ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT

ADOPTED BUDGET

FISCAL YEAR 2026

PREPARED BY:

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Esplanade Lake Club Community Development District
General Fund - Budget
Fiscal Year 2026

Description	FY 2025 Adopted Budget	Actual at 04/30/2025	Anticipated Fiscal Year 09/30/2025	FY 2026 Budget	Notes
Revenues and Other Sources					
Carryforward (Available from Prior Year)	$ -	$ -	$ -	$ -	Cash Over (Short) for Operations
Interest Income - General Account	$ -	$ -	$ -	$ -	
Assessment Revenue					
Assessments - On-Roll	$ 935,116	$ 901,300	$ 935,116	$ 1,070,089	Property Owners Assessments
Assessments - Off-Roll	$ -	$ -	$ -	$ -	All Assessments are On-Roll
Contributions - Private Sources					
Taylor Morrison	$ -	$ -	$ -	$ -	N/A
Total Revenue & Other Sources	**$ 935,116**	**$ 901,300**	**$ 935,116**	**$ 1,070,089**	
Appropriations					
Legislative					
Board of Supervisor's Fees	$ -	$ 800	$ 1,800	$ 2,400	Statutory Required Fees (Waived by Development Board Members
Board of Supervisor's - FICA	$ -	$ -	$ -	$ -	FICA (if applicable)
Executive					
Professional - Management	$ 43,000	$ 29,583	$ 43,000	$ 55,000	District Manager
Financial and Administrative					
Audit Services	$ 4,400	$ 4,400	$ 4,400	$ 4,500	Statutory required audit yearly
Accounting Services	$ 36,000	$ 13,500	$ 29,250	$ 40,000	All Funds
Assessment Roll Preparation	$ 36,000	$ 13,500	$ 29,250	$ 40,000	Par Outstanding and yearly work with Property Appraiser
Arbitrage Rebate Fees	$ 1,000	$ 500	$ 1,000	$ 1,500	IRS Required Calculation to insure interest on Bonds does not exceed interest paid on bonds
Other Contractual Services					
Recording and Transcription	$ -	$ -	$ -	$ -	Transcription of Board Meeting
Legal Advertising	$ 3,500	$ 1,330	$ 4,067	$ 4,000	Statutory Required Legal Advertising
Trustee Services	$ 14,988	$ 6,988	$ 11,234	$ 11,250	Trust Fees for Bonds
Dissemination Agent Services	$ 7,000	$ -	$ 5,000	$ 7,000	Required Reporting for Bonds
Bond Amortization Schedules	$ 1,000	$ 2,100	$ 2,100	$ 2,000	Required for Bonds
Property Appraiser & Tax Collector Fees	$ 700	$ -	$ 650	$ 700	Fees to place assessments on tax bills
Bank Service Fees	$ 250	$ -	$ 250	$ 250	Bank Fees - Governmental Bank Account
Travel and Per Diem	$ -	$ -	$ -	$ -	
Communications and Freight Services					
Telephone	$ -	$ -	$ -	$ -	
Postage, Freight & Messenger	$ 100	$ 138	$ 250	$ 250	Agenda Mailings and other misc mail
Computer Services (Web Site)	$ 600	$ 300	$ 1,800	$ 2,400	Statutory Maintenance of District Web Site
Rentals and Leases	$ -	$ -	$ -	$ -	
Insurance	$ 17,521	$ 17,575	$ 17,575	$ 18,275	General Liability and D&O Liability Insurance
Subscriptions and Memberships	$ 175	$ 175	$ 175	$ 175	Department of Economic Opportunity Fee
Printing and Binding	$ 400	$ -	$ 250	$ 300	Agenda Books and Copies
Office Supplies	$ -	$ -	$ -	$ -	
Legal Services					
General Counsel	$ 7,500	$ 1,352	$ 7,500	$ 7,500	District Attorney
Boundary Amendment	$ -	$ -	$ -	$ -	District Attorney
Sub-Total:	**$ 174,134**	**$ 92,240**	**$ 159,551**	**$ 197,500**	

Esplanade Lake Club Community Development District
General Fund - Budget
Fiscal Year 2026

