	\$ 567.35	\$ 853.23	\$ 1,123.17
Single Family 60' - 69'	1.00	128	\$ 933.31	\$ 667.47	\$ 1,003.80	\$ 1,321.37
Single Family 70' - 79'	1.10	83	\$ 1,026.64	\$ 734.22	\$ 1,104.17	\$ 1,453.51
Single Family 80' & up	1.15	11	\$ 1,073.30	\$ 767.60	\$ 1,154.36	\$ 1,519.58
<b>Annexed Land</b>						
Single Family 50' - 59'	0.85	32	\$ 793.31	\$ 567.35	\$ 853.23	\$ 1,123.17
Single Family 60' - 69'	1.00	21	\$ 933.31	\$ 667.47	\$ 1,003.80	\$ 1,321.37
<b>Totals:</b>		<b>653</b>				

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

Description	FY 2019		FY 2020		FY 2021			FY 2022		
	Proposed Budget	Actual - 11/1/2018-9/30/19	Proposed Budget	Actual - through 9/30/2020	Total Annual Budget- Approved	Actual - through 5/31/2021	Projected through 9/30/2021	Total Annual Budget- Approved	Actual - through 09/30/2022	Projected through 9/30/2022
<b>Revenue and Other Sources</b>										
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Interest</b>										
Interest - General Checking	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Special Assessment Revenue</b>										
Special Assessments - On-Roll	\$ -	\$ -	\$ -	\$ -	\$ 444,770	\$ 495,738	\$ 495,738	\$ 495,025	\$ 402,115	\$ 402,115
Special Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	\$ 44,985	\$ 30,000	\$ 44,985	\$ -	\$ -	\$ -
<b>Developer Contribution</b>	\$ 113,555	\$ 90,000	\$ 113,555	\$ 95,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Intragovernmental Transfer In</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue and Other Sources:</b>	<u>\$ 113,555</u>	<u>\$ 90,000</u>	<u>\$ 113,555</u>	<u>\$ 95,000</u>	<u>\$ 489,755</u>	<u>\$ 525,738</u>	<u>\$ 540,723</u>	<u>\$ 495,025</u>	<u>\$ 402,115</u>	<u>\$ 402,115</u>
<b>Expenditures and Other Uses</b>										
<b>Legislative</b>										
Board of Supervisor's - Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Board of Supervisor's - Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Executive</b>										
Professional Management	\$ 40,000	\$ 42,444	\$ 40,000	\$ 40,000	\$ 40,000	\$ 26,667	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000
<b>Financial and Administrative</b>										
Audit Services	\$ 4,500	\$ -	\$ 4,500	\$ -	\$ 4,500	\$ 2,000	\$ 4,000	\$ 5,000	\$ 4,100	\$ 4,100
Accounting Services	\$ 16,000	\$ 8,489	\$ 16,000	\$ 14,000	\$ 16,000	\$ 10,667	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000
Assessment Roll Services	\$ 8,000	\$ -	\$ 8,000	\$ -	\$ 8,000	\$ 10,667	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000
Arbitrage Rebate Services	\$ 500	\$ -	\$ 500	\$ -	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500
<b>Other Contractual Services</b>										
Legal Advertising	\$ 5,000	\$ 12,025	\$ 5,000	\$ 2,724	\$ 5,000	\$ 9,515	\$ 13,000	\$ 5,000	\$ 7,355	\$ 7,355
Trustee Services	\$ 8,250	\$ -	\$ 8,250	\$ -	\$ 8,250	\$ 6,988	\$ 6,988	\$ 8,250	\$ 6,988	\$ 6,988
Dissemination Agent Services	\$ 500	\$ -	\$ 500	\$ -	\$ 500	\$ 4,333	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Dissemination Services-Bond Amort Schedules								\$ 2,500	\$ 2,500	\$ 2,500
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 274	\$ 274
Bank Service Fees	\$ 350	\$ 272	\$ 350	\$ 316	\$ 350	\$ 97	\$ 200	\$ 350	\$ -	\$ -
<b>Communications &amp; Freight Services</b>										
Postage, Freight & Messenger	\$ 750	\$ 312	\$ 750	\$ 292	\$ 750	\$ 517	\$ 750	\$ 750	\$ 173	\$ 173
<b>Computer Services - Website Development</b>	\$ 1,500	\$ 1,800	\$ 1,500	\$ 1,200	\$ 1,500	\$ 100	\$ 300	\$ 1,500	\$ 850	\$ 850
<b>Insurance</b>	\$ 5,200	\$ 5,137	\$ 5,200	\$ 5,125	\$ 5,200	\$ 5,381	\$ 5,381	\$ 5,200	\$ 5,570	\$ 5,570
<b>Printing &amp; Binding</b>	\$ 330	\$ 3,658	\$ 330	\$ 1,186	\$ 330	\$ 412	\$ 650	\$ 100	\$ 194	\$ 194
<b>Subscription &amp; Memberships</b>	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175
<b>Legal Services</b>										
Legal - General Counsel	\$ 15,000	\$ 3,452	\$ 15,000	\$ 28,186	\$ 15,000	\$ 8,634	\$ 15,000	\$ 15,000	\$ 3,679	\$ 3,679
Legal - Series 2019 Bonds	\$ -	\$ -	\$ -	\$ 540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal - Boundary Amendment	\$ -	\$ -	\$ -	\$ 8,124	\$ -	\$ 2,543	\$ 2,543	\$ -	\$ 1,440	\$ 1,440
<b>Other General Government Services</b>										
Engineering Services	\$ 7,500	\$ -	\$ 7,500	\$ -	\$ 7,500	\$ -	\$ 4,000	\$ 7,500	\$ -	\$ -
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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

