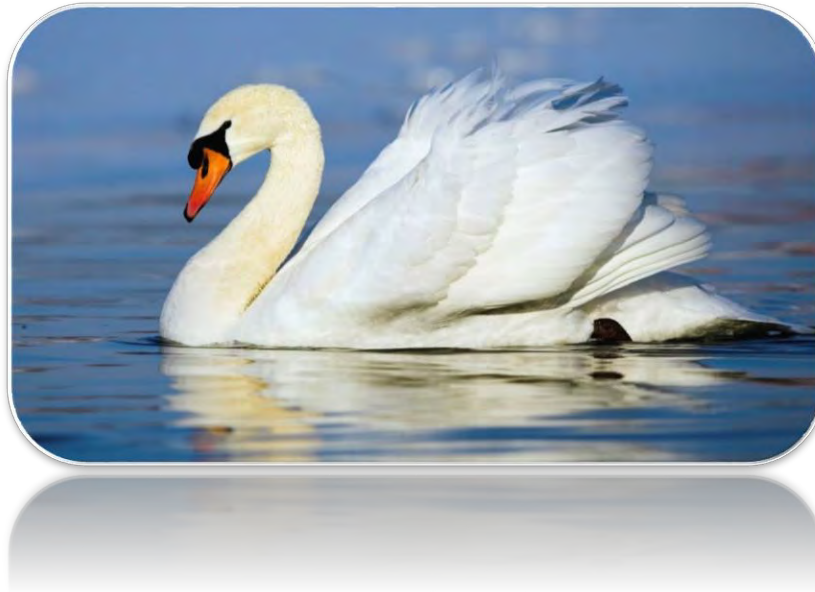


ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



REGULAR MEETING AGENDA

MAY 11 2022

PREPARED BY:

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

T: 954-658-4900 E: JimWard@JPWardAssociates.com

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT

May 4, 2022

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 **Wednesday, May 11, 2022, at 1:30 P.M.** at the offices of **Waldrop Engineering Inc./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/onstage/g.php?MTID=e6a61e9efb7ade952e064019e5501164f>

Access Code: **2332 705 5798**, Event password: Jpward

Phone: **408-418-9388** and enter the access code **2332 705 5798** to join the meeting.

Agenda

1. Call to Order & Roll Call.
2. Consideration of Minutes:
 - I. January 12, 2022, Regular Meeting.
3. Consideration of **Resolution 2022-4**, a resolution of the Board of Supervisors of Esplanade Lake Club Community approving a proposed budget for fiscal year 2023 and setting a public hearing for **Wednesday, July 13, 2022, at 1:30 P.M.** at the offices of **Atwell, LLC, 28100 Bonita Grande Drive, Suite 305, Bonita Springs, Florida 34135.**
4. Consideration of **Resolution 2022-5**, a resolution of the Board of Supervisors of the Esplanade Lake Club Community Development District ratifying acceptance of Plat entitled "Esplanade Lake Club Amenity."
5. Consideration of **Resolution 2022-6**, a resolution of the Board of Supervisors of the Esplanade Lake Club Community Development District approving the assignment of the Engineering Services Agreement, dated May 15, 2019, from Waldrop, Inc. to Atwell, LLC.
6. Consideration of the acceptance of the Audited Financial Statements for the Fiscal Year ended September 30, 2021.

7. Consideration of **Resolution 2022-7**, a resolution of the Board of Supervisors designating a date, time, and location for a landowners' meeting and election; providing for publication; and establishing forms for the landowners' election.

8. Staff Reports.
 - I. District Attorney.
 - II. District Engineer.
 - a) Stormwater Reporting Status.
 - III. District Asset Manager.
 - a) Operations Report March 1, 2022.
 - b) Operations Report April 1, 2022.
 - c) Water Quality Report February, 2022.
 - d) Waterway Inspection Report April 2022.
 - IV. District Manager.
 - a) Report on number of Registered Voters as of April 15, 2022.
 - b) Financial Statement for period ending January 31, 2022 (unaudited).
 - c) Financial Statement for period ending February 28, 2022 (unaudited).
 - d) Financial Statement for period ending March 31, 2022 (unaudited).
 - e) Financial Statement for period ending April 30, 2022 (unaudited).

9. Supervisor's Requests and Audience Comments.

10. Adjournment.

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

The second order of business is the consideration of minutes from the January 12, 2022, regular meeting.

The third order of business is the consideration of **Resolution 2022-4**, a resolution of the Board of Supervisors which approves the Fiscal Year 2023 Proposed Budget and sets a public hearing for **Wednesday, July 13, 2022, at 1:30 P.M.** at the offices of **Atwell, LLC, 28100 Bonita Grande Drive, Suite 305, Bonita Springs, Florida 34135**. 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.

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 contemplated as a result of the preparation of the Budget.

It should be noted that in anticipation of an earlier scheduled Public Hearing date, the Fiscal Year 2023 Proposed Budget was previously submitted to Lee County on March 2, 2022, to ensure compliance with the 60-day reporting requirement.

The fourth order of business is the consideration of **Resolution 2022-5**, a resolution of the Board of Supervisors of the Esplanade Lake Club Community Development District ratifying acceptance of Plat entitled "Esplanade Lake Club Amenity."

The fifth order of business is the consideration of **Resolution 2022-6**, a resolution of the Board of Supervisors approving the assignment of the Engineering Services Agreement, dated May 15, 2019, from Waldrop, Inc. to Atwell, LLC. Due to a corporate merger, Waldrop Inc. is now known as Atwell, LLC, and the assignment from Waldrop, Inc. to Atwell, LLC. Is required for continued services by Atwell, LLC.

The sixth order of business is the acceptance of the Audited Financial Statements for Fiscal Year 2021, covering the period October 1, 2020, through September 30, 2021. A representative of the Audit Firm Grau & Associates will join the meeting to fully review the audit with the Board.

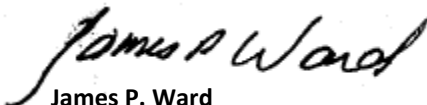
The seventh order of business is the consideration of **Resolution 2022-7**, a resolution of the Board of Supervisors designating a date, time, and location for a landowners' meeting and election; providing for publication; and establishing forms for the landowner's election. The date and time for the landowner's election is Thursday, November 10, 2022, at 9:00 am and it will be held at this location.

The eighth order of business are staff reports by the District Attorney, District Engineer, and District Asset Manager, including the Operations Report, dated March 1, 2022, and April 1, 2022, and the District Managers Report, including Financial Statements for periods ending January 31, 2022 (unaudited), February 28, 2022 (unaudited), March 31, 2022 (unaudited), and April 30, 2022 (unaudited).

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

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**MINUTES OF MEETING
ESPLANADE LAKE CLUB
COMMUNITY DEVELOPMENT DISTRICT**

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The Regular Meeting of the Board of Supervisors of the Esplanade Lake Club Community Development District was held on Wednesday, January 12, 2022, at 1:30 P.M. at the offices of Waldrop Engineering, 28100 Bonita Grande Drive, Suite 305, Bonita Springs, Florida 34135.

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Present and constituting a quorum:

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Charles Cook	Chairperson
Brian Keller	Assistant Secretary
Rebekah Norton	Assistant Secretary

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Absent:

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Valerie McChesney	Assistant Secretary
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Also present were:

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James P. Ward	District Manager
Wes Haber	District Attorney
Andrew Gill	

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Audience:

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

PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE TRANSCRIBED IN *ITALICS*.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Andrew Gill called the meeting to order at approximately 1:30 p.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 Resignation

Consideration of acceptance of a letter of resignation from Mr. Ricardo De Camps, whose term is set to expire November 2022, from Seat 2 of the Board of Supervisors of the Esplanade Lake Club Community Development District effective October 15, 2021

I. Appointment of Individual for fill Seat 2, whose term will expire November 2022

49 **II. Oath of Office**
50 **III. Guide to the Sunshine Law and Code of Ethics for Public Employees**
51 **IV. Form 1 – Statement of Financial Interests**

52
53 Mr. Gill asked if the Board wished to appoint an individual to fill Seat 2. The Board appointed Trisha
54 Sing to fill Seat 2.

55
56 **On MOTION made by Mr. Charles Cook, seconded by Mr. Brian Keller,**
57 **and with all in favor, Ms. Trisha Sing, was appointed to fill Seat 2 with**
58 **a term ending November 2022.**

59
60 Mr. Ward ensured Ms. Trisha Sing was qualified to serve on the Board. As a notary public, he
61 administered the Oath of Office to Ms. Sing. He asked Ms. Sing to sign the Oath of Office and return
62 the signed Oath to himself for notarization and to be made part of the public record. He discussed
63 the Form 1 – Statement of Financial Interests and noted Ms. Sing should call himself (Mr. Ward) with
64 any questions regarding Form 1. He encouraged Ms. Sing not to forget to file Form 1 or risk
65 incurring fees for late filing. He noted Ms. Sing was now a public official of the State of Florida and
66 as such held the rights, titles, and responsibilities thereof. He reviewed the Sunshine Law which
67 indicated Board Members could not communicate in any fashion outside of a Board Meeting
68 regarding any matter which may appear before the Board. He discussed violations of the Sunshine
69 Law and penalties. He noted any questions regarding the Sunshine Law or Code of Ethics should be
70 directed to himself or Mr. Wes Haber.

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73 **THIRD ORDER OF BUSINESS** **Consideration of Resolution 2022-1**

74
75 **Consideration of Resolution 2022-1, a resolution of the Board of Supervisors of the Esplanade Lake**
76 **Club Community Development District re-designating the Officers of the Esplanade Lake Club**
77 **Community Development District**

78
79 Mr. Gill stated currently, Charles Cook served as Chairperson, while Rebekah Norton and Valerie
80 McChesney served as Assistant Secretaries. He noted the Vice Chairperson position was vacant and Mr.
81 James Ward served as Secretary and Treasurer. He asked the Board how it wished to proceed. The
82 Board chose to appoint Trisha Sing as Vice Chairperson, Charles Cook as Chairperson, and the remaining
83 Board Members to serve as Assistant Secretaries, with Mr. Ward as Secretary and Treasurer.

84
85 **On MOTION made by Mr. Brian Keller, seconded by Mr. Charles Cook,**
86 **and with all in favor, Resolution 2022-1 was adopted, and the Chair**
87 **was authorized to sign.**

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90 **FOURTH ORDER OF BUSINESS** **Consideration of Minutes**

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92 **September 8, 2021 – Regular Meeting Minutes**

93
94 Mr. Gill asked if there were any additions, deletions, or corrections for the Minutes. Hearing none, he
95 called for a motion to approve the Minutes.

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On MOTION made by Mr. Brian Keller, seconded by Mr. Charles Cook, and with all in favor, the September 8, 2021, Regular Meeting Minutes were approved.

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FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-2

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Consideration of Resolution 2022-2, a resolution of the Board of Supervisors of the Esplanade Lake Club Community Development District appointing legal counsel for the District, authorizing its compensation, and providing for an effective date.

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Mr. Haber: I individually, and my prior law firm (Hopping Green & Sams (HGS)) more broadly, served as District Counsel for this District. My practice grew in its entirety, consisting of ten lawyers, multiple paralegals and other Staff, and moved to a new law firm. I've been in touch with Jim, as well as Charles, with respect to the move. We have taken all of our files and forms, so from a representation standpoint it will be just a change in the name of the firm that's representing you without any substantive change being made. There is a form of agreement included in the Agenda Package. Our fees in that Agreement remain the same as they were at the prior firm.

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Mr. Cook: Is Hopping still around?

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Mr. Haber: The letter we initially sent was from Hopping acknowledging that not only our practice group left, but other lawyers left as well. Hopping exists as a corporate entity to wind up its affairs. It no longer has any lawyers, so that initial letter is sufficient for purposes of documentation needed from or to Hopping.

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Mr. Ward: I have already authorized the transfer of the records from Hopping to Wes Haber's new firm. So, we are all set to go. This is basically the final piece of the puzzle. We haven't had a meeting in a while. This is the same team, different firm name.

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Mr. Gill called for a motion.

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On MOTION made by Mr. Charles Cook, seconded by Ms. Trisha Sing, and with all in favor, Resolution 2022-2 was adopted, and the Chair was authorized to sign.

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SIXTH ORDER OF BUSINESS

Consideration of Agreement

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Consideration of an Agreement between Taylor Morrison, the Esplanade Lake Club Homeowners Association, and the District relating to the enforcement of covenants and restrictions

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Mr. Ward: This came up as a result of the plat that we recently signed, whatever the last plat was that we signed. On that plat there were restrictions on land that was being transferred to the District that we may be subject to the Declarations of your Homeowner's Association. So, we put an agreement in place, since we weren't able to change the face of the plat at that time, we put an agreement in place that

143 basically says the District is not subject to any of the declarations or covenants of the Master
144 Homeowner's Association for any of the land that is transferred to us as a part of that plat. That's what
145 all this is really doing at this point. He asked if there were any questions.

146
147 Mr. Keller: It's not creating the dreaded no man's land where it's not my responsibility, it's yours, where
148 we are pointing fingers?

149
150 Mr. Ward: No. It just says HOA you can't point your finger at the CDD.

151

On MOTION made by Mr. Charles Cook, seconded by Mr. Brain Keller, and with all in favor, the Agreement between Taylor Morrison, the Esplanade Lake Club Homeowners Association, and the District relating to the enforcement of covenants and restrictions was approved.

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SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-3

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161 **Consideration of Resolution 2022-3, a resolution of the Board of Supervisors of the Esplanade Lake**
162 **Club Community Development District ratifying, confirming, and approving the execution of the Plats**
163 **for Esplanade Lake Club Phase 1, Esplanade Lake Club Phase 2, Esplanade Lake Club Plat Three, and**
164 **Esplanade Lake Club Plat Four**

165

166 Mr. Gill: This Resolution has the Board ratifying and confirming the execution of a number of plats for
167 Phase 1, Phase 2, Plat 3 and Plat 4.

168

169 Mr. Ward: As you recall, we have a resolution in place in this District that allows the Chairman to sign
170 plats outside of an open meeting in order to facilitate the process itself. The Resolution does require us
171 to come back to you and have these plats ratified, so we have received copies of all of those previous
172 plats that Charles was kind enough to execute, so this Resolution simply ratifies those prior actions. He
173 asked if there were any questions; hearing none, he called for a motion.

174

On MOTION made by Mr. Brian Keller, seconded by Ms. Trisha Sing, and with all in favor, Resolution 2022-3 was adopted, and the Chair was authorized to sign.

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EIGHTH ORDER OF BUSINESS

Staff Reports

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Staff Reports

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a) District Attorney

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Mr. Haber: There was a fairly recent change in the law requiring various units of government, including CDDs, to have a study or analysis done with respect to their stormwater improvements. I wanted to bring it to the Board's attention, and between this meeting and the next, it may make sense for you, and I, and Charles, to reach out to the engineer, and determine whether there is

190 *anything we need to do to comply with that obligation. If that determination is made that we do,*
191 *then we can speak to the engineer about getting a proposal for that work.*

192

193 *Mr. Cook: What's the catch? What is the change?*

194

195 *Mr. Ward: The requirement is that the District report to the State and the County long term*
196 *renewal and replacement costs for our water management system in this District. This is due by*
197 *June 30 this year. We have already authorized Waldrop to begin the preparation of that project.*
198 *There is no district as of today's date that has even begun this process so to speak. So, the goal is*
199 *to try to get it finished up in the next month or two so we can meet the deadline date of June 30 of*
200 *this year. I know Wes mentioned getting a proposal. I'm not recommending that simply because*
201 *there is no way an engineer is going to be able to tell us what's going to go in a report that's never*
202 *been done in the State before. We are just going to have to muddle through it for lack of a better*
203 *term. What I told the engineer is basically don't overthink it. Let's get something on a piece of*
204 *paper. We have to update it every 5 years thereafter. It is a long term program to begin with, so*
205 *after we file this one, in the next 5 years, we will probably have a better handle on how to proceed*
206 *forward as we go through the process. For right now, we just need to get this out there and done.*
207 *None of us really know what the State wants this for. This Legislation came out and none of us*
208 *knew. We are going to file it and as we learn more about what they will do with it over the next 5*
209 *years we will be able to better prepare reports in the future, but we do need to get it done in the*
210 *coming months.*

211

212 *Mr. is it just CDD's they are targeting to have this done?*

213

214 *Mr. Ward: I'm guessing, as cities and counties already do this on a larger basis, they grabbed us,*
215 *special districts, this past session. So, if I'm guessing correctly, the State Legislature, because they*
216 *accumulate this information for long term capital planning of the State's needs, this was a missing*
217 *piece of the puzzle and there are so many special districts out there now, they wanted to start to*
218 *accumulate the massive number of districts that exist and the capital that we are responsible for*
219 *as a CDD across the State.*

220

221 *Mr. Haber: Thanks Jim. That sounds like a great plan.*

222

223 **b) District Engineer**

224

No report.

225

226 **c) Asset Manager**

227

228 **I. Operations Report October 1, 2021**

229

II. Operations Report November 1, 2021

230

III. Operations Report December 1, 2021

231

232 **d) District Manager**

233

234 **I. State Law Requirements for new Stormwater Reporting**

235

II. Financial Statement for period ending August 31, 2021 (unaudited)

236

III. Financial Statement for period ending September 30, 2021 (unaudited)

237

IV. Financial Statement for period ending October 31, 2021 (unaudited)

- 238 **V. Financial Statement for period ending November 30, 2021 (unaudited)**
- 239 **VI. Financial Statement for period ending December 31, 2021 (unaudited)**

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241 No report.

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244 **NINTH ORDER OF BUSINESS** **Supervisor’s Requests and Audience Comments**

245
246 Mr. Gill asked if there were any Supervisor’s requests; there were none. He asked if there were any
247 audience members with any comments or questions; there were none.

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250 **TENTH ORDER OF BUSINESS** **Adjournment**

251
252 Mr. Gill adjourned the meeting at approximately 1:50 p.m.

253
254 **On MOTION made by Mr. Brian Keller, seconded by Mr. Charles Cook,**
255 **and with all in favor, the Meeting was adjourned.**

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258 **Esplanade Lake Club Community Development District**

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261 _____
262 **James P. Ward, Secretary**

261 _____
262 **Charles Cook, Chairman**

263

RESOLUTION 2022-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023 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 2023 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 2023 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: Wednesday, July 13, 2022
HOUR: 1:30 P.M.
LOCATION: WALDROP ENGINEERING INC./ATWELL LLC
28100 Bonita Grande Drive, Suite 304
Bonita Springs, Florida 34135

SECTION 4. SUBMITTAL OF BUDGET TO LEE COUNTY. In anticipation of an earlier scheduled Public Hearing date, the Fiscal Year 2023 Proposed Budget was previously submitted to Lee County on March 2, 2022, to ensure compliance with the 60-day reporting requirement. 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 2022-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023 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 11th day of May 2022

ATTEST:

**ESPLANADE LAKE CLUB
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, District Secretary

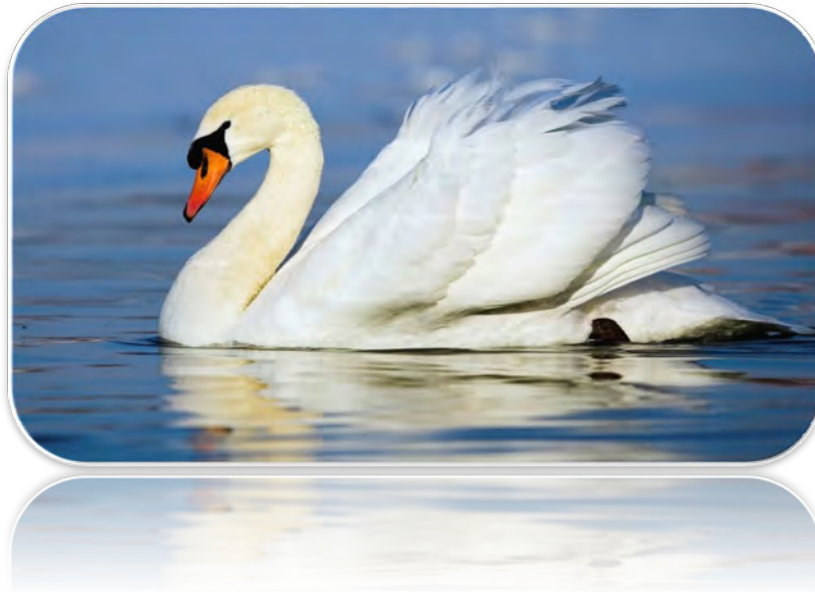
Charles Cook, Chairperson

Exhibit A - Fiscal Year 2023 Proposed Budget

Exhibit A
Fiscal Year 2023 Proposed Budget



ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2023

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 2023

Description	FY 2022 Adopted Budget	Actual at 01/31/2022	Anticipated at 09/30/2022	FY 2023	Notes
Revenues and Other Sources					
Carryforward (Available from Prior Year)	\$ 150,000	\$ -	\$ -	\$ -	Excess Cash Not Available for FY 2023
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	
Assessment Revenue					
Assessments - On-Roll	\$ 376,622	\$ 380,524	\$ 380,524	\$ 566,392	
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	
Contributions - Private Sources					
Taylor Morrison	\$ -	\$ -	\$ -	\$ -	
Total Revenue & Other Sources	\$ 526,622	\$ 380,524	\$ 380,524	\$ 566,392	
Appropriations					
Legislative					
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	Statutory Required Fees
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	FICA (if applicable)
Executive					
Professional - Management	\$ 40,000	\$ 13,333	\$ 40,000	\$ 41,000	District Manager
Financial and Administrative					
Audit Services	\$ 5,000	\$ -	\$ 4,100	\$ 4,200	Statutory required audit yearly
Accounting Services	\$ 16,000	\$ 5,333	\$ 16,000	\$ 24,000	All Funds
Assessment Roll Preparation	\$ 16,000	\$ 5,333	\$ 16,000	\$ 24,000	Par Outstanding and yearly work with Property Appraiser
Arbitrage Rebate Fees	\$ 500	\$ -	\$ 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	\$ 580	\$ 1,500	\$ 5,000	Statutory Required Legal Advertising
Trustee Services	\$ 8,250	\$ 2,667	\$ 8,250	\$ 8,250	Trust Fees for Bonds
Dissemination Agent Services	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	Required Reporting for Bonds
Property Appraiser & Tax Collector Fees	\$ -	\$ 274	\$ 274	\$ 275	Fees to place assessments on tax bills
Bank Service Fees	\$ 350	\$ -	\$ 350	\$ 350	Bank Fees - Governmental Bank Account
Travel and Per Diem					
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 750	\$ 63	\$ 150	\$ 150	Agenda Mailings and other misc mail
Rentals and Leases					
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -	
Computer Services (Web Site)	\$ 1,500	\$ -	\$ 1,500	\$ 1,500	Statutory Maintenance of Disrict Web Site
Insurance					
	\$ 5,200	\$ 5,570	\$ 5,570	\$ 5,700	General Liability and D&O Liability Insurance
Subscriptions and Memberships					
	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding					
	\$ 100	\$ 194	\$ 300	\$ 150	Agenda Books and Copies
Office Supplies					
	\$ -	\$ -	\$ -	\$ -	
Legal Services					
General Counsel	\$ 15,000	\$ 1,170	\$ 7,500	\$ 7,500	District Attorney
Boundary Amendment	\$ -	\$ -	\$ -	\$ -	District Attorney
Sub-Total	\$ 118,825	\$ 34,692	\$ 107,669	\$ 128,250	
Other General Government Services					
Engineering Services					
General Engineering	\$ 7,500	\$ -	\$ -	\$ 2,500	District Engineer (General Services)