Description	FY 2025 Adopted Budget	Actual at 04/30/2025	Anticipated Fiscal Year 09/30/2025	FY 2026 Budget	Notes
Other General Government Services					
Engineering Services					
General Engineering	$ 5,000	$ -	$ 5,000	$ 5,000	District Engineer (General Services)
Other Assigned Services	$ -	$ -	$ -	$ -	District Engineer (Special Assigned Services)
Contingencies	$ -	$ -	$ -	$ -	
Sub-Total:	**$ 5,000**	**$ -**	**$ 5,000**	**$ 5,000**	
Emergency & Disaster Relief Services					
Emergency & Disaster Relief	$ -	$ 41,825	$ 41,825	$ -	Hurricane Milton Damage
Sub-Total:	**$ -**	**$ 41,825**	**$ 41,825**	**$ -**	
Stormwater Management Services					
Professional Services					
Asset Management	$ 39,000	$ 16,250	$ 39,000	$ 68,000	Field Operations Manager
NPDES Monitoring	$ -	$ -	$ -	$ -	Federal Pollution Discharge Required Monitoring
Utility Services					
Electric	$ -	$ -	$ -	$ -	N/A for FY 2026
Repairs & Maintenance					
Lake System					
Aquatic Weed Control	$ 38,000	$ 28,925	$ 39,000	$ 44,000	Monthly Spraying of Lakes (Additional Lakes in FGCU)
Lake Bank Maintenance	$ 20,000	$ 17,542	$ 34,000	$ 34,000	Lake Bank Repairs as needed
Slope Survey Monitoring	$ -	$ -	$ -	$ -	N/A for FY 2026
Fountain and Aeration Maintenance				$ 1,500	Quarterly PM
Water Quality Reporting	$ 69,000	$ 46,920	$ 68,220	$ 69,000	Lee County Reporting Requirements
Water Quality Testing (Eagles Key)	$ 19,000	$ 5,150	$ 15,450	$ 16,000	Tri-Annual water quality sampling & water quality standards rpt
Stormwater Structures	$ 40,000	$ -	$ 40,000	$ 40,000	Periodic Inspection/Cleaning of Interconnect Pipes
Midge Fly Control	$ 2,500	$ 2,242	$ 3,500	$ 3,500	Periodic Control of Midge Fly's
Lake 5/6 Fish Stocking	$ 25,000	$ -	$ 26,500	$ 38,000	Improve Water Quality, Midge Fly Treatment, Improve Fishing
Rip-Rap Repairs	$ 20,000	$ -	$ 55,000	$ 20,000	Periodic Repairs as needed (current repairs needed for 55K))
Wetland Preserves System					
Wetland Maintenance	$ 8,000	$ 11,205	$ 13,000	$ 12,000	Periodic Maintenance to remove exotics as needed
Permit Monitoring	$ -	$ -	$ -	$ -	Release from Monitoring for FY 2026
Contingencies	$ 15,505	$ -	$ 15,000	$ 8,340	3% of Repairs and Maintenance
Capital Outlay					
Stormwater Structures	$ -			$ -	
Sub-Total:	**$ 296,005**	**$ 128,234**	**$ 348,670**	**$ 354,340**	
Road and Street Services					
Professional Management					
Asset Management	$ 500	$ 208	$ 500	$ 1,000	
Utility Services					
Electric	$ -	$ -	$ -	$ -	
Repairs and Maintenance					
Miscellaneous Repairs	$ 2,000	$ -	$ 1,000	$ 2,000	Center Place Boulevard
Pressure Cleaning of Sidewalk incl. Curb & Gutter	$ 6,000	$ -	$ 2,500	$ 4,000	Pressure Cleaning of Sidewalk and Curb and Gutter
Contingencies	$ -	$ -	$ -	$ -	N/A for FY 2026
Sub-Total:	**$ 8,500**	**$ 208**	**$ 4,000**	**$ 7,000**	

Esplanade Lake Club Community Development District
General Fund - Budget
Fiscal Year 2026

