

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



REGULAR MEETING AGENDA

APRIL 13, 2023

PREPARED BY:

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

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ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT

April 6, 2023

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, April 13, 2023, at 11:00 A.M.** at the offices of **Atwell, LLC 28100 Bonita Grande Drive, Suite 305, Bonita Springs, Florida 34135.**

WebEx link and telephone number to join/watch the meeting:

<https://districts.webex.com/districts/j.php?MTID=m361496594674c35e5f27bc2586055abb>

Access Code: **2332 881 3912**, Event password: **Jpward**

Phone: **408-418-9388** and enter the access code **2332 881 3912**, password: **Jpward (579274** from phones) to join the meeting.

Agenda

1. Call to Order & Roll Call.
2. Consideration of acceptance of a letter of resignation from Mr. Clayton Wasson, whose term is set to expire November 2024, from Seat 5 of the Board of Supervisors of the Esplanade Lake Club Community Development District effective March 23, 2023.
 - I. Appointment of Individual for fill Seat 5, whose term will expire November 2024.
 - II. Oath of Office.
 - III. Guide to the Sunshine Law and Code of Ethics for Public Employees.
 - IV. Form 1 – Statement of Financial Interests.
 - V. Form 8B - Conflict of interest for Taylor Morrison Board Members.
3. Consideration of **Resolution 2023-5**, a resolution of the Board of Supervisors of the Esplanade Lake Club Community Development District re-designating the Officers of the Esplanade Lake Club Community Development District.
4. Consideration of Minutes:
 - I. February 9, 2023 – Regular Meeting Minutes.
5. Consideration of the acceptance of the Audited Financial Statements for the Fiscal Year ended September 30, 2022.

6. Consideration **Resolution 2023-6**, a resolution the Board of Supervisors of the Esplanade Lake Club Community Development District approving the proposed budget for Fiscal Year 2024 and setting a public hearing for **Thursday, July 13, 2023, at 11:00 A.M.** at the offices of **Atwell, LLC, 28100 Bonita Grande Drive, Suite 305, Bonita Springs, Florida 34135.**
7. Staff Reports.
 - I. District Attorney.
 - II. District Engineer.
 - III. District Asset Manager.
 - a) Operations Report February 2023.
 - b) Operations Report March 2023.
 - IV. District Manager.
 - a) ***Important Board Meeting Dates for Balance of Fiscal Year 2023.***
 1. Public Hearings: Fiscal Year 2024 Budget Adoption – **July 13, 2023, 11:00 A.M.**
 - b) Financial Statements for period ending January 31, 2023 (unaudited).
 - c) Financial Statements for period ending February 28, 2023 (unaudited).
 - d) Financial Statements for period ending March 31, 2023 (unaudited).
8. Supervisor’s Requests and Audience Comments.
9. Adjournment.

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

The second order of business deals with the vacancy left by Mr. Clayton Wasson (Seat 5) resignation from the Board, whose term expires November 2024. The District’s Charter under Chapter 190 F.S. provides the mechanism to replace a member or members who have resigned. Essentially, the remaining members, by majority vote of the Board of Supervisors have the sole responsibility for filling the unexpired term of office of the resigning member(s).

Once the Board appoints an individual to fill this seat, I will take the opportunity to swear those individuals into office.

The newly appointed Board member must file a Form 1 – Statement of Financial Interests, which must be filed with the Supervisor of Elections in the County in which he/she resides within thirty (30) days of being seated on this Board.

Additionally, if any of the newly appointed Board member currently sits as member of any other Community Development District(s) Board, you must amend your current Form 1 – Statement of Financial Interests to now include the Esplanade Lake Club Community Development District. The

amended form must be filed with the Supervisor of Elections in the County in which you reside within thirty (30) days of being seated on this Board of Supervisors.

The third order of business is the consideration of **Resolution 2023-5**, a resolution of the Board re-designating the Officers of the Esplanade Lake Club Community Development District. Below are the existing officers for the District.

OFFICE	NAME OF OFFICE HOLDER
CHAIRPERSON	CHARLES COOK
VICE-CHAIRPERSON	TRISHA SING
ASSISTANT SECRETARY	REBEKAH NORTON
ASSISTANT SECRETARY	VALERIE MCCHESENEY
ASSISTANT SECRETARY	VACANT
SECRETARY & TREASURER	JAMES P. WARD

The fourth order of business is consideration of the Minutes from the Esplanade Lake Club Board of Supervisors Regular Meeting held on February 9, 2023.

The fifth order of business is the acceptance of the Audited Financial Statements for Fiscal Year 2022, covering the period October 1, 2021, through September 30, 2022. A representative of the Audit Firm Grau & Associates will join the meeting to fully review the audit with the Board.

The sixth order of business is the consideration of **Resolution 2023-6**, a resolution the Board of Supervisors of the Esplanade Lake Club Community Development District which approves the Fiscal Year 2024 Proposed Budget and sets a public hearing date, time and location.

The District’s enabling legislation requires the District Manager to submit a Proposed Budget to the Board by June 15th of each year for your review and approval. The approval of the budget is only intended to permit the District to move through the process towards adopting the budget at a Public Hearing scheduled for Thursday, July 13, 2023, at 11:00 A.M. at the offices of Atwell, LLC, 28100 Bonita Grande Drive, Suite 305, Bonita Springs, Florida 34135.

Furthermore, the approval of the budget does not bind the Board to any of the costs contained in the budget, any of the programs contained in the Budget and most importantly it does not bind the Board

to any of the Assessment Rates for the general fund contemplated as a result of the preparation of the Budget.

The Public Hearing is scheduled for Thursday, July 13, 2023, at 11:00 A.M. at the offices of Atwell, LLC, 28100 Bonita Grande Drive, Suite 305, Bonita Springs, Florida 34135.

The seventh order of business are staff reports by the District Attorney, District Engineer, and District Asset Manager, including the Operations Report for February 2023, March 2023, and April 2023. 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 January 31, 2023, February 28, 2023, and March 31, 2023.

If you have any questions and/or comments before the meeting, please do not hesitate to contact me directly at (954) 658-4900.

Sincerely,

Esplanade Lake Club Community Development District



James P. Ward
District Manager

The Fiscal Year 2023 schedule is as follows:

April 13, 2023	May 11, 2023
June 8, 2023	July 13, 2023 – Public Hearing
August 10, 2023	September 14, 2023

Clayton Wasson
9740 Blackwood Circle, Apt 207, Ft Myers, FL 33967

March 23, 2023

Sent via email: JimWard@JPWardAssociates.com

(Esplanade Lake Club) Community Development District
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308

Subject: Board of Supervisor's

Attention: Board of Supervisor's

Dear Board Members,

I hereby submit my resignation to the Board of Supervisor's of the Esplanade Lake Club Community Development District, effective as of the date of this letter.

Thank you,

Yours sincerely,

Sign:

A handwritten signature in blue ink, appearing to read "Clayton Wasson", written over a horizontal line.

Clayton Wasson

Oath or Affirmation of Office

I _____ a citizen of the State of Florida and of the United States of America, and being an officer of the **Esplanade Lake Club Community Development District** and a recipient of public funds as such officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me as a member of the Board of Supervisors of **Esplanade Lake Club Community Development District**, Lee County Florida.

Signature

Printed Name

STATE OF FLORIDA

COUNTY OF LEE

Sworn to (or affirmed) before me by means of () physical presence or () online notarization this ____ day of _____, 2023, by _____, whose signature appears hereinabove, who is personally known to me or who produced _____ as identification.

NOTARY PUBLIC
STATE OF FLORIDA

Print Name: _____

My Commission Expires: _____

FLORIDA COMMISSION ON ETHICS



GUIDE
to the
SUNSHINE AMENDMENT
and
CODE of ETHICS
for Public Officers and Employees

2022

State of Florida
COMMISSION ON ETHICS

Michelle Anchors
Fort Walton Beach

Antonio Carvajal
Tallahassee

Travis Cummings
Fleming Island

Don Gaetz
Niceville

Glenton “Glen” Gilzean, Jr.
Orlando

John Grant
Tampa

Joanne Leznoff
Fernandina Beach

William “Willie” N. Meggs
Tallahassee

Jim Waldman
Fort Lauderdale

Kerrie Stillman
Executive Director
P.O. Drawer 15709
Tallahassee, FL 32317-5709
www.ethics.state.fl.us
(850) 488-7864*

*Please direct all requests for information to this number.

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I. HISTORY OF FLORIDA'S ETHICS LAWS

Florida has been a leader among the states in establishing ethics standards for public officials and recognizing the right of citizens to protect the public trust against abuse. Our state Constitution was revised in 1968 to require a code of ethics, prescribed by law, for all state employees and non-judicial officers prohibiting conflict between public duty and private interests.

Florida's first successful constitutional initiative resulted in the adoption of the Sunshine Amendment in 1976, providing additional constitutional guarantees concerning ethics in government. In the area of enforcement, the Sunshine Amendment requires that there be an independent commission (the Commission on Ethics) to investigate complaints concerning breaches of public trust by public officers and employees other than judges.

The Code of Ethics for Public Officers and Employees is found in Chapter 112 (Part III) of the Florida Statutes. Foremost among the goals of the Code is to promote the public interest and maintain the respect of the people for their government. The Code is also intended to ensure that public officials conduct themselves independently and impartially, not using their offices for private gain other than compensation provided by law. While seeking to protect the integrity of government, the Code also seeks to avoid the creation of unnecessary barriers to public service.

Criminal penalties, which initially applied to violations of the Code, were eliminated in 1974 in favor of administrative enforcement. The Legislature created the Commission on Ethics that year "to serve as guardian of the standards of conduct" for public officials, state and local. Five of the Commission's nine members are appointed by the Governor, and two each are appointed by the President of the Senate and Speaker of the House of Representatives. No more than five Commission members may be members of the same political party, and none may be lobbyists, or hold any public employment during their two-year terms of office. A chair is selected from among the members to serve a one-year term and may not succeed himself or herself.

In 2018, Florida's Constitutional Revision Commission proposed, and the voters adopted, changes to Article II, Section 8. The earliest of the changes will take effect December 31, 2020, and will prohibit officials from abusing their position to obtain a disproportionate benefit for themselves or their spouse, child, or employer, or for a business with which the official contracts or is an officer, partner, director, sole proprietor, or in which the official owns an interest. Other changes made to the Constitution place restrictions on lobbying by certain officeholders and employees, and put additional limits on lobbying by former public officers and employees. These changes will become effective December 31, 2022.

II. ROLE OF THE COMMISSION ON ETHICS

In addition to its constitutional duties regarding the investigation of complaints, the Commission:

- Renders advisory opinions to public officials;
- Prescribes forms for public disclosure;
- Prepares mailing lists of public officials subject to financial disclosure for use by Supervisors of Elections and the Commission in distributing forms and notifying delinquent filers;
- Makes recommendations to disciplinary officials when appropriate for violations of ethics and disclosure laws, since it does not impose penalties;
- Administers the Executive Branch Lobbyist Registration and Reporting Law;
- Maintains financial disclosure filings of constitutional officers and state officers and employees; and,
- Administers automatic fines for public officers and employees who fail to timely file required annual financial disclosure.

III. THE ETHICS LAWS

The ethics laws generally consist of two types of provisions, those prohibiting certain actions or conduct and those requiring that certain disclosures be made to the public. The following descriptions of these laws have been simplified in an effort to provide notice of their requirements. Therefore, we suggest that you also review the wording of the actual law. Citations to the appropriate laws are in brackets.

The laws summarized below apply generally to all public officers and employees, state and local, including members of advisory bodies. The principal exception to this broad coverage is the exclusion of judges, as they fall within the jurisdiction of the Judicial Qualifications Commission.

Public Service Commission (PSC) members and employees, as well as members of the PSC Nominating Council, are subject to additional ethics standards that are enforced by the Commission on Ethics under Chapter 350, Florida Statutes. Further, members of the governing boards of charter schools are subject to some of the provisions of the Code of Ethics [Sec. 1002.33(26), Fla. Stat.], as are the officers, directors, chief executive officers and some employees of business entities that serve as the chief administrative or executive officer or employee of a political subdivision. [Sec. 112.3136, Fla. Stat.].

A. PROHIBITED ACTIONS OR CONDUCT

1. *Solicitation and Acceptance of Gifts*

Public officers, employees, local government attorneys, and candidates are prohibited from soliciting or accepting anything of value, such as a gift, loan, reward, promise of future employment, favor, or service, that is based on an understanding that their vote, official action, or judgment would be influenced by such gift. [Sec. 112.313(2), Fla. Stat.]

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** any gift from a political committee, lobbyist who has lobbied the official or his or her agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist or from a vendor doing business with the official's agency. [Sec. 112.3148, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees are prohibited from directly or indirectly **accepting** a gift worth more than \$100 from such a lobbyist, from a partner, firm, employer, or principal of the lobbyist, or from a political committee or vendor doing business with their agency. [Sec.112.3148, Fla. Stat.]

However, notwithstanding Sec. 112.3148, Fla. Stat., no Executive Branch lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] Typically, this would include gifts valued at less than \$100 that formerly were permitted under Section 112.3148, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

Also, persons required to file Form 1 or Form 6, and state procurement employees and members of their immediate families, are prohibited from accepting any gift from a political committee. [Sec. 112.31485, Fla. Stat.]

2. *Unauthorized Compensation*

Public officers or employees, local government attorneys, and their spouses and minor children are prohibited from accepting any compensation, payment, or thing of value when they know, or with the exercise of reasonable care should know, that it is given to influence a vote or other official action. [Sec. 112.313(4), Fla. Stat.]

3. *Misuse of Public Position*

Public officers and employees, and local government attorneys are prohibited from corruptly using or attempting to use their official positions or the resources thereof to obtain a special privilege or benefit for themselves or others. [Sec. 112.313(6), Fla. Stat.]

4. *Abuse of Public Position*

Public officers and employees are prohibited from abusing their public positions in order to obtain a disproportionate benefit for themselves or certain others. [Article II, Section 8(h), Florida Constitution.]

5. *Disclosure or Use of Certain Information*

Public officers and employees and local government attorneys are prohibited from disclosing or using information not available to the public and obtained by reason of their public position, for the personal benefit of themselves or others. [Sec. 112.313(8), Fla. Stat.]

6. *Solicitation or Acceptance of Honoraria*

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** honoraria related to their public offices or duties. [Sec. 112.3149, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees, are prohibited from knowingly **accepting** an honorarium from a political committee, lobbyist who has lobbied the person's agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist, or from a vendor doing business with the official's agency. However, they may accept the payment of expenses related to an honorarium event from such individuals or entities, provided that the expenses are disclosed. See Part III F of this brochure. [Sec. 112.3149, Fla. Stat.]

Lobbyists and their partners, firms, employers, and principals, as well as political committees and vendors, are prohibited from **giving** an honorarium to persons required to file FORM 1 or FORM 6 and to state procurement employees. Violations of this law may result in fines of up to \$5,000 and prohibitions against lobbying for up to two years. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no Executive Branch or legislative lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] This may include honorarium event related expenses that formerly

were permitted under Sec. 112.3149, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

B. PROHIBITED EMPLOYMENT AND BUSINESS RELATIONSHIPS

1. Doing Business With One's Agency

(a) A public employee acting as a purchasing agent, or public officer acting in an official capacity, is prohibited from purchasing, renting, or leasing any realty, goods, or services for his or her agency from a business entity in which the officer or employee or his or her spouse or child owns more than a 5% interest. [Sec. 112.313(3), Fla. Stat.]

(b) A public officer or employee, acting in a private capacity, also is prohibited from renting, leasing, or selling any realty, goods, or services to his or her own agency if the officer or employee is a state officer or employee, or, if he or she is an officer or employee of a political subdivision, to that subdivision or any of its agencies. [Sec. 112.313(3), Fla. Stat.]

2. Conflicting Employment or Contractual Relationship

(a) A public officer or employee is prohibited from holding any employment or contract with any business entity or agency regulated by or doing business with his or her public agency. [Sec. 112.313(7), Fla. Stat.]

(b) A public officer or employee also is prohibited from holding any employment or having a contractual relationship which will pose a frequently recurring conflict between the official's private interests and public duties or which will impede the full and faithful discharge of the official's public duties. [Sec. 112.313(7), Fla. Stat.]

(c) Limited exceptions to this prohibition have been created in the law for legislative bodies, certain special tax districts, drainage districts, and persons whose professions or occupations qualify them to hold their public positions. [Sec. 112.313(7)(a) and (b), Fla. Stat.]

3. Exemptions—Pursuant to Sec. 112.313(12), Fla. Stat., the prohibitions against doing business with one's agency and having conflicting employment may not apply:

(a) When the business is rotated among all qualified suppliers in a city or county.

(b) When the business is awarded by sealed, competitive bidding and neither the official nor his or her spouse or child have attempted to persuade agency personnel to enter the contract. NOTE:

Disclosure of the interest of the official, spouse, or child and the nature of the business must be filed prior to or at the time of submission of the bid on Commission FORM 3A with the Commission on Ethics or Supervisor of Elections, depending on whether the official serves at the state or local level.

(c) When the purchase or sale is for legal advertising, utilities service, or for passage on a common carrier.

(d) When an emergency purchase must be made to protect the public health, safety, or welfare.

(e) When the business entity is the only source of supply within the political subdivision and there is full disclosure of the official's interest to the governing body on Commission FORM 4A.