**Esplanade Lake Club Community Development District
General Fund - Budget
Fiscal Year 2023**

Description	FY 2022 Adopted Budget	Actual at 01/31/2022	Anticipated at 09/30/2022	FY 2023	Notes
Other Assigned Services					District Engineer (Special Assigned Services)
Contingencies	\$ -	\$ -	\$ -	\$ -	
Sub-Total:	\$ 7,500	\$ -	\$ -	\$ 2,500	
Road and Street Services					
Professional Management					
Asset Management	\$ -		\$ -	\$ -	
Utility Services					
Electric	\$ -	\$ -	\$ -	\$ -	
Repairs and Maintenance					
Miscellaneous Repairs	\$ -	\$ -	\$ 3,000	\$ 3,500	Centerline Boulevard
Contingencies	\$ -	\$ -	\$ -	\$ -	
Sub-Total:	\$ -	\$ -	\$ 3,000	\$ 3,500	
Stormwater Management Services					
Professional Services					
Asset Management	\$ 35,000	\$ 5,833	\$ 35,000	\$ 35,000	Field Operations Manager
NPDES Monitoring					Federal Pollution Discharge Required Monitoring
Repairs & Maintenance					
Utility Services					
Electric	\$ -	\$ -	\$ -		N/A for FY 2023
Lake System					
Aquatic Weed Control	\$ 59,200	\$ 2,207	\$ 23,400	\$ 26,500	Monthly Spraying of Lakes
Littoral Shelf - Invasive Plant Control					Control of Invasives, maintain littoral areas, Qtr. Reporting
Lake Bank Maintenance	\$ 150,000	\$ 1,354	\$ 1,354	\$ 12,000	Monthly maintenance of lake banks
Slope Survey Monitoring	\$ 5,000	\$ -	\$ -	\$ -	N/A for FY 2023
Water Quality Reporting	\$ 15,000	\$ 15,490	\$ 52,000	\$ 66,000	Lee County Reporting Requirements
Water Quality Testing			\$ 14,200	\$ 14,200	Tri-Annual water quality sampling & water quality standards rpt
Stormwater Structures	\$ -	\$ -	\$ 23,000	\$ 23,000	Periodic Inspection/Cleaning of Interconnect Pipes
Lake 5/6 Fish Stocking	\$ -		\$ 15,000	\$ 40,000	Improve Water Quality, midge fly treatment, improve fishing
Wetland Preserves System					
Wetland Maintenance	\$ -	\$ -	\$ -	\$ 24,000	Monthly Maintenance to remove exotics
Permit Monitoring	\$ -	\$ -	\$ 15,900	\$ 15,900	Inspections, Monitoring and water level reporting
Contingencies	\$ 12,000	\$ -	\$ -	\$ 15,512	7% of Repairs and Maintenance
Capital Outlay					
Aeration Systems	\$ -	\$ -	\$ -	\$ -	
Littoral Shelf Plantings	\$ -	\$ -	\$ -	\$ -	
Erosion Restoration	\$ -	\$ -	\$ -	\$ -	
Sub-Total	\$ 276,200	\$ 24,884	\$ 179,854	\$ 272,112	
Landscaping Services					
Professional Services					
Asset Management	\$ -		\$ -	\$ -	Field Operatons Manager (Included in Above)
Utility Services					
Electric	\$ -	\$ -	\$ -	\$ -	N/A for FY 2023
Repairs & Maintenance					
Landscaping Maintenance	\$ 92,500	\$ 31,787	\$ 61,000	\$ 89,100	Alico Road, Centerplace Blvd & Eagle's Nest
Tree Trimming	\$ -	\$ -	\$ -	\$ -	N/A for FY 2023
Landscape Replacements	\$ -	\$ -	\$ 3,000	\$ 7,000	Yearly Replacements as needed

**Esplanade Lake Club Community Development District
General Fund - Budget
Fiscal Year 2023**

Description	FY 2022 Adopted Budget	Actual at 01/31/2022	Anticipated at 09/30/2022	FY 2023	Notes
Mulch Installation	\$ -	\$ -	\$ -	\$ 4,700	One (1) full mulch, at 6 month interval touch up
Annuals	\$ -	\$ -	\$ 7,000	\$ 14,000	Four (4) times/year
Landscape Lighting	\$ -	\$ -	\$ -	\$ -	Periodic repair of decorative lighting fixtures
Irrigation System Repairs	\$ -	\$ -	\$ -	\$ 3,000	Periodic repairs as needed
Miscellaneous Repairs	\$ -	\$ -	\$ -	\$ -	Other Miscellaneous items not accounted for separately
Contingencies	\$ -	\$ -	\$ -	\$ 8,246	7% of Repairs and Maintenance
Sub-Total:	\$ 92,500	\$ 31,787	\$ 71,000	\$ 126,046	
Reserves					
District Asset Restoration	\$ -	\$ -	\$ -	\$ -	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:	\$ -	\$ -	\$ -	\$ -	
Other Fees and Charges					
Discounts/Collection Fees	\$ 31,597	\$ -	\$ 31,597	\$ 33,983	
Sub-Total:	\$ 31,597	\$ -	\$ 31,597	\$ 33,983	
Total Appropriations	\$ 526,622	\$ 91,363	\$ 393,120	\$ 566,392	
Fund Balance:					
Change from Current Year Operations	\$ -	\$ 289,161	\$ (12,596)	\$ -	
Beginning Fund Balance	\$ 265,884	\$ 265,884	\$ 265,884	\$ 253,288	
Ending Fund Balance	\$ 265,884	\$ 555,045	\$ 253,288	\$ 253,288	
Reservations/Use of Fund Balance					
Reserved for first 2.5 months operations	N/A	N/A	\$ 117,998	\$ 117,998	
District Asset Restoration (See Note Above)	N/A	N/A	\$ 135,290	\$ 135,290	
Totals:	N/A	N/A	\$ 253,288	\$ 253,288	

Assessment Rate					
Product Type	EAU Factor	# of Units	FY 2021	FY 2022	FY 2023
Single Family 30' - 39'	0.65	186	\$ 606.65	\$ 433.86	\$ 652.47
Single Family 50' - 59'	0.85	192	\$ 793.31	\$ 567.35	\$ 853.23
Single Family 60' - 69'	1.00	128	\$ 933.31	\$ 667.47	\$ 1,003.80
Single Family 70' - 79'	1.10	83	\$ 1,026.64	\$ 734.22	\$ 1,104.17
Single Family 80' & up	1.15	11	\$ 1,073.30	\$ 767.60	\$ 1,154.36
Annexed Land					
Single Family 50' - 59'	0.85	32	\$ 793.31	\$ 567.35	\$ 853.23
Single Family 60' - 69'	1.00	21	\$ 933.31	\$ 667.47	\$ 1,003.80
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 12/31/2021	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	\$ 196,980	\$ 495,738
Special Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	\$ 44,985	\$ 30,000	\$ 44,985	\$ -	\$ -	\$ 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>\$ 196,980</u>	<u>\$ 540,723</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	\$ 10,000	\$ 40,000
Financial and Administrative										
Audit Services	\$ 4,500	\$ -	\$ 4,500	\$ -	\$ 4,500	\$ 2,000	\$ 4,000	\$ 5,000	\$ -	\$ 5,000
Accounting Services	\$ 16,000	\$ 8,489	\$ 16,000	\$ 14,000	\$ 16,000	\$ 10,667	\$ 16,000	\$ 16,000	\$ 4,000	\$ 16,000
Assessment Roll Services	\$ 8,000	\$ -	\$ 8,000	\$ -	\$ 8,000	\$ 10,667	\$ 16,000	\$ 16,000	\$ 4,000	\$ 16,000
Arbitrage Rebate Services	\$ 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	\$ 580	\$ 5,000
Trustee Services	\$ 8,250	\$ -	\$ 8,250	\$ -	\$ 8,250	\$ 6,988	\$ 6,988	\$ 8,250	\$ -	\$ 8,250
Dissemination Agent Services	\$ 500	\$ -	\$ 500	\$ -	\$ 500	\$ 4,333	\$ 5,000	\$ 5,000	\$ 2,250	\$ 5,000
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 274	\$ -
Bank Service Fees	\$ 350	\$ 272	\$ 350	\$ 316	\$ 350	\$ 97	\$ 200	\$ 350	\$ -	\$ 350
Communications & Freight Services										
Postage, Freight & Messenger	\$ 750	\$ 312	\$ 750	\$ 292	\$ 750	\$ 517	\$ 750	\$ 750	\$ 63	\$ 750
Computer Services - Website Development	\$ 1,500	\$ 1,800	\$ 1,500	\$ 1,200	\$ 1,500	\$ 100	\$ 300	\$ 1,500	\$ -	\$ 1,500
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	\$ 400
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	\$ 1,170	\$ 15,000
Legal - Series 2019 Bonds	\$ -	\$ -	\$ -	\$ 540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal - Boundary Amendment	\$ -	\$ -	\$ -	\$ 8,124	\$ -	\$ 2,543	\$ 2,543	\$ -	\$ -	\$ -
Other General Government Services										
Engineering Services	\$ 7,500	\$ -	\$ 7,500	\$ -	\$ 7,500	\$ -	\$ 4,000	\$ 7,500	\$ -	\$ 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 12/31/2021	Projected through 9/30/2022
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater Management Services										
Professional - Management	\$ -	\$ -	\$ -	\$ -	\$ 35,000	\$ 13,125	\$ 35,000	\$ 35,000	\$ 5,833	\$ 35,000
Field Operations										
Mitigation Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance										
Lake System										
Aquatic Weed Control	\$ -	\$ -	\$ -	\$ -	\$ 59,200	\$ 2,500	TBD	\$ 59,200	\$ 2,207	\$ 59,200
Lake Bank Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ -	TBD	\$ 150,000	\$ 12,184	\$ 150,000
Slope Survey Monitoring	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ -	TBD	\$ 5,000	\$ -	\$ 5,000
Water Quality Reporting/Testing	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ -	TBD	\$ 15,000	\$ 4,660	\$ 15,000
Capital Outlay										
Aeration Systems	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Littoral Shelf Plantings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Erosion Restoration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingencies - OVERALL	\$ -	\$ -	\$ -	\$ -	\$ 12,000	\$ -	TBD	\$ 12,000	\$ -	\$ 12,000
Landscaping										
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 12,403	TBD	\$ 92,500	\$ 31,787	\$ 92,500
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	\$ 84,947	\$ 495,695
Total Expenditures and Other Uses:	\$ 113,555	\$ 77,764	\$ 113,555	\$ 101,868	\$ 489,755	\$ 117,224	\$ 165,487	\$ 495,025	\$ 84,947	\$ 495,695
Net Increase/ (Decrease)	\$ -	\$ 12,236	\$ -	\$ (6,868)	\$ -	\$ 408,514	\$ 375,236	\$ -	\$ 112,033	\$ 45,028

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019 A-1 Bonds - Budget
Fiscal Year 2023

Description	FY 2022 Adopted Budget	Actual at 01/31/2022	Anticipated at 09/30/2022	FY 2023
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ 5	\$ 10	\$ -
Reserve Account	\$ -	\$ 7	\$ 14	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 793,303	\$ 813,840	\$ 813,840	\$ 926,403
Special Assessment - Off-Roll	\$ 72,494	\$ -	\$ 72,494	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2019 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 865,797	\$ 813,852	\$ 886,358	\$ 926,403

Expenditures and Other Uses

Debt Service

Principal Debt Service - Mandatory	\$ 275,000	\$ 275,000	\$ 275,000	\$ 285,000
Principal Debt Service - Early Redemptions	\$ -	\$ -	\$ -	\$ -
Interest Expense	\$ 580,219	\$ 292,344	\$ 584,688	\$ 571,119
Other Fees and Charges	\$ -	\$ -	\$ -	\$ -
Discounts for Early Payment	\$ 55,532	\$ -	\$ 55,532	\$ 60,606
Total Expenditures and Other Uses	\$ 910,751	\$ 567,344	\$ 915,220	\$ 916,725

Net Increase/(Decrease) in Fund Balance	\$ -	\$ 246,508	\$ (28,862)	\$ 9,678
Fund Balance - Beginning	\$ 724,811	\$ 724,811	\$ 724,811	\$ 695,949
Fund Balance - Ending	\$ -	\$ 971,319	\$ 695,949	\$ 705,627

Restricted Fund Balance:

Reserve Account Requirement	\$ 432,147
Restricted for November 1, 2023	
Principal Due	\$ 295,000
Interest Due	\$ 283,244
Total - Restricted Fund Balance:	\$ 1,010,391

Product Type	Number of Units	Fiscal Year 2022	Fiscal Year 2023
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	\$ 1,413.42
Single Family 60' - 69'	21	\$ 1,539.94	\$ 1,539.94
Total:	653		

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 2023**

Description	FY 2022			FY 2023
	Adopted Budget	Actual at 01/31/2022	Anticipated at 09/30/2022	
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ -	\$ -	\$ -
Reserve Account	\$ -	\$ -	\$ -	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ 11	\$ 11	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Off-Roll	\$ 431,769	\$ 22,646	\$ 431,769	\$ 364,622
Special Assessment - Prepayment	\$ -	\$ 506,470	\$ 506,470	\$ -
Debt Proceeds				
Series 2019 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 431,769	\$ 529,127	\$ 938,250	\$ 364,622

Expenditures and Other Uses

Debt Service

Principal Debt Service - Mandatory	\$ 140,000	\$ 140,000	\$ 140,000	\$ 110,000
Principal Debt Service - Early Redemptions	\$ -	\$ 325,000	\$ 505,000	\$ -
Interest Expense	\$ 291,769	\$ 127,125	\$ 291,769	\$ 254,622
Other Fees and Charges	\$ -	\$ -	\$ -	\$ -
Discounts for Early Payment	\$ -	\$ -	\$ -	\$ -
Inerfund Transfers Out	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 431,769	\$ 592,125	\$ 936,769	\$ 364,622

Net Increase/(Decrease) in Fund Balance	\$ -	\$ (62,998)	\$ 1,481	\$ -
Fund Balance - Beginning	\$ 547,858	\$ 547,858	\$ 547,858	\$ 549,338
Fund Balance - Ending	\$ -	\$ 484,860	\$ 549,338	\$ 549,338

Restricted Fund Balance:

Reserve Account Requirement	\$ 435,369
Restricted for November 1, 2021	
Principal Due	\$ 110,000
Interest Due	\$ 147,022
Total - Restricted Fund Balance:	\$ 692,391

Product Type	Number of Units	FY 2021 Rate	FY 2022 Rate
Single Family 30' - 39'	186	N/A	N/A
Single Family 50' - 59'	192	N/A	\$ 922.84
Single Family 60' - 69'	128	N/A	\$ 1,079.62
Single Family 70' - 79'	83	N/A	\$ 1,165.79
Single Family 80' & up	11	N/A	\$ -
LANDS TO BE ANNEXED			
Single Family 50' - 59'	32	N/A	\$ 946.55
Single Family 60' - 69'	21	N/A	\$ 1,113.59
Total:	653		

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 Amount Issued:		\$ 7,465,000	Varies		
5/1/2022				\$ 107,600.00	
11/1/2022		\$ 110,000	3.250%	\$ 107,600.00	\$ 325,200.00
5/1/2023				\$ 105,812.50	
11/1/2023		\$ 110,000	3.250%	\$ 105,812.50	\$ 321,625.00
5/1/2024				\$ 104,025.00	
11/1/2024		\$ 115,000	3.250%	\$ 104,025.00	\$ 323,050.00
5/1/2025				\$ 102,156.25	
11/1/2025		\$ 120,000	3.250%	\$ 102,156.25	\$ 324,312.50
5/1/2026				\$ 100,206.25	
11/1/2026		\$ 120,000	3.625%	\$ 100,206.25	\$ 320,412.50
5/1/2027				\$ 98,031.25	
11/1/2027		\$ 125,000	3.625%	\$ 98,031.25	\$ 321,062.50
5/1/2028				\$ 95,765.63	
11/1/2028		\$ 130,000	3.625%	\$ 95,765.63	\$ 321,531.26
5/1/2029				\$ 93,409.38	
11/1/2029		\$ 135,000	3.625%	\$ 93,409.38	\$ 321,818.76
5/1/2030				\$ 90,962.50	
11/1/2030		\$ 140,000	3.625%	\$ 90,962.50	\$ 321,925.00
5/1/2031				\$ 88,425.00	
11/1/2031		\$ 145,000	4.000%	\$ 88,425.00	\$ 321,850.00
5/1/2032				\$ 85,525.00	
11/1/2032		\$ 150,000	4.000%	\$ 85,525.00	\$ 321,050.00
5/1/2033				\$ 82,525.00	
11/1/2033		\$ 155,000	4.000%	\$ 82,525.00	\$ 320,050.00
5/1/2034				\$ 79,425.00	
11/1/2034		\$ 165,000	4.000%	\$ 79,425.00	\$ 323,850.00
5/1/2035				\$ 76,125.00	
11/1/2035		\$ 170,000	4.000%	\$ 76,125.00	\$ 322,250.00
5/1/2036				\$ 72,725.00	
11/1/2036		\$ 175,000	4.000%	\$ 72,725.00	\$ 320,450.00
5/1/2037				\$ 69,225.00	
11/1/2037		\$ 185,000	4.000%	\$ 69,225.00	\$ 323,450.00
5/1/2038				\$ 65,525.00	
11/1/2038		\$ 190,000	4.000%	\$ 65,525.00	\$ 321,050.00
5/1/2039				\$ 61,725.00	
11/1/2039		\$ 200,000	4.000%	\$ 61,725.00	\$ 323,450.00
5/1/2040				\$ 57,725.00	
11/1/2040		\$ 205,000	4.000%	\$ 57,725.00	\$ 320,450.00
5/1/2041				\$ 53,625.00	
11/1/2041		\$ 215,000	4.125%	\$ 53,625.00	\$ 322,250.00
5/1/2042				\$ 49,190.63	
11/1/2042		\$ 225,000	4.125%	\$ 49,190.63	\$ 323,381.26
5/1/2043				\$ 45,550.00	
11/1/2043		\$ 235,000	4.125%	\$ 45,550.00	\$ 326,100.00

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)
5/1/2044				\$ 39,703.13	
11/1/2044		\$ 245,000	4.125%	\$ 39,703.13	\$ 324,406.26
5/1/2045				\$ 34,650.00	
11/1/2045		\$ 250,000	4.125%	\$ 34,650.00	\$ 319,300.00
5/1/2046				\$ 29,493.75	
11/1/2046		\$ 265,000	4.125%	\$ 29,493.75	\$ 323,987.50
5/1/2047				\$ 24,028.13	
11/1/2047		\$ 275,000	4.125%	\$ 24,028.13	\$ 323,056.26
5/1/2048				\$ 18,356.25	
11/1/2048		\$ 285,000	4.125%	\$ 18,356.25	\$ 321,712.50
5/1/2049				\$ 12,478.13	
11/1/2049		\$ 295,000	4.125%	\$ 12,478.13	\$ 319,956.26
5/1/2050				\$ 6,393.75	
11/1/2050		\$ 310,000	4.125%	\$ 6,393.75	\$ 322,787.50

RESOLUTION 2022-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT RATIFYING ACCEPTANCE OF PLAT ENTITLED "ESPLANADE LAKE CLUB AMENITY" AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Esplanade Lake Club Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, for the purpose of financing, acquiring, constructing and maintaining public infrastructure improvements; and

WHEREAS, the District has been created and established for the purpose of delivering certain community development services and facilities for the benefit of the land owners and residents of the District: and

WHEREAS, the plat titled Esplanade Lake Club Amenity ("Plat") dedicates certain tracts and related easements to the District; and

WHEREAS, the Plat has been fully executed, approved and recorded in the official records of Lee County, Florida; and

WHEREAS, the District now desires to ratify the approval of the Plat and the dedications set forth in the Plat.

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

SECTION 1. The recitals so stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District hereby ratifies the approval of the Plat and hereby acknowledges and affirms that it will accept ownership of all tracts and easements dedicated to the district, subject to certification by the District Engineer and review by District Counsel, appearing within the Plat, a true and correct copy of said Plat being attached hereto and made part hereof as **Exhibit A**.

SECTION 3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 11th day of May

2022. **ATTEST:**

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

Charles Cook, Chairperson

Exhibit A: Esplanade Lake Club Amenity Plat

EXHIBIT A

Esplanade Lake Club Amenity Plat

Esplanade Lake Club Amenity

A REPLAT OF ALL TRACTS "A1" AND "W5-6", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, TOGETHER WITH ALL OF TRACT "W3", ESPLANADE LAKE CLUB PHASE 2, RECORDED AS INSTRUMENT NUMBER 202000075347, LYING IN SECTIONS 11 AND 12, TOWNSHIP 46 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA

LEGAL DESCRIPTION
BEING ALL OF TRACTS "A1" AND "W5-6", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, TOGETHER WITH ALL OF TRACT "W3", ESPLANADE LAKE CLUB PHASE 2, RECORDED AS INSTRUMENT NUMBER 202000075347, LYING IN SECTIONS 11 AND 12, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, CONTAINING 15,587,468 SQUARE FEET OR 357.839 ACRES, MORE OR LESS.

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION (DEVELOPER) AND ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT, THE OWNERS OF THE HEREIN DESCRIBED LANDS, HAVE CAUSED THIS PLAT OF ESPLANADE LAKE CLUB AMENITY, A REPLAT OF ALL TRACTS "A1" AND "W5-6", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, TOGETHER WITH ALL OF TRACT "W3", ESPLANADE LAKE CLUB PHASE 2, RECORDED AS INSTRUMENT NUMBER 202000075347, LYING IN SECTIONS 11 AND 12, TOWNSHIP 46 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA TO BE MADE AND DO HEREBY:

A. DEDICATE TO ESPLANADE LAKE CLUB HOMEOWNERS ASSOCIATION, INC., WITH RESPONSIBILITY FOR MAINTENANCE:
1. ALL ACCESS EASEMENTS (A.E.), AS DEPICTED.
2. TRACT "A1" FOR AMENITY PURPOSES.

B. DEDICATE TO THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT:
1. ALL ACCESS EASEMENTS (A.E.), AS DEPICTED, WITH NO RESPONSIBILITY FOR MAINTENANCE.
2. ALL LAKE MAINTENANCE EASEMENTS (L.M.E.), AS DEPICTED, WITH RESPONSIBILITY FOR MAINTENANCE.
3. TRACTS "W3" AND "W5-6", AS WATER MANAGEMENT, FOR THE PURPOSE OF LAKE, DRAINAGE (D.E.) AND MAINTENANCE (L.M.E.), WITH RESPONSIBILITY FOR MAINTENANCE.
4. ALL DRAINAGE EASEMENTS (D.E.), AS DEPICTED, FOR DRAINAGE AND STORM WATER MANAGEMENT PURPOSES. WITH RESPONSIBILITY FOR MAINTENANCE.

C. DEDICATE TO PUBLIC AND PRIVATE UTILITY COMPANIES:
ALL PLATTED PUBLIC UTILITY EASEMENTS (P.U.E.'s) SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

D. DEDICATE TO LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA (LEE COUNTY), ITS SUCCESSOR AND ASSIGNS:

1. A NON-EXCLUSIVE ACCESS EASEMENT (A.E.) OVER & ACROSS TRACT "R" FOR THE PURPOSE OF PERMITTING EMERGENCY AND OTHER SERVICE VEHICLES TO ACCESS PROPERTIES DEPICTED ON THIS PLAT WITHOUT RESPONSIBILITY FOR MAINTENANCE.
2. THOSE NON-EXCLUSIVE LEE COUNTY UTILITY EASEMENTS (L.C.U.E.) AS SHOWN AND/OR NOTED HEREIN FOR THE PURPOSES OF PERFORMING AND DISCHARGING ITS DUTIES AND OBLIGATIONS TO PROVIDE POTABLE WATER DISTRIBUTION SERVICES AND SANITARY SEWER COLLECTION SERVICES.

E. RESERVE TO TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS:

THE RIGHT OF INGRESS AND EGRESS OVER ALL DRAINAGE EASEMENTS (D.E.).

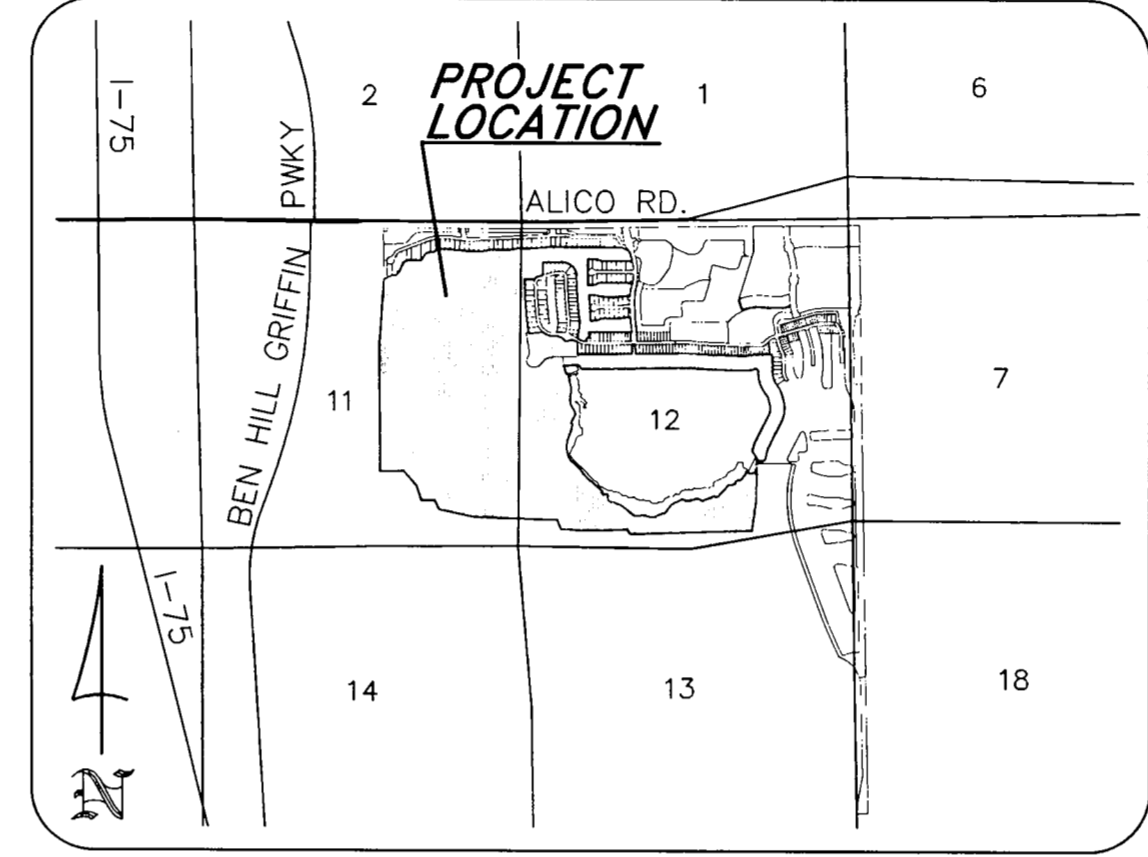
IN WITNESS WHEREOF, TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 23 DAY OF February 2022.