Description	FY 2025 Adopted Budget	Actual at 04/30/2025	Anticipated Fiscal Year 09/30/2025	FY 2026 Budget	Notes
Landscaping Services					
Professional Services					
Asset Management	$ 18,000	$ 7,500	$ 18,000	$ 30,000	Field Operations Manager
Utility Services					
Electric	$ -	$ -	$ -	$ -	N/A for FY 2026
Repairs & Maintenance					
Landscaping Maintenance	$ 95,000	$ 35,173	$ 85,520	$ 95,000	Alico Road, Centerplace Blvd & Eagle's Nest (lower to 95)
Eagle Key Maintenance	$ 20,000	$ 5,150	$ 15,000	$ 16,000	Trim non -natives around Palm Tree beds & Trim of Palm Trees ($16K)
Tree Trimming	$ 18,000	$ -	$ 12,000	$ 18,000	Trimming of palms trees in the median and ROW
Landscape Replacements	$ 10,000	$ 8,626	$ 26,000	$ 10,000	Yearly Replacements as needed
Mulch Installation	$ 8,000	$ 7,704	$ 13,000	$ 13,000	One (1) full mulch, at 6 month interval touch up
Annuals	$ 18,000	$ 6,265	$ 25,060	$ 20,000	Three (3) times/year
Landscape Lighting	$ -	$ -	$ -	$ 1,000	Periodic repair of decorative lighting fixtures
Irrigation System Repairs	$ 3,000	$ 819	$ 1,500	$ 1,500	Periodic repairs as needed
Holiday Lighting	$ -	$ -	$ -	$ 5,000	Center Place Blvd
Miscellaneous Repairs	$ 2,000	$ -	$ 2,000	$ 2,000	Other Miscellaneous items not accounted for separately
Contingencies	$ 13,580	$ -	$ 10,000	$ 5,445	3% of Repairs and Maintenance
Capital Outlay					
Eagle Key Improvements	$ 5,000	$ -	$ 11,000	$ 5,000	Replacement of Dead Palms as needed
Center Pl Blvd Landscape Improvements	$ 10,000	$ -	$ -	$ 20,000	Replacement of Plants as needed
Fountian and Aeration	$ -	$ -	$ -	$ 30,000	Identify Lakes for Use of Fountain/Aeration
Contingencies/CEI Services	$ -	$ -	$ -	$ 16,500	Contingencies/CEI (Contingencies is at 5%)
Sub-Total:	**$ 220,580**	**$ 71,237**	**$ 219,080**	**$ 288,445**	
Reserves					
District Asset Restoration	$ 174,790	$ -	$ 100,883	$ 175,000	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:	**$ 174,790**	**$ -**	**$ 100,883**	**$ 175,000**	
Other Fees and Charges					
Discounts/Collection Fees	$ 56,107	$ -	$ 56,107	$ 42,804	
Sub-Total:	**$ 56,107**	**$ -**	**$ 56,107**	**$ 42,804**	
Total Appropriations	**$ 935,116**	**$ 333,745**	**$ 935,116**	**$ 1,070,089**	
Fund Balance:					
Change from Current Year Operations	$ -	$ 567,555	$ (0)	$ -	Cash Over (Short) at Fiscal Year End
Beginning Fund Balance	$ 522,354	N/A	$ 522,354	$ 623,236	
Current Year Reserve Allocation	$ 174,790	**N/A**	$ 100,883	$ 175,000	Budgeted Funds for Long Term Capital Planning
Ending Fund Balance	**$ 697,144**	**N/A**	**$ 623,236**	**$ 798,236**	
Fund Balance - Allocations (Use of Funds)					
Operations Reserve	$ 233,779	N/A	$ 233,779	$ 267,522	Required to meet Cash Needs until Assessment Rec'd.
District Asset Restoration Reserve	$ 463,365	**N/A**	$ 389,457	$ 530,714	Long Term Capital Planning - Balance of Funds - (See Note Above)
Totals:	**$ 697,144**	**N/A**	**$ 623,236**	**$ 798,236**	
Assessment Rate	**$ 1,141.78**			**$ 1,306.58**	
CAP Rate - Adopted FY 2024	**$ 1,370.49**			**$ 1,370.49**	
Total Units Subject to Assessment	**819**			**819**	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019 A-1 Bonds - Budget
Fiscal Year 2026

Description	FY 2025 Adopted Budget	Actual at 04/30/2025	Anticipated Fiscal Year 09/30/2025	FY 2026 Budget
Revenues and Other Sources				
Carryforward	$ -	$ -	$ -	$ -
Interest Income				
Reserve Account	$ 17,000	$ 11,215	$ 19,226	$ 18,265
Revenue Account	$ 18,000	$ 18,645	$ 31,963	$ 30,365
Interest Account	$ -	$ -	$ -	$ -
Prepayment Account	$ -	$ 1	$ 3	$ -
Capitalized Interest Account		$ -	$ -	
Special Assessment Revenue				
Special Assessment - On-Roll	$ 924,979	$ 886,285	$ 924,979	$ 924,979
Special Assessment - Off-Roll	$ -	$ -	$ -	$ -
Special Assessment - Prepayment	$ -	$ -	$ -	
Debt Proceeds				
Series 2019 Issuance Proceeds	$ -	$ -	$ -	$ -
Total Revenue & Other Sources	**$ 959,979**	**$ 916,146**	**$ 976,172**	**$ 973,609**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	$ 305,000	$ 305,000	$ 305,000	$ 310,000
Principal Debt Service - Early Redemptions		$ 160,000	$ 160,000	
Interest Expense	$ 551,944	$ 278,553	$ 548,838	$ 535,531
Other Fees and Charges				
Discounts for Early Payment	$ 60,513	$ -	$ 60,513	$ 60,513
Inerfund Transfers Out		$ 11,215	$ 11,215	
Total Expenditures and Other Uses	**$ 917,457**	**$ 754,769**	**$ 1,085,566**	**$ 906,045**
Net Increase/(Decrease) in Fund Balance	$ 42,522	$ 161,378	$ (109,394)	$ 67,565
Fund Balance - Beginning	$ 1,337,184	$ 1,337,184	$ 1,337,184	$ 1,227,791
Fund Balance - Ending	**$ 1,379,707**	**$ 1,498,562**	**$ 1,227,791**	**$ 1,295,356**