(f) When the aggregate of any such transactions does not exceed \$500 in a calendar year.

(g) When the business transacted is the deposit of agency funds in a bank of which a county, city, or district official is an officer, director, or stockholder, so long as agency records show that the governing body has determined that the member did not favor his or her bank over other qualified banks.

(h) When the prohibitions are waived in the case of ADVISORY BOARD MEMBERS by the appointing person or by a two-thirds vote of the appointing body (after disclosure on Commission FORM 4A).

(i) When the public officer or employee purchases in a private capacity goods or services, at a price and upon terms available to similarly situated members of the general public, from a business entity which is doing business with his or her agency.

(j) When the public officer or employee in a private capacity purchases goods or services from a business entity which is subject to the regulation of his or her agency where the price and terms of the transaction are available to similarly situated members of the general public and the officer or employee makes full disclosure of the relationship to the agency head or governing body prior to the transaction.

4. Additional Exemptions

No elected public officer is in violation of the conflicting employment prohibition when employed by a tax exempt organization contracting with his or her agency so long as the officer is not directly or indirectly compensated as a result of the contract, does not participate in any way in the decision to enter into the contract, abstains from voting on any matter involving the employer, and makes certain disclosures. [Sec. 112.313(15), Fla. Stat.]

5. Legislators Lobbying State Agencies

A member of the Legislature is prohibited from representing another person or entity for compensation during his or her term of office before any state agency other than judicial tribunals. [Art. II, Sec. 8(e), Fla. Const., and Sec. 112.313(9), Fla. Stat.]

6. Employees Holding Office

A public employee is prohibited from being a member of the governing body which serves as his or her employer. [Sec. 112.313(10), Fla. Stat.]

7. Professional and Occupational Licensing Board Members

An officer, director, or administrator of a state, county, or regional professional or occupational organization or association, while holding such position, may not serve as a member of a state examining or licensing board for the profession or occupation. [Sec. 112.313(11), Fla. Stat.]

8. Contractual Services: Prohibited Employment

A state employee of the executive or judicial branch who participates in the decision-making process involving a purchase request, who influences the content of any specification or procurement standard, or who renders advice, investigation, or auditing, regarding his or her agency's contract for services, is prohibited from being employed with a person holding such a contract with his or her agency. [Sec. 112.3185(2), Fla. Stat.]

9. Local Government Attorneys

Local government attorneys, such as the city attorney or county attorney, and their law firms are prohibited from representing private individuals and entities before the unit of local government which they serve. A local government attorney cannot recommend or otherwise refer to his or her firm legal work involving the local government unit unless the attorney's contract authorizes or mandates the use of that firm. [Sec. 112.313(16), Fla. Stat.]

10. Dual Public Employment

Candidates and elected officers are prohibited from accepting public employment if they know or should know it is being offered for the purpose of influence. Further, public employment may not be accepted unless the position was already in existence or was created without the anticipation of the official's interest, was publicly advertised, and the officer had to meet the same qualifications and go through the same hiring process as other applicants. For elected public officers already holding public

employment, no promotion given for the purpose of influence may be accepted, nor may promotions that are inconsistent with those given other similarly situated employees. [Sec. 112.3125, Fla. Stat.]

C. RESTRICTIONS ON APPOINTING, EMPLOYING, AND CONTRACTING WITH RELATIVES

1. Anti-Nepotism Law

A public official is prohibited from seeking for a relative any appointment, employment, promotion, or advancement in the agency in which he or she is serving or over which the official exercises jurisdiction or control. No person may be appointed, employed, promoted, or advanced in or to a position in an agency if such action has been advocated by a related public official who is serving in or exercising jurisdiction or control over the agency; this includes relatives of members of collegial government bodies. NOTE: This prohibition does not apply to school districts (except as provided in Sec. 1012.23, Fla. Stat.), community colleges and state universities, or to appointments of boards, other than those with land-planning or zoning responsibilities, in municipalities of fewer than 35,000 residents. Also, the approval of budgets does not constitute “jurisdiction or control” for the purposes of this prohibition. This provision does not apply to volunteer emergency medical, firefighting, or police service providers. [Sec. 112.3135, Fla. Stat.]

2. Additional Restrictions

A state employee of the executive or judicial branch or the PSC is prohibited from directly or indirectly procuring contractual services for his or her agency from a business entity of which a relative is an officer, partner, director, or proprietor, or in which the employee, or his or her spouse, or children own more than a 5% interest. [Sec. 112.3185(6), Fla. Stat.]

D. POST OFFICE HOLDING AND EMPLOYMENT (REVOLVING DOOR) RESTRICTIONS

1. Lobbying by Former Legislators, Statewide Elected Officers, and Appointed State Officers

A member of the Legislature or a statewide elected or appointed state official is prohibited for two years following vacation of office from representing another person or entity for compensation before the government body or agency of which the individual was an officer or member. Former members of the Legislature are also prohibited for two years from lobbying the executive branch. [Art. II, Sec. 8(e), Fla. Const. and Sec. 112.313(9), Fla. Stat.]

2. Lobbying by Former State Employees

Certain employees of the executive and legislative branches of state government are prohibited from personally representing another person or entity for compensation before the

agency with which they were employed for a period of two years after leaving their positions, unless employed by another agency of state government. [Sec. 112.313(9), Fla. Stat.] These employees include the following:

(a) Executive and legislative branch employees serving in the Senior Management Service and Selected Exempt Service, as well as any person employed by the Department of the Lottery having authority over policy or procurement.

(b) Persons serving in the following position classifications: the Auditor General; the director of the Office of Program Policy Analysis and Government Accountability (OPPAGA); the Sergeant at Arms and Secretary of the Senate; the Sergeant at Arms and Clerk of the House of Representatives; the executive director and deputy executive director of the Commission on Ethics; an executive director, staff director, or deputy staff director of each joint committee, standing committee, or select committee of the Legislature; an executive director, staff director, executive assistant, legislative analyst, or attorney serving in the Office of the President of the Senate, the Office of the Speaker of the House of Representatives, the Senate Majority Party Office, the Senate Minority Party Office, the House Majority Party Office, or the House Minority Party Office; the Chancellor and Vice-Chancellors of the State University System; the general counsel to the Board of Regents; the president, vice presidents, and deans of each state university; any person hired on a contractual basis and having the power normally conferred upon such persons, by whatever title; and any person having the power normally conferred upon the above positions.

This prohibition does not apply to a person who was employed by the Legislature or other agency prior to July 1, 1989; who was a defined employee of the State University System or the Public Service Commission who held such employment on December 31, 1994; or who reached normal retirement age and retired by July 1, 1991. It does apply to OPS employees.

PENALTIES: Persons found in violation of this section are subject to the penalties contained in the Code (see PENALTIES, Part V) as well as a civil penalty in an amount equal to the compensation which the person received for the prohibited conduct. [Sec. 112.313(9)(a)5, Fla. Stat.]

3. Additional Restrictions on Former State Employees

A former executive or judicial branch employee or PSC employee is prohibited from having employment or a contractual relationship, at any time after retirement or termination of employment, with any business entity (other than a public agency) in connection with a contract in which the employee participated personally and substantially by recommendation or decision while a public employee. [Sec. 112.3185(3), Fla. Stat.]

A former executive or judicial branch employee or PSC employee who has retired or terminated employment is prohibited from having any employment or contractual relationship for two years with any business entity (other than a public agency) in connection with a contract for services which was within his or her responsibility while serving as a state employee. [Sec.112.3185(4), Fla. Stat.]

Unless waived by the agency head, a former executive or judicial branch employee or PSC employee may not be paid more for contractual services provided by him or her to the former agency during the first year after leaving the agency than his or her annual salary before leaving. [Sec. 112.3185(5), Fla. Stat.]

These prohibitions do not apply to PSC employees who were so employed on or before Dec. 31, 1994.

4. Lobbying by Former Local Government Officers and Employees

A person elected to county, municipal, school district, or special district office is prohibited from representing another person or entity for compensation before the government body or agency of which he or she was an officer for two years after leaving office. Appointed officers and employees of counties, municipalities, school districts, and special districts may be subject to a similar restriction by local ordinance or resolution. [Sec. 112.313(13) and (14), Fla. Stat.]

E. VOTING CONFLICTS OF INTEREST

State public officers are prohibited from voting in an official capacity on any measure which they know would inure to their own special private gain or loss. A state public officer who abstains, or who votes on a measure which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, must make every reasonable effort to file a memorandum of voting conflict with the recording secretary in advance of the vote. If that is not possible, it must be filed within 15 days after the vote occurs. The memorandum must disclose the nature of the officer's interest in the matter.

No county, municipal, or other local public officer shall vote in an official capacity upon any measure which would inure to his or her special private gain or loss, or which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate. The officer must publicly announce the nature of his or her interest before the vote and must file a memorandum of voting conflict on Commission Form 8B with the meeting's recording officer within 15 days after the vote occurs disclosing the nature of his or her interest in the matter. However, members of

community redevelopment agencies and district officers elected on a one-acre, one-vote basis are not required to abstain when voting in that capacity.

No appointed state or local officer shall participate in any matter which would inure to the officer's special private gain or loss, the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, without first disclosing the nature of his or her interest in the matter. The memorandum of voting conflict (Commission Form 8A or 8B) must be filed with the meeting's recording officer, be provided to the other members of the agency, and be read publicly at the next meeting.

If the conflict is unknown or not disclosed prior to the meeting, the appointed official must orally disclose the conflict at the meeting when the conflict becomes known. Also, a written memorandum of voting conflict must be filed with the meeting's recording officer within 15 days of the disclosure being made and must be provided to the other members of the agency, with the disclosure being read publicly at the next scheduled meeting. [Sec. 112.3143, Fla. Stat.]

F. DISCLOSURES

Conflicts of interest may occur when public officials are in a position to make decisions that affect their personal financial interests. This is why public officers and employees, as well as candidates who run for public office, are required to publicly disclose their financial interests. The disclosure process serves to remind officials of their obligation to put the public interest above personal considerations. It also helps citizens to monitor the considerations of those who spend their tax dollars and participate in public policy decisions or administration.

All public officials and candidates do not file the same degree of disclosure; nor do they all file at the same time or place. Thus, care must be taken to determine which disclosure forms a particular official or candidate is required to file.

The following forms are described below to set forth the requirements of the various disclosures and the steps for correctly providing the information in a timely manner.

1. FORM 1 - Limited Financial Disclosure

Who Must File:

Persons required to file FORM 1 include all state officers, local officers, candidates for local elective office, and specified state employees as defined below (other than those officers who are required by law to file FORM 6).

STATE OFFICERS include:

- 1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

- 2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies; but including judicial nominating commission members; directors of Enterprise Florida, Scripps Florida Funding Corporation, and CareerSource Florida, and members of the Council on the Social Status of Black Men and Boys; the Executive Director, governors, and senior managers of Citizens Property Insurance Corporation; governors and senior managers of Florida Workers' Compensation Joint Underwriting Association, board members of the Northeast Florida Regional Transportation Commission, and members of the board of Triumph Gulf Coast, Inc.; members of the board of Florida is for Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.

- 3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, local boards of trustees and presidents of state universities, and members of the Florida Prepaid College Board.

LOCAL OFFICERS include:

- 1) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

- 2) Appointed members of the following boards, councils, commissions, authorities, or other bodies of any county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; a community college or junior college district board of trustees; a board having the power to enforce local code provisions; a planning or zoning board, board of adjustments or appeals, community redevelopment agency board, or other board having the power to recommend, create, or modify land planning or zoning within the political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; a pension board or retirement board empowered to invest pension or retirement funds or to determine entitlement to or amount of a pension or other retirement benefit.

3) Any other appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

4) Persons holding any of these positions in local government: mayor; county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

5) Members of governing boards of charter schools operated by a city or other public entity.

6) The officers, directors, and chief executive officer of a corporation, partnership, or other business entity that is serving as the chief administrative or executive officer or employee of a political subdivision, and any business entity employee who is acting as the chief administrative or executive officer or employee of the political subdivision. [Sec. 112.3136, Fla. Stat.]

SPECIFIED STATE EMPLOYEE includes:

1) Employees in the Office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.

2) The following positions in each state department, commission, board, or council: secretary or state surgeon general, assistant or deputy secretary, executive director, assistant or deputy executive director, and anyone having the power normally conferred upon such persons, regardless of title.

3) The following positions in each state department or division: director, assistant or deputy director, bureau chief, assistant bureau chief, and any person having the power normally conferred upon such persons, regardless of title.

4) Assistant state attorneys, assistant public defenders, criminal conflict and civil regional counsel, assistant criminal conflict and civil regional counsel, public counsel, full-time state employees serving as counsel or assistant counsel to a state agency, judges of compensation claims, administrative law judges, and hearing officers.

5) The superintendent or director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.

6) State agency business managers, finance and accounting directors, personnel officers, grant coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.

7) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

What Must Be Disclosed:

FORM 1 requirements are set forth fully on the form. In general, this includes the reporting person's sources and types of financial interests, such as the names of employers and addresses of real property holdings. NO DOLLAR VALUES ARE REQUIRED TO BE LISTED. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

When to File:

CANDIDATES for elected local office must file FORM 1 together with and at the same time they file their qualifying papers.

STATE and LOCAL OFFICERS and SPECIFIED STATE EMPLOYEES are required to file disclosure by July 1 of each year. They also must file within thirty days from the date of appointment or the beginning of employment. Those appointees requiring Senate confirmation must file prior to confirmation.

Where to File:

Each LOCAL OFFICER files FORM 1 with the Supervisor of Elections in the county in which he or she permanently resides.

A STATE OFFICER or SPECIFIED STATE EMPLOYEE files with the Commission on Ethics. [Sec. 112.3145, Fla. Stat.]

2. *FORM 1F - Final Form 1 Limited Financial Disclosure*

FORM 1F is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 1 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

3. *FORM 2 - Quarterly Client Disclosure*

The state officers, local officers, and specified state employees listed above, as well as elected constitutional officers, must file a FORM 2 if they or a partner or associate of their professional firm represent a client for compensation before an agency at their level of government.

A FORM 2 disclosure includes the names of clients represented by the reporting person or by any partner or associate of his or her professional firm for a fee or commission before agencies at the reporting person's level of government. Such representations do not include appearances in ministerial matters, appearances before judges of compensation claims, or representations on behalf of one's agency in one's official capacity. Nor does the term include the preparation and filing of forms and applications merely for the purpose of obtaining or transferring a license, so long as the issuance of the license does not require a variance, special consideration, or a certificate of public convenience and necessity.

When to File:

This disclosure should be filed quarterly, by the end of the calendar quarter following the calendar quarter during which a reportable representation was made. FORM 2 need not be filed merely to indicate that no reportable representations occurred during the preceding quarter; it should be filed ONLY when reportable representations were made during the quarter.

Where To File:

LOCAL OFFICERS file with the Supervisor of Elections of the county in which they permanently reside.

STATE OFFICERS and SPECIFIED STATE EMPLOYEES file with the Commission on Ethics. [Sec. 112.3145(4), Fla. Stat.]

4. *FORM 6 - Full and Public Disclosure*

Who Must File:

Persons required by law to file FORM 6 include all elected constitutional officers and candidates for such office; the mayor and members of the city council and candidates for these offices in Jacksonville; the Duval County Superintendent of Schools; judges of compensation claims (pursuant to Sec. 440.442, Fla. Stat.); members of the Florida Housing Finance Corporation Board and members of expressway authorities, transportation authorities (except the Jacksonville Transportation Authority), bridge authority, or toll authorities created pursuant to Ch. 348 or 343, or 349, or other general law.

What Must be Disclosed:

FORM 6 is a detailed disclosure of assets, liabilities, and sources of income over \$1,000 and their values, as well as net worth. Officials may opt to file their most recent income tax return in lieu of listing sources of income but still must disclose their assets, liabilities, and net worth. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

When and Where To File:

Incumbent officials must file FORM 6 annually by July 1 with the Commission on Ethics. CANDIDATES must file with the officer before whom they qualify at the time of qualifying. [Art. II, Sec. 8(a) and (i), Fla. Const., and Sec. 112.3144, Fla. Stat.]

Beginning January 1, 2022, all Form 6 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable on the Commission's website.

5. *FORM 6F - Final Form 6 Full and Public Disclosure*

This is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 6 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

6. *FORM 9 - Quarterly Gift Disclosure*

Each person required to file FORM 1 or FORM 6, and each state procurement employee, must file a FORM 9, Quarterly Gift Disclosure, with the Commission on Ethics on the last day of any calendar quarter following the calendar quarter in which he or she received a gift worth more than \$100, other than gifts

from relatives, gifts prohibited from being accepted, gifts primarily associated with his or her business or employment, and gifts otherwise required to be disclosed. FORM 9 NEED NOT BE FILED if no such gift was received during the calendar quarter.

Information to be disclosed includes a description of the gift and its value, the name and address of the donor, the date of the gift, and a copy of any receipt for the gift provided by the donor. [Sec. 112.3148, Fla. Stat.]

7. FORM 10 - Annual Disclosure of Gifts from Government Agencies and Direct-Support Organizations and Honorarium Event Related Expenses

State government entities, airport authorities, counties, municipalities, school boards, water management districts, and the South Florida Regional Transportation Authority, may give a gift worth more than \$100 to a person required to file FORM 1 or FORM 6, and to state procurement employees, if a public purpose can be shown for the gift. Also, a direct-support organization for a governmental entity may give such a gift to a person who is an officer or employee of that entity. These gifts are to be reported on FORM 10, to be filed by July 1.