WITNESSES:
[Signature]
SIGNATURE
Jacquelyn Lasocque
PRINT NAME
B. Madlock
SIGNATURE
BRANDON MADLOCK
PRINT NAME
TAYLOR MORRISON OF FLORIDA, INC.
A FLORIDA CORPORATION
BY: [Signature]
NAME: Barbara Kinnom TITLE: Vice President

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT, A UNIT OF SPECIAL PURPOSE GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES

IN WITNESS WHEREOF, ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT, A UNIT OF SPECIAL PURPOSE GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 23 DAY OF February 2022.

WITNESSES:
[Signature]
SIGNATURE
Jacquelyn Lasocque
PRINT NAME
B. Madlock
SIGNATURE
BRANDON MADLOCK
PRINT NAME
CHARLES E. COOK
CHAIRMAN OF THE BOARD OF SUPERVISORS



NOTICE:
LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE, OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.

CORPORATE ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF SARASOTA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 23 DAY OF February 2022, BY Barbara Kinnom AS Vice President OF TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

[Signature]
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT
Jessica K. Linn
NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED
JESSICA K LINN
State of Florida Notary Public
Commission # GG 170813
My Commission Expires
April 16, 2022

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF LEE
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 23 DAY OF February 2022, BY CHARLES E. COOK, AS THE CHAIRMAN OF THE BOARD OF SUPERVISORS OF THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT, A UNIT OF SPECIAL PURPOSE GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, ON BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.
[Signature]
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT
Jessica K. Linn
NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED
JESSICA K LINN
State of Florida Notary Public
Commission # GG 5739
My Commission Expires
April 16, 2022

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTICE:
THE SOUTHWEST FLORIDA INTERNATIONAL AIRPORT IS IN PROXIMITY TO THIS PLAT (ESPLANADE LAKE CLUB AMENITY). THERE IS POTENTIAL FOR NOISES CREATED BY AND INCIDENTAL TO THE OPERATION OF THE AIRPORT AS OUTLINED IN LEE COUNTY LAND DEVELOPMENT CODE SECTION 34-1104

COUNTY APPROVALS
THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS 25TH DAY OF FEBRUARY 2022.
[Signature]
CECIL FENDERGRASS
BOARD CHAIR
[Signature]
LINDA DOGGETT CHARLIE GREEN
LEE COUNTY CLERK OF COURT

[Signature]
DAVID HALVERSON
ASSISTANT COUNTY ATTORNEY
[Signature]
JESSICA SULZER, P.E.
MANAGER DEVELOPMENT SERVICES
[Signature]
DAVID M. LOVELAND, AICP, DIRECTOR
DEPARTMENT OF COMMUNITY DEVELOPMENT

REVIEW BY COUNTY PROFESSIONAL SURVEYOR AND MAPPER
REVIEW BY THE DESIGNATED LEE COUNTY PSM DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF F.S. CHAPTER 177, PART 1.
[Signature]
GARY W. HENSHFORD, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER LS 6305
LEE COUNTY DESIGNATED P.S.M.

CLERK'S CERTIFICATE
I HEREBY CERTIFY THAT THE ATTACHED PLAT OF ESPLANADE LAKE CLUB AMENITY, A REPLAT OF ALL TRACTS "A1" AND "W5-6", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, TOGETHER WITH ALL OF TRACT "W3", ESPLANADE LAKE CLUB PHASE 2, RECORDED AS INSTRUMENT NUMBER 202000075347, LYING IN SECTIONS 11 AND 12, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT 2:34 P.M. THIS 23rd DAY OF FEBRUARY 2022 AND DULY RECORDED AS INSTRUMENT # 202200065443 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
[Signature]
LINDA DOGGETT CHARLIE GREEN
CLERK OF COURT
IN AND FOR LEE COUNTY

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THE ATTACHED PLAT OF ESPLANADE LAKE CLUB AMENITY, A REPLAT OF ALL TRACTS "A1" AND "W5-6", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, TOGETHER WITH ALL OF TRACT "W3", ESPLANADE LAKE CLUB PHASE 2, RECORDED AS INSTRUMENT NUMBER 202000075347, LYING IN SECTIONS 11 AND 12, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES (F.S.). I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT.
RHODES & RHODES LAND SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 6897

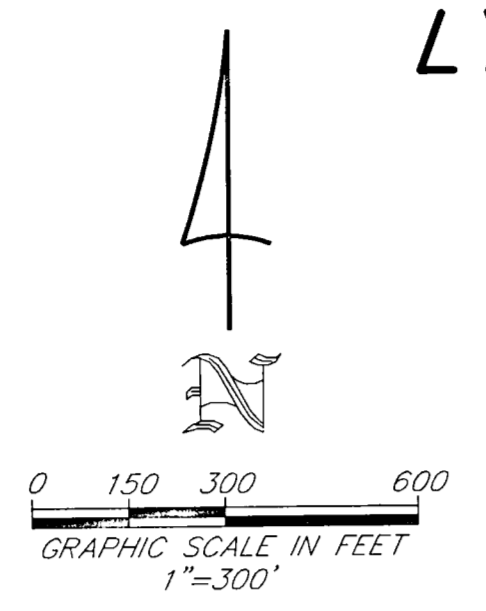
DATE: 2/21/22
[Signature] P.S.M. #5739
JOHN SCOTT RHODES STATE OF FLORIDA
THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES, P.S.M. #5739
RHODES & RHODES
LAND SURVEYING, INC.
28100 BONITA GRANDE DRIVE - SUITE #107
BONITA SPRINGS, FL 34135
(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897

2021 1/21/2022-00027 / PLT2022-00027
DOS2020-00123

Esplanade Lake Club Amenity

A REPLAT OF ALL TRACTS "A1" AND "W5-6", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, TOGETHER WITH ALL OF TRACT "W3", ESPLANADE LAKE CLUB PHASE 2, RECORDED AS INSTRUMENT NUMBER 202000075347, LYING IN SECTIONS 11 AND 12, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

- LEGEND:**
- BOB BASIS OF BEARING
 - R.O.W. RIGHT-OF-WAY
 - LB LICENSED BUSINESS
 - P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 - O.R. OFFICIAL RECORDS BOOK
 - INST. INSTRUMENT
 - S.F. SQUARE FEET
 - (E) EASEMENT TIE
 - L.B.E. LANDSCAPE BUFFER EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - L.M.E. LAKE MAINTENANCE EASEMENT
 - I.E. IRRIGATION EASEMENT
 - A.E. ACCESS EASEMENT
 - D.E. DRAINAGE EASEMENT
 - L.C.U.E. LEE COUNTY UTILITY EASEMENT
 - SET PERMANENT REFERENCE MONUMENT (5/8"x18" IRON ROD CAPPED "FRM LB 6897") (UNLESS OTHERWISE NOTED)
 - PERMANENT CONTROL POINT
 - INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE.

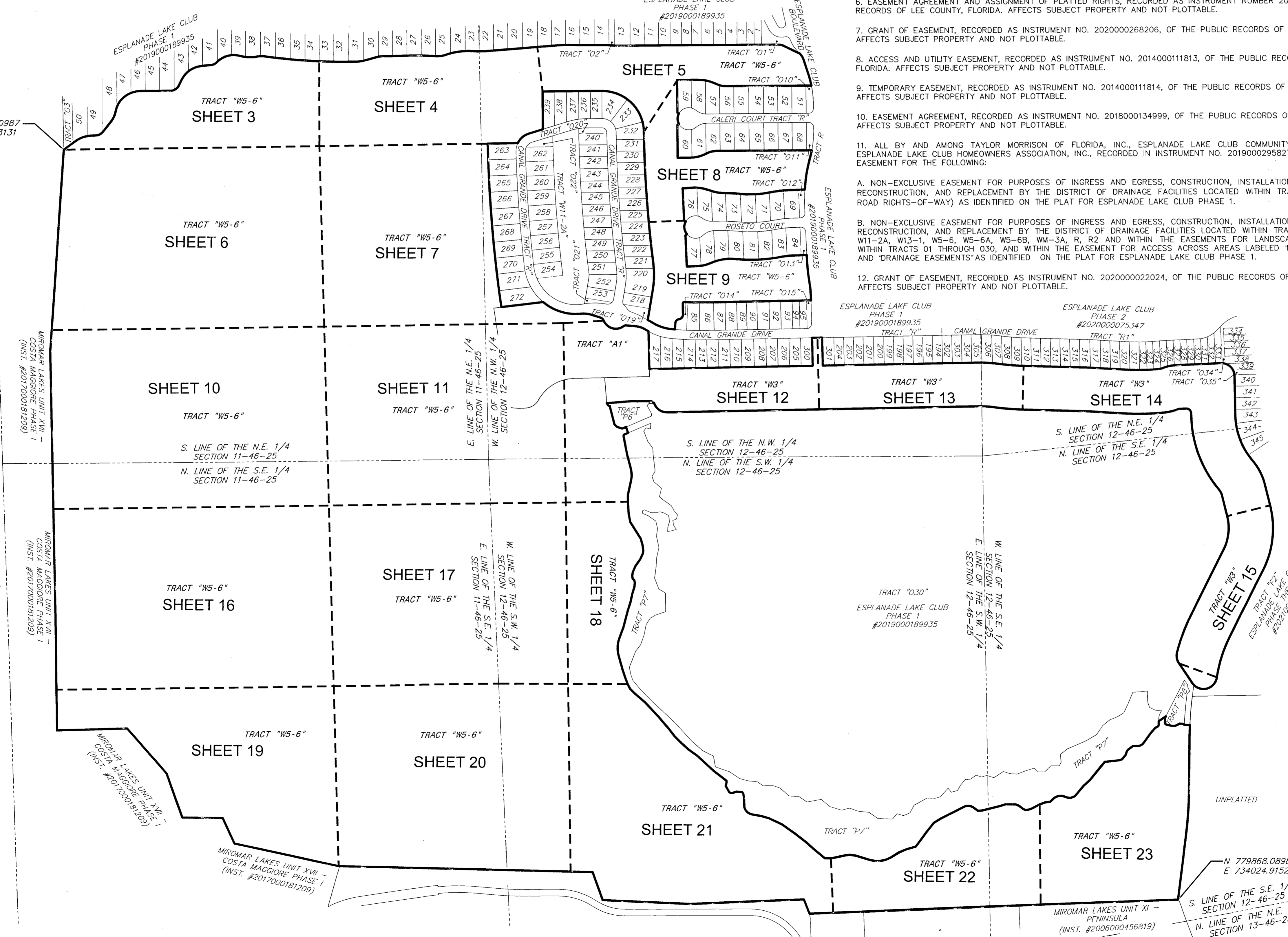


- NOTES**
- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 - ALL SIDE TRACT LINES ARE RADIAL TO THE RIGHT-OF-WAY OF TRACT "R" UNLESS OTHERWISE NOTED.
 - UNLESS OTHERWISE NOTED ALL CURVES ARE CIRCULAR.
 - BEARINGS ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY OF ALICO ROAD, AS BEING NORTH 89°27'22" EAST, AND RELATES TO THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983/90 ADJUSTMENT (NAD83/90).
 - EASEMENTS CO-LOCATED WITHIN THE PLATTED UTILITY EASEMENTS SHALL BE SUBORDINATE TO THE PUBLIC UTILITY EASEMENT.
 - EASEMENT AGREEMENT AND ASSIGNMENT OF PLATTED RIGHTS, RECORDED AS INSTRUMENT NUMBER 2020000145346, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY AND NOT PLOTTABLE.
 - GRANT OF EASEMENT, RECORDED AS INSTRUMENT NO. 2020000268206, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY AND NOT PLOTTABLE.
 - ACCESS AND UTILITY EASEMENT, RECORDED AS INSTRUMENT NO. 201400011813, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY AND NOT PLOTTABLE.
 - TEMPORARY EASEMENT, RECORDED AS INSTRUMENT NO. 201400011814, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY AND NOT PLOTTABLE.
 - EASEMENT AGREEMENT, RECORDED AS INSTRUMENT NO. 2018000134999, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY AND NOT PLOTTABLE.
 - ALL BY AND AMONG TAYLOR MORRISON OF FLORIDA, INC., ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT AND ESPLANADE LAKE CLUB HOMEOWNERS ASSOCIATION, INC., RECORDED IN INSTRUMENT NO. 2019000295827, WHICH PROVIDES A BLANKET EASEMENT FOR THE FOLLOWING:
 - NON-EXCLUSIVE EASEMENT FOR PURPOSES OF INGRESS AND EGRESS, CONSTRUCTION, INSTALLATION, USE, MAINTENANCE, REPAIR, RECONSTRUCTION, AND REPLACEMENT BY THE DISTRICT OF DRAINAGE FACILITIES LOCATED WITHIN TRACTS R, R1 AND R2 (PRIVATE ROAD RIGHTS-OF-WAY) AS IDENTIFIED ON THE PLAT FOR ESPLANADE LAKE CLUB PHASE 1.
 - NON-EXCLUSIVE EASEMENT FOR PURPOSES OF INGRESS AND EGRESS, CONSTRUCTION, INSTALLATION, USE, MAINTENANCE, REPAIR, RECONSTRUCTION, AND REPLACEMENT BY THE DISTRICT OF DRAINAGE FACILITIES LOCATED WITHIN TRACTS W11-1A, W11-1B, W11-1C, W11-2A, W13-1, W5-6, W5-6A, W5-6B, WM-3A, R, R2 AND WITHIN THE EASEMENTS FOR LANDSCAPING AND DRAINAGE LOCATED WITHIN TRACTS O1 THROUGH O30, AND WITHIN THE EASEMENT FOR ACCESS ACROSS AREAS LABELED 'LAKE MAINTENANCE EASEMENTS AND DRAINAGE EASEMENTS' AS IDENTIFIED ON THE PLAT FOR ESPLANADE LAKE CLUB PHASE 1.
 - GRANT OF EASEMENT, RECORDED AS INSTRUMENT NO. 202000022024, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY AND NOT PLOTTABLE.

NOTE (COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS):
THIS ENTIRE PLAT IS AFFECTED BY THE FOLLOWING:
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ESPLANADE LAKE CLUB RECORDED AS INSTRUMENT NUMBER 2019000189935, AS AMENDED BY FIRST AMENDMENT RECORDED AS INSTRUMENT NUMBER 2019000206589, BY SECOND AMENDMENT RECORDED AS INSTRUMENT NUMBER 2019000292942, BY THIRD AMENDMENT RECORDED AS INSTRUMENT NUMBER 202000057122, BY SUPPLEMENTAL DECLARATION RECORDED AS INSTRUMENT NUMBER 202000075355, AND BY FOURTH AMENDMENT RECORDED AS INSTRUMENT NUMBER 2020000117726, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
SEE THE FOLLOWING PARAGRAPHS FOR EASEMENTS CONTAINED IN THE DECLARATION:

ARTICLE II
SECTION 1 - EASEMENT FOR INGRESS AND EGRESS AND FOR UTILITIES, COMMUNITY SYSTEMS AND DRAINAGE OVER, UNDER AND ACROSS THE PROPERTY FOR THE BENEFIT OF ANY ADDITIONAL PROPERTY.
SECTION 2.A - EASEMENTS RETAINED BY DECLARANT FOR ACCESS TO THE AMENITY CENTERS.
SECTION 2.J - EASEMENTS RETAINED BY DECLARANT FOR ACCESS TO THE PROPERTY DURING THE DEVELOPMENT AND SALE PERIOD.
SECTION 7 - EASEMENT OVER ESPLANADE LAKE CLUB FOR INGRESS AND EGRESS TO AND FROM THE MODEL ROW(S) AND TO USE AND SHOW THE MODELS TO PROSPECTIVE PURCHASERS FOR SO LONG AS SUCH MODEL ROW(S) EXISTS.

ARTICLE IV
SECTION 1 - EASEMENTS TO USE COMMON AREAS.
SECTION 1.G - THE RIGHT OF THE ASSOCIATION TO GRANT EASEMENTS AND RIGHTS-OF-WAY, WHERE NECESSARY OR DESIRABLE, FOR UTILITIES, WATER AND SEWER FACILITIES, CABLE TELEVISION, IRRIGATION, DRAINAGE AND OTHER SERVICES OVER THE COMMON AREA TO SERVE THE COMMON AREA AND OTHER PORTIONS OF THE PROPERTY.
SECTION 4 - EASEMENTS FOR VEHICULAR TRAFFIC.
SECTION 5 - EASEMENTS FOR ACCESS.
SECTION 6.A - EASEMENTS FOR UTILITIES AND SERVICES.
SECTION 6.B - EASEMENTS FOR ENCROACHMENT AND SIDEWALKS.
SECTION 6.C - EASEMENTS TO ENTER UPON LOTS.
SECTION 6.D - EASEMENTS OVER COMMON AREAS.
SECTION 6.E - DRAINAGE EASEMENTS.
SECTION 6.F - SURFACE WATER AND STORM WATER MANAGEMENT SYSTEM ENCROACHMENT EASEMENT AND ACCESS EASEMENTS TO MAINTAIN.
SECTION 6.G - EASEMENTS FOR IRRIGATION.
SECTION 6.H - EASEMENTS FOR LAKE MAINTENANCE.
SECTION 6-I - BUFFER EASEMENTS.
SECTION 7 - EASEMENTS FOR COMMUNITY SYSTEMS, IF ANY, AND PERPETUAL EXCLUSIVE EASEMENT OVER, UNDER AND ACROSS THE PROPERTY FOR THE PLACEMENT AND LOCATION THEREOF.
SECTION 11 - ADDITIONAL EASEMENTS (SUCH GRANTS OF EASEMENT OR OTHER INSTRUMENTS AS MAY FROM TIME TO TIME BE DESIRABLE FOR THE DEVELOPMENT OF THE PROPERTY).



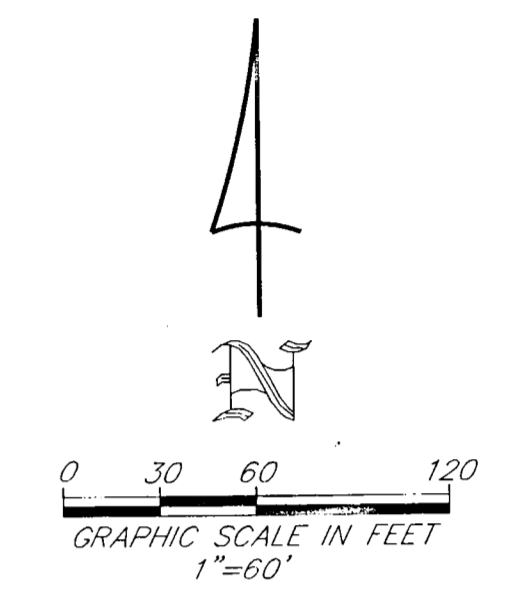
DOS2020-00123 / PLI2021-00027

THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES P.S.M. #5739
RHODES & RHODES
LAND SURVEYING, INC.
28100 BONITA GRANDE DRIVE, SUITE #107
BONITA SPRINGS, FL 34135
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FLORIDA BUSINESS LICENSE NO. LB 6897

Esplanade Lake Club Amenity

A REPLAT OF ALL TRACTS "A1" AND "W5-6", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, TOGETHER WITH ALL OF TRACT "W3", ESPLANADE LAKE CLUB PHASE 2, RECORDED AS INSTRUMENT NUMBER 2020000075347,

LYING IN SECTIONS 11 AND 12, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

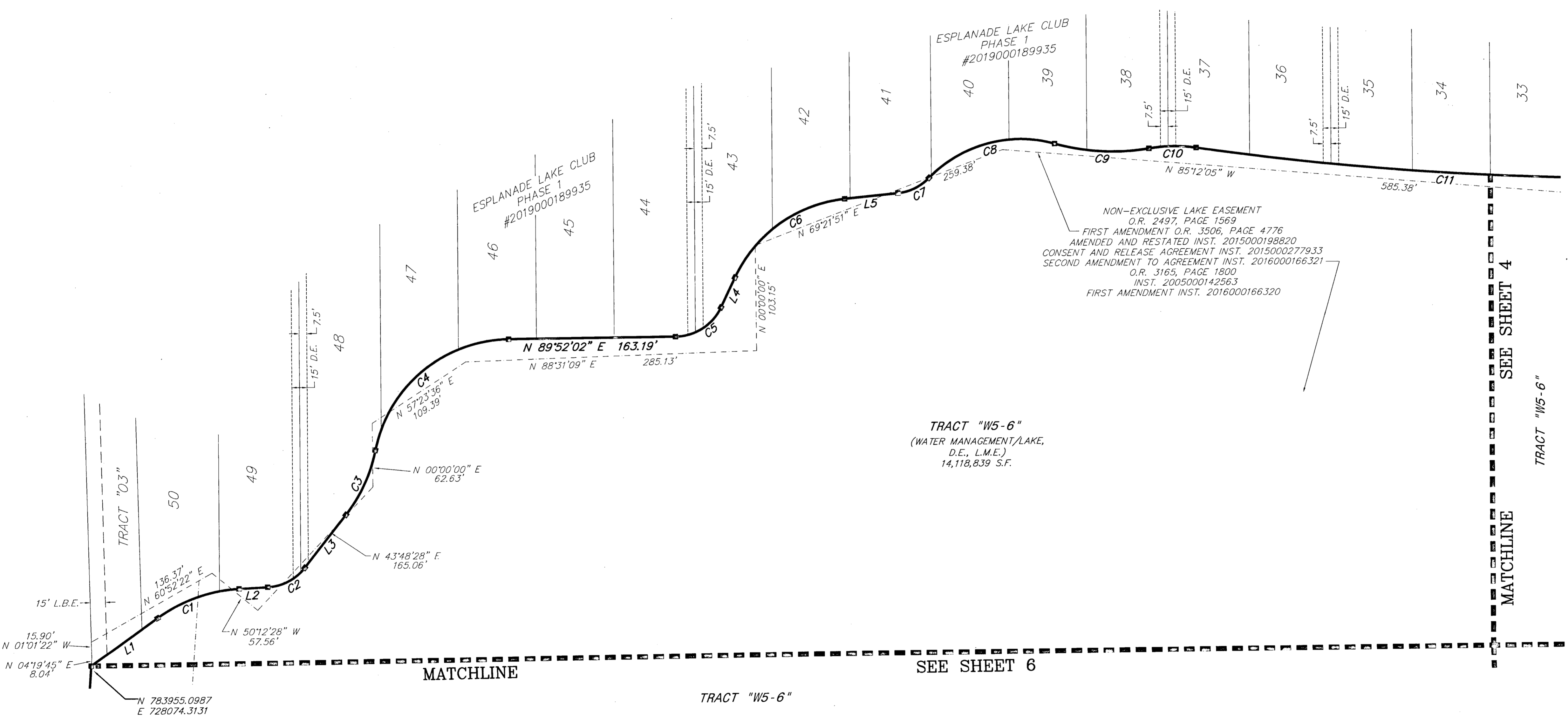


LINE TABLE (SHEET 3)

LINE	LENGTH	BEARING
L1	80.59'	N 54°29'42" E
L2	27.97'	N 87°20'01" E
L3	65.30'	N 38°37'12" E
L4	32.36'	N 25°53'29" E
L5	52.25'	N 84°27'07" E