Restricted Fund Balance:	
Reserve Account Requirement	$ 432,147
Restricted for November 1, 2026	
Principal Due	$ 320,000
Interest Due	$ 265,247
Total - Restricted Fund Balance:	**$ 1,017,394**

Product Type	Number of Units	Fiscal Year 2025	Fiscal Year 2026
MF 30'-39'	104	$ 434.90	$ 434.90
Single Family 30'-39' TV	186	$ 1,031.41	$ 1,031.41
Single Family 50' - 59'	182	$ 1,411.80	$ 1,411.80
Single Family 60' - 69'	149	$ 1,633.75	$ 1,633.75
Single Family 70' - 79'	83	$ 1,870.97	$ 1,870.97
Single Family 80' & up	11	$ 1,956.01	$ 1,956.01
Total:	**715**		

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

Description		Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service (Calandar)	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		$ 150,000	$ 305,000	3.250%	$ 278,450.00	$ 861,900.00	$ 13,530,000
5/1/2025	2/1/2025	$ 10,000			$ 270,284.38		$ 13,520,000
11/1/2025			$ 310,000	3.250%	$ 270,284.38	$ 850,568.76	$ 13,210,000
5/1/2026					$ 265,246.88		
11/1/2026			$ 320,000	3.625%	$ 265,246.88	$ 850,493.76	$ 12,890,000
5/1/2027					$ 259,446.88		
11/1/2027			$ 335,000	3.625%	$ 259,446.88	$ 853,893.76	$ 12,555,000
5/1/2028					$ 253,375.00		
11/1/2028			$ 345,000	3.625%	$ 253,375.00	$ 851,750.00	$ 12,210,000
5/1/2029					$ 247,121.88		
11/1/2029			$ 360,000	3.625%	$ 247,121.88	$ 854,243.76	$ 11,850,000
5/1/2030					$ 240,596.88		
11/1/2030			$ 370,000	3.625%	$ 240,596.88	$ 851,193.76	$ 11,480,000
5/1/2031					$ 233,890.63		
11/1/2031			$ 385,000	4.000%	$ 233,890.63	$ 852,781.26	$ 11,095,000
5/1/2032					$ 226,190.63		
11/1/2032			$ 400,000	4.000%	$ 226,190.63	$ 852,381.26	$ 10,695,000
5/1/2033					$ 218,190.63		
11/1/2033			$ 415,000	4.000%	$ 218,190.63	$ 851,381.26	$ 10,280,000
5/1/2034					$ 209,890.63		
11/1/2034			$ 435,000	4.000%	$ 209,890.63	$ 854,781.26	$ 9,845,000
5/1/2035					$ 201,190.63		
11/1/2035			$ 450,000	4.000%	$ 201,190.63	$ 852,381.26	$ 9,395,000
5/1/2036					$ 192,190.63		
11/1/2036			$ 470,000	4.000%	$ 192,190.63	$ 854,381.26	$ 8,925,000
5/1/2037					$ 182,790.63		
11/1/2037			$ 485,000	4.000%	$ 182,790.63	$ 850,581.26	$ 8,440,000
5/1/2038					$ 173,090.63		
11/1/2038			$ 505,000	4.000%	$ 173,090.63	$ 851,181.26	$ 7,935,000
5/1/2039					$ 162,990.63		
11/1/2039			$ 525,000	4.000%	$ 162,990.63	$ 850,981.26	$ 7,410,000
5/1/2040					$ 152,490.63		
11/1/2040			$ 545,000	4.000%	$ 152,490.63	$ 849,981.26	$ 6,865,000
5/1/2041					$ 141,590.63		
11/1/2041			$ 570,000	4.125%	$ 141,590.63	$ 853,181.26	$ 6,295,000
5/1/2042					$ 129,834.38		
11/1/2042			$ 590,000	4.125%	$ 129,834.38	$ 849,668.76	$ 5,705,000
5/1/2043					$ 117,665.63		