Description	FY 2019		FY 2020			FY 2021			FY 2022	
	Proposed Budget	Actual - 11/1/2018-9/30/19	Proposed Budget	Actual - through 9/30/2020	Total Annual Budget-Approved	Actual - through 5/31/2021	Projected through 9/30/2021	Total Annual Budget-Approved	Actual - through 09/30/2022	Projected through 9/30/2022
Stormwater Needs Analysis	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000
<b>Stormwater Management Services</b>										
Professional - Management	\$ -	\$ -	\$ -	\$ -	\$ 35,000	\$ 13,125	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000
Field Operations										
Mitigation Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance									\$ 4,000	\$ 4,000
Lake System										
Aquatic Weed Control	\$ -	\$ -	\$ -	\$ -	\$ 59,200	\$ 2,500	TBD	\$ 59,200	\$ 31,268	\$ 31,268
Lake Bank Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ -	TBD	\$ 150,000	\$ 58,384	\$ 58,384
Slope Survey Monitoring	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ -	TBD	\$ 5,000	\$ -	\$ -
Water Quality Reporting/Testing	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ -	TBD	\$ 15,000	\$ 20,150	\$ 20,150
Lake 5/6 Fish Re-Stocking									\$ 2,330	\$ 2,330
Capital Outlay										
Aeration Systems	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Littoral Shelf Plantings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Erosion Restoration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingencies - OVERALL	\$ -	\$ -	\$ -	\$ -	\$ 12,000	\$ -	TBD	\$ 12,000	\$ -	\$ -
<b>Landscaping</b>										
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 12,403	TBD	\$ 92,500	\$ 100,939	\$ 100,939
<b>Reserves</b>										
Operational Reserve (Future Years)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Other Fees and Charges</b>										
Discounts/Collection Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Sub-Total:</b>	\$ 113,555	\$ 77,764	\$ 113,555	\$ 101,868	\$ 489,755	\$ 117,224	\$ 165,487	\$ 495,025	\$ 377,867	\$ 377,867
<b>Total Expenditures and Other Uses:</b>	\$ 113,555	\$ 77,764	\$ 113,555	\$ 101,868	\$ 489,755	\$ 117,224	\$ 165,487	\$ 495,025	\$ 377,867	\$ 377,867
Net Increase/ (Decrease)	\$ -	\$ 12,236	\$ -	\$ (6,868)	\$ -	\$ 408,514	\$ 375,236	\$ -	\$ 24,248	\$ 24,248

**Esplanade Lake Club Community Development District  
Debt Service Fund - Series 2019 A-1 Bonds - Budget  
Fiscal Year 2024**

Description	FY 2023 Adopted Budget	Actual at 12/31/2023	Anticipated at 09/30/2023	FY 2024
<b>Revenues and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Revenue Account	\$ -	\$ 5	\$ 10	\$ -
Reserve Account	\$ -	\$ 5	\$ 10	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 926,403	\$ 214,658	\$ 926,403	\$ 926,403
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Debt Proceeds</b>				
Series 2019 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 926,403</b>	<b>\$ 214,669</b>	<b>\$ 926,423</b>	<b>\$ 926,403</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
Principal Debt Service - Mandatory	\$ 285,000	\$ 285,000	\$ 285,000	\$ 295,000
Principal Debt Service - Early Redemptions	\$ -	\$ -	\$ -	\$ -
Interest Expense	\$ 571,119	\$ 287,875	\$ 571,119	\$ 561,694
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ 60,606	\$ -	\$ 60,606	\$ 60,606
<b>Total Expenditures and Other Uses</b>	<b>\$ 916,725</b>	<b>\$ 572,875</b>	<b>\$ 916,725</b>	<b>\$ 917,300</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	<b>\$ -</b>	<b>\$ (358,206)</b>	<b>\$ 9,698</b>	<b>\$ 9,103</b>
<b>Fund Balance - Beginning</b>	<b>\$ 1,056,624</b>	<b>\$ 1,056,624</b>	<b>\$ 1,056,624</b>	<b>\$ 1,066,322</b>
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ 698,418</b>	<b>\$ 1,066,322</b>	<b>\$ 1,075,424</b>