CURVE TABLE (SHEET 3)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	150.00'	32°50'20"	85.97'	84.80'	N 70°54'52" E
C2	50.00'	48°42'44"	42.51'	41.24'	N 62°58'39" E
C3	150.00'	26°49'56"	70.25'	69.61'	N 25°12'20" E
C4	135.00'	78°04'40"	183.97'	170.06'	N 50°49'42" E
C5	50.00'	63°58'33"	55.83'	52.97'	N 57°52'45" E
C6	135.00'	58°33'38"	137.98'	132.05'	N 55°10'18" E
C7	50.00'	39°56'17"	34.85'	34.15'	N 64°28'58" E
C8	125.00'	61°23'02"	133.92'	127.61'	N 75°12'20" E
C9	212.00'	25°11'20"	93.20'	92.45'	N 86°41'48" W
C10	150.00'	17°42'56"	46.38'	46.19'	N 89°34'00" E
C11	3070.00'	8°56'27"	479.06'	478.57'	N 86°02'46" W



DOS2020-00123 / PLT2021-00027

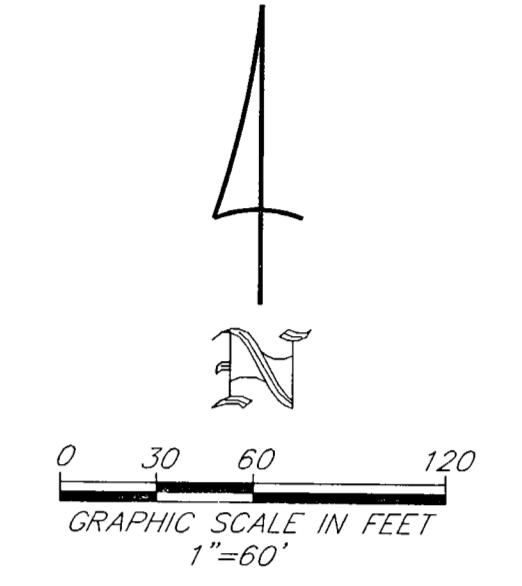
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JOHN SCOTT RHODES P.S.M. #5739
RHODES & RHODES
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28100 BONITA GRANDE DRIVE, SUITE #107
BONITA SPRINGS, FL 34135
(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897

Esplanade Lake Club Amenity

INSTRUMENT # 202200065443

SHEET 4 OF 23

A REPLAT OF ALL TRACTS "A1" AND "W5-6", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, TOGETHER WITH ALL OF TRACT "W3", ESPLANADE LAKE CLUB PHASE 2, RECORDED AS INSTRUMENT NUMBER 202000075347, LYING IN SECTIONS 11 AND 12, TOWNSHIP 46 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA

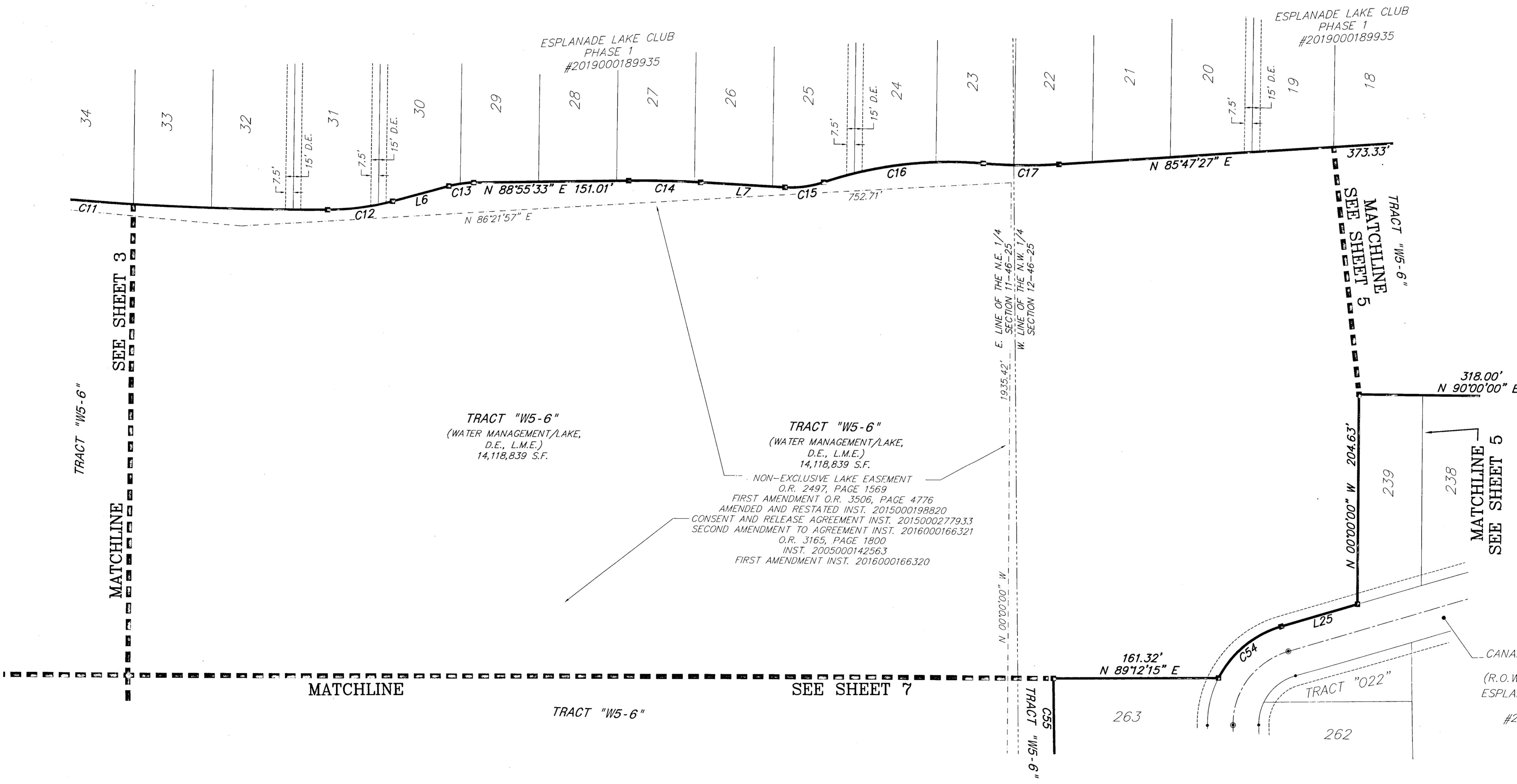


LINE TABLE (SHEET 4)

LINE	LENGTH	BEARING
L6	56.77'	N 74°48'00" E
L7	82.64'	N 87°02'39" W
L25	77.59'	N 73°21'22" E

CURVE TABLE (SHEET 4)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C11	3070.00'	8°56'27"	479.06'	478.57'	N 86°02'46" W
C12	250.00'	14°41'00"	64.07'	63.89'	N 82°08'31" E
C13	100.00'	14°07'32"	24.65'	24.59'	N 81°51'47" E
C14	1000.00'	4°01'48"	70.34'	70.32'	N 89°03'33" W
C15	100.00'	21°52'32"	38.18'	37.95'	N 82°01'05" E
C16	390.00'	23°12'56"	158.02'	156.94'	N 82°41'17" E
C17	500.00'	8°30'18"	74.22'	74.15'	N 89°57'24" W
C54	100.00'	46°49'06"	81.71'	79.46'	N 49°56'49" E
C55	7175.00'	7°01'01"	878.73'	878.18'	N 04°18'16" W



DOS2020-00123 / PLT2021-00027

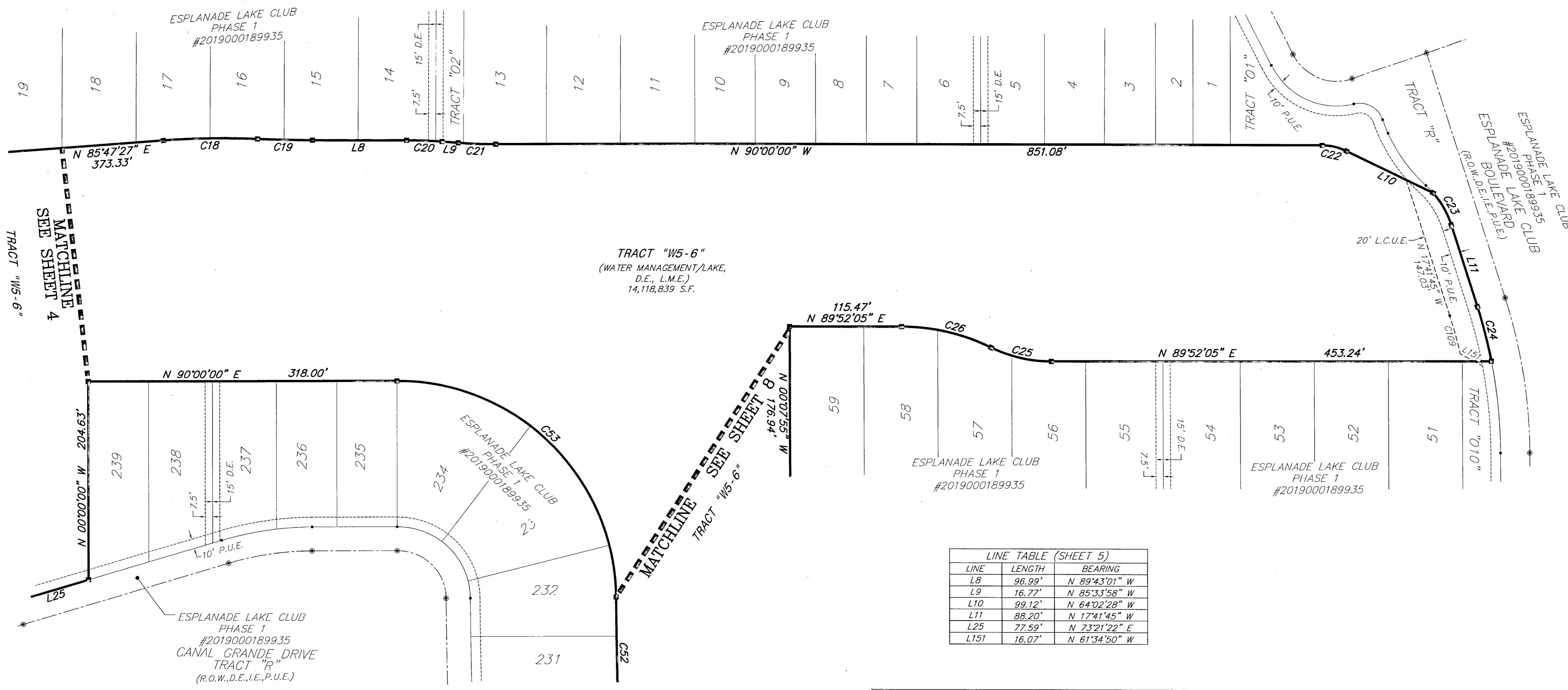
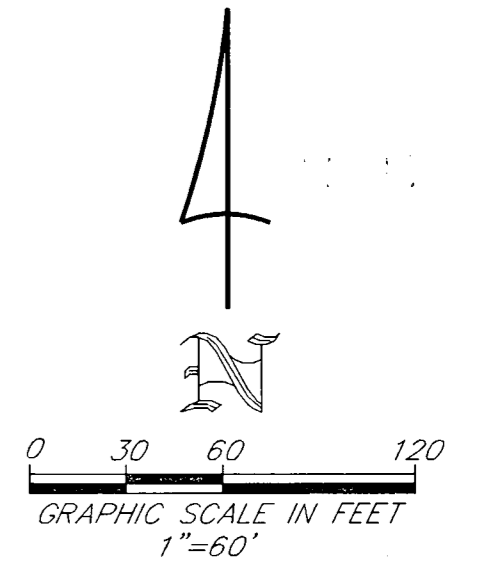
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 FLORIDA BUSINESS LICENSE NO. LB 6897

Esplanade Lake Club Amenity

INSTRUMENT # 2022000065443

SHEET 5 OF 23

A REPLAT OF ALL TRACTS "A1" AND "W5-6", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, TOGETHER WITH ALL OF TRACT "W3", ESPLANADE LAKE CLUB PHASE 2, RECORDED AS INSTRUMENT NUMBER 202000075347, LYING IN SECTIONS 11 AND 12, TOWNSHIP 46 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA



TRACT "W5-6"
(WATER MANAGEMENT/LAKE,
D.E., L.M.E.)
14,118,839 S.F.

LINE TABLE (SHEET 5)

LINE	LENGTH	BEARING
L8	96.99'	N 89°43'01" W
L9	16.77'	N 85°33'58" W
L10	99.12'	N 64°02'28" W
L11	88.20'	N 17°41'45" W
L25	77.59'	N 73°21'22" E
L151	16.07'	N 61°34'50" W

CURVE TABLE (SHEET 5)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C18	800.00'	6°57'03"	97.05'	96.99'	N 89°15'58" E
C19	1320.00'	2°27'30"	56.64'	56.63'	N 88°29'16" W
C20	500.00'	4°09'03"	36.22'	36.21'	N 87°38'29" W
C21	500.00'	4°26'02"	38.69'	38.68'	N 87°46'59" W
C22	97.00'	25°57'32"	25.82'	25.60'	N 77°01'14" W
C23	96.00'	22°58'27"	38.49'	38.24'	N 29°10'58" W
C24	500.00'	6°38'49"	58.01'	57.97'	N 14°22'20" W
C25	141.00'	26°01'09"	64.03'	63.48'	N 77°07'20" W
C26	210.00'	26°01'09"	95.36'	94.55'	N 77°07'20" W
C52	6335.00'	6°25'41"	710.73'	710.35'	N 03°36'08" W
C53	225.00'	89°36'43"	351.90'	317.12'	N 45°11'39" W
C109	470.00'	4°59'00"	40.88'	40.86'	N 15°12'15" W

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Esplanade Lake Club Amenity

INSTRUMENT # 2022000065443

SHEET 6 OF 23

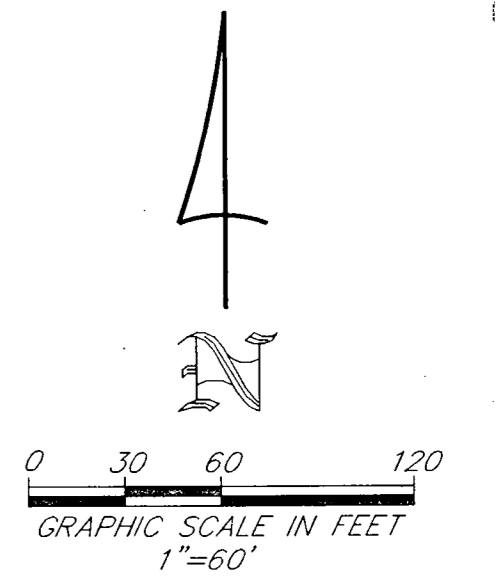
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NON-EXCLUSIVE LAKE EASEMENT
O.R. 2497, PAGE 1569
FIRST AMENDMENT O.R. 3506, PAGE 4776
AMENDED AND RESTATED INST. 2015000198820
CONSENT AND RELEASE AGREEMENT INST. 2015000277933
SECOND AMENDMENT TO AGREEMENT INST. 2016000166321
O.R. 3165, PAGE 1800
INST. 2005000142563
FIRST AMENDMENT INST. 2016000166320

TRACT "W5-6"

MATCHLINE

SEE SHEET 3



LINE	LENGTH	BEARING
L1	80.59'	N 54°29'42" E
L2	27.97'	N 87°20'01" E

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	150.00'	32°50'20"	85.97'	84.80'	N 70°54'52" E
C2	50.00'	48°42'44"	42.51'	41.24'	N 62°58'39" E

TRACT "W5-6"
(WATER MANAGEMENT/LAKE,
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MATCHLINE

SEE SHEET 10

TRACT "W5-6"

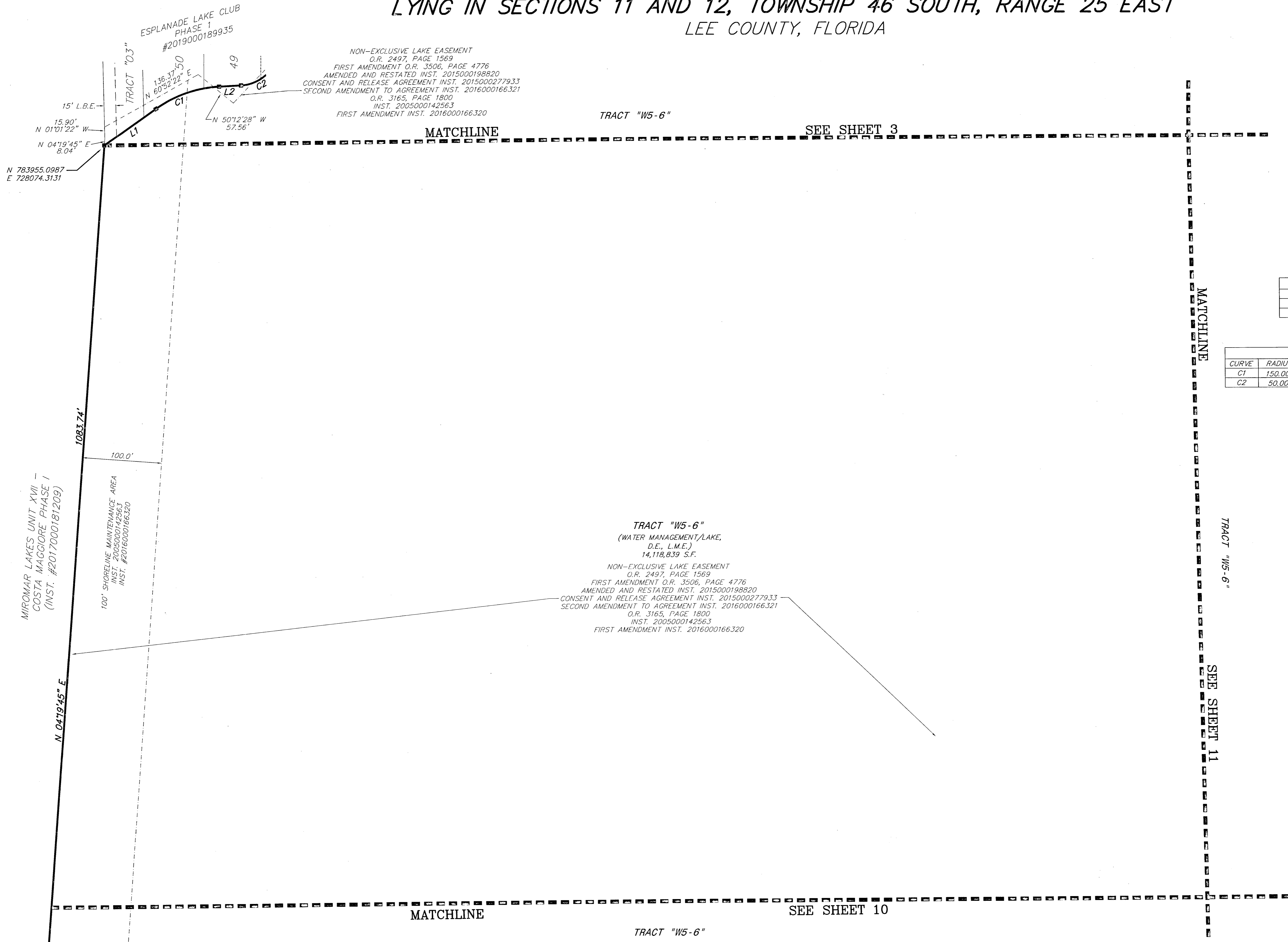
MATCHLINE

TRACT "W5-6"

SEE SHEET 11

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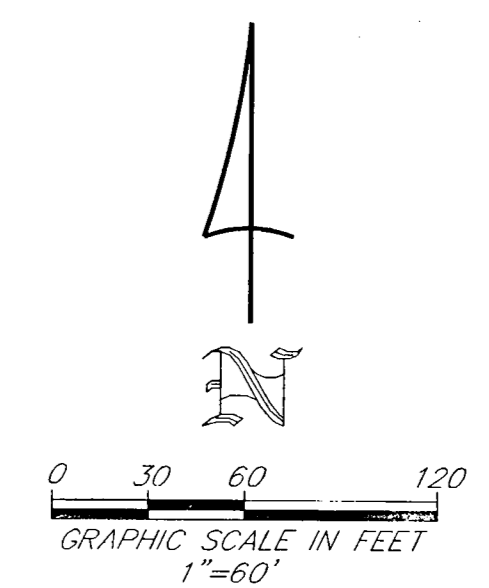
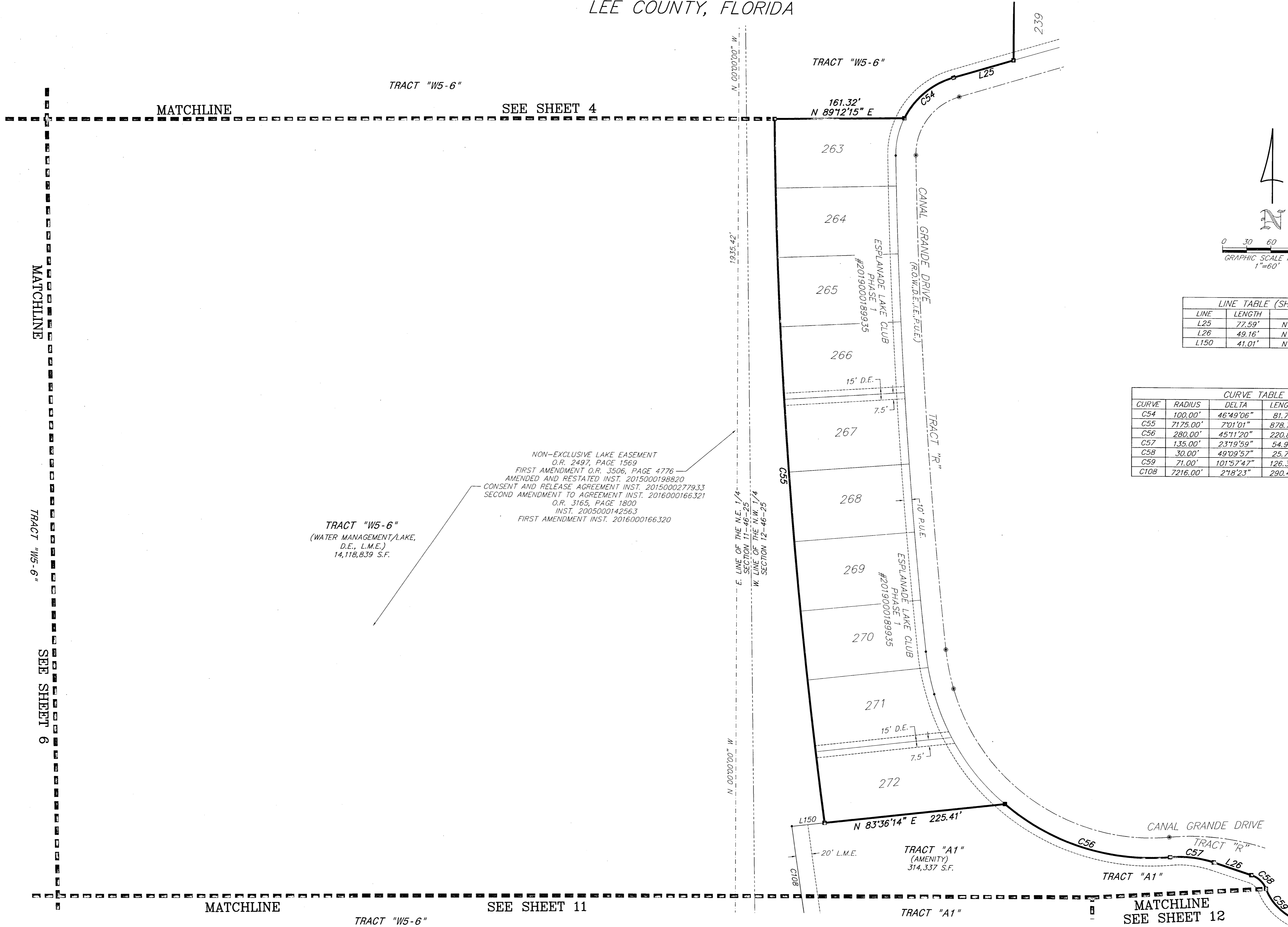


Esplanade Lake Club Amenity

INSTRUMENT# 2022000065443

SHEET 7 OF 23

A REPLAT OF ALL TRACTS "A1" AND "W5-6", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, TOGETHER WITH ALL OF TRACT "W3", ESPLANADE LAKE CLUB PHASE 2, RECORDED AS INSTRUMENT NUMBER 2020000075347, LYING IN SECTIONS 11 AND 12, TOWNSHIP 46 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA



LINE TABLE (SHEET 7)

LINE	LENGTH	BEARING
L25	77.59'	N 73°21'22" E
L26	49.16'	N 71°51'34" W
L150	41.01'	N 83°36'14" E

CURVE TABLE (SHEET 7)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C54	100.00'	46°49'06"	81.71'	79.46'	N 49°56'49" E
C55	7175.00'	7°01'01"	878.73'	878.18'	N 04°18'16" W
C56	280.00'	45°11'20"	220.84'	215.16'	N 72°35'53" W
C57	135.00'	23°19'59"	54.98'	54.60'	N 83°31'34" W
C58	30.00'	49°09'57"	25.74'	24.96'	N 47°16'36" W
C59	71.00'	101°57'47"	126.35'	110.33'	N 73°40'31" W
C108	7216.00'	2°18'23"	290.47'	290.45'	N 08°57'29" W

TRACT "W5-6"
(WATER MANAGEMENT/LAKE,
D.E., L.M.E.)
14,118,839 S.F.