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 (Calandar)	Par Debt Outstanding
11/1/2043		$ 615,000	4.125%	$ 117,665.63	$ 850,331.26	$ 5,090,000
5/1/2044				$ 104,981.25		
11/1/2044		$ 640,000	4.125%	$ 104,981.25	$ 849,962.50	$ 4,450,000
5/1/2045				$ 91,781.25		
11/1/2045		$ 670,000	4.125%	$ 91,781.25	$ 853,562.50	$ 3,780,000
5/1/2046				$ 77,962.50		
11/1/2046		$ 695,000	4.125%	$ 77,962.50	$ 850,925.00	$ 3,085,000
5/1/2047				$ 63,628.13		
11/1/2047		$ 725,000	4.125%	$ 63,628.13	$ 852,256.26	$ 2,360,000
5/1/2048				$ 48,675.00		
11/1/2048		$ 755,000	4.125%	$ 48,675.00	$ 852,350.00	$ 1,605,000
5/1/2049				$ 33,103.13		
11/1/2049		$ 785,000	4.125%	$ 33,103.13	$ 851,206.26	$ 820,000
5/1/2050				$ 16,912.50		
11/1/2050		$ 820,000	4.125%	$ 16,912.50	$ 853,825.00	$ -
		$ 14,840,000		***$ 11,419,155.23***	***$ 26,099,155.23***	

Outstanding at September 30, 2026 **$ 13,210,000**

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019 A-2 Bonds - Budget
Fiscal Year 2026

Description	FY 2025 Adopted Budget	Actual at 04/30/2025	Anticipated Fiscal Year 09/30/2025	FY 2026 Budget
Revenues and Other Sources				
Carryforward	$ -	$ -	$ -	$ -
Interest Income				
Revenue Account	$ 650	$ 1,582	$ 2,712	$ 2,577
Reserve Account	$ 4,500	$ 48	$ 82	$ 78
Interest Account	$ -	$ -	$ -	$ -
Prepayment Account	$ 5,400	$ 8,507	$ 14,584	$ 13,854
Capitalized Interest Account	$ -	$ -	$ -	
Special Assessment Revenue				
Special Assessment - On-Roll	$ -	$ -	$ -	$ -
Special Assessment - Off-Roll	$ 159,144	$ 123,098	$ 123,098	$ 94,437
Special Assessment - Prepayment	$ -	$ 732,716	$ 732,716	$ -
Debt Proceeds				
Series 2019 Issuance Proceeds	$ -	$ -	$ -	$ -
Total Revenue & Other Sources	**$ 169,694**	**$ 865,951**	**$ 873,192**	**$ 110,947**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	$ 55,000	$ 55,000	$ 55,000	$ 40,000
Principal Debt Service - Early Redemptions	$ -	$ 710,000	$ 710,000	$ -
Interest Expense	$ 104,144	$ 45,506	$ 72,059	$ 52,456
Other Fees and Charges	$ -			
Discounts for Early Payment	$ -	$ -	$ -	$ -
Inerfund Transfers Out	$ -	$ 1,582	$ 1,582	$ 1,981
Total Expenditures and Other Uses	**$ 159,144**	**$ 812,088**	**$ 838,641**	**$ 94,437**
Net Increase/(Decrease) in Fund Balance	$ 10,550	$ 53,863	$ 34,551	$ 16,509
Fund Balance - Beginning	$ 397,720	$ 397,720	$ 397,720	$ 432,270
Fund Balance - Ending	**$ 397,720**	**$ 451,583**	**$ 432,270**	**$ 448,780**
Restricted Fund Balance:				
Reserve Account Requirement			$ 435,369	
Restricted for November 1, 2026				
Principal Due			$ 30,000	
Interest Due			$ 25,903	
Total - Restricted Fund Balance:			**$ 491,272**	