The governmental entity or direct-support organization giving the gift must provide the officer or employee with a statement about the gift no later than March 1 of the following year. The officer or employee then must disclose this information by filing a statement by July 1 with his or her annual financial disclosure that describes the gift and lists the donor, the date of the gift, and the value of the total gifts provided during the calendar year. State procurement employees file their statements with the Commission on Ethics. [Sec. 112.3148, Fla. Stat.]

In addition, a person required to file FORM 1 or FORM 6, or a state procurement employee, who receives expenses or payment of expenses related to an honorarium event from someone who is prohibited from giving him or her an honorarium, must disclose annually the name, address, and affiliation of the donor, the amount of the expenses, the date of the event, a description of the expenses paid or provided, and the total value of the expenses on FORM 10. The donor paying the expenses must provide the officer or employee with a statement about the expenses within 60 days of the honorarium event.

The disclosure must be filed by July 1, for expenses received during the previous calendar year, with the officer's or employee's FORM 1 or FORM 6. State procurement employees file their statements with the Commission on Ethics. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no executive branch or legislative lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the

purpose of lobbying. This may include gifts or honorarium event related expenses that formerly were permitted under Sections 112.3148 and 112.3149. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts, which include anything not primarily related to political activities authorized under ch. 106, are prohibited from political committees. [Sec. 112.31485 Fla. Stat.]

8. *FORM 30 - Donor's Quarterly Gift Disclosure*

As mentioned above, the following persons and entities generally are prohibited from giving a gift worth more than \$100 to a reporting individual (a person required to file FORM 1 or FORM 6) or to a state procurement employee: a political committee; a lobbyist who lobbies the reporting individual's or procurement employee's agency, and the partner, firm, employer, or principal of such a lobbyist; and vendors. If such person or entity makes a gift worth between \$25 and \$100 to a reporting individual or state procurement employee (that is not accepted in behalf of a governmental entity or charitable organization), the gift should be reported on FORM 30. The donor also must notify the recipient at the time the gift is made that it will be reported.

The FORM 30 should be filed by the last day of the calendar quarter following the calendar quarter in which the gift was made. If the gift was made to an individual in the legislative branch, FORM 30 should be filed with the Lobbyist Registrar. [See page 35 for address.] If the gift was to any other reporting individual or state procurement employee, FORM 30 should be filed with the Commission on Ethics.

However, notwithstanding Section 112.3148, Fla. Stat., no executive branch lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. This may include gifts that formerly were permitted under Section 112.3148. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts from political committees are prohibited. [Sec. 112.31485, Fla. Stat.]

9. *FORM 1X AND FORM 6X - Amendments to Form 1 and Form 6*

These forms are provided for officers or employees to amend their previously filed Form 1 or Form 6.

IV. AVAILABILITY OF FORMS

LOCAL OFFICERS and EMPLOYEES who must file FORM 1 annually will be sent the form by mail from the Supervisor of Elections in the county in which they permanently reside not later than JUNE 1 of each year. Newly elected and appointed officials or employees should contact the heads of their agencies for copies of the form or download it from www.ethics.state.fl.us, as should those persons who are required to file their final disclosure statements within 60 days of leaving office or employment. The Form 1 will be filed electronically with the Florida Commission on Ethics via the Electronic Financial Disclosure Management System (EFDMS), beginning in 2023.

Beginning January 1, 2022, ELECTED CONSTITUTIONAL OFFICERS and other officials who must file Form 6 annually must file electronically via the Commission's Electronic Financial Disclosure Management System (EFDMS). Paper forms will not be promulgated. Communications regarding the annual filing requirement will be sent via email to filers no later than June 1. Form 6 filers will receive an emailed invitation to register for EFDMS in March 2022. Filers requiring earlier access should contact the Commission to request an invitation. Filers must maintain an updated email address in their User Profile in EFDMS.

OTHER STATE OFFICERS, and SPECIFIED STATE EMPLOYEES who must file Form 1 annually will be sent the forms by mail from the Florida Commission on Ethics by June 1, 2022. Newly elected and appointed officers and employees should contact the head of their agencies for copies of the form or download the form from www.ethics.state.fl.us, as should those persons who are required to file their final financial disclosure statement within 60 days of leaving office or employment.

V. PENALTIES

A. Non-criminal Penalties for Violation of the Sunshine Amendment and the Code of Ethics

There are no criminal penalties for violation of the Sunshine Amendment and the Code of Ethics. Penalties for violation of these laws may include: impeachment, removal from office or employment, suspension, public censure, reprimand, demotion, reduction in salary level, forfeiture of no more than one-third salary per month for no more than twelve months, a civil penalty not to exceed \$10,000, and restitution of any pecuniary benefits received, and triple the value of a gift from a political committee.

B. Penalties for Candidates

CANDIDATES for public office who are found in violation of the Sunshine Amendment or the Code of Ethics may be subject to one or more of the following penalties: disqualification from being on the ballot, public censure, reprimand, or a civil penalty not to exceed \$10,000, and triple the value of a gift received from a political committee.

C. Penalties for Former Officers and Employees

FORMER PUBLIC OFFICERS or EMPLOYEES who are found in violation of a provision applicable to former officers or employees or whose violation occurred prior to such officer's or employee's leaving public office or employment may be subject to one or more of the following penalties: public censure and reprimand, a civil penalty not to exceed \$10,000, and restitution of any pecuniary benefits received, and triple the value of a gift received from a political committee.

D. Penalties for Lobbyists and Others

An executive branch lobbyist who has failed to comply with the Executive Branch Lobbying Registration law (see Part VIII) may be fined up to \$5,000, reprimanded, censured, or prohibited from lobbying executive branch agencies for up to two years. Lobbyists, their employers, principals, partners, and firms, and political committees and committees of continuous existence who give a prohibited gift or honorarium or fail to comply with the gift reporting requirements for gifts worth between \$25 and \$100, may be penalized by a fine of not more than \$5,000 and a prohibition on lobbying, or employing a lobbyist to lobby, before the agency of the public officer or employee to whom the gift was given for up to two years. Any agent or person acting on behalf of a political committee giving a prohibited gift is personally liable for a civil penalty of up to triple the value of the gift.

Executive Branch lobbying firms that fail to timely file their quarterly compensation reports may be fined \$50 per day per report for each day the report is late, up to a maximum fine of \$5,000 per report.

E. Felony Convictions: Forfeiture of Retirement Benefits

Public officers and employees are subject to forfeiture of all rights and benefits under the retirement system to which they belong if convicted of certain offenses. The offenses include embezzlement or theft of public funds; bribery; felonies specified in Chapter 838, Florida Statutes; impeachable offenses; and felonies committed with intent to defraud the public or their public agency. [Sec. 112.3173, Fla. Stat.]

F. Automatic Penalties for Failure to File Annual Disclosure

Public officers and employees required to file either Form 1 or Form 6 annual financial disclosure are subject to automatic fines of \$25 for each day late the form is filed after September 1, up to a maximum penalty of \$1,500. [Sec. 112.3144 and 112.3145, Fla. Stat.]

VI. ADVISORY OPINIONS

Conflicts of interest may be avoided by greater awareness of the ethics laws on the part of public officials and employees through advisory assistance from the Commission on Ethics.

A. Who Can Request an Opinion

Any public officer, candidate for public office, or public employee in Florida who is in doubt about the applicability of the standards of conduct or disclosure laws to himself or herself, or anyone who has the power to hire or terminate another public employee, may seek an advisory opinion from the Commission about himself or herself or that employee.

B. How to Request an Opinion

Opinions may be requested by letter presenting a question based on a real situation and including a detailed description of the situation. Opinions are issued by the Commission and are binding on the conduct of the person who is the subject of the opinion, unless material facts were omitted or misstated in the request for the opinion. Published opinions will not bear the name of the persons involved unless they consent to the use of their names; however, the request and all information pertaining to it is a public record, made available to the Commission and to members of the public in advance of the Commission's consideration of the question.

C. How to Obtain Published Opinions

All of the Commission's opinions are available for viewing or download at its website:
www.ethics.state.fl.us.

VII. COMPLAINTS

A. Citizen Involvement

The Commission on Ethics cannot conduct investigations of alleged violations of the Sunshine Amendment or the Code of Ethics unless a person files a sworn complaint with the Commission alleging such violation has occurred, or a referral is received, as discussed below.

If you have knowledge that a person in government has violated the standards of conduct or disclosure laws described above, you may report these violations to the Commission by filing a sworn complaint on the form prescribed by the Commission and available for download at

www.ethics.state.fl.us. The Commission is unable to take action based on learning of such misdeeds through newspaper reports, telephone calls, or letters.

You can obtain a complaint form (FORM 50), by contacting the Commission office at the address or phone number shown on the inside front cover of this booklet, or you can download it from the Commission's website:
www.ethics.state.fl.us.

B. Referrals

The Commission may accept referrals from: the Governor, the Florida Department of Law Enforcement, a State Attorney, or a U.S. Attorney. A vote of six of the Commission's nine members is required to proceed on such a referral.

C. Confidentiality

The complaint or referral, as well as all proceedings and records relating thereto, is confidential until the accused requests that such records be made public or until the matter reaches a stage in the Commission's proceedings where it becomes public. This means that unless the Commission receives a written waiver of confidentiality from the accused, the Commission is not free to release any documents or to comment on a complaint or referral to members of the public or press, so long as the complaint or referral remains in a confidential stage.

A COMPLAINT OR REFERRAL MAY NOT BE FILED WITH RESPECT TO A CANDIDATE ON THE DAY OF THE ELECTION, OR WITHIN THE 30 CALENDAR DAYS PRECEDING THE ELECTION DATE, UNLESS IT IS BASED ON PERSONAL INFORMATION OR INFORMATION OTHER THAN HEARSAY.

D. How the Complaint Process Works

Complaints which allege a matter within the Commission's jurisdiction are assigned a tracking number and Commission staff forwards a copy of the original sworn complaint to the accused within five working days of its receipt. Any subsequent sworn amendments to the complaint also are transmitted within five working days of their receipt.

Once a complaint is filed, it goes through three procedural stages under the Commission's rules. The first stage is a determination of whether the allegations of the complaint are legally sufficient: that is, whether they indicate a possible violation of any law over which the Commission has jurisdiction. If the complaint is found not to be legally sufficient, the Commission will order that the complaint be dismissed without investigation, and all records relating to the complaint will become public at that time.

In cases of very minor financial disclosure violations, the official will be allowed an opportunity to correct or amend his or her disclosure form. Otherwise, if the complaint is found to be legally sufficient, a preliminary investigation will be undertaken by the investigative staff of the Commission. The second stage of the Commission's proceedings involves this preliminary investigation and a decision by the Commission as to whether there is probable cause to believe that there has been a violation of any of the ethics laws. If the Commission finds no probable cause to believe there has been a violation of the ethics laws, the complaint will be dismissed and will become a matter of public record. If the Commission finds probable cause to believe there has been a violation of the ethics laws, the complaint becomes public and usually enters the third stage of proceedings. This stage requires the Commission to decide whether the law was actually violated and, if so, whether a penalty should be recommended. At this stage, the accused has the right to request a public hearing (trial) at which evidence is presented, or the Commission may order that such a hearing be held. Public hearings usually are held in or near the area where the alleged violation occurred.

When the Commission concludes that a violation has been committed, it issues a public report of its findings and may recommend one or more penalties to the appropriate disciplinary body or official.

When the Commission determines that a person has filed a complaint with knowledge that the complaint contains one or more false allegations or with reckless disregard for whether the complaint contains false allegations, the complainant will be liable for costs plus reasonable attorney's fees incurred by the person complained against. The Department of Legal Affairs may bring a civil action to recover such fees and costs, if they are not paid voluntarily within 30 days.

E. Dismissal of Complaints At Any Stage of Disposition

The Commission may, at its discretion, dismiss any complaint at any stage of disposition should it determine that the public interest would not be served by proceeding further, in which case the Commission will issue a public report stating with particularity its reasons for the dismissal. [Sec. 112.324(12), Fla. Stat.]

F. Statute of Limitations

All sworn complaints alleging a violation of the Sunshine Amendment or the Code of Ethics must be filed with the Commission within five years of the alleged violation or other breach of the public trust. Time starts to run on the day AFTER the violation or breach of public trust is committed. The statute of limitations is tolled on the day a sworn complaint is filed with the Commission. If a complaint is filed and the statute of limitations has run, the complaint will be dismissed. [Sec. 112.3231, Fla. Stat.]

VIII. EXECUTIVE BRANCH LOBBYING

Any person who, for compensation and on behalf of another, lobbies an agency of the executive branch of state government with respect to a decision in the area of policy or procurement may be required to register as an executive branch lobbyist. Registration is required before lobbying an agency and is renewable annually. In addition, each lobbying firm must file a compensation report with the Commission for each calendar quarter during any portion of which one or more of the firm's lobbyists were registered to represent a principal. As noted above, no executive branch lobbyist or principal can make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 can knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.]

Paying an executive branch lobbyist a contingency fee based upon the outcome of any specific executive branch action, and receiving such a fee, is prohibited. A violation of this prohibition is a first degree misdemeanor, and the amount received is subject to forfeiture. This does not prohibit sales people from receiving a commission. [Sec. 112.3217, Fla. Stat.]

Executive branch departments, state universities, community colleges, and water management districts are prohibited from using public funds to retain an executive branch (or legislative branch) lobbyist, although these agencies may use full-time employees as lobbyists. [Sec. 11.062, Fla. Stat.]

Online registration and filing is available at www.floridalobbyist.gov. Additional information about the executive branch lobbyist registration system may be obtained by contacting the Lobbyist Registrar at the following address:

Executive Branch Lobbyist Registration
Room G-68, Claude Pepper Building
111 W. Madison Street
Tallahassee, FL 32399-1425
Phone: 850/922-4987

IX. WHISTLE-BLOWER'S ACT

In 1986, the Legislature enacted a "Whistle-blower's Act" to protect employees of agencies and government contractors from adverse personnel actions in retaliation for disclosing information in a sworn complaint alleging certain types of improper activities. Since then, the Legislature has revised this law to afford greater protection to these employees.

While this language is contained within the Code of Ethics, the Commission has no jurisdiction or authority to proceed against persons who violate this Act. Therefore, a person who has disclosed

information alleging improper conduct governed by this law and who may suffer adverse consequences as a result should contact one or more of the following: the Office of the Chief Inspector General in the Executive Office of the Governor; the Department of Legal Affairs; the Florida Commission on Human Relations; or a private attorney. [Sec. 112.3187 - 112.31895, Fla. Stat.]

X. ADDITIONAL INFORMATION

As mentioned above, we suggest that you review the language used in each law for a more detailed understanding of Florida's ethics laws. The "Sunshine Amendment" is Article II, Section 8, of the Florida Constitution. The Code of Ethics for Public Officers and Employees is contained in Part III of Chapter 112, Florida Statutes.

Additional information about the Commission's functions and interpretations of these laws may be found in Chapter 34 of the Florida Administrative Code, where the Commission's rules are published, and in The Florida Administrative Law Reports, which until 2005 published many of the Commission's final orders. The Commission's rules, orders, and opinions also are available at www.ethics.state.fl.us.

If you are a public officer or employee concerned about your obligations under these laws, the staff of the Commission will be happy to respond to oral and written inquiries by providing information about the law, the Commission's interpretations of the law, and the Commission's procedures.

XI. TRAINING

Constitutional officers, elected municipal officers, and commissioners of community redevelopment agencies (CRAs) are required to receive a total of four hours training, per calendar year, in the area of ethics, public records, and open meetings. The Commission on Ethics does not track compliance or certify providers.

Visit the training page on the Commission's website for up-to-date rules, opinions, audio/video training, and opportunities for live training conducted by Commission staff. A comprehensive online training course addressing Florida's Code of Ethics, as well as Sunshine Law, and Public Records Act is available via a link on the Commission's homepage.

FORM 1

STATEMENT OF FINANCIAL INTERESTS

2022

Please print or type your name, mailing address, agency name, and position below:

FOR OFFICE USE ONLY:

LAST NAME -- FIRST NAME -- MIDDLE NAME :

MAILING ADDRESS :

CITY : ZIP : COUNTY :

NAME OF AGENCY :

NAME OF OFFICE OR POSITION HELD OR SOUGHT :

CHECK ONLY IF CANDIDATE OR NEW EMPLOYEE OR APPOINTEE

****** THIS SECTION MUST BE COMPLETED ******

DISCLOSURE PERIOD:

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2022.

MANNER OF CALCULATING REPORTABLE INTERESTS:

FILERS HAVE THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). CHECK THE ONE YOU ARE USING (**must check one**):

COMPARATIVE (PERCENTAGE) THRESHOLDS OR **DOLLAR VALUE THRESHOLDS**

PART A -- PRIMARY SOURCES OF INCOME [Major sources of income to the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY

PART B -- SECONDARY SOURCES OF INCOME
[Major customers, clients, and other sources of income to businesses owned by the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE

PART C -- REAL PROPERTY [Land, buildings owned by the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

You are not limited to the space on the lines on this form. Attach additional sheets, if necessary.