NON-EXCLUSIVE LAKE EASEMENT
O.R. 2497, PAGE 1569
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O.R. 3165, PAGE 1800
INST. 2005000142563
FIRST AMENDMENT INST. 2016000166320

DOS2020-00123 / PLT2021-00027

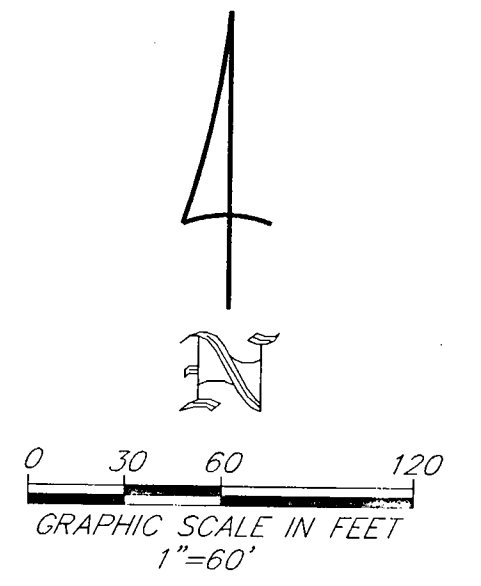
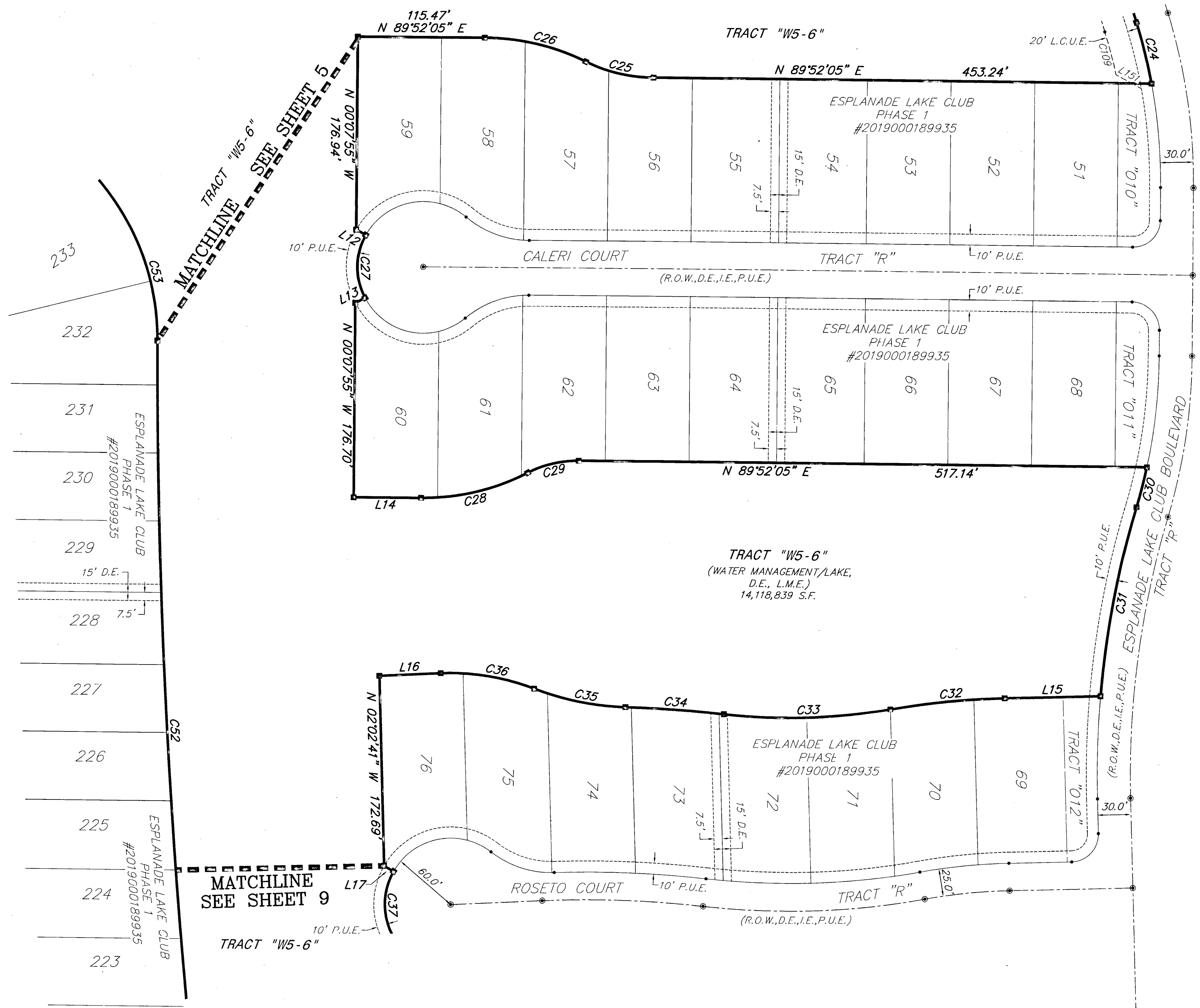
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Esplanade Lake Club Amenity

INSTRUMENT# 202200065443

SHEET 8 OF 23

A REPLAT OF ALL TRACTS "A1" AND "W5-6", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, TOGETHER WITH ALL OF TRACT "W3", ESPLANADE LAKE CLUB PHASE 2, RECORDED AS INSTRUMENT NUMBER 2020000075347, LYING IN SECTIONS 11 AND 12, TOWNSHIP 46 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA



LINE TABLE (SHEET 8)

LINE	LENGTH	BEARING
L12	9.99'	N 61°24'50" W
L13	10.00'	N 61°32'34" E
L14	61.40'	N 89°52'05" E
L15	87.26'	N 87°57'19" E
L16	56.02'	N 86°59'19" E
L17	10.00'	N 60°41'08" W
L151	16.07'	N 61°34'50" W

CURVE TABLE (SHEET 8)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C24	500.00'	6°38'49"	58.01'	57.97'	N 14°22'20" W
C25	141.00'	26°01'09"	64.03'	63.48'	N 77°07'20" W
C26	210.00'	26°01'09"	95.36'	94.55'	N 77°07'20" W
C27	60.00'	57°02'35"	59.74'	57.30'	N 00°03'52" E
C28	210.00'	27°27'23"	100.63'	99.67'	N 76°08'24" E
C29	100.00'	27°27'23"	47.92'	47.46'	N 76°08'24" E
C30	500.00'	4°19'13"	37.70'	37.69'	N 13°47'08" E
C31	860.00'	11°43'37"	176.02'	175.71'	N 10°04'57" E
C32	675.00'	8°54'02"	104.86'	104.75'	N 83°30'18" E
C33	525.00'	16°35'12"	151.98'	151.45'	N 87°20'53" E
C34	1145.00'	4°29'43"	89.83'	89.81'	N 86°36'23" W
C35	250.00'	19°31'59"	85.23'	84.82'	N 79°05'15" W
C36	210.00'	23°41'25"	86.83'	86.21'	N 81°09'58" W
C37	60.00'	68°44'34"	71.99'	67.75'	N 05°03'25" W
C52	6335.00'	6°25'41"	710.73'	710.35'	N 03°36'08" W
C53	225.00'	89°36'43"	351.90'	317.12'	N 45°11'39" W
C109	470.00'	4°59'00"	40.88'	40.86'	N 15°12'15" W

DOS2020-00123 / PLI2021-0002

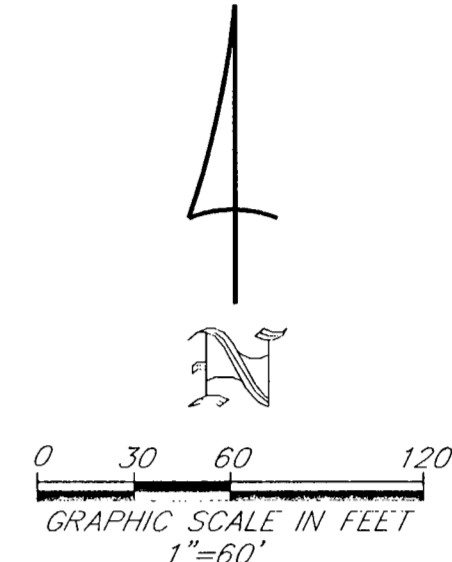
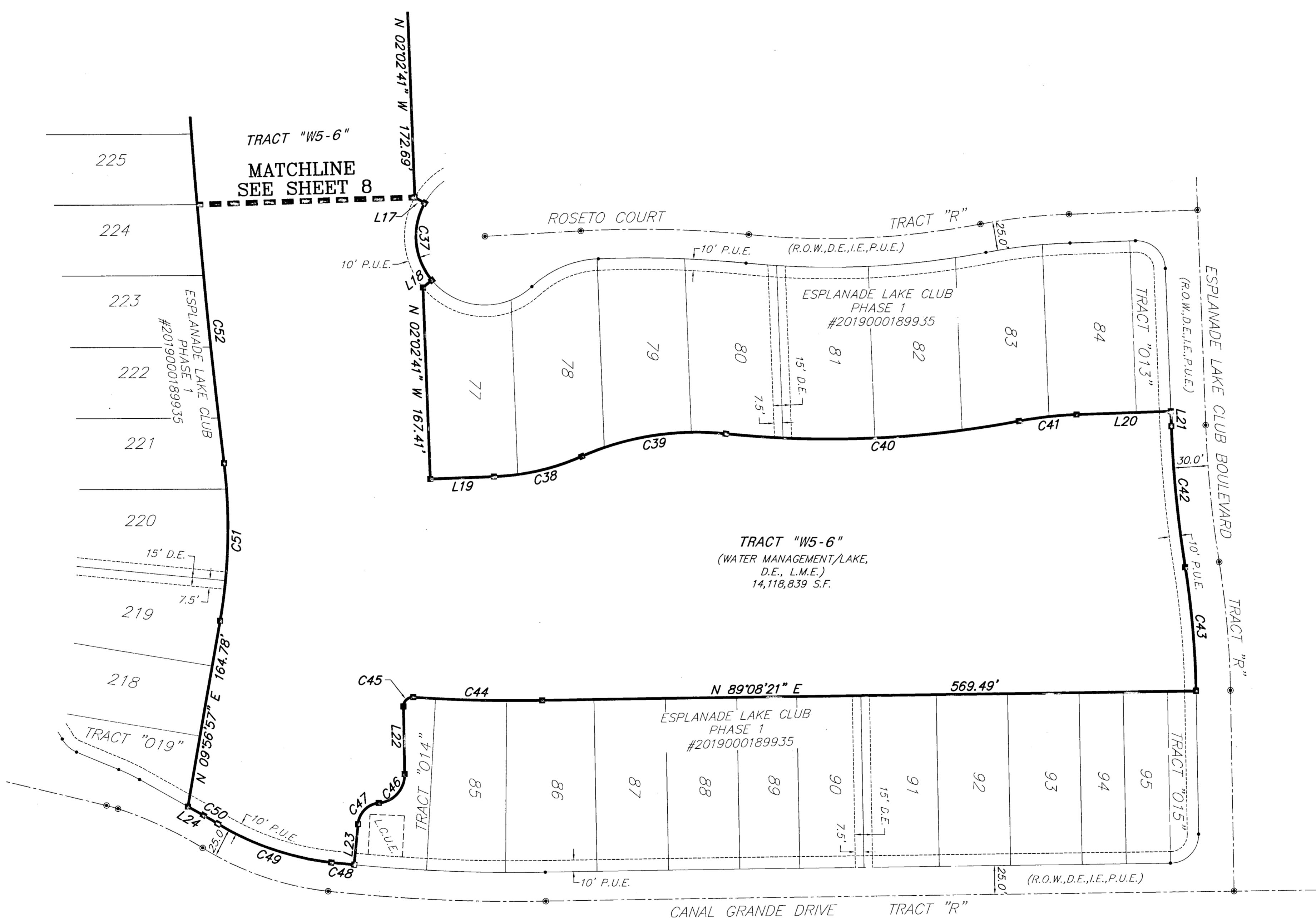
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Esplanade Lake Club Amenity

INSTRUMENT# 202200065443

SHEET 9 OF 23

A REPLAT OF ALL TRACTS "A1" AND "W5-6", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, TOGETHER WITH ALL OF TRACT "W3", ESPLANADE LAKE CLUB PHASE 2, RECORDED AS INSTRUMENT NUMBER 2020000075347, LYING IN SECTIONS 11 AND 12, TOWNSHIP 46 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA



LINE TABLE (SHEET 9)

LINE	LENGTH	BEARING
L17	10.00'	N 60°41'08" W
L18	10.00'	N 50°34'18" E
L19	55.41'	N 87°57'19" E
L20	82.13'	N 87°57'19" E
L21	13.02'	N 02°02'41" W
L22	59.08'	N 00°51'39" W
L23	35.37'	N 05°36'41" E
L24	15.50'	N 60°25'07" W

CURVE TABLE (SHEET 9)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C37	60.00'	68°44'34"	71.99'	67.75'	N 05°03'25" W
C38	210.00'	21°32'13"	78.94'	78.47'	N 77°11'12" E
C39	250.00'	29°25'56"	128.42'	127.02'	N 81°08'04" E
C40	875.00'	16°47'45"	256.50'	255.58'	N 87°27'09" E
C41	325.00'	8°54'02"	50.49'	50.44'	N 83°30'18" E
C42	1030.00'	6°51'46"	123.37'	123.30'	N 05°28'34" W
C43	770.00'	8°02'48"	108.14'	108.05'	N 04°53'03" W
C44	1325.00'	4°51'18"	112.27'	112.24'	N 88°26'00" W
C45	8.00'	94°51'18"	13.24'	11.78'	N 46°34'00" E
C46	25.00'	85°34'34"	37.34'	33.96'	N 41°55'38" E
C47	20.00'	80°40'35"	28.16'	25.89'	N 44°22'38" E
C48	1475.00'	0°46'07"	19.78'	19.78'	N 84°00'16" W
C49	238.00'	25°22'15"	105.39'	104.53'	N 70°56'06" W
C50	382.00'	2°10'08"	14.46'	14.46'	N 59°20'02" E
C51	470.00'	16°45'55"	137.53'	137.04'	N 01°33'59" E
C52	6335.00'	6°25'41"	710.73'	710.35'	N 03°36'08" W

DOS2020-00123 / PLT2021-00027

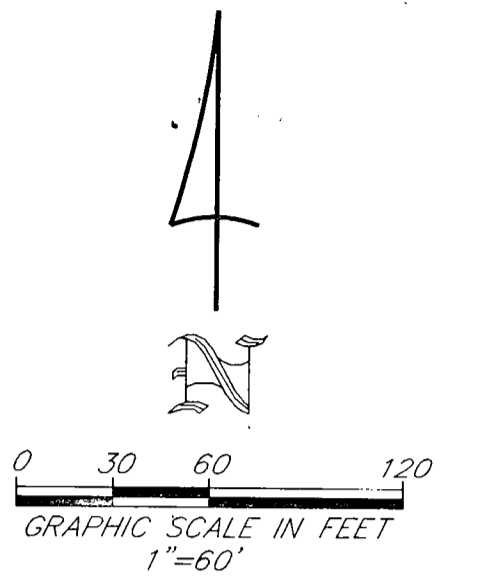
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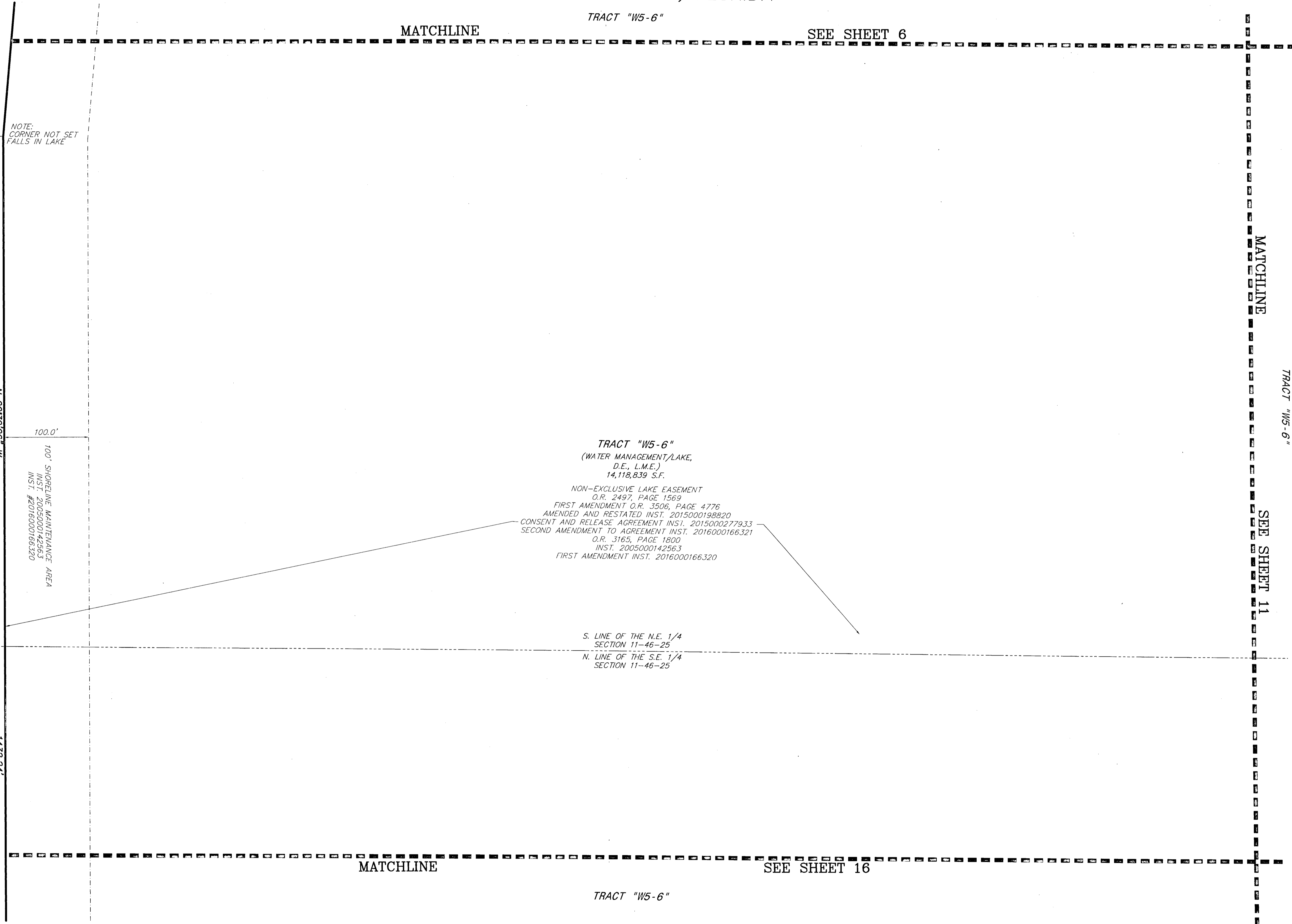
INSTRUMENT# 2022000065443

SHEET 10 OF 23

A REPLAT OF ALL TRACTS "A1" AND "W5-6", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, TOGETHER WITH ALL OF TRACT "W3", ESPLANADE LAKE CLUB PHASE 2, RECORDED AS INSTRUMENT NUMBER 2020000075347,
LYING IN SECTIONS 11 AND 12, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



LINE TABLE (SHEET 10)		
LINE	LENGTH	BEARING
L152	46.43'	N 88°55'04" E



FPKD LB 43 WITNESS CORNER L152
NOTE: CORNER NOT SET FALLS IN LAKE

MIRAMAR LAKES UNIT XVII - COSTA MAGGIORE PHASE I (INST. #2017000181209)

N 00°39'26" W

100.0'

100' SHORELINE MAINTENANCE AREA
INST. 2005000142563
INST. #2016000166320

1433.24'

TRACT "W5-6"

MATCHLINE

SEE SHEET 6

MATCHLINE

TRACT "W5-6"

SEE SHEET 11

TRACT "W5-6"
(WATER MANAGEMENT/LAKE,
D.E., L.M.E.)
14,118,839 S.F.

NON-EXCLUSIVE LAKE EASEMENT
O.R. 2497, PAGE 1569
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O.R. 3165, PAGE 1800
INST. 2005000142563
FIRST AMENDMENT INST. 2016000166320

S. LINE OF THE N.E. 1/4
SECTION 11-46-25
N. LINE OF THE S.E. 1/4
SECTION 11-46-25

MATCHLINE

SEE SHEET 16

TRACT "W5-6"

DOS2020-00123 / PLI2021-00027

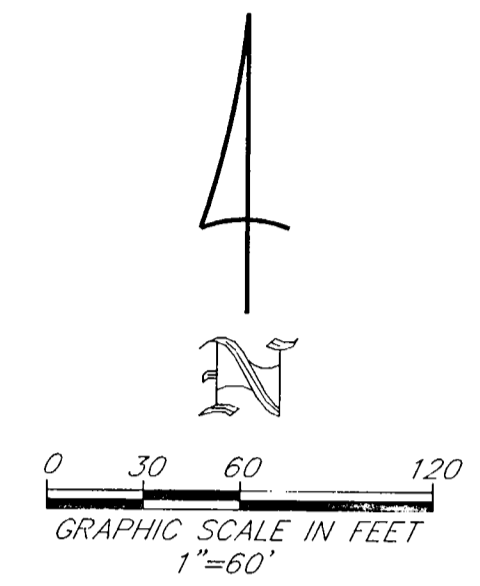
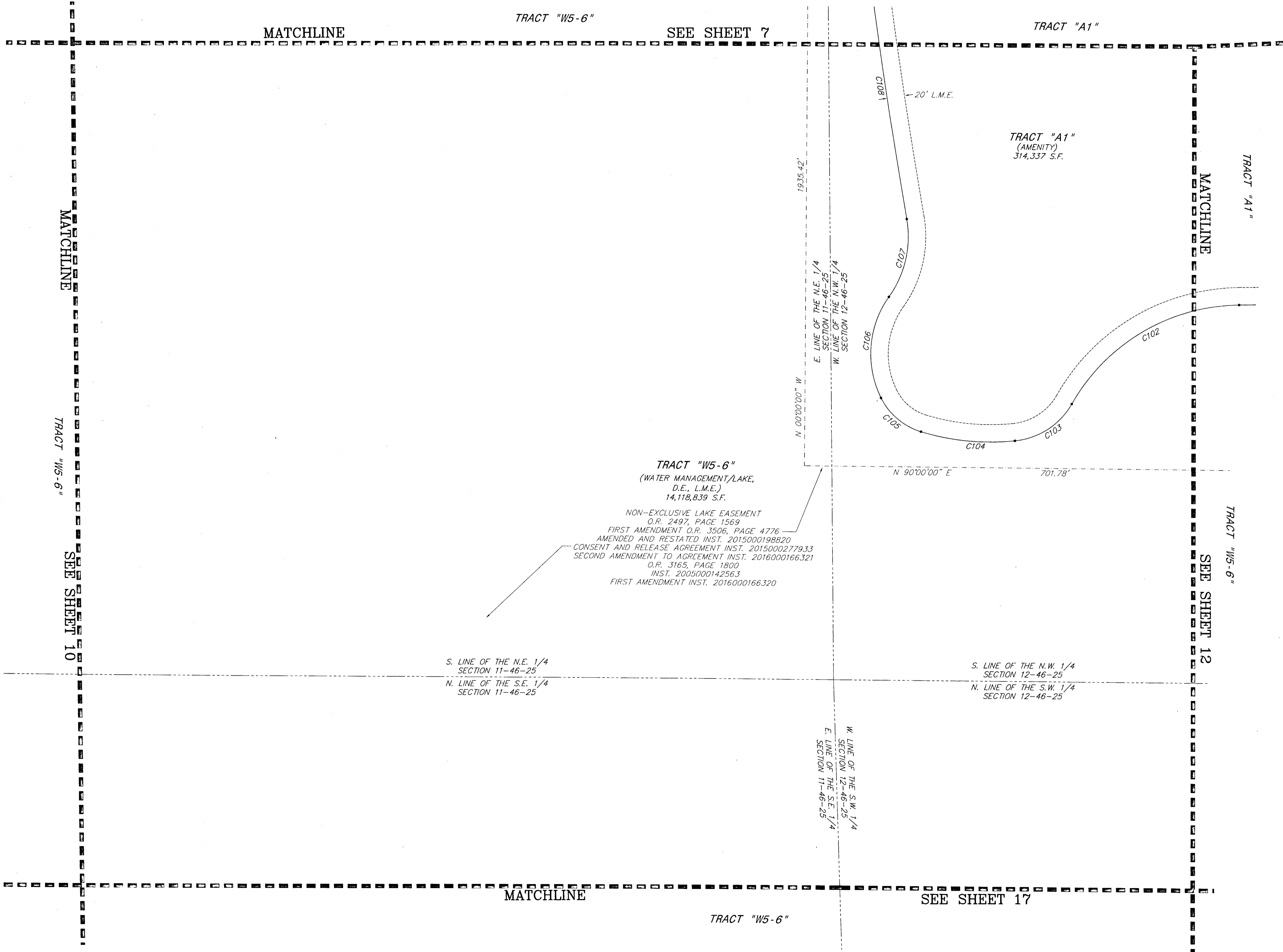
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Esplanade Lake Club Amenity

INSTRUMENT # 2022000065443

SHEET 11 OF 23

A REPLAT OF ALL TRACTS "A1" AND "W5-6", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, TOGETHER WITH ALL OF TRACT "W3", ESPLANADE LAKE CLUB PHASE 2, RECORDED AS INSTRUMENT NUMBER 2020000075347,
 LYING IN SECTIONS 11 AND 12, TOWNSHIP 46 SOUTH, RANGE 25 EAST
 LEE COUNTY, FLORIDA



CURVE TABLE (SHEET 11)					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C102	225.00'	59°23'45"	233.25'	222.94'	N 58°51'00" E
C103	85.00'	54°27'34"	80.79'	77.79'	N 56°22'54" E
C104	275.00'	22°41'35"	108.92'	108.21'	N 85°02'32" W
C105	75.00'	46°55'53"	61.43'	59.73'	N 50°13'48" W
C106	113.00'	61°39'21"	121.60'	115.82'	N 04°03'49" E
C107	120.00'	45°00'10"	94.25'	91.85'	N 12°23'24" E
C108	7216.00'	2°18'23"	290.47'	290.45'	N 08°57'29" W

TRACT "W5-6"
 (WATER MANAGEMENT/LAKE,
 D.E., L.M.E.)
 14,118,839 S.F.