**Restricted Fund Balance:**

Reserve Account Requirement	\$ 432,147
Restricted for November 1, 2024	
Principal Due	\$ 305,000
Interest Due	\$ 278,450
<b>Total - Restricted Fund Balance:</b>	<b>\$ 1,015,597</b>

Product Type	Number of Units	Fiscal Year 2023	Fiscal Year 2024
Single Family 30' - 39'	186	\$ 1,031.41	\$ 1,031.41
Single Family 50' - 59'	192	\$ 1,411.80	\$ 1,411.80
Single Family 60' - 69'	128	\$ 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
<b>Annexed Land</b>			
Single Family 50' - 59'	32	\$ 1,413.42	Moved to MF
Multi Family Product	104	N/A	\$ 310.95
Single Family 60' - 69'	21	\$ 1,539.94	\$ 1,539.94
<b>Total:</b>	<b>757</b>		

**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 2024**

Description	FY 2023			FY 2024
	Adopted Budget	Actual at 12/31/2023	Anticipated at 09/30/2023	
<b>Revenues and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Revenue Account	\$ -	\$ 0	\$ 0	\$ -
Reserve Account	\$ -	\$ 2	\$ -	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ 1	\$ 1	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Off-Roll	\$ 364,622	\$ 203,122	\$ 364,622	\$ 259,675
Special Assessment - Prepayment	\$ -	\$ 131,832	\$ 131,832	\$ -
<b>Debt Proceeds</b>				
Series 2019 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 364,622</b>	<b>\$ 334,958</b>	<b>\$ 496,456</b>	<b>\$ 259,675</b>

**Expenditures and Other Uses**

**Debt Service**

Principal Debt Service - Mandatory	\$ 110,000	\$ 110,000	\$ 110,000	\$ 90,000
Principal Debt Service - Early Redemptions	\$ -	\$ 155,000	\$ 335,000	\$ -
Interest Expense	\$ 254,622	\$ 93,122	\$ 254,622	\$ 169,675
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ -	\$ -	\$ -	\$ -
<b>Inerfund Transfers Out</b>				
	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses</b>	<b>\$ 364,622</b>	<b>\$ 358,122</b>	<b>\$ 699,622</b>	<b>\$ 259,675</b>

<b>Net Increase/(Decrease) in Fund Balance</b>	\$ -	\$ (23,164)	\$ (203,166)	\$ -
<b>Fund Balance - Beginning</b>	\$ 298,495	\$ 298,495	\$ 298,495	\$ 95,329
<b>Fund Balance - Ending</b>	<b>\$ 298,495</b>	<b>\$ 275,330</b>	<b>\$ 95,329</b>	<b>\$ 95,329</b>

**Restricted Fund Balance:**

Reserve Account Requirement	\$ 435,369
Restricted for November 1, 2024	
Principal Due	\$ 95,000
Interest Due	\$ 84,106
<b>Total - Restricted Fund Balance:</b>	<b>\$ 614,475</b>

Product Type	Number of Units	FY 2023 Rate	FY 2024 Rate
Single Family 30' - 39'	186	N/A	N/A
Single Family 50' - 59'	192	\$ 922.84	\$ 922.84
Single Family 60' - 69'	128	\$ 1,079.62	\$ 1,079.62
Single Family 70' - 79'	83	\$ 1,165.80	\$ 1,165.79
Single Family 80' & up	11	N/A	\$ -
<b>LANDS TO BE ANNEXED</b>			
Single Family 50' - 59'	32	\$ 946.55	\$ 946.55
Multi Family Product	104	N/A	\$ 291.25
Single Family 60' - 69'	21	\$ 1,113.59	\$ 1,113.59
<b>Total:</b>	<b>757</b>		