FILING INSTRUCTIONS for when and where to file this form are located at the bottom of page 2.

INSTRUCTIONS on who must file this form and how to fill it out begin on page 3.

PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc. - See instructions]
 (If you have nothing to report, write "none" or "n/a")

TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES

PART E — LIABILITIES [Major debts - See instructions]
 (If you have nothing to report, write "none" or "n/a")

NAME OF CREDITOR	ADDRESS OF CREDITOR

PART F — INTERESTS IN SPECIFIED BUSINESSES [Ownership or positions in certain types of businesses - See instructions]
 (If you have nothing to report, write "none" or "n/a")

	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2
NAME OF BUSINESS ENTITY		
ADDRESS OF BUSINESS ENTITY		
PRINCIPAL BUSINESS ACTIVITY		
POSITION HELD WITH ENTITY		
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS		
NATURE OF MY OWNERSHIP INTEREST		

PART G — TRAINING For elected municipal officers, appointed school superintendents, and commissioners of a community redevelopment agency created under Part III, Chapter 163 required to complete annual ethics training pursuant to section 112.3142, F.S.

I CERTIFY THAT I HAVE COMPLETED THE REQUIRED TRAINING.

IF ANY OF PARTS A THROUGH G ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE

SIGNATURE OF FILER:

Signature:

Date Signed:

CPA or ATTORNEY SIGNATURE ONLY

If a certified public accountant licensed under Chapter 473, or attorney in good standing with the Florida Bar prepared this form for you, he or she must complete the following statement:

I, _____, prepared the CE Form 1 in accordance with Section 112.3145, Florida Statutes, and the instructions to the form. Upon my reasonable knowledge and belief, the disclosure herein is true and correct.

CPA/Attorney Signature: _____

Date Signed: _____

FILING INSTRUCTIONS:

If you were mailed the form by the Commission on Ethics or a County Supervisor of Elections for your annual disclosure filing, return the form to that location. To determine what category your position falls under, see page 3 of instructions.

Local officers/employees file with the Supervisor of Elections of the county in which they permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.) Form 1 filers who file with the Supervisor of Elections may file by mail or email. Contact your Supervisor of Elections for the mailing address or email address to use. Do not email your form to the Commission on Ethics, it will be returned.

State officers or specified state employees who file with the Commission on Ethics may file by mail or email. To file by mail, send the completed form to P.O. Drawer 15709, Tallahassee, FL 32317-5709; physical address: 325 John Knox Rd, Bldg E, Ste 200, Tallahassee, FL 32303. To file with the Commission by email, scan your completed form and any attachments as a pdf (do not use any other format), send it to CEForm1@leg.state.fl.us and retain a copy for your records. Do not file by both mail and email. Choose only one filing method. Form 6s will not be accepted via email.

Candidates file this form together with their filing papers.

MULTIPLE FILING UNNECESSARY: A candidate who files a Form 1 with a qualifying officer is not required to file with the Commission or Supervisor of Elections.

WHEN TO FILE: Initially, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2022.

NOTICE

Annual Statements of Financial Interests are due July 1. If the annual form is not filed or postmarked by September 1, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$10,000. [s. 112.317, F.S.]

WHO MUST FILE FORM 1:

1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.

3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.

4) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.

5) Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.

6) Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

7) Persons holding any of these positions in local government: mayor; county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county

or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

8) Officers and employees of entities serving as chief administrative officer of a political subdivision.

9) Members of governing boards of charter schools operated by a city or other public entity.

10) Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.

11) The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.

12) The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.

13) Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.

14) The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.

15) State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.

16) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

17) Each member of the governing body of a "large-hub commercial service airport," as defined in Section 112.3144(1)(c), Florida Statutes, except for members required to comply with the financial disclosure requirements of s. 8, Article II of the State Constitution.

INSTRUCTIONS FOR COMPLETING FORM 1:

INTRODUCTORY INFORMATION (Top of Form): If your name, mailing address, public agency, and position are already printed on the form, you do not need to provide this information unless it should be changed. To change any of this information, write the correct information on the form, and contact your agency's financial disclosure coordinator. You can find your coordinator on the Commission on Ethics website: www.ethics.state.fl.us.

NAME OF AGENCY: The name of the governmental unit which you serve or served, by which you are or were employed, or for which you are a candidate.

DISCLOSURE PERIOD: The "disclosure period" for your report is the calendar year ending December 31, 2022.

OFFICE OR POSITION HELD OR SOUGHT: The title of the office or position you hold, are seeking, or held during the disclosure period even if you have since left that position. If you are a candidate for office or are a new employee or appointee, check the appropriate box.

PUBLIC RECORD: The disclosure form and everything attached to it is a public record. Your social security number, bank account, debit, charge, and credit card numbers are not required and you should redact them from any documents you file. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address is exempt from disclosure, the Commission will maintain that confidentiality if you submit a written and notarized request.

MANNER OF CALCULATING REPORTABLE INTEREST

Filers have the option of reporting based on either thresholds that are comparative (usually, based on percentage values) or thresholds that are based on absolute dollar values. The instructions on the following pages specifically describe the different thresholds. Check the box that reflects the choice you have made. You must use the type of threshold you have chosen for each part of the form. In other words, if you choose to report based on absolute dollar value thresholds, you cannot use a percentage threshold on any part of the form.

IF YOU HAVE CHOSEN DOLLAR VALUE THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

PART A — PRIMARY SOURCES OF INCOME

[Required by s. 112.3145(3)(b)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

Examples:

- If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).
- If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).
- If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).
- If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.
- If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.
- If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

PART B — SECONDARY SOURCES OF INCOME

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A "Primary Sources of Income," if it meets the reporting threshold. If you will not have anything to report unless, during the disclosure period:

- (1) You owned (either directly or indirectly in the form of an equitable

or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**

- (2) You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).
- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

PART C — REAL PROPERTY

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

PART D — INTANGIBLE PERSONAL PROPERTY

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure

period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, or a commissioner of a community redevelopment agency created under Part III, Chapter 163 whose service began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

IF YOU HAVE CHOSEN COMPARATIVE (PERCENTAGE) THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

PART A — PRIMARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s), but income from these public sources should be included when calculating your gross income for the disclosure period. The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should include all of that income when calculating your gross income and disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded 5% of the gross income received by you in your own name or by any other person for your benefit or use during the disclosure period.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

Examples:

— If you were employed by a company that manufactures computers and received more than 5% of your gross income from the company, list the name of the company, its address, and its principal business activity (computer manufacturing).

— If you were a partner in a law firm and your distributive share of partnership gross income exceeded 5% of your gross income, then list the name of the firm, its address, and its principal business activity (practice of law).

— If you were the sole proprietor of a retail gift business and your gross income from the business exceeded 5% of your total gross income, list the name of the business, its address, and its principal business activity (retail gift sales).

— If you received income from investments in stocks and

bonds, list each individual company from which you derived more than 5% of your gross income. Do not aggregate all of your investment income.

— If more than 5% of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address, and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.

— If more than 5% of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

PART B — SECONDARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A, "Primary Sources of Income," if it meets the reporting threshold. You will **not** have anything to report **unless** during the disclosure period:

(1) You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**

(2) You received more than 10% of your gross income from that business entity; **and,**

(3) You received more than \$1,500 in gross income from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than 10% of your gross income—an amount that was more than \$1,500. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).
- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the thresholds listed above. You should list each tenant of the mall that provided more than 10% of the partnership's gross income, and the tenant's address and principal business activity.

PART C — REAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes, if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

PART D — INTANGIBLE PERSONAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than 10% of your total assets, and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CD's and savings accounts with the same bank.

Calculations: To determine whether the intangible property exceeds 10% of your total assets, total the fair market value of all of your assets (including real property, intangible property, and tangible personal property such as jewelry, furniture, etc.). When making this calculation, do not subtract any liabilities (debts) that may relate to the property. Multiply the total figure by 10% to arrive at the disclosure threshold. List only the intangibles that exceed this threshold amount. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number which can be found on the lease document). Property that is only jointly owned property should be valued according to the percentage of your joint ownership. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. None of your calculations or the value of the property have to be disclosed on the form.

Example: You own 50% of the stock of a small corporation that is worth \$100,000, the estimated fair market value of your home and other property (bank accounts, automobile, furniture, etc.) is \$200,000. As your total assets are worth \$250,000, you must disclose intangibles worth over \$25,000. Since the value of the stock exceeds this threshold, you should list "stock" and the name of the corporation. If your accounts with a particular bank exceed \$25,000, you should list "bank accounts" and bank's name.

PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed any amount that, at any time during the disclosure period, exceeded your net worth. You are not required to list the amount of any debt or your net worth. You do not have to disclose: credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, it is not a contingent liability.

Calculations: To determine whether the debt exceeds your net worth, total all of your liabilities (including promissory notes, mortgages, credit card debts, judgments against you, etc.). The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. Subtract the sum total of your liabilities from the value of all your assets as calculated above for Part D. This is your "net worth." List each creditor to whom your debt exceeded this amount unless it is one of the types of indebtedness listed in the paragraph above (credit card and retail installment accounts, etc.). Joint liabilities with others for which you are "jointly and severally liable," meaning that you may be liable for either your part or the whole of the obligation, should be included in your calculations at 100% of the amount owed.

Example: You owe \$15,000 to a bank for student loans, \$5,000 for credit card debts, and \$60,000 (with spouse) to a savings and loan for a home mortgage. Your home (owned by you and your spouse) is worth \$80,000 and your other property is worth \$20,000. Since your net worth is \$20,000 (\$100,000 minus \$80,000), you must report only the name and address of the savings and loan.

PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with, the types of businesses listed above. You are required to make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, or a commissioner of a community redevelopment agency created under Part III, Chapter 163 whose service began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, _____, hereby disclose that on an on going basis _____, 20 ____ :

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____ ;
- inured to the special gain or loss of my relative, _____ ;
- inured to the special gain or loss of (Insert name of Employer) _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

I am a member of the Board of Supervisors of the above-referenced community development district created under Chapter 190, Florida Statutes, and I am an employee of the above-referenced landowner or business affiliate of a landowner. Although I do not believe I have a conflict of interest due to the provisions of Sections 190.007(1), 112.313(7)(a), and 112.3143(3)(b), Florida Statutes, decisions potentially affecting the landowner come before the Board on an on-going basis. Accordingly, I am filing this disclosure of voting conflict for the duration of my term.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

_____ Date Filed

_____ Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

RESOLUTION 2023-5

A RESOLUTION RE-DESIGNATING THE OFFICERS OF THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Board of Supervisors of the Esplanade Lake Club Community Development District desire to appoint the below recited person(s) to the offices specified.

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

SECTION 1. DESIGNATION OF OFFICER’S OF THE DISTRICT. The following persons are appointed to the offices shown:

OFFICE	NAME OF OFFICE HOLDER
CHAIRPERSON	CHARLES COOK
VICE-CHAIRPERSON	TRISHA SING
ASSISTANT SECRETARY	REBEKAH NORTON
ASSISTANT SECRETARY	VALERIE MCCHESENEY
ASSISTANT SECRETARY	VACANT
SECRETARY & TREASURER	JAMES P. WARD

SECTION 2. SEVERABILITY AND INVALID PROVISIONS. 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 3. CONFLICT. That 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 4. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

RESOLUTION 2023-5

A RESOLUTION RE-DESIGNATING THE OFFICERS OF THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

PASSED AND ADOPTED THIS 13TH DAY OF APRIL 2023.

ATTEST:

**ESPLANADE LAKE CLUB
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Charles Cook, Chairperson

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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, February 9, 2023, at 11:00 A.M. at the offices of Atwell, LLC 28100 Bonita
12 Grande Drive, Suite 305, Bonita Springs, Florida 34135.
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14

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Present and constituting a quorum:

20 Charles Cook Chairperson
21 Trisha Sing Vice Chairperson
22 Clayton Wasson Assistant Secretary
23 Rebekah Norton Assistant Secretary

24
25
26

Absent:

27 Valerie McChesney Assistant Secretary

28
29
30
31

Also present were:

32 James P. Ward District Manager
33 Wes Haber District Attorney
34 Richard Freeman Asset Manager
35 Jackie LaRocque District Engineer

36
37
38
39
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41
42

Audience:

43 All resident's names were not included with the minutes. If a resident did not identify
44 themselves or the audio file did not pick up the name, the name was not recorded in these
45 minutes.
46
47

**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 11:09 a.m. He conducted roll call; all
Members of the Board were present, with the exception of Supervisor McChesney, constituting a
quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

- I. November 11, 2022 – Landowners Meeting**
II. November 11, 2022 – Regular Meeting Minutes

48 Mr. Ward asked if there were any corrections or deletions to the Landowners Meeting Minutes;
49 hearing none, he called for a motion.

50

On MOTION made by Clayton Wasson, seconded by Rebekah Norton, and with all in favor, the November 11, 2022 Landowners Meeting Minutes were accepted for purposes of inclusion in the record.

54

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

57

On MOTION made by Trisha Sing, seconded by Rebekah Norton, and with all in favor, the November 11, 2022 Regular Meeting Minutes were approved.

61

62

THIRD ORDER OF BUSINESS

Supervisor’s Requests

64

65 **Chairman Charles Cook:**

- 66 **a. Severed Centerplace Commercial Properties from the irrigation system**
- 67 **b. Discussion of commercial property on Centerplace Blvd. related to stormwater flowing through**
- 68 **Esplanade Lake Club CDD pursuant to SFWMD permits**
- 69 **c. Discussion that may require an adjustment of the Districts Boundary for perimeter changes**

70

71 Mr. Ward indicated there were a number of things Chairman Cook wished to discuss.

72

73 *Mr. Charles Cook: We just wanted to put on record (indecipherable) the commercial and other land*
74 *uses on Centerplace Blvd. They have a permit on that parcel with our stormwater system in the*
75 *district. They actually flow through Lake Club to Lake Como. We normally have a (indecipherable)*
76 *relationship with them. They have their own separate property association. The system is*
77 *substantially built, but in talking with the District Engineer, we thought it would be appropriate to*
78 *make sure this (indecipherable) and recognize that the commercial property owners are discharging*
79 *through the community as per the permit. So, everything is consistent with SFWMD. Nothing has*
80 *changed in this regard, but we wanted to make sure that if there were questions, that it be clear on*
81 *the record that the system is built and the commercial property does in fact flow through the*
82 *residential community.*

83

84 *Ms. Jackie LaRocque: The apartments, the commercial, they all flow through, and it is in compliance*
85 *with the current ERP.*

86

87 *Mr. Ward: Did the South Florida permit get changed over to (indecipherable) CDD at this point?*

88

89 *Ms. Jackie LaRocque: I don’t have the Staff Report just yet. We should have it any day, and then we*
90 *will do the transfer.*

91

92 *Mr. Ward: Okay.*

93

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- a) **Operations Report December 2022**
- b) **Operations Report January 2023**
- c) **Water Quality Report November 2022**

No report.

IV. District Manager

- a) **Important Board Meeting Dates for Balance of Fiscal Year 2023:**
 - 1. **Proposed Fiscal Year 2024 Budget – April 13, 2023, at 11:00 A.M.**
 - 2. **Public Hearings: Fiscal Year 2024 Budget Adoption – July 13, 2023, 11:00 A.M.**
- b) **Financial Statements for period ending November 30, 2022 (unaudited)**
- c) **Financial Statements for period ending December 31, 2022 (unaudited)**
- d) **Financial Statements for period ending January 31, 2023 (unaudited)**

Mr. Ward: I am probably going to start your Budget in April of this year, so we are in the process of preparing that Budget for you and scheduling a public hearing tentatively now scheduled for July 13. As we firm those up, we will get those dates to you to put on your calendars.

FIFTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

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

Mr. Cook: I did overlook the property adjustment that’s in process. That is ongoing and we are moving in that direction to account for two areas. The recent acquisition of the FGCU 40 acre piece and also the northeast (indecipherable) piece.

Mr. Haber: With respect to the boundary amendment, and forgive me because I don’t have the prior resolution in front of me, but to the extent that there are any changes that may be needed to the authorizations in that resolution as a result of potential changes to the property that may be added to the CDD, it may be beneficial to have a broad motion of the Board to delegate authority to your Chair to make any changes to the property identified in that resolution so that we are able to move forward relying on that without having to come back to a meeting. I just want to maximize flexibility in light of changes to the property that we may find as we move forward through that boundary amendment process.

Mr. Ward: I will ask you to do that in the form of a resolution, so we will just ask the Board for a resolution to essentially allow for boundary amendment changes outside of the original FGCU parcel that was authorized by you all sometime in the last year or so, and then provide authorization of the Chair and your staff to make those changes as necessary. That would be your motion.

On MOTION made by Trisha Sing, seconded by Clayton Wasson, and with all in favor, Resolution 2023-4 was adopted, and the Chair was authorized to sign.