Product Type	Number of Units	FY 2025 Rate	FY 2026 Rate
Single Family 30' - 39'	0	N/A	N/A
Single Family 50' - 59'	167	$ 922.84	$ 922.84
Single Family 60' - 69'	65	$ 1,079.62	$ 1,079.62
Single Family 70' - 79'	15	$ 1,165.79	$ 1,165.79
Single Family 80' & up	0	$ -	$ -
LANDS TO BE ANNEXED			
Single Family 50' - 59'	0	$ 946.55	$ 946.55
Multi Family Product	104	$ 291.25	$ 291.25
Single Family 60' - 69'	0	$ 1,113.59	$ 1,113.59
Total:	**351**		

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

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service (Calander)	Par Debt Outstanding
Par Amount Issued:		**$ 7,465,000**	**Varies**			
5/1/2020				$ 106,999.25		
11/1/2020	$ 185,000			$ 147,021.88	$ 254,021.13	$ 7,280,000
5/1/2021	$ 835,000			$ 147,021.88		
11/1/2021	$ 465,000		3.250%	$ 147,021.88	$ 404,043.76	$ 5,980,000
5/1/2022	$ 1,265,000			$ 107,600.00		
11/1/2022	$ 155,000	$ 110,000	3.250%	$ 107,600.00	$ 325,200.00	$ 4,450,000
5/1/2023	$ 1,160,000			$ 105,812.50		$ 3,290,000
11/1/2023	$ 155,000	$ 90,000	3.250%	$ 65,181.25	$ 260,993.75	$ 3,045,000
5/1/2024	$ 950,000			$ 52,568.75		$ 2,095,000
11/1/2024	$ 330,000	$ 55,000	3.250%	$ 52,568.75	$ 160,137.50	$ 1,710,000
5/1/2025	$ 380,000			$ 26,553.13		$ 1,330,000
11/1/2025		$ 40,000	3.250%	$ 26,553.13	$ 93,106.26	$ 1,290,000
5/1/2026				$ 25,903.13		
11/1/2026		$ 30,000	3.625%	$ 25,903.13	$ 81,806.26	$ 1,260,000
5/1/2027				$ 25,359.38		
11/1/2027		$ 35,000	3.625%	$ 25,359.38	$ 85,718.76	$ 1,225,000
5/1/2028				$ 24,725.00		
11/1/2028		$ 35,000	3.625%	$ 24,725.00	$ 84,450.00	$ 1,190,000
5/1/2029				$ 24,090.63		
11/1/2029		$ 35,000	3.625%	$ 24,090.63	$ 83,181.26	$ 1,155,000
5/1/2030				$ 23,456.25		
11/1/2030		$ 35,000	3.625%	$ 23,456.25	$ 81,912.50	$ 1,120,000
5/1/2031				$ 22,821.88		
11/1/2031		$ 35,000	4.000%	$ 22,821.88	$ 80,643.76	$ 1,085,000
5/1/2032				$ 22,121.88		
11/1/2032		$ 40,000	4.000%	$ 22,121.88	$ 84,243.76	$ 1,045,000
5/1/2033				$ 21,321.88		
11/1/2033		$ 40,000	4.000%	$ 21,321.88	$ 82,643.76	$ 1,005,000
5/1/2034				$ 20,521.88		
11/1/2034		$ 40,000	4.000%	$ 20,521.88	$ 81,043.76	$ 965,000
5/1/2035				$ 19,721.88		
11/1/2035		$ 45,000	4.000%	$ 19,721.88	$ 84,443.76	$ 920,000
5/1/2036				$ 18,821.88		
11/1/2036		$ 45,000	4.000%	$ 18,821.88	$ 82,643.76	$ 875,000
5/1/2037				$ 17,921.88		
11/1/2037		$ 45,000	4.000%	$ 17,921.88	$ 80,843.76	$ 830,000
5/1/2038				$ 17,021.88		
11/1/2038		$ 50,000	4.000%	$ 17,021.88	$ 84,043.76	$ 780,000
5/1/2039				$ 16,021.88		
11/1/2039		$ 50,000	4.000%	$ 16,021.88	$ 82,043.76	$ 730,000
5/1/2040				$ 15,021.88		