**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
<b>Par Amount Issued:</b>		<b>\$ 7,465,000</b>	<b>Varies</b>			
11/1/2023		\$ 90,000	3.250%	\$ 85,568.75	\$ 281,381.25	\$ 5,245,000
5/1/2024				\$ 84,106.25		
11/1/2024		\$ 95,000	3.250%	\$ 84,106.25	\$ 263,212.50	\$ 5,150,000
5/1/2025				\$ 82,562.50		
11/1/2025		\$ 95,000	3.250%	\$ 82,562.50	\$ 260,125.00	\$ 5,055,000
5/1/2026				\$ 81,018.75		
11/1/2026		\$ 100,000	3.625%	\$ 81,018.75	\$ 262,037.50	\$ 4,955,000
5/1/2027				\$ 79,206.25		
11/1/2027		\$ 100,000	3.625%	\$ 79,206.25	\$ 258,412.50	\$ 4,855,000
5/1/2028				\$ 77,393.75		
11/1/2028		\$ 105,000	3.625%	\$ 77,393.75	\$ 259,787.50	\$ 4,750,000
5/1/2029				\$ 75,490.63		
11/1/2029		\$ 110,000	3.625%	\$ 75,490.63	\$ 260,981.26	\$ 4,640,000
5/1/2030				\$ 73,496.88		
11/1/2030		\$ 115,000	3.625%	\$ 73,496.88	\$ 261,993.76	\$ 4,525,000
5/1/2031				\$ 71,412.50		
11/1/2031		\$ 120,000	4.000%	\$ 71,412.50	\$ 262,825.00	\$ 4,405,000
5/1/2032				\$ 69,012.50		
11/1/2032		\$ 120,000	4.000%	\$ 69,012.50	\$ 258,025.00	\$ 4,285,000
5/1/2033				\$ 66,612.50		
11/1/2033		\$ 125,000	4.000%	\$ 66,612.50	\$ 258,225.00	\$ 4,160,000
5/1/2034				\$ 64,112.50		
11/1/2034		\$ 130,000	4.000%	\$ 64,112.50	\$ 258,225.00	\$ 4,030,000
5/1/2035				\$ 61,512.50		
11/1/2035		\$ 135,000	4.000%	\$ 61,512.50	\$ 258,025.00	\$ 3,895,000
5/1/2036				\$ 58,812.50		
11/1/2036		\$ 145,000	4.000%	\$ 58,812.50	\$ 262,625.00	\$ 3,750,000
5/1/2037				\$ 55,912.50		
11/1/2037		\$ 150,000	4.000%	\$ 55,912.50	\$ 261,825.00	\$ 3,600,000
5/1/2038				\$ 52,912.50		
11/1/2038		\$ 155,000	4.000%	\$ 52,912.50	\$ 260,825.00	\$ 3,445,000
5/1/2039				\$ 49,812.50		
11/1/2039		\$ 160,000	4.000%	\$ 49,812.50	\$ 259,625.00	\$ 3,285,000
5/1/2040				\$ 46,612.50		
11/1/2040		\$ 165,000	4.000%	\$ 46,612.50	\$ 258,225.00	\$ 3,120,000
5/1/2041				\$ 43,312.50		
11/1/2041		\$ 175,000	4.125%	\$ 43,312.50	\$ 261,625.00	\$ 2,945,000
5/1/2042				\$ 39,703.13		
11/1/2042		\$ 180,000	4.125%	\$ 39,703.13	\$ 259,406.26	\$ 2,765,000
5/1/2043				\$ 35,990.63		
11/1/2043		\$ 190,000	4.125%	\$ 35,990.63	\$ 261,981.26	\$ 2,575,000
5/1/2044				\$ 32,071.88		
11/1/2044		\$ 195,000	4.125%	\$ 32,071.88	\$ 259,143.76	\$ 2,380,000
5/1/2045				\$ 28,050.00		
11/1/2045		\$ 205,000	4.125%	\$ 28,050.00	\$ 261,100.00	\$ 2,175,000

**Esplanade Lake Club Community Development District**

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

<b>Description</b>	<b>Principal Prepayments</b>	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Annual Debt Service (Calander)</b>	<b>Par Debt Outstanding</b>
5/1/2046				\$ 23,821.88		
11/1/2046		\$ 215,000	4.125%	\$ 23,821.88	\$ 262,643.76	\$ 1,960,000
5/1/2047				\$ 19,387.50		
11/1/2047		\$ 220,000	4.125%	\$ 19,387.50	\$ 258,775.00	\$ 1,740,000
5/1/2048				\$ 14,850.00		
11/1/2048		\$ 230,000	4.125%	\$ 14,850.00	\$ 259,700.00	\$ 1,510,000
5/1/2049				\$ 10,106.25		
11/1/2049		\$ 240,000	4.125%	\$ 10,106.25	\$ 260,212.50	\$ 1,270,000
5/1/2050				\$ 5,156.25		
11/1/2050		\$ 250,000	4.125%	\$ 5,156.25	\$ 260,312.50	\$ 1,020,000
		<b>\$ 4,315,000</b>		<b>\$ 2,880,156.31</b>		