190 *Mr. Ward: Wes, if you could do a resolution and send it over that would be appreciated.*

191

192 *Mr. Haber: I certainly will.*

193

194 *Mr. Cook: We have had some damage on the north side of Lake Como, on the rip rap, caused during*
195 *Hurricane Ian. I have already reached out to the site contractor to get some numbers pulled together. It*
196 *is a grey area as far as the property ownership of that is technically CDD property, but it abuts and*
197 *affects the developer owned lots adjacent to it where the erosion took place. I will share this with you.*
198 *I'm not sure where this is going to go. It needs to be repaired.*

199

200 *Mr. Ward: Did we know about this?*

201

202 *Mr. Freeman: I didn't know about this prior. I don't know if that has yet been turned over to the CDD.*

203

204 *Mr. Cook: It's nothing egregious, but it's probably several thousand dollars' worth of repair work to*
205 *remove the rip rap, regrade it, refill it, and put it back down.*

206

207 *Mr. Ward: I know we are doing some in other areas where there are actual homes where we've had*
208 *some erosion from Hurricane Ian, so we will add this to the list and get you to confirm that those are CDD*
209 *properties. He asked if there were any audience members present in person or by audio or video with*
210 *any comments or questions; there were none.*

211

212

213 **SIXTH ORDER OF BUSINESS**

Adjournment

214

215 Mr. Ward adjourned the meeting at approximately 11:22 a.m.

216

**On MOTION made by Trisha Sing, seconded by Rebekah Norton, and
with all in favor, the Meeting was adjourned.**

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Esplanade Lake Club Community Development District

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227 _____
James P. Ward, Secretary

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Charles Cook, Chairman

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**ESPLANADE LAKE CLUB
COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

**ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Esplanade Lake Club Community Development District
Lee County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund, of Esplanade Lake Club Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 29, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



March 29, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Esplanade Lake Club Community Development District, Lee County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$5,917,006).
- The change in the District's total net position in comparison with the prior fiscal year was \$1,325,015, an increase. The District's net position increased during the most recent fiscal year. The majority of the increase is attributed to the receipt of prepaid assessments. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$8,362,006, a decrease of (\$455,822) in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service and capital projects, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows and liabilities and deferred inflows with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2022	2021
Current and other assets	\$ 8,582,632	\$ 9,019,785
Capital assets, net of depreciation	5,275,767	5,530,464
Total assets	13,858,399	14,550,249
Current liabilities	538,124	551,515
Long-term liabilities	19,237,281	21,240,755
Total liabilities	19,775,405	21,792,270
Net Position		
Net investment in capital assets	(13,961,514)	(15,710,291)
Restricted	7,754,376	8,202,386
Unrestricted	290,132	265,884
Total net position	\$ (5,917,006)	\$ (7,242,021)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2022	2021
Revenues:		
Program revenues		
Charges for services	\$ 2,750,303	\$ 2,977,186
Operating grants and contributions	71	65
Capital grants and contributions	346	367
Total revenues	<u>2,750,720</u>	<u>2,977,618</u>
Expenses:		
General government	125,796	122,527
Maintenance and operations*	506,768	362,916
Interest	793,141	858,936
Total expenses	<u>1,425,705</u>	<u>1,344,379</u>
Change in net position	1,325,015	1,633,239
Net position - beginning	<u>(7,242,021)</u>	<u>(8,875,260)</u>
Net position - ending	<u>\$ (5,917,006)</u>	<u>\$ (7,242,021)</u>

* Includes depreciation of \$254,697 for the current fiscal year and \$235,846 for the prior fiscal year

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$1,425,705. The costs of the District's activities were primarily funded by program revenues. Program revenues, comprised primarily of assessments, increased during the fiscal year as a result of an increase in prepayment revenue. Program revenues were primarily comprised of Developer contributions and assessments in the prior fiscal year. The remainder of the current fiscal year revenue is interest revenue. In total, expenses increased from the fiscal year as a result of an increase and maintenance and operations expense as the District is built out.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2022, the District had \$5,898,414 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$622,647 has been taken, which resulted in a net book value of \$5,275,767. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2022, the District had \$19,280,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District anticipates that the general operations of the District will increase as the District is built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Esplanade Lake Club Community Development District at the office of the District Manager, James P. Ward at 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308.

**ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 309,001
Restricted assets:	
Investments	8,273,631
Capital assets:	
Depreciable, net	5,275,767
Total assets	13,858,399
 LIABILITIES	
Accounts payable	18,869
Contracts and retainage payable	201,757
Accrued interest payable	317,498
Non-current liabilities:	
Due within one year	395,000
Due in more than one year	18,842,281
Total liabilities	19,775,405
 NET POSITION	
Net investment in capital assets	(13,961,514)
Restricted for debt service	1,037,621
Restricted for capital projects	6,716,755
Unrestricted	290,132
Total net position	\$ (5,917,006)

See notes to the financial statements

**ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

<u>Functions/Programs</u>	Program Revenues				Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 125,796	\$ 402,115	\$ -	\$ -	\$ 276,319
Maintenance and operations	506,768	-	-	346	(506,422)
Interest on long-term debt	793,141	2,348,188	71	-	1,555,118
Total governmental activities	1,425,705	2,750,303	71	346	1,325,015
					1,325,015
					(7,242,021)
					\$ (5,917,006)

See notes to the financial statements

**ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash and cash equivalents	\$ 309,001	\$ -	\$ -	\$ 309,001
Investments	-	1,355,119	6,918,512	8,273,631
Total assets	\$ 309,001	1,355,119	6,918,512	\$ 8,582,632
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 18,869	\$ -	\$ -	\$ 18,869
Contracts and retainage payable	-	-	201,757	201,757
Total liabilities	18,869	-	201,757	220,626
Fund balances:				
Restricted for:				
Debt service	-	1,355,119	-	1,355,119
Capital projects	-	-	6,716,755	6,716,755
Unassigned	290,132	-	-	290,132
Total fund balances	290,132	1,355,119	6,716,755	8,362,006
Total liabilities and fund balances	\$ 309,001	\$ 1,355,119	\$ 6,918,512	\$ 8,582,632

See notes to the financial statements

**ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

Fund balance - governmental funds \$ 8,362,006

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	5,898,414	
Accumulated depreciation	(622,647)	5,275,767

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(317,498)	
Original issue discount	42,719	
Bonds payable	(19,280,000)	(19,554,779)
Net position of governmental activities		\$ (5,917,006)

See notes to the financial statements

**ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Special assessments	\$ 402,115	\$ 974,927	\$ -	\$ 1,377,042
Prepaid assessments	-	1,373,261	-	1,373,261
Interest earnings	-	71	346	417
Total revenues	<u>402,115</u>	<u>2,348,259</u>	<u>346</u>	<u>2,750,720</u>
EXPENDITURES				
Current:				
General government	125,796	-	-	125,796
Maintenance and operations	252,071	-	-	252,071
Debt service:				
Principal	-	2,005,000	-	2,005,000
Interest	-	823,675	-	823,675
Total expenditures	<u>377,867</u>	<u>2,828,675</u>	<u>-</u>	<u>3,206,542</u>
Excess (deficiency) of revenues over (under) expenditures	24,248	(480,416)	346	(455,822)
OTHER FINANCING SOURCES (USES)				
Transfers in (out)	-	(30)	30	-
Total other financing sources (uses)	<u>-</u>	<u>(30)</u>	<u>30</u>	<u>-</u>
Net change in fund balances	24,248	(480,446)	376	(455,822)
Fund balances - beginning	<u>265,884</u>	<u>1,835,565</u>	<u>6,716,379</u>	<u>8,817,828</u>
Fund balances - ending	<u>\$ 290,132</u>	<u>\$ 1,355,119</u>	<u>\$ 6,716,755</u>	<u>\$ 8,362,006</u>

See notes to the financial statements

**ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds	\$ (455,822)
Amounts reported for governmental activities in the statement of activities are different because:	
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	2,005,000
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expenses in the statement of activities.	(254,697)
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:	
Amortization of original issue discount/premium	(1,526)
Change in accrued interest	32,060
Change in net position of governmental activities	\$ 1,325,015

See notes to the financial statements

**ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Esplanade Lake Club Community Development District ("District") was created on September 18, 2018 by Ordinance 18-21 of the Lee County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2022, all of the board members were affiliated with Taylor Morrison Communities (the "Developer").

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

The District's Assessments are included on the property tax bill that all landowner's receive. The Florida Statutes provide that special assessments may be collected by using the Uniform Method. Under the Uniform Method, the District's Assessments will be collected together with County and other taxes. These Assessments will appear on a single tax bill issued to each landowner subject to such. The statutes relating to enforcement of County taxes provide that County taxes become due and payable on November 1 of the year when assessed or soon thereafter as the certified tax roll is received by the Tax Collector and constitute a lien upon the land from January 1 of such year until paid or barred by operation of law. Such taxes (together with any assessments, being collected by the Uniform Method) are to be billed, and landowners in the District are required to pay all such taxes and assessments, without preference in payment of any particular increment of the tax bill, such as the increment owing for the District's Assessments. Upon any receipt of moneys by the Tax Collector from the Assessments, such moneys will be delivered to the District.

All city, county, school and special district ad valorem taxes, non-ad valorem special assessments and voter-approved ad valorem taxes levied to pay principal of and interest on bonds, including the District Assessments, that are collected by the Uniform Method are payable at one time. If a taxpayer does not make complete payment of the total amount, he or she cannot designate specific line items on his or her tax bill as deemed paid in full and such partial payment is not to be accepted and is to be returned to the taxpayer, provided, however that a taxpayer may contest a tax assessment pursuant to certain conditions in Florida Statutes and other applicable law.

Under the Uniform Method, if the Assessments are paid during November when due or at any time within thirty (30) days after the mailing of the original tax notice or during the following three months, the taxpayer is granted a variable discount equal to 4% in November and decreasing one percentage point per month to 1% in February. March payments are without discount. Pursuant to Section 197.222, Florida Statutes, taxpayers may elect to pay estimated taxes, which may include non-ad valorem special assessments such as the District's Assessments in quarterly installments with a variable discount equal to 6% on June 30 decreasing to 3% on December 31, with no discount on March 31. All unpaid taxes and assessments become delinquent on April 1 of the year following assessment, and the Tax Collector is required to collect taxes prior to April 1 and after that date to institute statutory procedures upon delinquency to collect assessed taxes. Delay in the mailing of tax notices to taxpayers may result in a delay throughout this process.

Certain taxpayers that are entitled to claim homestead tax exemption under Section 196.031(1), Florida Statutes may defer payment of a portion of the taxes and non-ad valorem assessments and interest accumulated on a tax certificate, which may include non-ad valorem special assessments. Deferred taxes and assessments bear interest at a variable rate not to exceed 7%. The amount that may be deferred varies based on whether the applicant is younger than age 65 or is 65 years old or older; provided that applicants with a household income for the previous calendar year of less than \$10,000 or applicants with less than the designated amount for the additional homestead exemption under Section 196.075, Florida Statutes that are 65 years old or older may defer taxes and assessments in their entirety.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

Assessments (Continued)

Collection of Delinquent Assessments under the Uniform Method is, in essence, based upon the sale by the Tax Collector of "tax certificates" and remittance of the proceeds of such sale to the District for payment of the Assessments due.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Stormwater improvements	25
Road and street facilities - paving	20
Other physical environment - landscaping	15

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A public hearing is conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 - DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2022:

	Amortized cost	Credit Risk	Maturities
US Bank Mmkt 5	\$ 8,273,631	S&P A-1+	N/A
	<u>\$ 8,273,631</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – the bond indenture determines the allowable investments and maturities, while any surplus funds are covered by the alternative investment guidelines and are generally of a short duration thus limiting the District's exposure to interest rate risk.

The Bond Indenture limits the type of investments held using unspent proceeds. The District's investments listed above meet these requirements under the indenture.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Stormwater improvements	\$ 4,553,872	\$ -	\$ -	\$ 4,553,872
Road & Street Facilities - Paving	1,025,609	-	-	1,025,609
Other Physical Environment-Landscaping	318,933	-	-	318,933
Total capital assets, being depreciated	5,898,414	-	-	5,898,414
Less accumulated depreciation for:				
Stormwater improvements	247,043	182,155	-	429,198
Road & Street Facilities - Paving	85,469	51,280	-	136,749
Other Physical Environment-Landscaping	35,438	21,262	-	56,700
Total accumulated depreciation	367,950	254,697	-	622,647
Total capital assets, being depreciated, net	5,530,464	(254,697)	-	5,275,767
Governmental activities capital assets, net	\$ 5,530,464	\$ (254,697)	\$ -	\$ 5,275,767

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$23,228,317. The infrastructure will include roadways and roadway improvements, landscaping, hardscaping, irrigation improvements, stormwater management systems, irrigation improvements, sanitary sewer collections systems, and water distribution systems. In addition, the project will include an amenity center that will be constructed and operated by others. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer or with additional bond issuances. The District conveyed \$7,566,096 to another governmental entity during a prior fiscal year.

Depreciation expense was charged to the maintenance and operations function.

NOTE 6 - LONG TERM LIABILITIES

On December 20, 2019, the District issued \$22,305,000 of Capital Improvement Revenue Bonds, Series 2019A-1 and Series 2019A-2, consisting of multiple term bonds with due dates ranging from May 1, 2025 to May 1, 2050 and fixed interest rates ranging from 3.250% to 4.125%. The Bonds were issued to finance a portion of the cost of acquiring, constructing and equipping public assessable infrastructure and improvements for the Series 2019 Project. Interest is paid semiannually on each May 1 and November 1, commencing May 1, 2020. Principal on the Series 2019 Bonds is paid serially commencing on November 1, 2021 through November 1, 2050.

The Series 2019 Bonds are subject to redemption at the option of the District prior to their maturity as set forth in the Bond Indenture. The Series 2019 Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$1,590,000 of the Series 2019A-2 Bonds. See Note 12 - Subsequent Events for additional call amounts subsequent to the fiscal year end.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

NOTE 6 - LONG TERM LIABILITIES (Continued)

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2019A-1	\$ 14,840,000	\$ -	\$ 275,000	\$ 14,565,000	\$ 285,000
Series 2019A-2	6,445,000	-	1,730,000	4,715,000	110,000
Less: original issue discount	(44,245)	-	(1,526)	(42,719)	-
Total	<u>\$ 21,240,755</u>	<u>\$ -</u>	<u>\$ 2,003,474</u>	<u>\$ 19,237,281</u>	<u>\$ 395,000</u>

At September 30, 2022, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2023	\$ 395,000	\$ 755,575	\$ 1,150,575
2024	390,000	742,819	1,132,819
2025	405,000	729,900	1,134,900
2026	415,000	716,575	1,131,575
2027	430,000	702,037	1,132,037
2028-2032	2,395,000	3,259,369	5,654,369
2033-2037	2,895,000	2,747,369	5,642,369
2038-2042	3,520,000	2,107,193	5,627,193
2043-2047	4,310,000	1,309,687	5,619,687
2048-2051	4,125,000	348,872	4,473,872
	<u>\$ 19,280,000</u>	<u>\$ 13,419,396</u>	<u>\$ 32,699,396</u>

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

NOTE 11 – INTERLOCAL COST-SHARING AGREEMENT

During the current year the District entered into a cost sharing agreement with Miromar Lakes Community Development District (“Miromar Lakes”) in order to split costs associated with the maintenance of a certain lake that is shared by the District and Miromar Lakes. The District and Miromar Lakes agree to allocate the proposed cost and expense of any approved project on a proportional basis based upon the units that each Party intends to assess within its boundaries in its upcoming fiscal year for annual operation and maintenance assessments as compared to the total number of units that the Parties intend to collectively assess for annual operation and maintenance assessments in the upcoming fiscal year.

The initial project addressed under this agreement for the fiscal year commencing October 1, 2022, through September 30, 2023, relates to the restoration of the fish ecosystem of the shared lake (the “Fisheries Plan”). The allocation of the cost of the Fisheries Plan will be 28.77% for the District and 71.23% for Miromar Lakes.

NOTE 12 – SUBSEQUENT EVENTS

Bond Payments

Subsequent to fiscal year end, the District prepaid a total of \$155,000 of the Series 2019A-2 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

Developer Transactions

Subsequent to fiscal year end, the District paid the Developer \$1,027,647 for the acquisition of infrastructure improvements.

**ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 376,622	\$ 402,115	\$ 25,493
Total revenues	376,622	402,115	25,493
EXPENDITURES			
Current:			
General government	126,325	125,796	529
Maintenance and operations	400,297	252,071	148,226
Total expenditures	526,622	377,867	148,755
Excess (deficiency) of revenues over (under) expenditures	(150,000)	24,248	174,248
OTHER FINANCING SOURCES			
Carry forward	150,000	-	(150,000)
Total other financing sources	150,000	-	(150,000)
Net change in fund balances	\$ -	24,248	\$ 24,248
Fund balances - beginning		265,884	
Fund balance - ending		\$ 290,132	

See notes to required supplementary information

**ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

**ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2022	0
Number of independent contractors compensated in September 2022	5
Employee compensation for FYE 9/30/2022 (paid/accrued)	0
Independent contractor compensation for FYE 9/30/2022	\$215,357.36
Construction projects to begin on or after October 1; (>\$65K)	N/A
Budget variance report	See page 22 of annual financial report
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2022	Not applicable
Ad valorem taxes collected FYE 9/30/2022	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2022	Operations and maintenance - \$433.86-\$767.60 Debt service - \$922.84-\$1,956.01
Special assessments collected FYE 9/30/2022	\$2,750,303.00
Outstanding Bonds:	
Series 2019A-1, due November 1, 2050	see Note 6 for details
Series 2019A-2, due November 1, 2050	see Note 6 for details



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Esplanade Lake Club Community Development District
Lee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Esplanade Lake Club Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 29, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Bhav & Associates

March 29, 2023



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Esplanade Lake Club Community Development District
Lee County, Florida

We have examined Esplanade Lake Club Community Development District, Lee County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Esplanade Lake Club Community Development District, Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

March 29, 2023



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Esplanade Lake Club Community Development District
Lee County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Esplanade Lake Club Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated March 29, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 29, 2023, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Esplanade Lake Club Community Development District, Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Esplanade Lake Club Community Development District, Lee County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

March 29, 2023

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2021.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2022. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

RESOLUTION 2023-6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of the Esplanade Lake Club Community Development District (the “Board”), a proposed Budget for Fiscal Year 2024 and desires to set the required public hearing thereon.