NON-EXCLUSIVE LAKE EASEMENT
 O.R. 2497, PAGE 1569
 FIRST AMENDMENT O.R. 3506, PAGE 4776
 AMENDED AND RESTATED INST. 2015000198820
 CONSENT AND RELEASE AGREEMENT INST. 2015000277933
 SECOND AMENDMENT TO AGREEMENT INST. 2016000166321
 O.R. 3165, PAGE 1800
 INST. 2005000142563
 FIRST AMENDMENT INST. 2016000166320

D0S2020-00123 / PLT2021-00027

THIS INSTRUMENT PREPARED BY:
 JOHN SCOTT RHODES P.S.M. #5739
RHODES & RHODES
 LAND SURVEYING, INC.
 28100 BONITA GRANDE DRIVE, SUITE #107
 BONITA SPRINGS, FL 34135
 (239) 405-8166 FAX NO. (239) 405-8165
 FLORIDA BUSINESS LICENSE NO. LB 6897

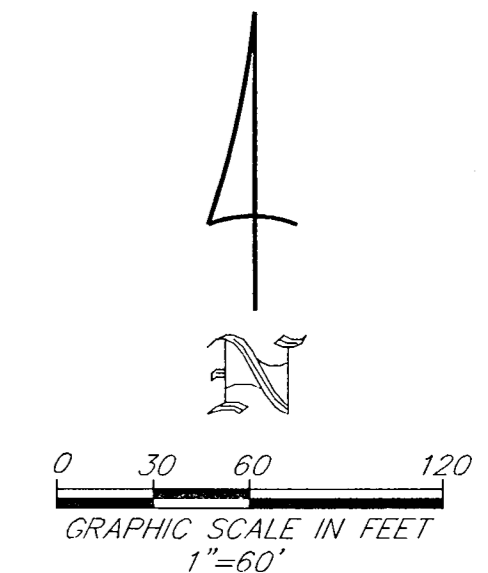
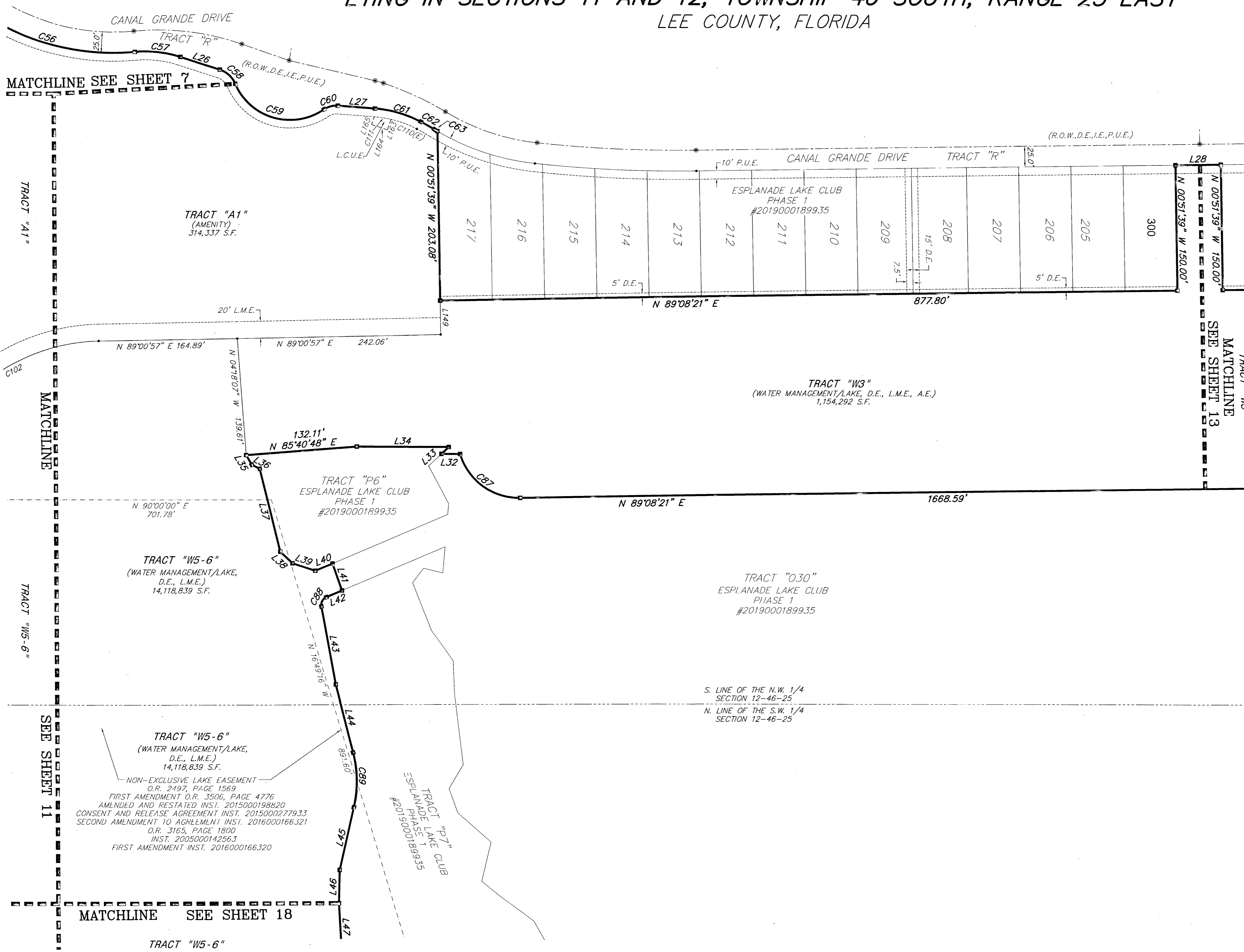
Esplanade Lake Club Amenity

INSTRUMENT # 2022000065443

SHEET 12 OF 23

A REPLAT OF ALL TRACTS "A1" AND "W5-6", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, TOGETHER WITH ALL OF TRACT "W3", ESPLANADE LAKE CLUB PHASE 2, RECORDED AS INSTRUMENT NUMBER 2020000075347,

LYING IN SECTIONS 11 AND 12, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



LINE TABLE (SHEET 12)

LINE	LENGTH	BEARING
L26	49.16'	N 71°51'34" W
L27	44.31'	N 85°28'18" W
L28	54.10'	N 89°08'21" E
L32	22.19'	N 89°33'22" W
L33	12.00'	N 46°41'13" E
L34	109.22'	N 89°33'22" W
L35	13.27'	N 30°16'20" W
L36	10.53'	N 63°26'25" W
L37	101.88'	N 13°53'43" W
L38	19.91'	N 46°23'47" W
L39	28.67'	N 71°26'12" W
L40	22.28'	N 67°06'42" E
L41	34.07'	N 19°12'51" W
L42	20.18'	N 67°06'42" E
L43	95.20'	N 10°21'46" W
L44	82.92'	N 14°17'54" W
L45	75.96'	N 12°53'33" E
L46	39.35'	N 01°21'19" E
L47	57.39'	N 03°05'55" W
L149	40.37'	N 00°51'39" W
L163	13.57'	N 19°08'13" E
L164	20.00'	N 70°51'47" W
L165	10.00'	N 19°08'13" E

CURVE TABLE (SHEET 12)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C56	280.00'	45°11'20"	220.84'	215.16'	N 72°35'53" W
C57	135.00'	23°19'59"	54.98'	54.60'	N 83°31'34" W
C58	30.00'	49°09'57"	25.74'	24.96'	N 47°16'36" W
C59	71.00'	101°57'47"	126.35'	110.33'	N 73°40'31" W
C60	25.00'	39°11'07"	17.10'	16.77'	N 74°56'09" E
C61	137.00'	24°01'15"	57.44'	57.02'	N 73°27'40" W
C62	332.00'	31°2'05"	18.55'	18.55'	N 59°51'01" W
C63	288.00'	0°49'03"	4.11'	4.11'	N 58°39'30" W
C87	73.50'	74°18'38"	95.33'	88.78'	N 53°42'20" W
C88	10.00'	77°53'11"	13.59'	12.57'	N 28°10'06" E
C89	140.00'	27°11'27"	66.44'	65.82'	N 00°42'11" W
C102	225.00'	59°23'45"	233.25'	222.94'	N 58°51'00" E
C110(E)	127.00'	14°50'54"	32.91'	32.82'	N 68°52'30" W
C111	127.00'	9°10'21"	20.33'	20.31'	N 80°53'07" W

DOS2020-001023 / PLT2021-120002

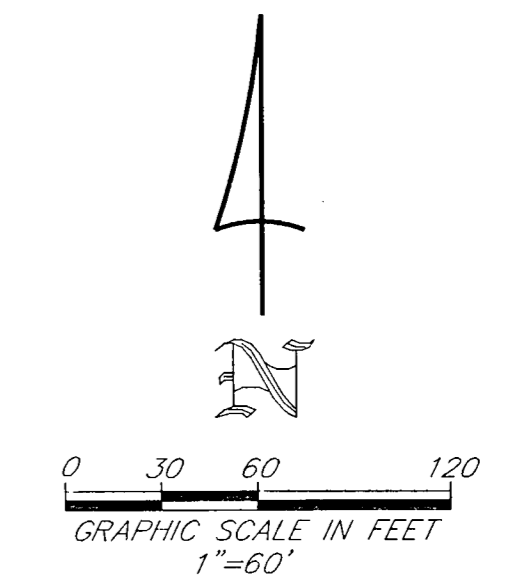
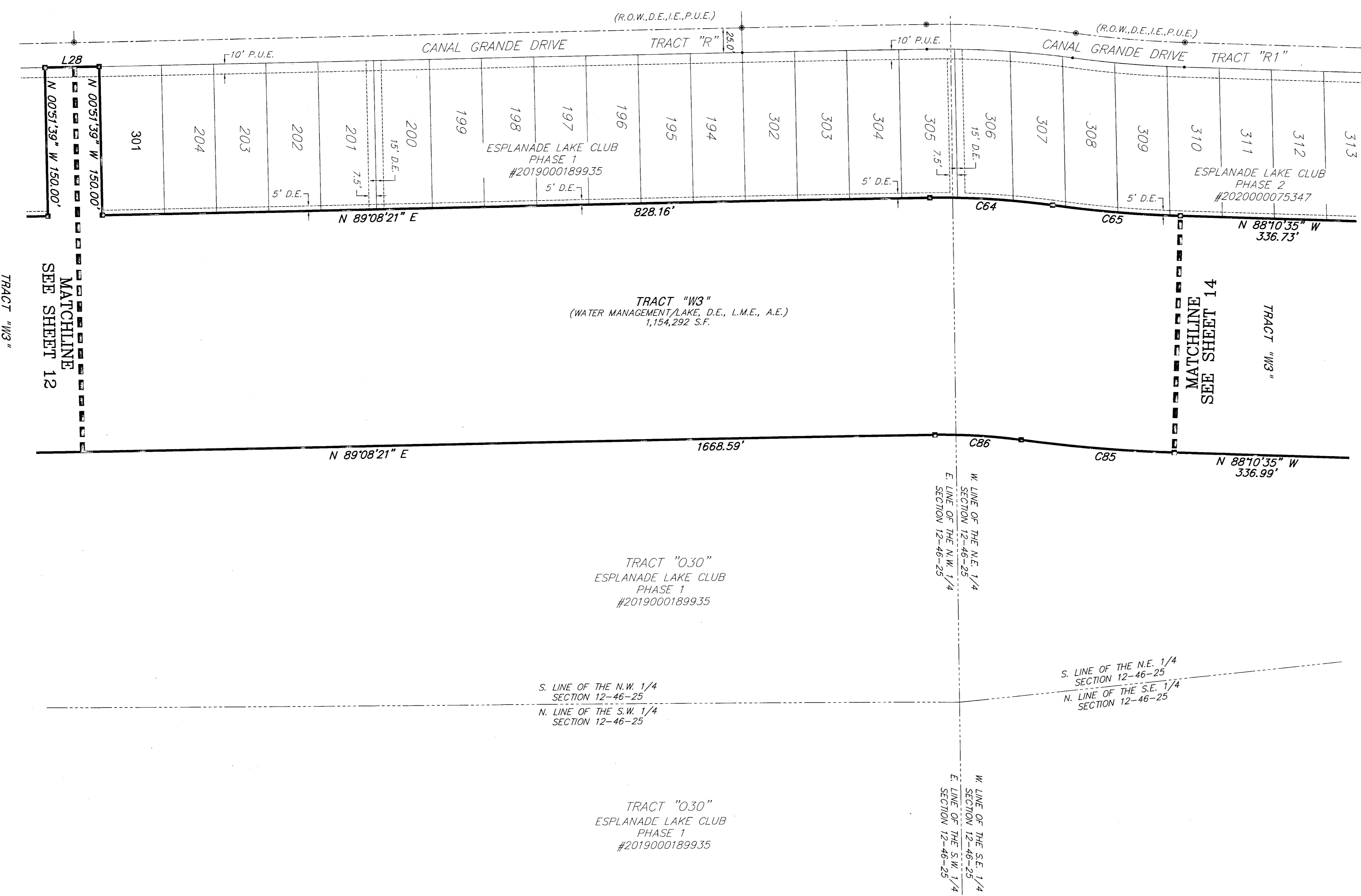
THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES P.S.M. #5739
RHODES & RHODES
LAND SURVEYING, INC.
28100 BONITA GRANDE DRIVE, SUITE #107
BONITA SPRINGS, FL 34135
(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897

Esplanade Lake Club Amenity

INSTRUMENT# 2022000065443

SHEET 13 OF 23

A REPLAT OF ALL TRACTS "A1" AND "W5-6", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, TOGETHER WITH ALL OF TRACT "W3", ESPLANADE LAKE CLUB PHASE 2, RECORDED AS INSTRUMENT NUMBER 2020000075347, LYING IN SECTIONS 11 AND 12, TOWNSHIP 46 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA



LINE TABLE (SHEET 13)

LINE	LENGTH	BEARING
L28	54.10'	N 89°08'21" E

CURVE TABLE (SHEET 13)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C64	800.00'	8°48'53"	123.08'	122.95'	N 86°27'12" W
C65	1200.00'	6°07'49"	128.39'	128.33'	N 85°06'41" W
C85	1437.00'	6°07'49"	153.75'	153.68'	N 85°06'41" W
C86	563.00'	8°48'53"	86.61'	86.53'	N 86°27'12" W

DOS2020-00123 / PLI2021-00027

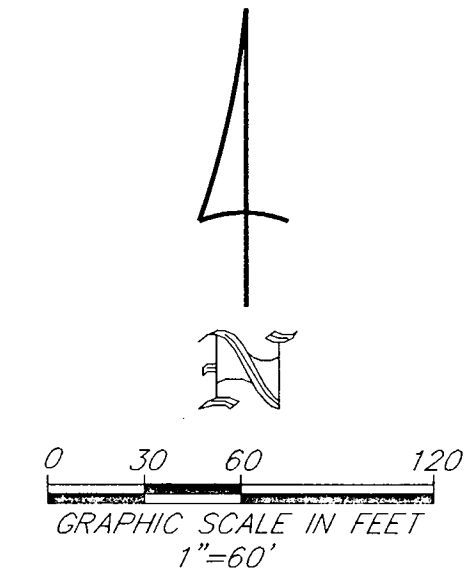
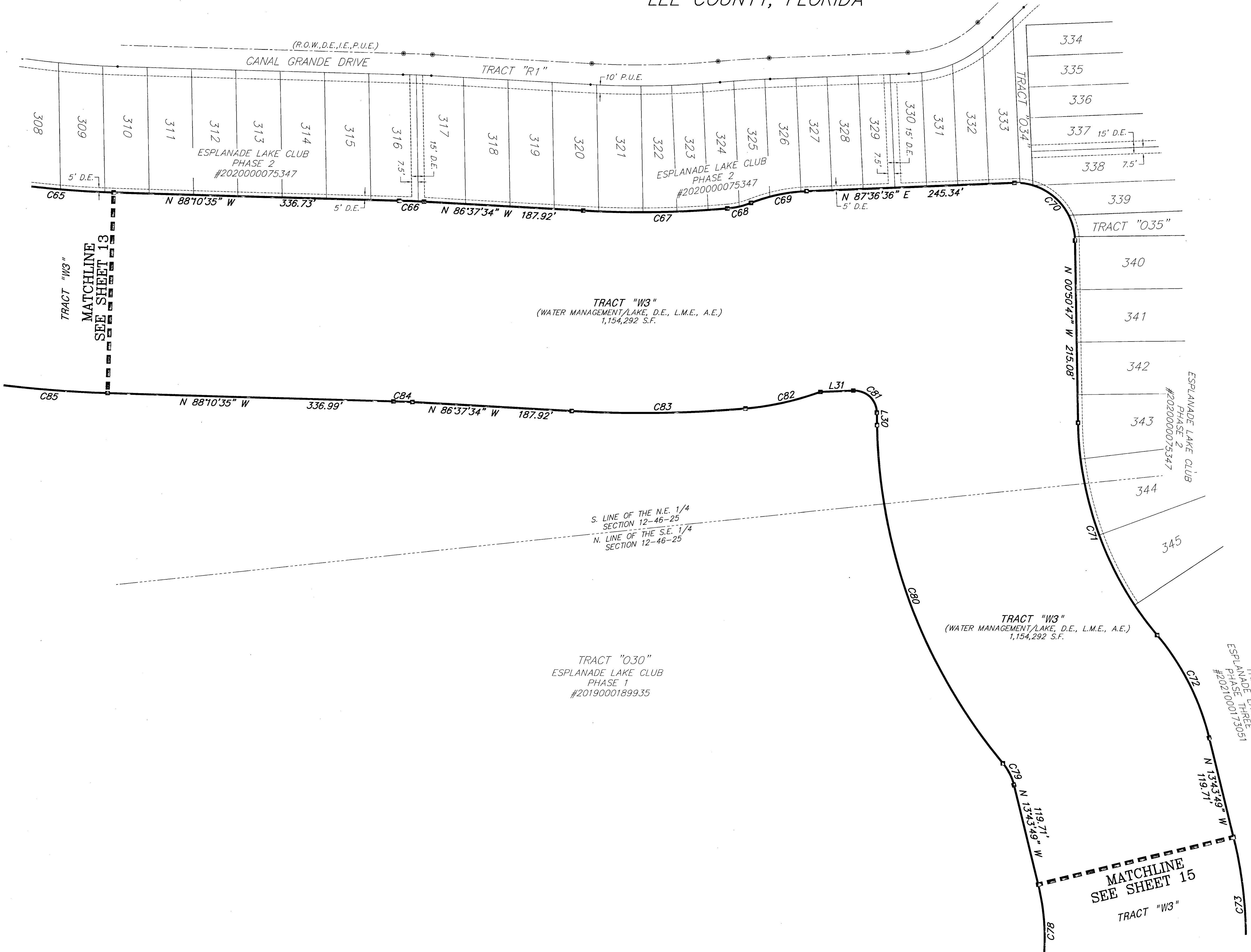
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 FLORIDA BUSINESS LICENSE NO. LB 6897

Esplanade Lake Club Amenity

INSTRUMENT# 2022000065443

SHEET 14 OF 23

A REPLAT OF ALL TRACTS "A1" AND "W5-6", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, TOGETHER WITH ALL OF TRACT "W3", ESPLANADE LAKE CLUB PHASE 2, RECORDED AS INSTRUMENT NUMBER 2020000075347, LYING IN SECTIONS 11 AND 12, TOWNSHIP 46 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA



LINE TABLE (SHEET 14)

LINE	LENGTH	BEARING
L30	14.76'	N 00°50'47" W
L31	38.94'	N 87°36'36" E

CURVE TABLE (SHEET 14)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C65	1200.00'	6°07'49"	128.39'	128.33'	N 85°06'41" W
C66	985.00'	1°40'42"	28.88'	28.87'	N 87°27'57" W
C67	1150.00'	8°28'10"	169.99'	169.84'	N 89°08'21" E
C68	100.00'	16°31'33"	28.84'	28.74'	N 76°38'30" E
C69	200.00'	19°13'53"	67.13'	66.82'	N 77°59'39" E
C70	68.50'	91°32'37"	109.45'	98.17'	N 46°37'05" W
C71	400.00'	38°59'36"	272.23'	267.00'	N 20°20'35" W
C72	300.00'	26°06'34"	136.71'	135.53'	N 26°47'06" W
C73	500.00'	40°43'08"	355.34'	347.91'	N 06°37'45" E
C78	263.00'	40°43'08"	186.91'	183.00'	N 06°37'45" E
C79	63.00'	26°06'34"	28.71'	28.46'	N 26°47'06" W
C80	637.00'	38°59'36"	433.52'	425.20'	N 20°20'35" W
C81	26.50'	91°32'37"	42.34'	37.98'	N 46°37'05" W
C82	337.00'	15°25'48"	90.76'	90.48'	N 77°11'22" E
C83	1387.00'	8°28'10"	205.03'	204.84'	N 89°08'21" E
C84	748.28'	1°42'00"	22.20'	22.20'	N 87°28'34" W
C85	1437.00'	6°07'49"	153.75'	153.68'	N 85°06'41" W

DOS2020-00123 / PLT2021-00027

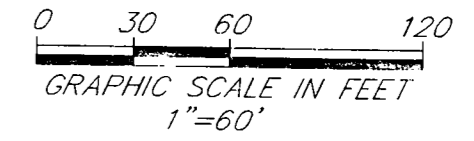
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 FLORIDA BUSINESS LICENSE NO. LB 6897

Esplanade Lake Club Amenity

A REPLAT OF ALL TRACTS "A1" AND "W5-6", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, TOGETHER WITH ALL OF TRACT "W3", ESPLANADE LAKE CLUB PHASE 2, RECORDED AS INSTRUMENT NUMBER 2020000075347, LYING IN SECTIONS 11 AND 12, TOWNSHIP 46 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA

INSTRUMENT # 2022000065443

SHEET 15 OF 23



LINE TABLE (SHEET 15)

LINE	LENGTH	BEARING
L29	126.46'	N 33°29'19" W

CURVE TABLE (SHEET 15)