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

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service (Calander)	Par Debt Outstanding
11/1/2040		$ 55,000	4.000%	$ 15,021.88	$ 85,043.76	$ 675,000
5/1/2041				$ 13,921.88		
11/1/2041		$ 55,000	4.125%	$ 13,921.88	$ 82,843.76	$ 620,000
5/1/2042				$ 12,787.50		
11/1/2042		$ 60,000	4.125%	$ 12,787.50	$ 85,575.00	$ 560,000
5/1/2043				$ 11,550.00		
11/1/2043		$ 60,000	4.125%	$ 11,550.00	$ 83,100.00	$ 500,000
5/1/2044				$ 10,312.50		
11/1/2044		$ 65,000	4.125%	$ 10,312.50	$ 85,625.00	$ 435,000
5/1/2045				$ 8,971.88		
11/1/2045		$ 65,000	4.125%	$ 8,971.88	$ 82,943.76	$ 370,000
5/1/2046				$ 7,631.25		
11/1/2046		$ 70,000	4.125%	$ 7,631.25	$ 85,262.50	$ 300,000
5/1/2047				$ 6,187.50		
11/1/2047		$ 70,000	4.125%	$ 6,187.50	$ 82,375.00	$ 230,000
5/1/2048				$ 4,743.75		
11/1/2048		$ 75,000	4.125%	$ 4,743.75	$ 84,487.50	$ 155,000
5/1/2049				$ 3,196.88		
11/1/2049		$ 75,000	4.125%	$ 3,196.88	$ 81,393.76	$ 80,000
5/1/2050				$ 1,650.00		
11/1/2050		$ 80,000	4.125%	$ 1,650.00	$ 83,300.00	$ -
				$ 1,011,737.67		

Outstanding at September 30, 2026 $ 1,290,000

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2025 Bonds - Budget
Fiscal Year 2026

Description	FY 2025 Adopted Budget	Actual at 04/30/2025	Anticipated Fiscal Year 09/30/2025	FY 2026 Budget
Revenues and Other Sources				
Carryforward	$ -	$ -	$ -	$ 147,504
Interest Income				
Reserve Account	$ -	$ -	$ -	$ -
Revenue Account	$ -	$ -	$ -	$ -
Interest Account	$ -	$ -	$ -	$ -
Prepayment Account	$ -	$ -	$ -	$ -
Capitalized Interest Account		$ -	$ -	
Special Assessment Revenue				
Special Assessment - On-Roll	$ -	$ -	$ -	$ 189,546
Special Assessment - Off-Roll	$ -	$ -	$ -	$ -
Special Assessment - Prepayment	$ -	$ -	$ -	
Debt Proceeds				
Series 2025 - Capitalized Interest	$ -	$ -	$ 58,926	$ -
Series 2025 - Reserve Fund	$ -	$ -	$ 88,578	$ -
Total Revenue & Other Sources	**$ -**	**$ -**	**$ 147,504**	**$ 337,050**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	$ -	$ -	$ -	$ 35,000
Principal Debt Service - Early Redemptions		$ -	$ -	
Interest Expense	$ -	$ -	$ -	$ 128,708
Other Fees and Charges				
Discounts for Early Payment	$ -	$ -	$ -	$ 12,400
Interfund Transfers Out		$ -	$ 147,504	
Total Expenditures and Other Uses	**$ -**	**$ -**	**$ 147,504**	**$ 176,108**
Net Increase/(Decrease) in Fund Balance	$ -	$ -	$ 0	$ 160,942
Fund Balance - Beginning	$ -	$ -	$ -	$ 0
Fund Balance - Ending	**$ -**	**$ -**	**$ 0**	**$ 160,943**
Restricted Fund Balance:				
Reserve Account Requirement			$ 88,578	
Restricted for November 1, 2026				
Principal Due			$ -	
Interest Due			$ 69,016	
Total - Restricted Fund Balance:			**$ 157,594**	

Product Type	Number of Units	Fiscal Year 2025	Fiscal Year 2026
Single Family 30' - 39'	0	$ -	$ -
Single Family 50' - 59'	30	$ -	$ 1,767.13
Single Family 60' - 69'	64	$ -	$ 2,078.97
Single Family 70' - 79'	0	$ -	$ -
Single Family 80' & up	0	$ -	$ -
Annexed Land			
Single Family 50' - 59'	5	$ -	$ 695.67
Total:	**99**		

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2025 Bonds - Amortization Sehcedule