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

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

SECTION 2. APPROVAL OF THE PROPOSED BUDGET. The proposed Budgets submitted by the District Manager for Fiscal Year 2024 and attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

SECTION 3. PUBLIC HEARING, DATE TIME, AND LOCATION. The public hearing on said approved budget is hereby declared and set for the following date, hour, and location:

DATE: Thursday, July 13, 2023
HOUR: 11:00 A.M.
LOCATION: ATWELL LLC
28100 Bonita Grande Drive, Suite 304
Bonita Springs, Florida 34135

SECTION 4. SUBMITTAL OF BUDGET TO LEE COUNTY. The District Manager is hereby directed to submit a copy of the proposed budget to Lee County at least 60 days prior to the hearing set above. In accordance with Section 189.016, Florida Statutes, the District’s Secretary is directed to post the proposed budget on the District’s website at least two days before the budget hearing date.

SECTION 5. NOTICE OF PUBLIC HEARING. Notice of this public hearing on the budget shall be 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 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.

RESOLUTION 2023-6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 6. SEVERABILITY AND INVALID PROVISIONS. 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., That 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 7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 13th day of April 2023

ATTEST:

**ESPLANADE LAKE CLUB
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, District Secretary

Charles Cook, Chairperson

Exhibit A - Fiscal Year 2024 Proposed Budget

Exhibit A
Fiscal Year 2023 Proposed Budget



ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2024

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 2024**

Description	FY 2023 Adopted Budget	Actual at 12/31/2023	Anticipated at 09/30/2023	FY 2024	Notes
Revenues and Other Sources					
Carryforward (Available from Prior Year)	\$ -	\$ -	\$ -	\$ -	Cash Over (Short) for Operations
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	
Assessment Revenue					
Assessments - On-Roll	\$ 566,392	\$ 132,012	\$ 566,392	\$ 745,585	Property Owners Assessments
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	All Assessments are On-Roll
Contributions - Private Sources					
Taylor Morrison	\$ -	\$ -	\$ -	\$ -	N/A
Total Revenue & Other Sources	\$ 566,392	\$ 132,012	\$ 566,392	\$ 745,585	
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	\$ 41,000	\$ 10,250	\$ 40,000	\$ 42,000	District Manager
Financial and Administrative					
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
Other Contractual Services					
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
Travel and Per Diem					
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 150	\$ 13	\$ 50	\$ 50	Agenda Mailings and other misc mail
Rentals and Leases					
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -	
Computer Services (Web Site)	\$ 1,500	\$ -	\$ 1,500	\$ 1,500	Statutory Maintenance of District Web Site
Insurance					
	\$ 5,700	\$ 5,988	\$ 5,988	\$ 6,300	General Liability and D&O Liability Insurance
Subscriptions and Memberships					
	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding					
	\$ 150	\$ -	\$ -	\$ 50	Agenda Books and Copies
Office Supplies					
	\$ -	\$ -	\$ -	\$ -	
Legal Services					
General Counsel	\$ 7,500	\$ -	\$ 7,500	\$ 7,500	District Attorney
Boundary Amendment	\$ -	\$ -	\$ -	\$ -	District Attorney
Sub-Total	\$ 128,250	\$ 29,676	\$ 124,413	\$ 130,650	
Other General Government Services					
Engineering Services					
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
Sub-Total:	\$ 2,500	\$ -	\$ -	\$ 5,000	
Road and Street Services					
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	\$ -	\$ -	\$ -	\$ -	
Sub-Total:	\$ 3,500	\$ -	\$ -	\$ 10,000	
Stormwater Management Services					
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
Sub-Total	\$ 272,112	\$ 60,427	\$ 235,700	\$ 257,940	
Landscaping Services					
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
Sub-Total:	\$ 126,046	\$ 32,423	\$ 126,046	\$ 247,260	
Reserves					
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.
Sub-Total:	\$ -	\$ -	\$ -	\$ 50,000	
Other Fees and Charges					
Discounts/Collection Fees	\$ 33,983	\$ -	\$ 33,983	\$ 44,735	
Sub-Total:	\$ 33,983	\$ -	\$ 33,983	\$ 44,735	
Total Appropriations	\$ 566,391	\$ 122,526	\$ 520,142	\$ 745,585	

Fund Balance:

Change from Current Year Operations	\$ 1	\$ 9,486	\$ 46,250	\$ -
Beginning Fund Balance	\$ 265,884	\$ 265,884	\$ 265,884	\$ 312,134
Ending Fund Balance	\$ 265,885	\$ 275,370	\$ 312,134	\$ 312,134

Reservations/Use of Fund Balance

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
Totals:	N/A	N/A	\$ 312,134	\$ 312,134

Proposed Assessment Rate FY 2024 - Change to One ERU for Each Home	\$ 1,141.78
CAP Rate - Change to One ERU for Each Home	\$ 1,370.14

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
Annexed Land						
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
Totals:		653				

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
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest										
Interest - General Checking	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue										
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	\$ -	\$ -	\$ -
Developer Contribution	\$ 113,555	\$ 90,000	\$ 113,555	\$ 95,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Intragovernmental Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenue and Other Sources:	<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>
Expenditures and Other Uses										
Legislative										
Board of Supervisor's - Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Board of Supervisor's - Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Executive										
Professional Management	\$ 40,000	\$ 42,444	\$ 40,000	\$ 40,000	\$ 40,000	\$ 26,667	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000
Financial and Administrative										
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
Other Contractual Services										
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	\$ -	\$ -
Communications & Freight Services										
Postage, Freight & Messenger	\$ 750	\$ 312	\$ 750	\$ 292	\$ 750	\$ 517	\$ 750	\$ 750	\$ 173	\$ 173
Computer Services - Website Development	\$ 1,500	\$ 1,800	\$ 1,500	\$ 1,200	\$ 1,500	\$ 100	\$ 300	\$ 1,500	\$ 850	\$ 850
Insurance	\$ 5,200	\$ 5,137	\$ 5,200	\$ 5,125	\$ 5,200	\$ 5,381	\$ 5,381	\$ 5,200	\$ 5,570	\$ 5,570
Printing & Binding	\$ 330	\$ 3,658	\$ 330	\$ 1,186	\$ 330	\$ 412	\$ 650	\$ 100	\$ 194	\$ 194
Subscription & Memberships	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175
Legal Services										
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
Other General Government Services										
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
Stormwater Management Services										
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	\$ -	\$ -
Landscaping										
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 12,403	TBD	\$ 92,500	\$ 100,939	\$ 100,939
Reserves										
Operational Reserve (Future Years)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Fees and Charges										
Discounts/Collection Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-Total:	\$ 113,555	\$ 77,764	\$ 113,555	\$ 101,868	\$ 489,755	\$ 117,224	\$ 165,487	\$ 495,025	\$ 377,867	\$ 377,867
Total Expenditures and Other Uses:	\$ 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
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ 5	\$ 10	\$ -
Reserve Account	\$ -	\$ 5	\$ 10	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 926,403	\$ 214,658	\$ 926,403	\$ 926,403
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2019 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 926,403	\$ 214,669	\$ 926,423	\$ 926,403
Expenditures and Other Uses				
Debt Service				
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
Other Fees and Charges				
Discounts for Early Payment	\$ 60,606	\$ -	\$ 60,606	\$ 60,606
Total Expenditures and Other Uses	\$ 916,725	\$ 572,875	\$ 916,725	\$ 917,300
Net Increase/(Decrease) in Fund Balance	\$ -	\$ (358,206)	\$ 9,698	\$ 9,103
Fund Balance - Beginning	\$ 1,056,624	\$ 1,056,624	\$ 1,056,624	\$ 1,066,322
Fund Balance - Ending	\$ -	\$ 698,418	\$ 1,066,322	\$ 1,075,424

Restricted Fund Balance:

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

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
Annexed Land			
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
Total:	757		

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	
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ 0	\$ 0	\$ -
Reserve Account	\$ -	\$ 2	\$ -	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ 1	\$ 1	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Off-Roll	\$ 364,622	\$ 203,122	\$ 364,622	\$ 259,675
Special Assessment - Prepayment	\$ -	\$ 131,832	\$ 131,832	\$ -
Debt Proceeds				
Series 2019 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 364,622	\$ 334,958	\$ 496,456	\$ 259,675

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
Other Fees and Charges				
Discounts for Early Payment	\$ -	\$ -	\$ -	\$ -
Inerfund Transfers Out				
	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 364,622	\$ 358,122	\$ 699,622	\$ 259,675

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

Restricted Fund Balance:

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

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	\$ -
LANDS TO BE ANNEXED			
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
Total:	757		

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		\$ 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

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service (Calander)	Par Debt Outstanding
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
		\$ 4,315,000		\$ 2,880,156.31		

ESPLANADE LAKES COMMUNITY DEVELOPMENT DISTRICT

**Monthly Asset Manager's Report
February 2023**

Prepared For:
James Ward
Community Development District Manager

Prepared By:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt® COMPANY

CGA Project No. 20-3967
March 1st, 2023

**ESPLANADE LAKES
COMMUNITY DEVELOPMENT DISTRICT**

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I. PURPOSE

The purpose of this report is to provide the District Manager an update of 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. Future Items

1. Landscaping

Working with landscaper and a well vendor to provide a proposal to get irrigation to Eagles Key, so new plantings could be added.

The landscaping vendor trimmed all the Non-natives, the Hollies and Brazilians that were overgrown around the palm trees on Eagle's Key. In addition, they also removed and cut down any dead Sabal Palms, they also trimmed and lifted the Sable Palms.

900 New annuals were installed along Center Place Boulevard, by club care.

Several new plantings were installed in place of dead shrubs. On Center Place Boulevard.

2. Lake Maintenance

Landscape Vendor was contracted to come in and hand shovel the construction debris along Center Place Boulevard and clean up the curb and gutters.

They were also contracted to clean the lake at the front entrance by removing unsightly branches and dead trees and pushing back the sediment to allow for the control structure to the flow correctly.

All lakes comply with minimal aquatic weeds or algae or grasses.

1. Future Items

Follow up on vendor to repair a washed-out area at 11511 Venetian Lagoon.

Follow up with resident complaint at 11640 Caleri Court.

Work on getting a plan together and proposal to supply Eagle's Key with Irrigation and plantings.

III. DISTRICT ASSET MANAGER INSPECTION PHOTOS

Before trimming the non-natives on Eagle's Key.



Before trimming the non-natives on Eagle's Key.

After dead palm removal on Eagle's Key.





After dead palm removal on Eagle's Key.

New Sable Palm on Center Place Blvd.



IV. ASSET MANAGER'S REPORT COMPLETE

By: _____

By: Richard Freeman

Field Manager

I. LOCATION MAP



ESPLANADE LAKES COMMUNITY DEVELOPMENT DISTRICT

Monthly Asset Manager's Report
March 2023

Prepared For:
James Ward
Community Development District Manager

Prepared By:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt[®] COMPANY

CGA Project No. 21-4271
April 1, 2023

**ESPLANADE LAKES
COMMUNITY DEVELOPMENT DISTRICT**

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I. PURPOSE

The purpose of this report is to provide the District Manager an update of 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. Future Items

1. Landscaping

- A crew of three, hand shoveled sand and sediment out of the curb and gutter along Center Place Blvd.
- Landscape vendor mowed and hard edged on Center Place Blvd., March 2nd, 16th, and 30th. The groundcover beds were weeded on the 1st and 22nd of March and irrigation wet checks were performed March 1st and 22nd. Trimming of hedge materials was performed on March 1st and 22nd.
- Annuals were installed on Center Place Blvd March 3rd, due to an unknown vehicle hitting them.

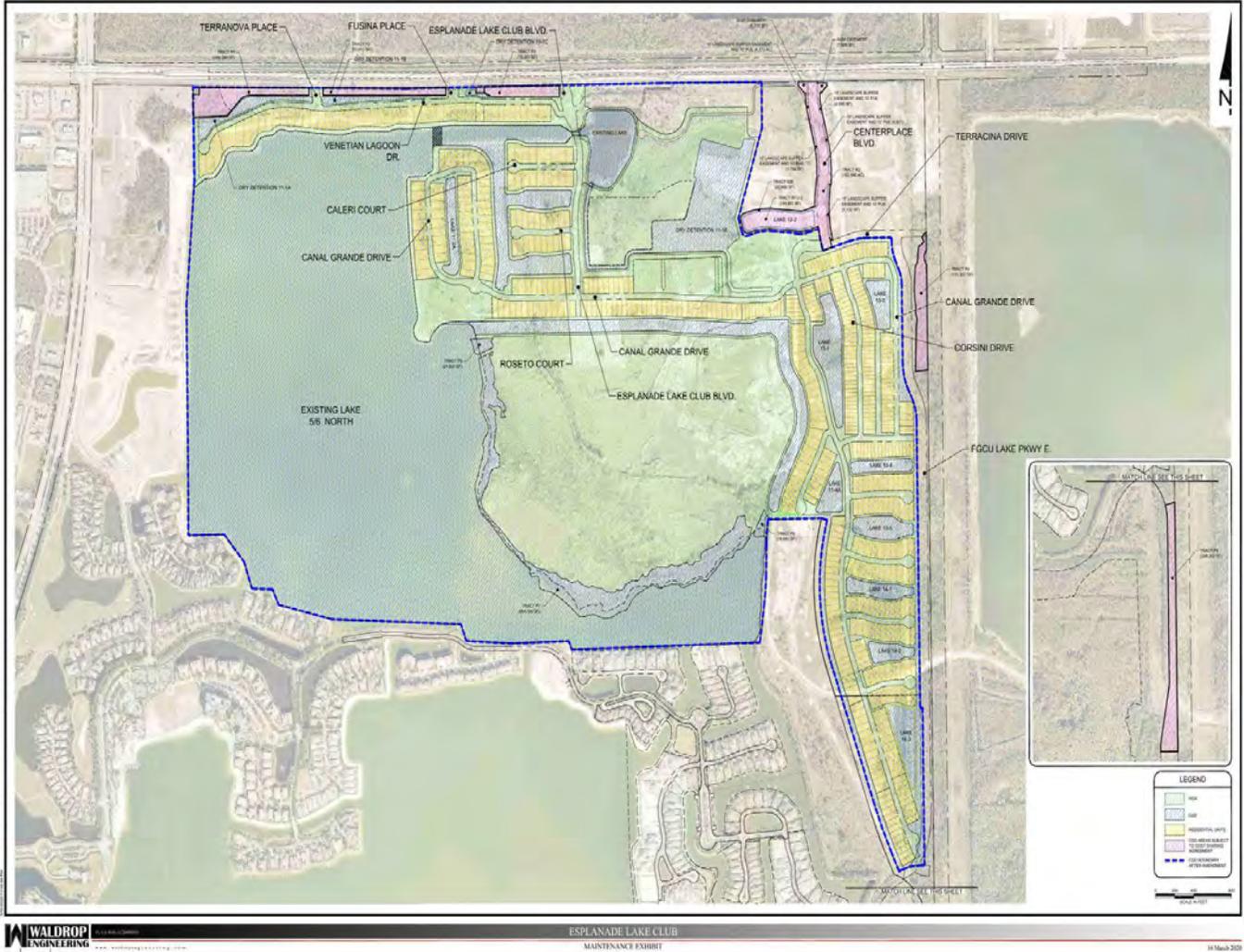
2. Lake Maintenance

- All lakes comply with minimal aquatic weeds or algae. Contractor also treated lake banks for torpedo grasses and removed debris from lakes shorelines the first and third week of March.
- Lake bank vendor repaired the lake bank at 11511 Lagoon Terrace. This area was washed out from Hurricane Ian.

3. Future Items

- Pothole on Center Place Blvd. needs to be repaired. We spoke with Taylor Morrison, and they said it's on the schedule to be repaired.
- Follow up on proposal to redo the brown Coco mulch on Center Place Blvd.
- Follow up with utilities contractor to ensure they make the repairs to the damage sod on Center Place Blvd. This area was damaged when the utilities contractor was doing a horizontal directional drill.
- Follow up on the lake maintenance to the five lakes that have not been turned over the CDD. Initial cleanup needs to take place soon or the cost will increase.

III. LOCATION MAP



Calvin, Giordano & Associates, Inc.