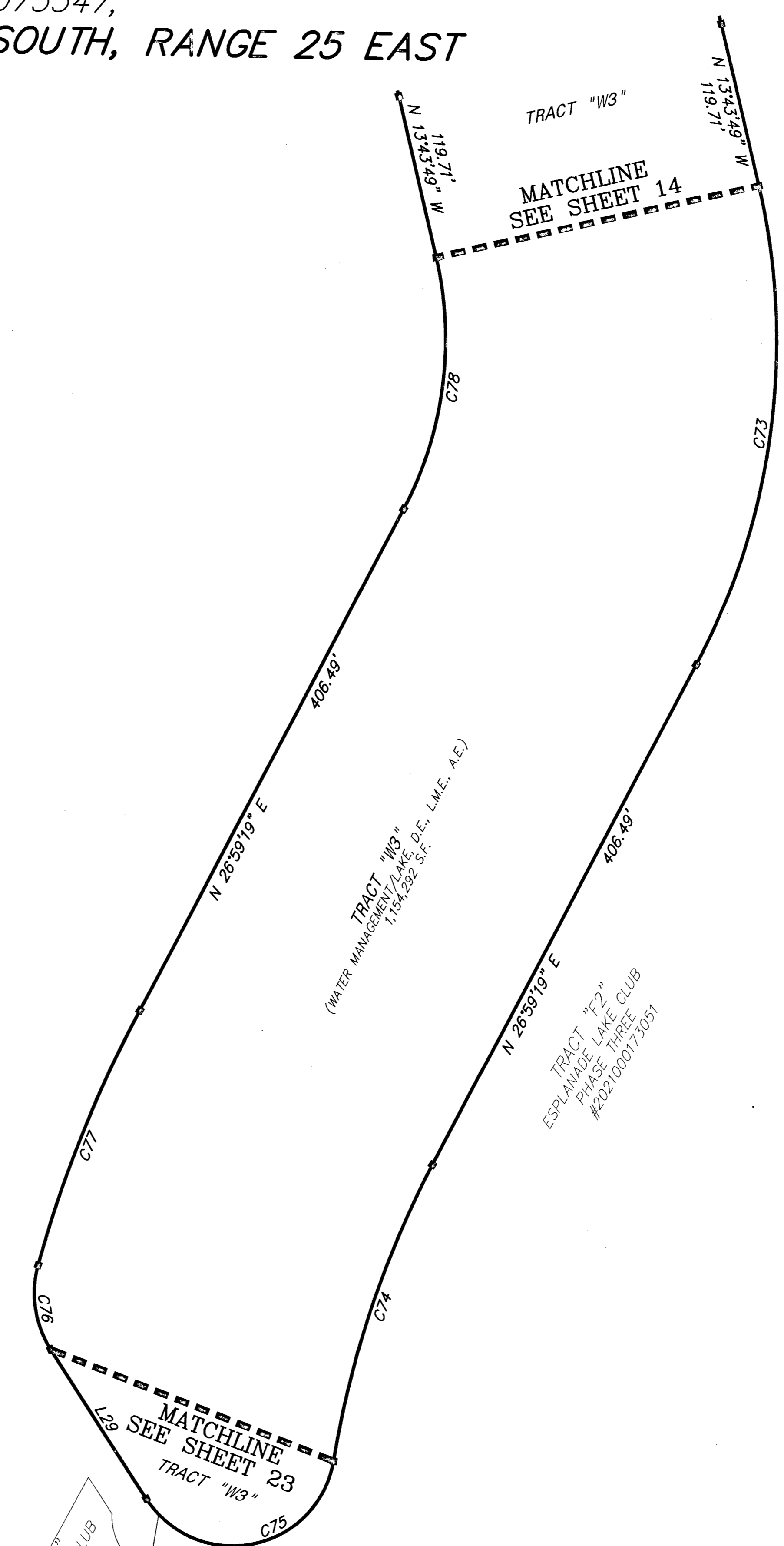
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C73	500.00'	40°43'08"	355.34'	347.91'	N 06°37'45" E
C74	700.00'	18°18'20"	223.64'	222.69'	N 17°50'09" E
C75	73.50'	137°49'42"	176.81'	137.16'	N 77°35'50" E
C76	73.50'	48°24'10"	62.09'	60.26'	N 09°17'14" W
C77	937.00'	12°04'28"	197.46'	197.10'	N 20°57'05" E
C78	263.00'	40°43'08"	186.91'	183.00'	N 06°37'45" E

TRACT "O30"
ESPLANADE LAKE CLUB
PHASE 1
#2019000189935

TRACT "W3"
(WATER MANAGEMENT CANALS, D.E., L.M.E., A.E.)
1,154,232 S.F.

TRACT "F2"
ESPLANADE LAKE CLUB
PHASE THREE
#2021000173051

TRACT "P28"
ESPLANADE LAKE CLUB
PHASE 1
#2019000189935



UNPLATTED

D0S2020-00123 / PLT2021-00027

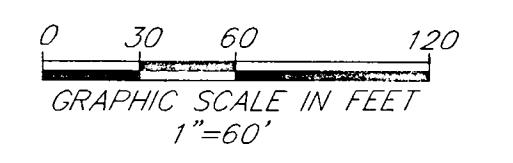
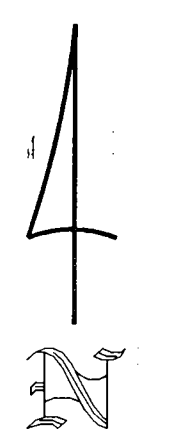
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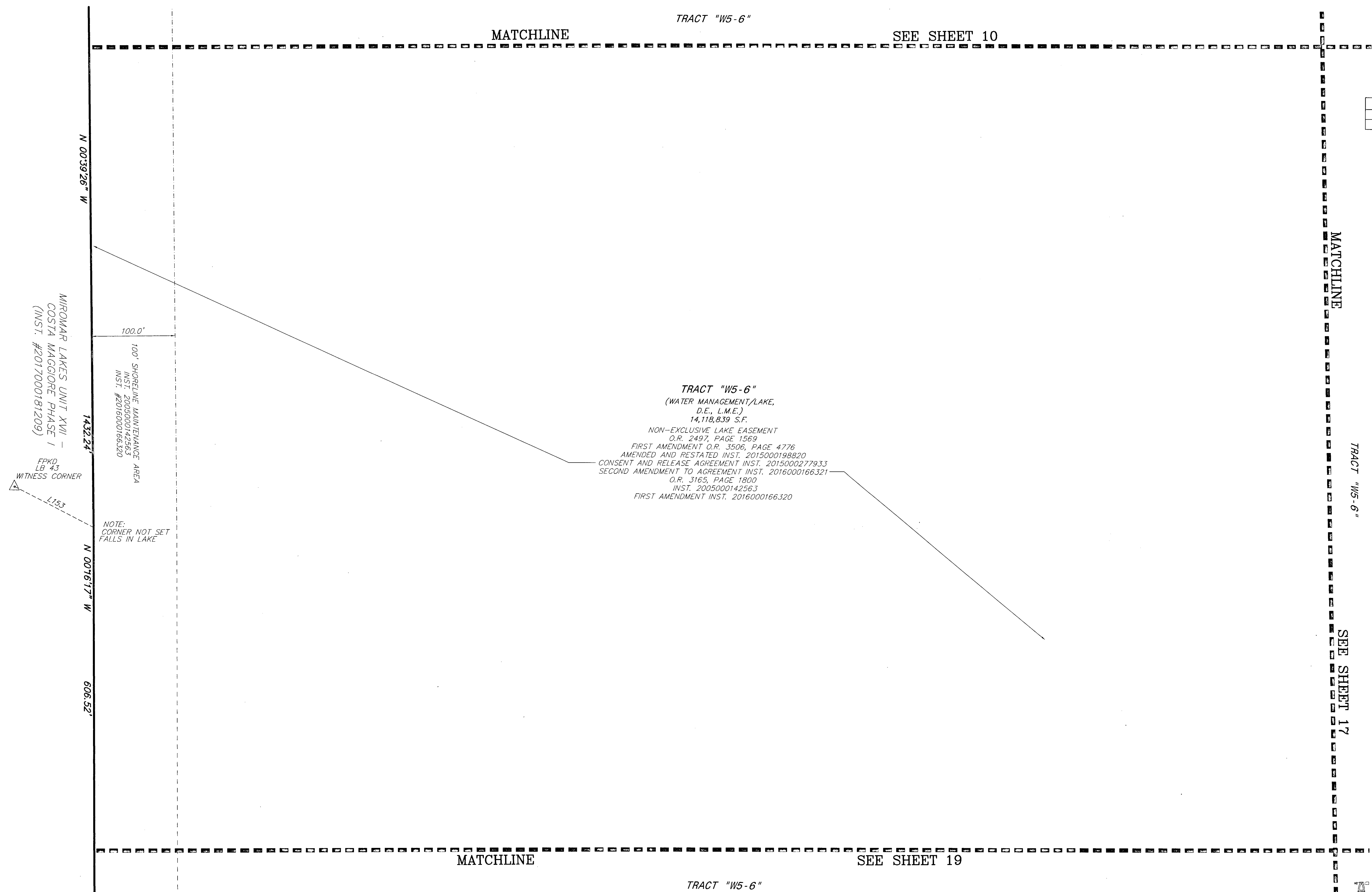
INSTRUMENT# 202200065443

SHEET 16 OF 23

A REPLAT OF ALL TRACTS "A1" AND "W5-6"; ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, TOGETHER WITH ALL OF TRACT "W3"; ESPLANADE LAKE CLUB PHASE 2, RECORDED AS INSTRUMENT NUMBER 2020000075347,
LYING IN SECTIONS 11 AND 12, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



LINE TABLE (SHEET 16)		
LINE	LENGTH	BEARING
L153	106.46'	N 62°57'51" W



TRACT "W5-6"
 (WATER MANAGEMENT/LAKE,
 D.E., L.M.E.)
 14,118,839 S.F.
 NON-EXCLUSIVE LAKE EASEMENT
 O.R. 2497, PAGE 1569
 FIRST AMENDMENT O.R. 3506, PAGE 4776
 AMENDED AND RESTATED INST. 2015000198820
 CONSENT AND RELEASE AGREEMENT INST. 2015000277933
 SECOND AMENDMENT TO AGREEMENT INST. 2016000166321
 O.R. 3165, PAGE 1800
 INST. 2005000142563
 FIRST AMENDMENT INST. 2016000166320

MIROMAR LAKES UNIT XVIII -
 COSTA MAGGIORE PHASE I
 (INST. #2017000181209)

FPKD
 LB 43
 WITNESS CORNER

NOTE:
 CORNER NOT SET
 FALLS IN LAKE

DOS2020-00123 / PLT2021-00027

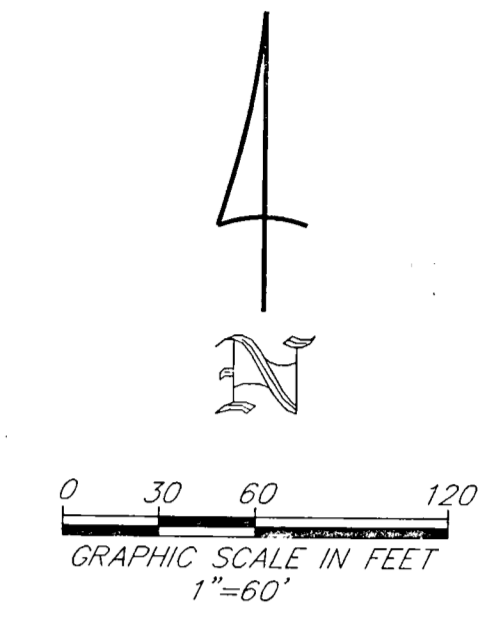
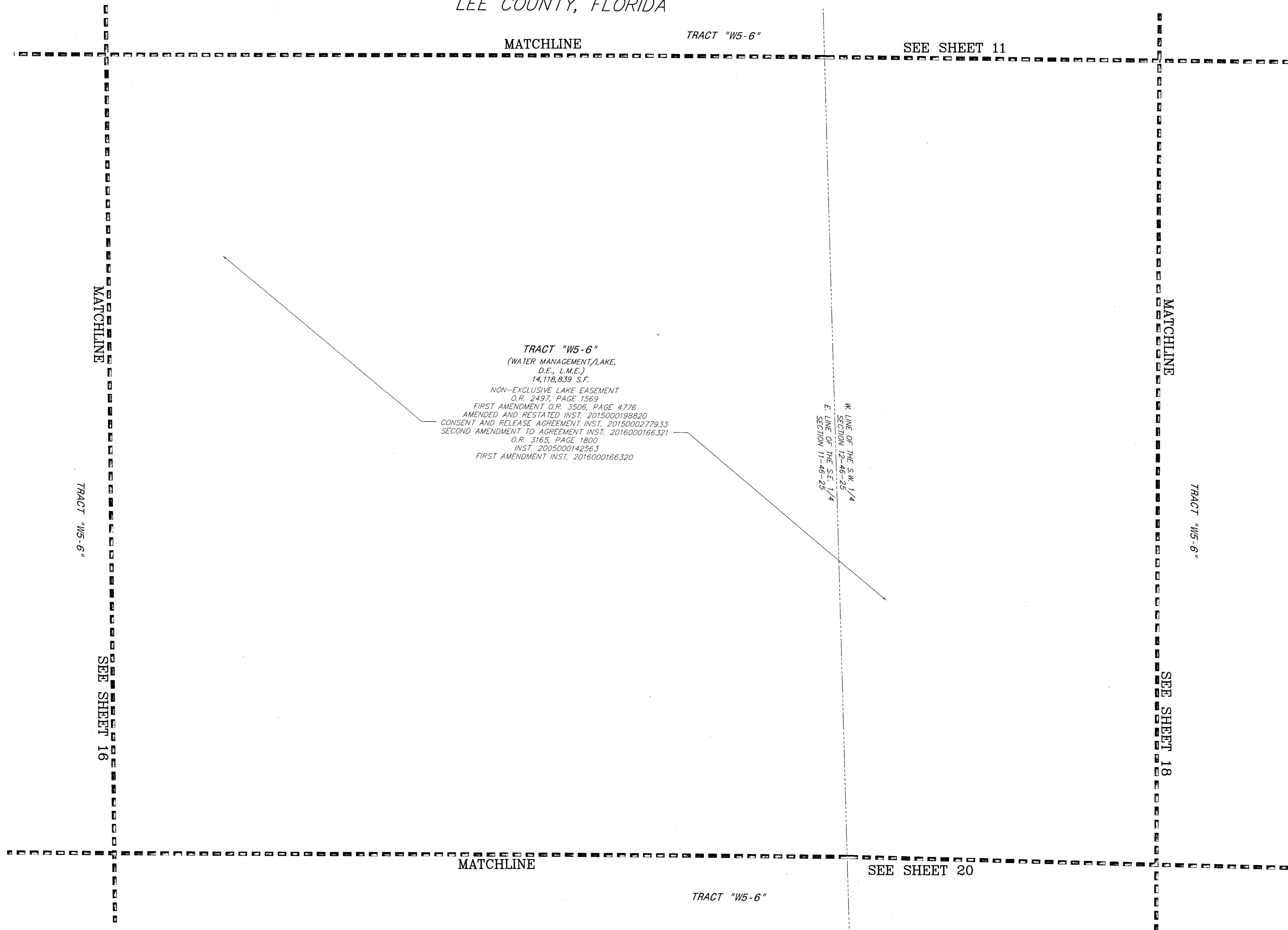
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 FLORIDA BUSINESS LICENSE NO. LB 6897

Esplanade Lake Club Amenity

INSTRUMENT# 2022000065443

SHEET 17 OF 23

A REPLAT OF ALL TRACTS "A1" AND "W5-6", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, TOGETHER WITH ALL OF TRACT "W3", ESPLANADE LAKE CLUB PHASE 2, RECORDED AS INSTRUMENT NUMBER 2020000075347,
LYING IN SECTIONS 11 AND 12, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



DOS2020-00123 / PLT2021-00027

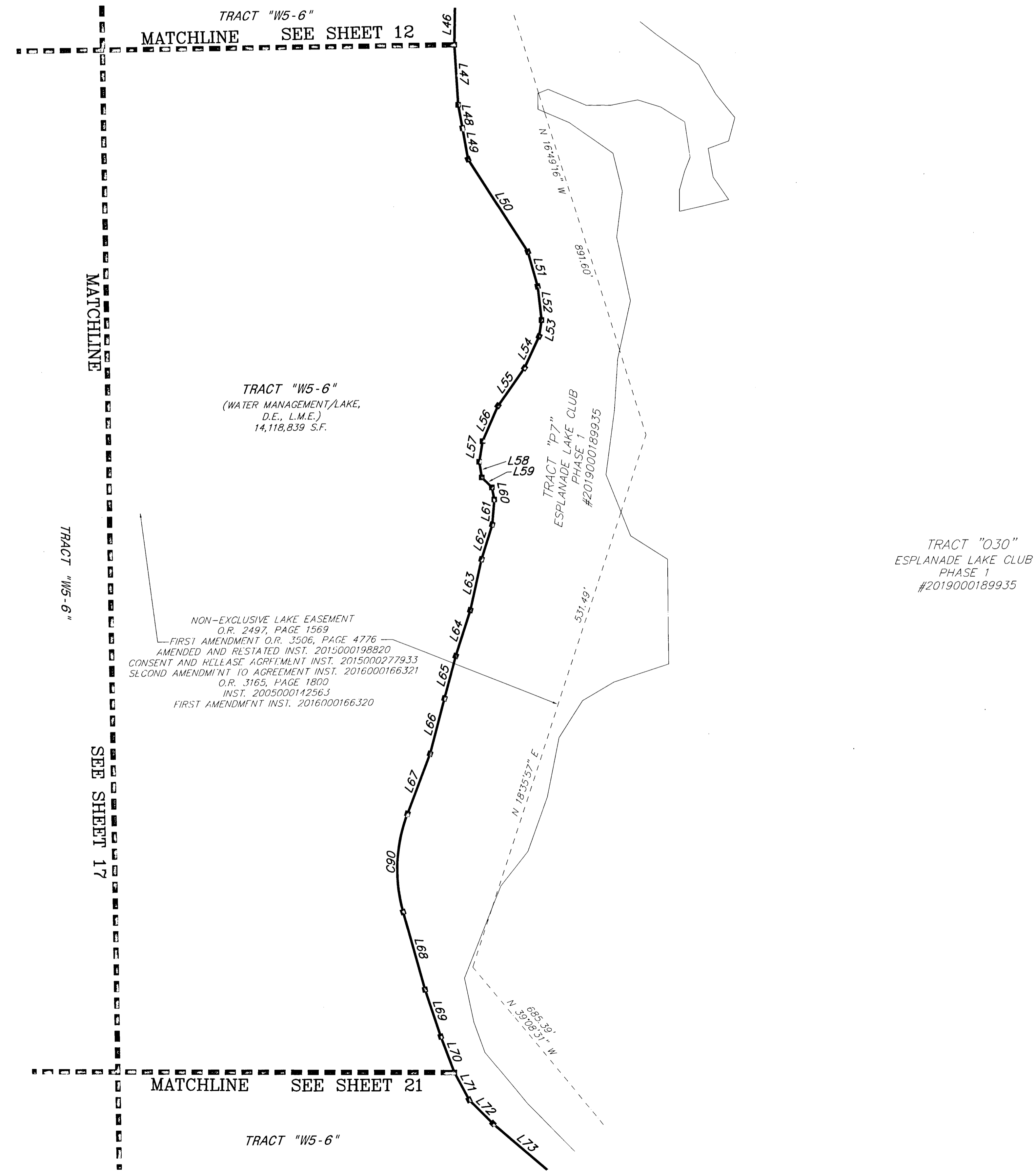
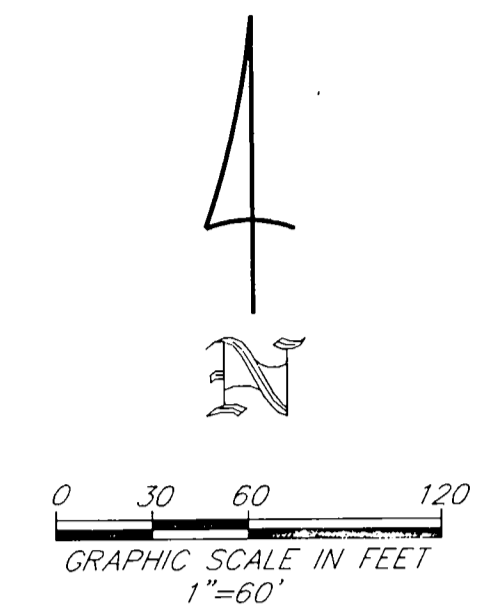
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Esplanade Lake Club Amenity

INSTRUMENT # 2022000065443

SHEET 18 OF 23

A REPLAT OF ALL TRACTS "A1" AND "W5-6", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, TOGETHER WITH ALL OF TRACT "W3", ESPLANADE LAKE CLUB PHASE 2, RECORDED AS INSTRUMENT NUMBER 2020000075347,
 LYING IN SECTIONS 11 AND 12, TOWNSHIP 46 SOUTH, RANGE 25 EAST
 LEE COUNTY, FLORIDA



LINE TABLE (SHEET 18)

LINE	LENGTH	BEARING
L46	39.35'	N 01°21'19" E
L47	57.39'	N 03°05'55" W
L48	22.30'	N 09°35'37" W
L49	30.21'	N 09°35'37" W
L50	105.67'	N 31°52'16" W
L51	34.34'	N 15°10'06" W
L52	32.09'	N 06°06'16" W
L53	15.38'	N 09°17'10" E
L54	32.97'	N 25°36'33" E
L55	43.76'	N 35°30'20" E
L56	36.80'	N 24°03'29" E
L57	19.82'	N 09°47'43" E
L58	15.14'	N 08°37'39" W
L59	13.44'	N 45°01'16" W
L60	11.67'	N 10°43'41" W
L61	23.64'	N 05°16'12" E
L62	34.48'	N 17°47'29" E
L63	49.59'	N 13°00'01" E
L64	45.94'	N 18°04'49" E
L65	41.76'	N 15°32'29" E
L66	53.96'	N 15°19'22" E
L67	60.94'	N 21°08'22" E
L68	76.64'	N 15°00'19" W
L69	47.22'	N 17°57'51" W
L70	36.65'	N 20°17'04" W
L71	29.10'	N 27°56'04" W
L72	31.55'	N 45°01'09" W
L73	73.60'	N 49°22'58" W

CURVE TABLE (SHEET 18)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C90	150.00'	36°08'41"	94.63'	93.07'	N 03°04'02" E

NON-EXCLUSIVE LAKE EASEMENT
 O.R. 2497, PAGE 1569
 FIRST AMENDMENT O.R. 3506, PAGE 4776
 AMENDED AND RE-STATED INST. 2015000198820
 CONSENT AND RELEASE AGREEMENT INST. 2015000277933
 SECOND AMENDMENT TO AGREEMENT INST. 2016000166321
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 INST. 2005000142563
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DOS2020-00123 / PLT2021-00027

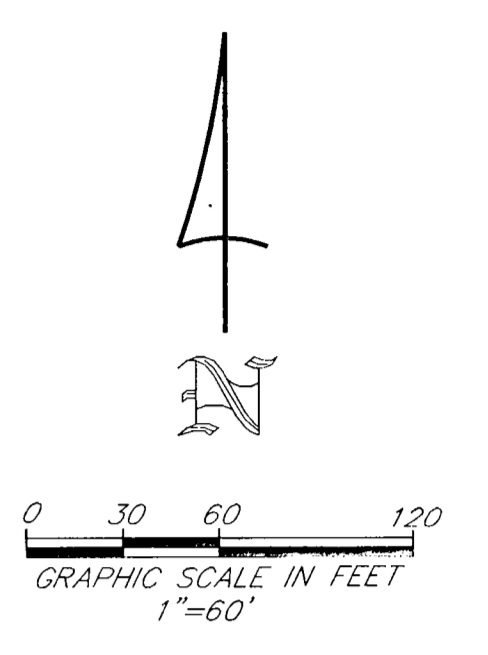
THIS INSTRUMENT PREPARED BY:
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Esplanade Lake Club Amenity