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service (Calandar)	Par Debt Outstanding
Par Amount Issued:	**5/29/2025**	**$ 2,505,000**	**Varies**			
5/1/2020				$ -		
11/1/2025				$ 58,926.39	$ 58,926.39	$ 2,505,000
5/1/2026		$ 35,000	4.375%	$ 69,781.25		
11/1/2026				$ 69,015.63	$ 173,796.88	$ 2,470,000
5/1/2027		$ 40,000	4.375%	$ 69,015.63		
11/1/2027				$ 68,140.63	$ 177,156.26	$ 2,430,000
5/1/2028		$ 40,000	4.375%	$ 68,140.63		
11/1/2028				$ 67,265.63	$ 175,406.26	$ 2,390,000
5/1/2029		$ 40,000	4.375%	$ 67,265.63		
11/1/2029				$ 66,390.63	$ 173,656.26	$ 2,350,000
5/1/2030		$ 45,000	4.375%	$ 66,390.63		
11/1/2030				$ 65,406.25	$ 176,796.88	$ 2,305,000
5/1/2031		$ 45,000	4.750%	$ 65,406.25		
11/1/2031				$ 64,337.50	$ 174,743.75	$ 2,260,000
5/1/2032		$ 45,000	4.750%	$ 64,337.50		
11/1/2032				$ 63,268.75	$ 172,606.25	$ 2,215,000
5/1/2033		$ 50,000	4.750%	$ 63,268.75		
11/1/2033				$ 62,081.25	$ 175,350.00	$ 2,165,000
5/1/2034		$ 50,000	4.750%	$ 62,081.25		
11/1/2034				$ 60,893.75	$ 172,975.00	$ 2,115,000
5/1/2035		$ 55,000	4.750%	$ 60,893.75		
11/1/2035				$ 59,587.50	$ 175,481.25	$ 2,060,000
5/1/2036		$ 55,000	5.625%	$ 59,587.50		
11/1/2036				$ 58,040.63	$ 172,628.13	$ 2,005,000
5/1/2037		$ 60,000	5.625%	$ 58,040.63		
11/1/2037				$ 56,353.13	$ 174,393.76	$ 1,945,000
5/1/2038		$ 65,000	5.625%	$ 56,353.13		
11/1/2038				$ 54,525.00	$ 175,878.13	$ 1,880,000
5/1/2039		$ 65,000	5.625%	$ 54,525.00		
11/1/2039				$ 52,696.88	$ 172,221.88	$ 1,815,000
5/1/2040		$ 70,000	5.625%	$ 52,696.88		
11/1/2040				$ 50,728.13	$ 173,425.01	$ 1,745,000
5/1/2041		$ 75,000	5.625%	$ 50,728.13		
11/1/2041				$ 48,618.75	$ 174,346.88	$ 1,670,000
5/1/2042		$ 80,000	5.625%	$ 48,618.75		
11/1/2042				$ 46,368.75	$ 174,987.50	$ 1,590,000
5/1/2043		$ 85,000	5.625%	$ 46,368.75		
11/1/2043				$ 43,978.13	$ 175,346.88	$ 1,505,000
5/1/2044		$ 90,000	5.625%	$ 43,978.13		
11/1/2044				$ 41,446.88	$ 175,425.01	$ 1,415,000
5/1/2045		$ 95,000	5.625%	$ 41,446.88		
11/1/2045				$ 38,775.00	$ 175,221.88	$ 1,320,000
5/1/2046		$ 100,000	5.875%	$ 38,775.00		
11/1/2046				$ 35,837.50	$ 174,612.50	$ 1,220,000
5/1/2047		$ 105,000	5.875%	$ 35,837.50		
11/1/2047				$ 32,753.13	$ 173,590.63	$ 1,115,000
5/1/2048		$ 115,000	5.875%	$ 32,753.13		
11/1/2048				$ 29,375.00	$ 177,128.13	$ 1,000,000

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2025 Bonds - Amortization Sehcedule

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service (Calandar)	Par Debt Outstanding
5/1/2049		$ 120,000	5.875%	$ 29,375.00		
11/1/2049				$ 25,850.00	$ 175,225.00	$ 880,000
5/1/2050		$ 125,000	5.875%	$ 25,850.00		
11/1/2050				$ 22,178.13	$ 173,028.13	$ 755,000
5/1/2051		$ 135,000	5.875%	$ 22,178.13		
11/1/2051				$ 18,212.50	$ 175,390.63	$ 620,000
5/1/2052		$ 140,000	5.875%	$ 18,212.50		
11/1/2052				$ 14,100.00	$ 172,312.50	$ 480,000
5/1/2053		$ 150,000	5.875%	$ 14,100.00		
11/1/2053				$ 9,693.75	$ 173,793.75	$ 330,000
5/1/2054		$ 160,000	5.875%	$ 9,693.75		
11/1/2054				$ 4,993.75	$ 174,687.50	$ 170,000
5/1/2055		$ 170,000	5.875%	$ 4,993.75		
11/1/2055				$ -	$ 174,993.75	$ -
		$ 2,505,000		***$ 2,790,532.76***	***$ 5,295,532.76***	

Outstanding at September 30, 2026 $ 2,470,000