EXCEPTIONAL SOLUTIONS™

1800 Eller Drive, Suite 600 · Fort Lauderdale, FL 33316

(phone) 954.921.7781 · (fax) 954.266.6487

Certificate of Authorization #514

IV. DISTRICT ASSET MANAGER PHOTOS



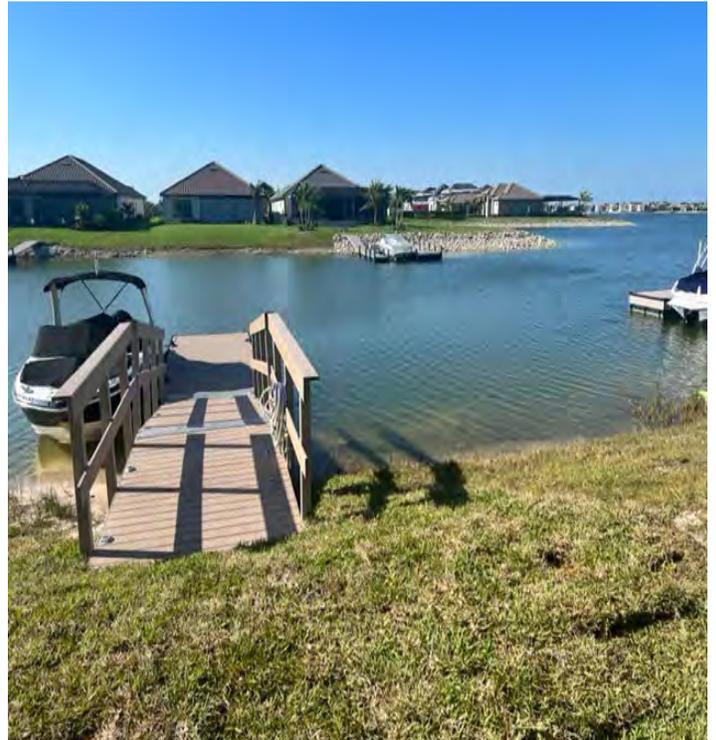
ANNUALS THAT WERE RUN OVER BY AN UNKNOWN VEICHLE.



UTILITIES CONTRACTOR ON CENTER PLACE BLVD.



BEFORE REPAIRS ARE MADE TO 11511 LAGOON TERRACE



AFTER REPAIRS ARE MADE TO 11511 LAGOON TERRACE

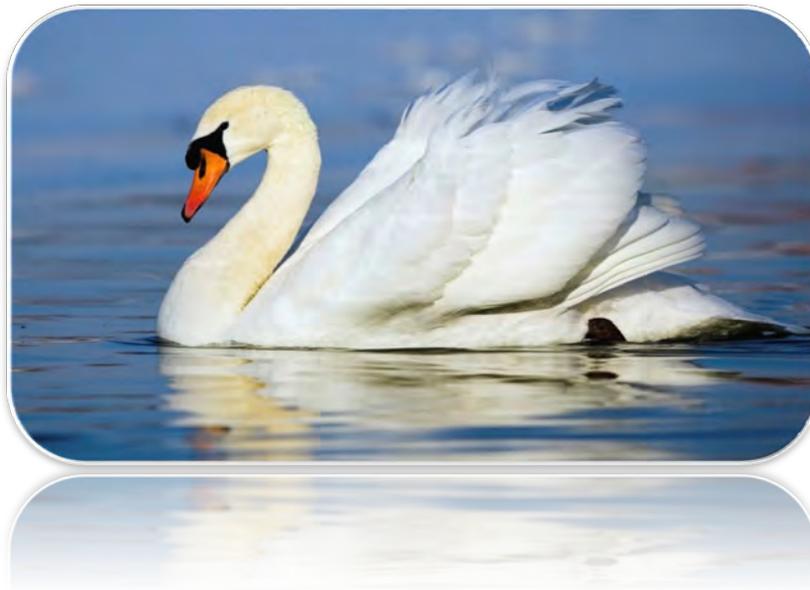
V. ASSET MANAGER'S REPORT COMPLETE

By: _____

By: Richard Freeman

District Field Manager

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – JANUARY 2023

FISCAL YEAR 2023

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 January 31, 2023**

Governmental Funds								
	Debt Service Funds			Capital Projects Funds		Account Groups		Totals (Memorandum Only)
	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	\$ 1,023,406	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,023,406
Debt Service Fund								
Interest Account		-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-
Reserve Account	-	432,147	135,747	-	-	-	-	567,894
Revenue	-	266,266	1,339	-	-	-	-	267,605
Prepayment Account	-	-	139,581	-	-	-	-	139,581
General Redemption Account	-	-	-	-	-	-	-	-
Capitalized Interest	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-
Construction	-	-	-	2	5,890,987	-	-	5,890,989
Cost of Issuance	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	464,988	(1,339)	-	-	-	-	463,650
Debt Service Fund(s)		-	-	-	-	-	-	-
Capital Projects Fund(s)								
Market Valuation Adjustments								
Accrued Interest Receivable	-	-	-	-	-	-	-	-
Assessments Receivable/Deposits	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	\$ 1,438,729	-	1,438,729
Amount to be Provided by Debt Service Funds	-	-	-	-	-	\$17,291,271	-	17,291,271
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-
Total Assets	\$ 1,023,406	\$ 1,163,401	\$ 275,329	\$ 2	\$ 5,890,987	\$ 18,730,000	\$ -	\$ 27,083,125

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

Governmental Funds									
	Debt Service Funds			Capital Projects Funds		Account Groups		Totals (Memorandum Only)	
	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	\$ 2,960	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,960	
Due to Developer	-							-	
Due to Other Funds									
General Fund	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	463,650	-	-	-	-	-	-	463,650	
Capital Projects Fund(s)								-	
Bonds Payable								-	
Current Portion - Series 2019A-1	-	-	-	-	-	\$0	-	-	
Current Portion - Series 2019A-2	-	-	-	-	-	\$0	-	-	
Long Term - Series 2019A-1						\$14,280,000		14,280,000	
Long Term - Series 2019A-2	-	-	-	-	-	\$4,450,000	-	4,450,000	
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-		-	-	
Total Liabilities	\$ 466,610	\$ -	\$ -	\$ -	\$ -	\$ 18,730,000	\$ -	\$ 19,196,610	
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	-	106,777	(23,166)	(160,755)	(866,769)	-	-	(943,912)	
Unassigned									
Beginning: October 1, 2022 (Unaudited)	290,132	-	-	-	-	-	-	290,132	
Results from Current Operations	266,665	-	-	-	-	-	-	266,665	
Total Fund Equity and Other Credits	\$ 556,797	\$ 1,163,401	\$ 275,329	\$ 2	\$ 5,890,987	\$ -	\$ -	\$ 7,886,515	
Total Liabilities, Fund Equity and Other Credits	\$ 1,023,406	\$ 1,163,401	\$ 275,329	\$ 2	\$ 5,890,987	\$ 18,730,000	\$ -	\$ 27,083,125	

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

Description	October	November	December	January	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	417,974	\$ 532,408	79%
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	417,974	\$ 532,408	N/A
Expenditures and Other Uses							
Executive							
Professional Management	3,417	3,417	3,417	3,417	13,667	41,000	33%
Financial and Administrative							
Audit Services	-	-	-	-	-	4,200	0%
Accounting Services	2,000	2,000	2,000	2,000	8,000	24,000	33%
Assessment Roll Services	2,000	2,000	2,000	2,000	8,000	24,000	33%
Arbitrage Rebate Services	-	-	-	-	-	1,000	0%
Other Contractual Services							
Legal Advertising	-	-	-	-	-	5,000	0%
Trustee Services	-	-	-	2,956	2,956	8,250	36%
Dissemination Agent Services	417	417	417	417	1,667	5,000	33%
Bond Amortization Schedules	-	-	-	-	-	-	N/A
Property Appraiser & Tax Collector Fees	-	-	-	484	484	275	176%
Bank Service Fees	-	-	-	-	-	350	0%
Communications & Freight Services							

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Postage, Freight & Messenger	13	-	-	-	13	150	9%
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	633	7,500	8%
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 Ian	-	-	-	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	8,750	35,000	25%
Field Operations							
Mitigation Monitoring	-	-	-	-	-	-	N/A

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Utility Services	-	-	-	-	-	-	N/A
Electric	-	-	-	-	-	-	N/A
Repairs & Maintenance					-	-	N/A
Lake System							
Aquatic Weed Control	-	-	2,364	-	2,364	26,500	9%
Lake Bank Maintenance	-	-	-	-	-	12,000	0%
Slope Survey Monitoring	-	-	-	-	-	-	N/A
Water Quality Reporting	-	-	-	-	-	66,000	0%
Water Quality Testing	-	5,415	5,415	-	10,830	14,200	76%
Stormwater Structures	8,000	-	2,200	-	10,200	23,000	44%
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	-	31,200	-	-	31,200.00	-	N/A
Landscaping							
Professional Services							
Asset Management	-	-	-	-	-	-	N/A
Utility Services							
Electric	-	-	-	-	-	-	N/A
Repairs & Maintenance							
Landscape Maintenance	-	15,778	16,645	8,160	40,583	89,100	46%
Tree Trimming	-	-	-	-	-	-	N/A

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Landscape Replacements	-	-	-	-	-	7,000	0%
Mulch Installation	-	-	-	-	-	4,700	0%
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	151,309	532,408	28%
Total Expenditures and Other Uses:	\$ 15,846	\$ 69,306	\$ 37,374	\$ 28,783	\$ 151,309	\$ 532,408	28%
Net Increase/ (Decrease) in Fund Balance	(15,814)	(64,305)	89,605	257,179	266,665	-	
Fund Balance - Beginning	290,132	274,318	210,013	299,618	290,132	-	
Fund Balance - Ending	\$ 274,318	\$ 210,013	\$ 299,618	\$ 556,797	556,797	\$ -	

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

Description	October	November	December	January	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	2	2	2	2	7	-	N/A
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	3	3	0	0	6	-	N/A
Capitalized Interest	-	-	-	-	-	-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll	52	8,132	206,474	464,988	679,646	865,797	78%
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:	\$ 57	\$ 8,136	\$ 206,476	\$ 464,990	679,659	\$ 865,797	N/A
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory	\$ -	\$ 285,000	\$ -	\$ -	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)							
Operating Transfers Out (To Other Funds)	2	2	2	2	7	-	N/A
Total Expenditures and Other Uses:	\$ 2	\$ 572,877	\$ 2	\$ 2	572,882	\$ 856,119	N/A
Net Increase/ (Decrease) in Fund Balance	55	(564,741)	206,474	464,988	106,777	9,678	
Fund Balance - Beginning	1,056,624	1,056,679	491,938	698,412	1,056,624	-	
Fund Balance - Ending	\$ 1,056,679	\$ 491,938	\$ 698,412	\$ 1,163,401	1,163,401	\$ 9,678	

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

Description	October	November	December	January	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	1	1	1	2	-	N/A
Prepayment Account	0	1	0	0	1	-	N/A
Revenue Account	-	0	-	-	0	-	N/A
Capitalized Interest	-	-	-	-	-	-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll	-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	203,122	-	-	-	203,122	364,622	56%
Special Assessments - Prepayment 2019A-2	-	-	131,832	-	131,832	-	N/A
Intragovernmental Transfers In							
Intragovernmental Transfers In	-	-	-	-	-	-	N/A
Debt Proceeds							
Debt Proceeds Series 2019A-2	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 203,123	\$ 2	\$ 131,833	\$ 1	334,958	\$ 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	\$ -	\$ -	155,000	\$ -	N/A
Interest Expense	\$ -	\$ 93,122	\$ -	\$ -	93,122	\$ 254,622	37%
Operating Transfers Out (To Other Funds)							
Operating Transfers Out (To Other Funds)	\$ 1	1	1	1	2	-	N/A
Total Expenditures and Other Uses:	\$ 1	\$ 358,122	\$ 1	\$ 1	358,124	\$ 364,622	N/A
Net Increase/ (Decrease) in Fund Balance	203,122	(358,121)	131,832	0	(23,166)	-	
Fund Balance - Beginning	298,495	501,617	143,496	275,329	298,495	-	
Fund Balance - Ending	\$ 501,617	\$ 143,496	\$ 275,329	\$ 275,329	275,329	\$ -	

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

Description	October	November	December	January	Year to Date	Total Annual Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income						
Construction Account	1	1	1	0	2	-
Cost of Issuance	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-
Debt Proceeds						
Debt Proceeds Series 2019A-1	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	2	2	2	2	7	-
Total Revenue and Other Sources:	\$ 2	\$ 3	\$ 2	\$ 2	\$ 10	\$ -
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	\$ (160,755)	-
Fund Balance - Beginning	\$ (10,537)	\$ (10,535)	\$ (10,532)	\$ (171,294)	(10,537)	-
Fund Balance - Ending	\$ (10,535)	\$ (10,532)	\$ (171,294)	\$ (171,292)	\$ (171,292)	\$ -

Prepared by:

JPWARD and Associates, LLC

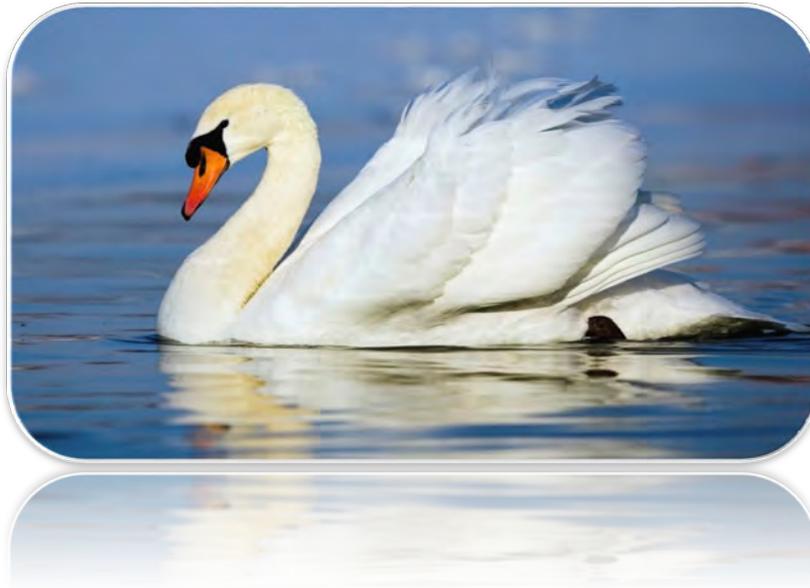
Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2023

Description	October	November	December	January	Year to Date	Total Annual Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income						
Construction Account	28	29	28	27	111	-
Cost of Issuance	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-
Debt Proceeds						
Debt Proceeds Series 2019A-2	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	1	1	1	1	2	-
Total Revenue and Other Sources:	\$ 28	\$ 29	\$ 28	\$ 28	\$ 114	\$ -
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)	\$ -	\$ -	-	-	\$ -	-
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 866,882	\$ -	\$ 866,882	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 28	\$ 29	\$ (866,854)	\$ 28	\$ (866,769)	-
Fund Balance - Beginning	\$ 6,773,063	\$ 6,773,092	\$ 6,773,121	\$ 5,906,267	6,773,063	-
Fund Balance - Ending	\$ 6,773,092	\$ 6,773,121	\$ 5,906,267	\$ 5,906,295	\$ 5,906,295	\$ -

Prepared by:

JPWARD and Associates, LLC

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – FEBRUARY 2023

FISCAL YEAR 2023

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 February 28, 2023**

Governmental Funds								
	Debt Service Funds			Capital Projects Funds		Account Groups		Totals (Memorandum Only)
	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	\$ 1,320,820	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,320,820
Debt Service Fund								
Interest Account		-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-
Reserve Account	-	432,147	135,747	-	-	-	-	567,894
Revenue	-	266,301	0	-	-	-	-	266,301
Prepayment Account	-	-	4,600	-	-	-	-	4,600
General Redemption Account	-	-	-	-	-	-	-	-
Capitalized Interest	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-
Construction	-	-	-	60	5,891,787	-	-	5,891,846
Cost of Issuance	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	653,598	-	-	-	-	-	653,598
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-
Market Valuation Adjustments								
Accrued Interest Receivable	-	-	-	-	-	-	-	-
Assessments Receivable/Deposits	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	\$1,492,392	-	1,492,392
Amount to be Provided by Debt Service Funds	-	-	-	-	-	\$17,102,608	-	17,102,608
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-
Total Assets	\$ 1,320,820	\$ 1,352,045	\$ 140,347	\$ 60	\$ 5,891,787	\$ 18,595,000	\$ -	\$ 27,300,058

Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending February 28, 2023

Governmental Funds									
	Debt Service Funds			Capital Projects Funds		Account Groups		Totals (Memorandum Only)	
	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	\$ 2,960	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,960	
Due to Developer	-							-	
Due to Other Funds									
General Fund	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	653,598	-	-	-	-	-	-	653,598	
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	-	-	-	-	-	\$4,450,000	-	4,450,000	
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-		-	-	
Total Liabilities	\$ 656,558	\$ -	\$ -	\$ -	\$ -	\$ 18,595,000	\$ -	\$ 19,251,558	
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	-	295,422	(158,148)	(160,697)	(865,969)	-	-	(889,392)	
Unassigned									
Beginning: October 1, 2022 (Unaudited)	290,132	-	-	-	-	-	-	290,132	
Results from Current Operations	374,130	-	-	-	-	-	-	374,130	
Total Fund Equity and Other Credits	\$ 664,262	\$ 1,352,045	\$ 140,347	\$ 60	\$ 5,891,787	\$ -	\$ -	\$ 8,048,500	
Total Liabilities, Fund Equity and Other Credits	\$ 1,320,820	\$ 1,352,045	\$ 140,347	\$ 60	\$ 5,891,787	\$ 18,595,000	\$ -	\$ 27,300,058	

**Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2023**

Description	October	November	December	January	February	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	534,790	\$ 532,408	100%
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	534,790	\$ 532,408	N/A
Expenditures and Other Uses								
Executive								
Professional Management	3,417	3,417	3,417	3,417	3,417	17,083	41,000	42%
Financial and Administrative								
Audit Services	-	-	-	-	-	-	4,200	0%
Accounting Services	2,000	2,000	2,000	2,000	2,000	10,000	24,000	42%
Assessment Roll Services	2,000	2,000	2,000	2,000	2,000	10,000	24,000	42%
Arbitrage Rebate Services	-	-	-	-	-	-	1,000	0%
Other Contractual Services								
Legal Advertising	-	-	-	-	-	-	5,000	0%
Trustee Services	-	-	-	2,956	-	2,956	8,250	36%
Dissemination Agent Services	417	417	417	417	417	2,083	5,000	42%
Bond Amortization Schedules	-	-	-	-	500	500	-	N/A
Property Appraiser & Tax Collector Fees	-	-	-	484	-	484	275	176%
Bank Service Fees	-	-	-	-	-	-	350	0%
Communications & Freight Services								

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2023

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Postage, Freight & Messenger	13	-	-	-	28	41	150	27%
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 Ian	-	-	-	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	-	8,750	35,000	25%
Field Operations								
Mitigation Monitoring	-	-	-	-	-	-	-	N/A

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2023

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Utility Services	-	-	-	-	-	-	-	N/A
Electric	-	-	-	-	-	-	-	N/A
Repairs & Maintenance						-	-	N/A
Lake System								
Aquatic Weed Control	-	-	2,364	-	-	2,364	26,500	9%
Lake Bank Maintenance	-	-	-	-	-	-	12,000	0%
Slope Survey Monitoring	-	-	-	-	-	-	-	N/A
Water Quality Reporting	-	-	-	-	-	-	66,000	0%
Water Quality Testing	-	5,415	5,415	-	-	10,830	14,200	76%
Stormwater Structures	8,000	-	2,200	-	-	10,200	23,000	44%
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	-	31,200	-	-	-	31,200.00	-	N/A
Landscaping								
Professional Services								
Asset Management	-	-	-	-	-	-	-	N/A
Utility Services								
Electric	-	-	-	-	-	-	-	N/A
Repairs & Maintenance								
Landscape Maintenance	-	15,778	16,645	8,160	-	40,583	89,100	46%
Tree Trimming	-	-	-	-	-	-	-	N/A

**Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2023**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Landscape Replacements	-	-	-	-	-	-	7,000	0%
Mulch Installation	-	-	-	-	-	-	4,700	0%
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	160,660	532,408	30%
Total Expenditures and Other Uses:	\$ 15,846	\$ 69,306	\$ 37,374	\$ 28,783	\$ 9,351	\$ 160,660	\$ 532,408	30%
Net Increase/ (Decrease) in Fund Balance	(15,814)	(64,305)	89,605	257,179	107,465	374,130	-	
Fund Balance - Beginning	290,132	274,318	210,013	299,618	556,797	290,132	-	
Fund Balance - Ending	\$ 274,318	\$ 210,013	\$ 299,618	\$ 556,797	\$ 664,262	664,262	\$ -	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2023

Description	October	November	December	January	February	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	2	2	2	2	57	65	-	N/A
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	3	3	0	0	35	41	-	N/A
Capitalized Interest	-	-	-	-	-	-	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	52	8,132	206,474	464,988	189,948	869,595	865,797	100%
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:	\$ 57	\$ 8,136	\$ 206,476	\$ 464,990	\$ 190,041	869,700	\$ 865,797	N/A
Expenditures and Other Uses								
Debt Service								
Principal Debt Service - Mandatory	\$ -	\$ 285,000	\$ -	\$ -	\$ -	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)								
Operating Transfers Out (To Other Funds)	2	2	2	2	1,396	1,403	-	N/A
Total Expenditures and Other Uses:	\$ 2	\$ 572,877	\$ 2	\$ 2	\$ 1,396	574,278	\$ 856,119	N/A
Net Increase/ (Decrease) in Fund Balance	55	(564,741)	206,474	464,988	188,645	295,422	9,678	
Fund Balance - Beginning	1,056,624	1,056,679	491,938	698,412	1,163,401	1,056,624	-	
Fund Balance - Ending	\$ 1,056,679	\$ 491,938	\$ 698,412	\$ 1,163,401	\$ 1,352,045	1,352,045	\$ 9,678	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2023

Description	October	November	December	January	February	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	1	1	1	18	20	-	N/A
Prepayment Account	0	1	0	0	19	20	-	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	-	-	-	-	203,122	364,622	56%
Special Assessments - Prepayment 2019A-2	-	-	131,832	-	-	131,832	-	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	336,334	\$ 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	20	-	N/A
Total Expenditures and Other Uses:	\$ 1	\$ 358,122	\$ 1	\$ 1	\$ 136,357	494,481	\$ 364,622	N/A
Net Increase/ (Decrease) in Fund Balance	203,122	(358,121)	131,832	0	(134,982)	(158,148)	-	
Fund Balance - Beginning	298,495	501,617	143,496	275,329	275,329	298,495	-	
Fund Balance - Ending	\$ 501,617	\$ 143,496	\$ 275,329	\$ 275,329	\$ 140,347	140,347	\$ -	

Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2023

Description	October	November	December	January	February	Year to Date	Total Annual Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income							
Construction Account	1	1	1	0	-	2	-
Cost of Issuance	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-
Debt Proceeds							
Debt Proceeds Series 2019A-1	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	2	2	2	2	57	65	-
Total Revenue and Other Sources:	\$ 2	\$ 3	\$ 2	\$ 2	\$ 57	\$ 67	\$ -
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	\$ (160,697)	-
Fund Balance - Beginning	\$ (10,537)	\$ (10,535)	\$ (10,532)	\$ (171,294)	\$ (171,292)	(10,537)	-
Fund Balance - Ending	\$ (10,535)	\$ (10,532)	\$ (171,294)	\$ (171,292)	\$ (171,235)	\$ (171,235)	\$ -

Prepared by:

JPWARD and Associates, LLC

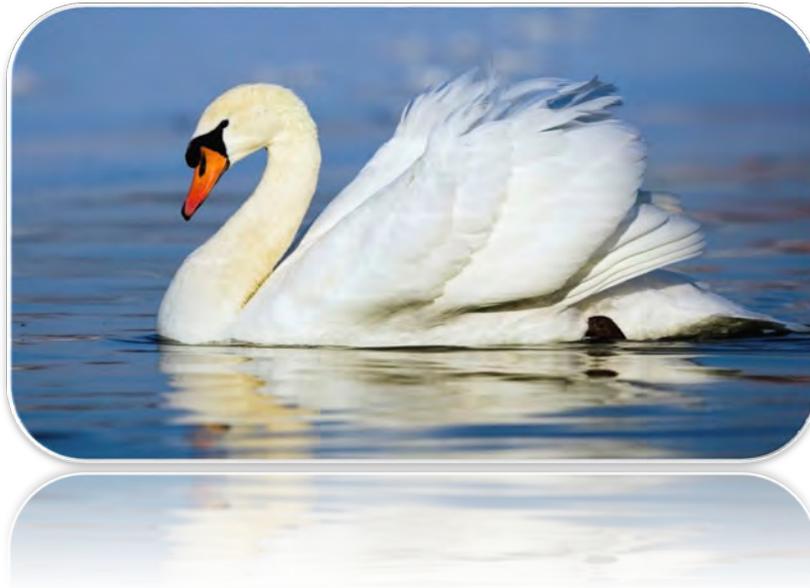
Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2023

Description	October	November	December	January	February	Year to Date	Total Annual Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income							
Construction Account	28	29	28	27	782	893	-
Cost of Issuance	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-
Debt Proceeds							
Debt Proceeds Series 2019A-2	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	1	1	1	1	18	20	-
Total Revenue and Other Sources:	\$ 28	\$ 29	\$ 28	\$ 28	\$ 800	\$ 914	\$ -
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)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 866,882	\$ -	\$ -	\$ 866,882	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 28	\$ 29	\$ (866,854)	\$ 28	\$ 800	\$ (865,969)	-
Fund Balance - Beginning	\$ 6,773,063	\$ 6,773,092	\$ 6,773,121	\$ 5,906,267	\$ 5,906,295	6,773,063	-
Fund Balance - Ending	\$ 6,773,092	\$ 6,773,121	\$ 5,906,267	\$ 5,906,295	\$ 5,907,095	\$ 5,907,095	\$ -

Prepared by:

JPWARD and Associates, LLC

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – MARCH 2023

FISCAL YEAR 2023

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 March 31, 2023**

Governmental Funds								
	Debt Service Funds			Capital Projects Funds		Account Groups		Totals (Memorandum Only)
	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	\$ 1,237,696	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,237,696
Debt Service Fund								
Interest Account		-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-
Reserve Account	-	432,147	114,259	-	-	-	-	546,406
Revenue	-	266,781	0	-	-	-	-	266,781
Prepayment Account	-	-	818,254	-	-	-	-	818,254
General Redemption Account	-	-	-	-	-	-	-	-
Capitalized Interest	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-
Construction	-	-	-	839	5,902,653	-	-	5,903,491
Cost of Issuance	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	657,039	-	-	-	-	-	657,039
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-
Market Valuation Adjustments								
Accrued Interest Receivable	-	-	-	-	-	-	-	-
Assessments Receivable/Deposits	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	\$2,288,480	-	2,288,480
Amount to be Provided by Debt Service Funds	-	-	-	-	-	\$16,171,520	-	16,171,520
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-
Total Assets	\$ 1,237,696	\$ 1,355,966	\$ 932,513	\$ 839	\$ 5,902,653	\$ 18,460,000	\$ -	\$ 27,889,667

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

Governmental Funds									
	Debt Service Funds			Capital Projects Funds		Account Groups		Totals (Memorandum Only)	
	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	\$ 2,960	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,960	
Due to Developer	-							-	
Due to Other Funds									
General Fund	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	657,039	-	-	-	-	-	-	657,039	
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	\$ 659,999	\$ -	\$ -	\$ -	\$ -	\$ 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	-	299,342	634,019	(159,918)	(855,103)	-	-	(81,660)	
Unassigned									
Beginning: October 1, 2022 (Unaudited)	290,132	-	-	-	-	-	-	290,132	
Results from Current Operations	287,566	-	-			-	-	287,566	
Total Fund Equity and Other Credits	\$ 577,697	\$ 1,355,966	\$ 932,513	\$ 839	\$ 5,902,653	\$ -	\$ -	\$ 8,769,668	
Total Liabilities, Fund Equity and Other Credits	\$ 1,237,696	\$ 1,355,966	\$ 932,513	\$ 839	\$ 5,902,653	\$ 18,460,000	\$ -	\$ 27,889,667	

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

Description	October	November	December	January	February	March	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	536,905	\$ 532,408	101%
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	536,905	\$ 532,408	N/A
Expenditures and Other Uses									
Executive									
Professional Management	3,417	3,417	3,417	3,417	3,417	3,417	20,500	41,000	50%
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	12,000	24,000	50%
Assessment Roll Services	2,000	2,000	2,000	2,000	2,000	2,000	12,000	24,000	50%
Arbitrage Rebate Services	-	-	-	-	-	500	500	1,000	50%
Other Contractual Services									
Legal Advertising	-	-	-	-	-	-	-	5,000	0%
Trustee Services	-	-	-	2,956	-	-	2,956	8,250	36%
Dissemination Agent Services	417	417	417	417	417	417	2,500	5,000	50%
Bond Amortization Schedules	-	-	-	-	500	-	500	-	N/A
Property Appraiser & Tax Collector Fees	-	-	-	484	-	-	484	275	176%
Bank Service Fees	-	-	-	-	-	-	-	350	0%
Communications & Freight Services									

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Postage, Freight & Messenger	13	-	-	-	28	65	105	150	70%
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 Ian	-	-	-	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

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Utility Services	-	-	-	-	-	-	-	-	N/A
Electric	-	-	-	-	-	-	-	-	N/A
Repairs & Maintenance							-	-	N/A
Lake System									
Aquatic Weed Control	-	-	2,364	-	-	8,515	10,879	26,500	41%
Lake Bank Maintenance	-	-	-	-	-	4,350	4,350	12,000	36%
Slope Survey Monitoring	-	-	-	-	-	-	-	-	N/A
Water Quality Reporting	-	-	-	-	-	-	-	66,000	0%
Water Quality Testing	-	5,415	5,415	-	-	16,245	27,075	14,200	191%
Stormwater Structures	8,000	-	2,200	-	-	435	10,635	23,000	46%
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	-	31,200	-	-	-	-	31,200.00	-	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	81,286	89,100	91%
Tree Trimming	-	-	-	-	-	-	-	-	N/A

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Landscape Replacements	-	-	-	-	-	-	-	7,000	0%
Mulch Installation	-	-	-	-	-	-	-	4,700	0%
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	249,340	532,408	47%
Total Expenditures and Other Uses:	\$ 15,846	\$ 69,306	\$ 37,374	\$ 28,783	\$ 9,351	\$ 88,680	\$ 249,340	\$ 532,408	47%
Net Increase/ (Decrease) in Fund Balance	(15,814)	(64,305)	89,605	257,179	107,465	(86,564)	287,566	-	
Fund Balance - Beginning	290,132	274,318	210,013	299,618	556,797	664,262	290,132	-	
Fund Balance - Ending	\$ 274,318	\$ 210,013	\$ 299,618	\$ 556,797	\$ 664,262	\$ 577,697	577,697	\$ -	

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

Description	October	November	December	January	February	March	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	2	2	2	2	57	779	844	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	N/A
Revenue Account	3	3	0	0	35	480	521	-	N/A
Capitalized Interest	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue									
Special Assessments - On-Roll	52	8,132	206,474	464,988	189,948	3,441	873,035	865,797	101%
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	874,400	\$ 865,797	N/A
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory	\$ -	\$ 285,000	\$ -	\$ -	\$ -	\$ -	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	2,182	-	N/A
Total Expenditures and Other Uses:	\$ 2	\$ 572,877	\$ 2	\$ 2	\$ 1,396	\$ 779	575,057	\$ 856,119	N/A
Net Increase/ (Decrease) in Fund Balance	55	(564,741)	206,474	464,988	188,645	3,921	299,342	9,678	
Fund Balance - Beginning	1,056,624	1,056,679	491,938	698,412	1,163,401	1,352,045	1,056,624	-	
Fund Balance - Ending	\$ 1,056,679	\$ 491,938	\$ 698,412	\$ 1,163,401	\$ 1,352,045	\$ 1,355,966	1,355,966	\$ 9,678	

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

Description	October	November	December	January	February	March	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	1	1	1	18	245	265	-	N/A
Prepayment Account	0	1	0	0	19	8	28	-	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	-	-	-	-	-	203,122	364,622	56%
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	1,128,745	\$ 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	265	-	N/A
Total Expenditures and Other Uses:	\$ 1	\$ 358,122	\$ 1	\$ 1	\$ 136,357	\$ 245	494,726	\$ 364,622	N/A
Net Increase/ (Decrease) in Fund Balance	203,122	(358,121)	131,832	0	(134,982)	792,166	634,019	-	
Fund Balance - Beginning	298,495	501,617	143,496	275,329	275,329	140,347	298,495	-	
Fund Balance - Ending	\$ 501,617	\$ 143,496	\$ 275,329	\$ 275,329	\$ 140,347	\$ 932,513	932,513	\$ -	

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income								
Construction Account	1	1	1	0	-	0	3	-
Cost of Issuance	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-
Debt Proceeds								
Debt Proceeds Series 2019A-1	-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	2	2	2	2	57	779	844	-
Total Revenue and Other Sources:	\$ 2	\$ 3	\$ 2	\$ 2	\$ 57	\$ 779	\$ 846	\$ -
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	\$ (159,918)	-
Fund Balance - Beginning	\$ (10,537)	\$ (10,535)	\$ (10,532)	\$ (171,294)	\$ (171,292)	\$ (171,235)	(10,537)	-
Fund Balance - Ending	\$ (10,535)	\$ (10,532)	\$ (171,294)	\$ (171,292)	\$ (171,235)	\$ (170,456)	\$ (170,456)	\$ -

Prepared by:

JPWARD and Associates, LLC

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income								
Construction Account	28	29	28	27	782	10,621	11,515	-
Cost of Issuance	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-
Debt Proceeds								
Debt Proceeds Series 2019A-2	-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	1	1	1	1	18	245	265	-
Total Revenue and Other Sources:	\$ 28	\$ 29	\$ 28	\$ 28	\$ 800	\$ 10,866	\$ 11,780	\$ -
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)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 866,882	\$ -	\$ -	\$ -	\$ 866,882	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 28	\$ 29	\$ (866,854)	\$ 28	\$ 800	\$ 10,866	\$ (855,103)	-
Fund Balance - Beginning	\$ 6,773,063	\$ 6,773,092	\$ 6,773,121	\$ 5,906,267	\$ 5,906,295	\$ 5,907,095	6,773,063	-
Fund Balance - Ending	\$ 6,773,092	\$ 6,773,121	\$ 5,906,267	\$ 5,906,295	\$ 5,907,095	\$ 5,917,961	\$ 5,917,961	\$ -