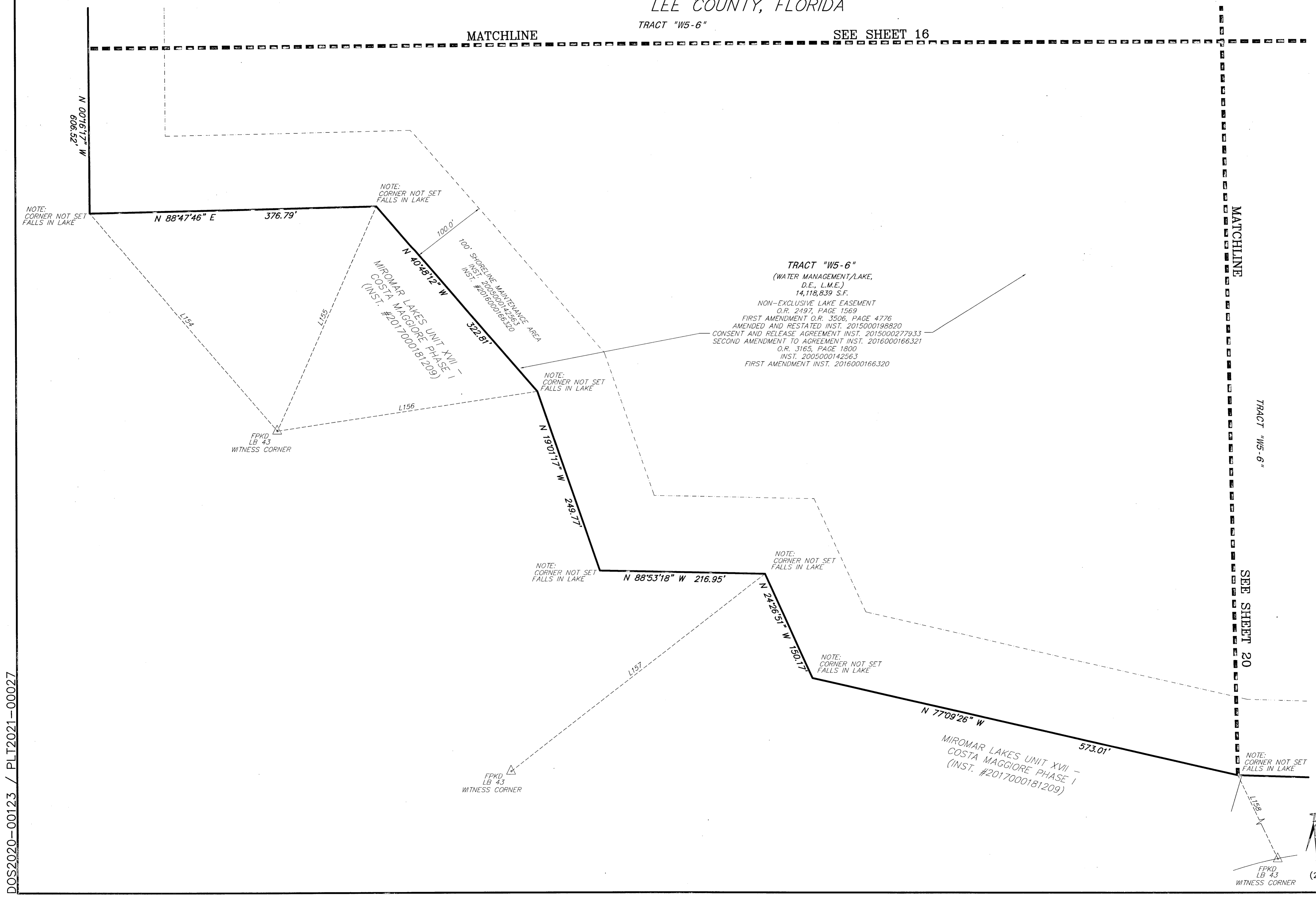
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SHEET 19 OF 23

A REPLAT OF ALL TRACTS "A1" AND "W5-6", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, TOGETHER WITH ALL OF TRACT "W3"; ESPLANADE LAKE CLUB PHASE 2, RECORDED AS INSTRUMENT NUMBER 2020000075347, LYING IN SECTIONS 11 AND 12, TOWNSHIP 46 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA



LINE TABLE (SHEET 19)		
LINE	LENGTH	BEARING
L154	378.33'	N 40°31'52" W
L155	323.14'	N 23°53'07" E
L156	345.59'	N 81°29'39" E
L157	422.72'	N 52°15'53" E
L158	184.52'	N 25°31'28" W



TRACT "W5-6"
 (WATER MANAGEMENT/LAKE,
 D.E., L.M.E.)
 14,118,839 S.F.
 NON-EXCLUSIVE LAKE EASEMENT
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 INST. 2005000142563
 FIRST AMENDMENT INST. 2016000166320

NOTE: CORNER NOT SET FALLS IN LAKE

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FPKD LB 43 WITNESS CORNER

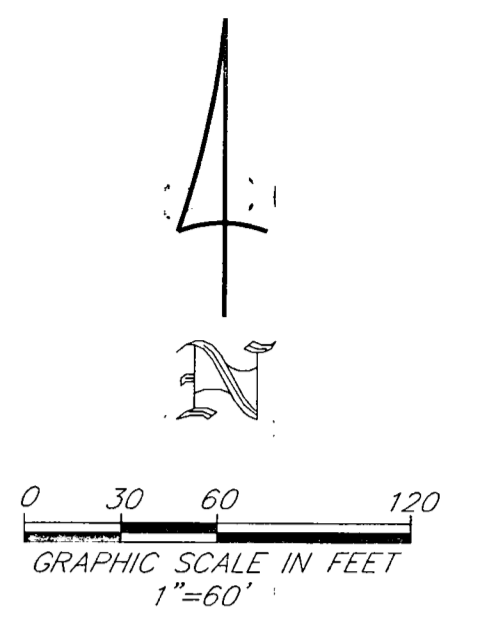
FPKD LB 43 WITNESS CORNER

FPKD LB 43 WITNESS CORNER

MIROMAR LAKES UNIT XVII -
 COSTA MAGGIORE PHASE I
 (INST. #2017000181209)

DOS2020-00123 / PLT2021-00027

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 FLORIDA BUSINESS LICENSE NO. LB 6897



Esplanade Lake Club Amenity

A REPLAT OF ALL TRACTS "A1" AND "W5-6", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, TOGETHER WITH ALL OF TRACT "W3", ESPLANADE LAKE CLUB PHASE 2, RECORDED AS INSTRUMENT NUMBER 2020000075347, LYING IN SECTIONS 11 AND 12, TOWNSHIP 46 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA

LINE TABLE (SHEET 20)		
LINE	LENGTH	BEARING
L158	184.52'	N 25°31'28" W
L159	89.37'	N 75°51'47" W

MATCHLINE TRACT "W5-6" SEE SHEET 17

MATCHLINE

TRACT "W5-6"

SEE SHEET 19

MATCHLINE

TRACT "W5-6"

SEE SHEET 21

TRACT "W5-6"
(WATER MANAGEMENT/LAKE,
D.E., L.M.E.)
14,118,839 S.F.
NON-EXCLUSIVE LAKE EASEMENT
O.R. 2497, PAGE 1569
FIRST AMENDMENT O.R. 3506, PAGE 4776
AMENDED AND RESTATED INST. 2015000198820
CONSENT AND RELEASE AGREEMENT INST. 2015000277933
SECOND AMENDMENT TO AGREEMENT INST. 2016000166321
O.R. 3165, PAGE 1800
INST. 2005000142563
FIRST AMENDMENT INST. 2016000166320

W. LINE OF THE S.W. 1/4
SECTION 12-46-25
E. LINE OF THE S.E. 1/4
SECTION 11-46-25

100.0'
100' SHORELINE MAINTENANCE AREA
INST. 2005000142563
INST. #2016000166320

MIROMAR LAKES UNIT XI - PENINSULA
(INST. #2006000456819)

NOTE:
CORNER NOT SET
FALLS IN LAKE

NOTE:
CORNER NOT SET
FALLS IN LAKE

NOTE:
CORNER NOT SET
FALLS IN LAKE

FPKD
LB 43
WITNESS CORNER

FPKD
LB 43
WITNESS CORNER

DOS2020-00123 / PLI2021-00027

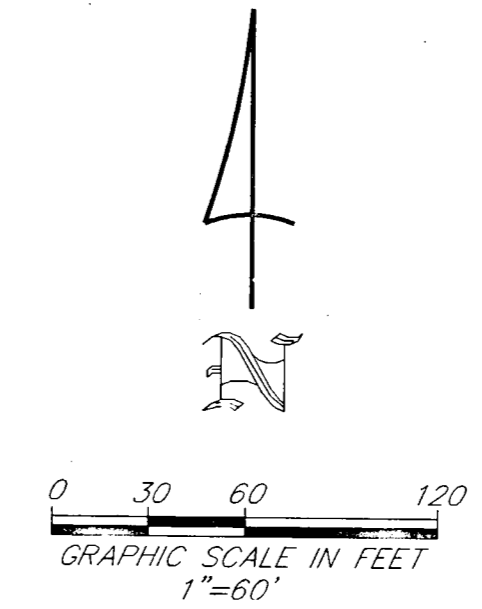
THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES P.S.M. #5739
RHODES & RHODES
LAND SURVEYING, INC.
28100 BONITA GRANDE DRIVE, SUITE #107
BONITA SPRINGS, FL 34135
(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897

Esplanade Lake Club Amenity

INSTRUMENT# 2022000065443

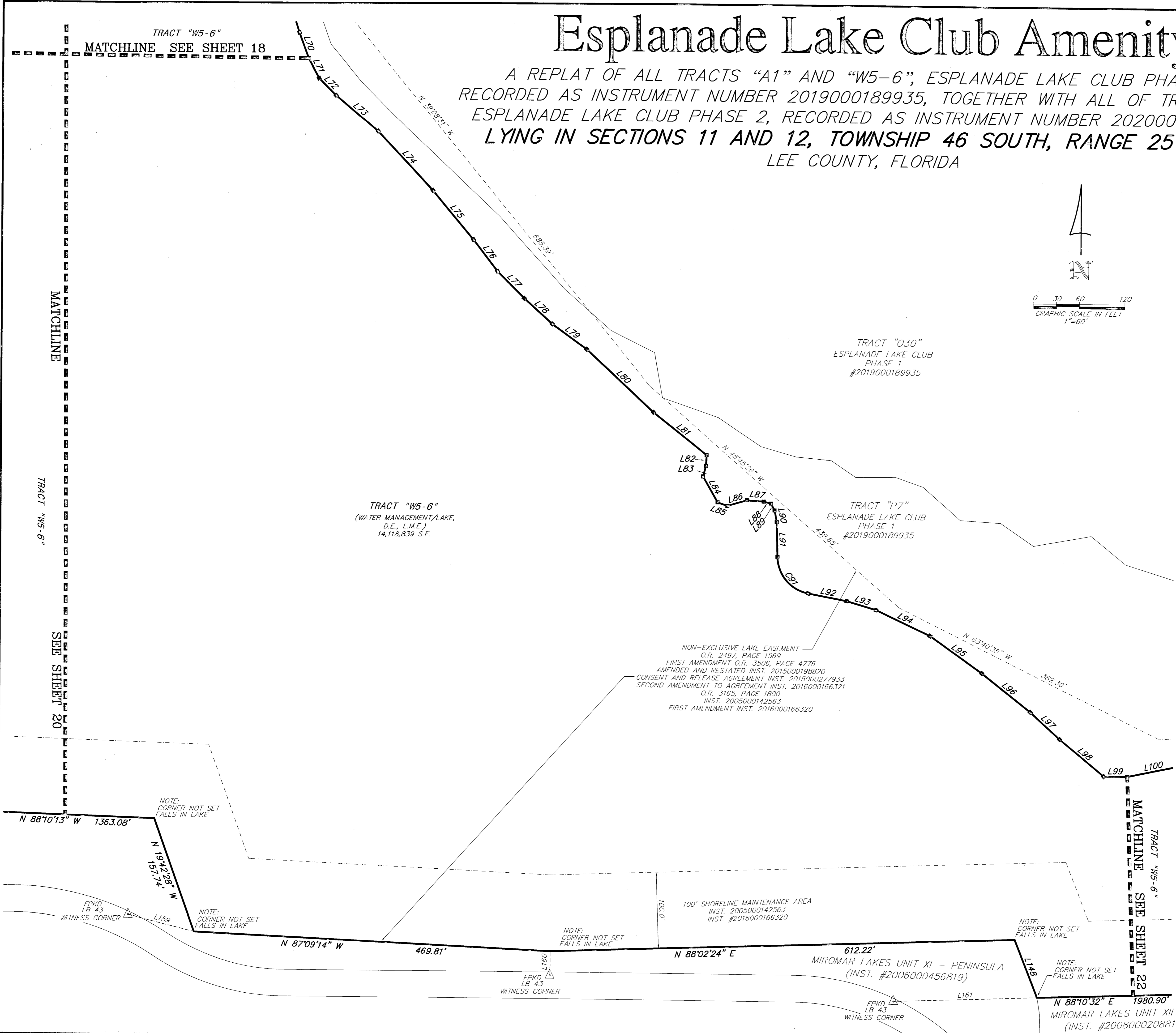
SHEET 21 OF 23

A REPLAT OF ALL TRACTS "A1" AND "W5-6", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, TOGETHER WITH ALL OF TRACT "W3", ESPLANADE LAKE CLUB PHASE 2, RECORDED AS INSTRUMENT NUMBER 2020000075347, LYING IN SECTIONS 11 AND 12, TOWNSHIP 46 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA



LINE	LENGTH	BEARING
L70	36.65'	N 20°17'04" W
L71	29.10'	N 27°56'04" W
L72	31.55'	N 45°01'09" W
L73	73.60'	N 49°22'58" W
L74	106.33'	N 42°46'14" W
L75	84.58'	N 39°37'02" W
L76	52.85'	N 37°09'01" W
L77	50.61'	N 44°46'07" W
L78	50.00'	N 47°31'18" W
L79	56.60'	N 54°17'12" W
L80	120.78'	N 46°59'17" W
L81	89.82'	N 51°41'39" W
L82	14.04'	N 03°05'54" E
L83	14.64'	N 14°55'08" E
L84	39.23'	N 29°25'00" W
L85	13.73'	N 70°28'22" W
L86	26.62'	N 73°12'56" E
L87	22.37'	N 86°01'49" W
L88	9.92'	N 75°32'13" W
L89	10.33'	N 27°23'00" W
L90	15.79'	N 11°19'35" W
L91	45.59'	N 01°22'38" W
L92	51.79'	N 79°16'03" W
L93	40.40'	N 73°31'04" W
L94	78.92'	N 64°49'28" W
L95	83.81'	N 54°47'34" W
L96	81.64'	N 51°47'44" W
L97	52.85'	N 47°37'41" W
L98	75.45'	N 50°19'12" W
L99	31.29'	N 90°00'00" W
L100	73.12'	N 78°23'03" E
L148	81.17'	N 21°30'12" W
L159	89.37'	N 75°51'47" W
L160	31.49'	N 00°25'14" E
L161	189.14'	N 87°57'54" E

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C91	50.00'	77°53'25"	67.97'	62.86'	N 40°19'20" W

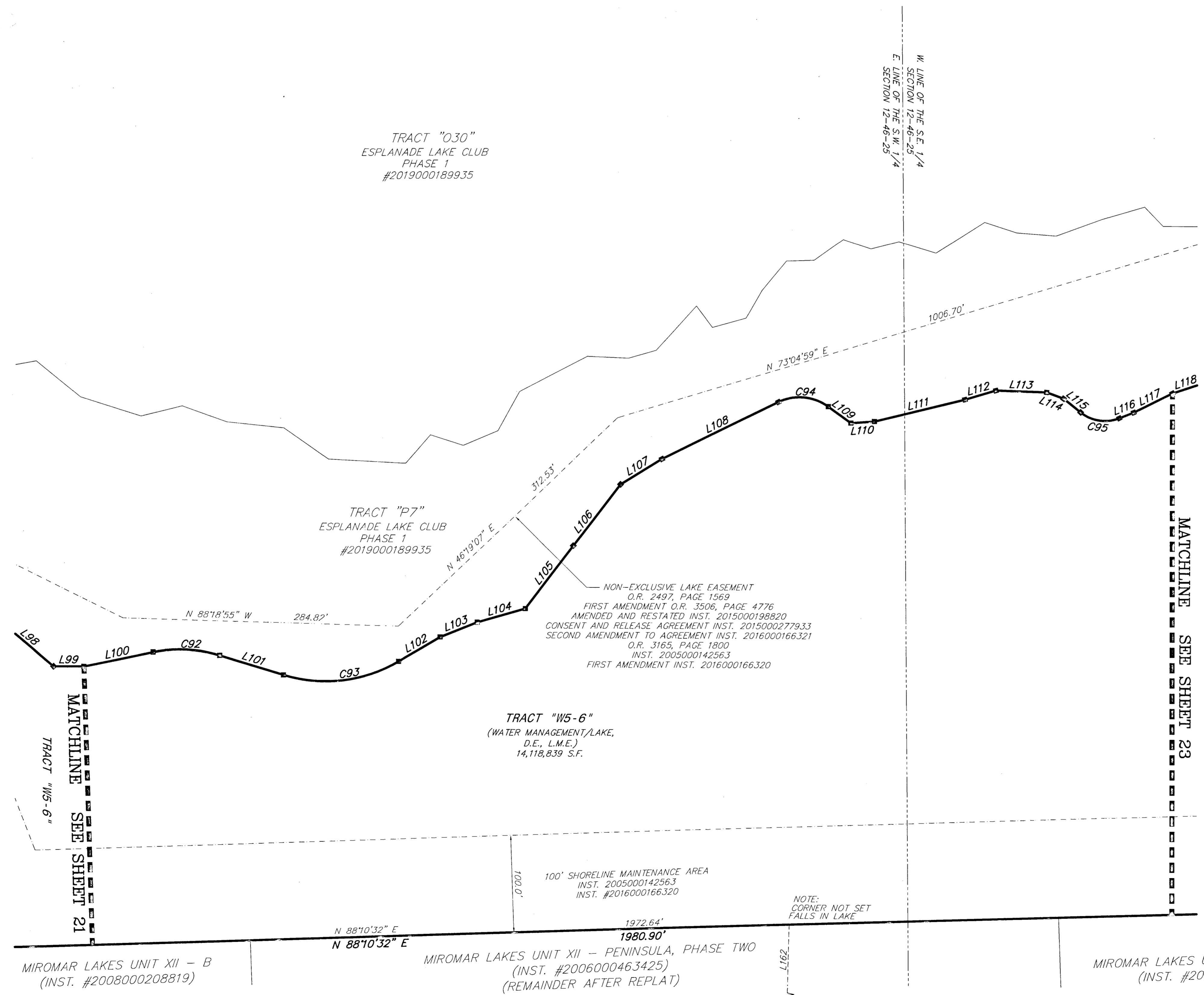
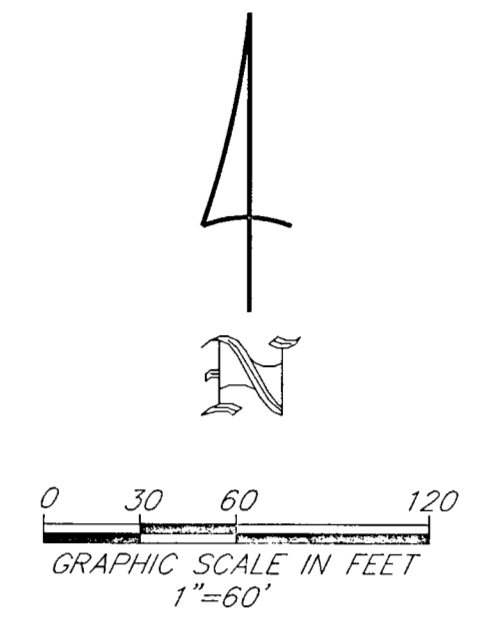


DOS2020-00123 / PLT2021-00027

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LINE TABLE (SHEET 22)

LINE	LENGTH	BEARING
L98	75.45'	N 50°19'12" W
L99	31.29'	N 90°00'00" W
L100	73.12'	N 78°23'03" E
L101	68.90'	N 73°07'41" W
L102	49.28'	N 59°45'26" E
L103	41.31'	N 68°26'50" E
L104	51.59'	N 73°58'02" E
L105	82.28'	N 37°03'17" E
L106	79.92'	N 37°31'12" E
L107	50.18'	N 58°45'30" E
L108	133.98'	N 63°42'51" E
L109	28.79'	N 53°49'40" W
L110	24.45'	N 85°50'36" E
L111	96.43'	N 76°03'31" E
L112	33.47'	N 73°18'59" E
L113	52.40'	N 88°18'24" W
L114	18.82'	N 69°46'59" W
L115	22.51'	N 51°16'30" W
L116	16.16'	N 68°03'20" E
L117	44.76'	N 63°15'50" E
L118	33.32'	N 71°34'26" E
L162	209.43'	N 01°26'33" E

CURVE TABLE (SHEET 22)

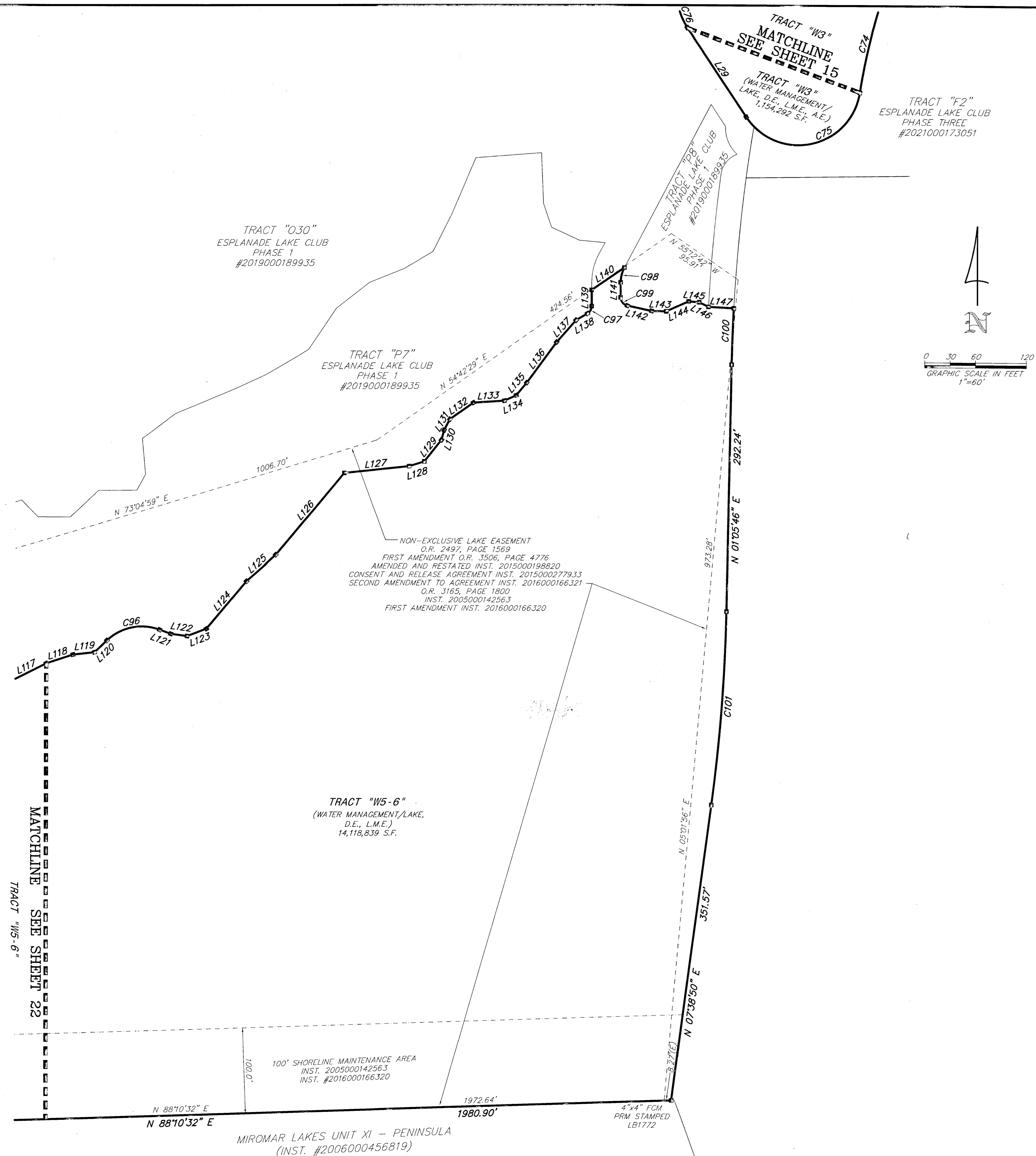
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C92	140.00'	28°29'16"	69.61'	68.89'	N 87°22'19" W
C93	150.00'	47°06'53"	123.35'	119.90'	N 83°18'53" E
C94	50.00'	62°27'29"	54.50'	51.85'	N 85°03'25" W
C95	40.00'	60°40'10"	42.36'	40.40'	N 81°36'35" W

DOS2020-00123 / PLT2021-00027

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 (239) 405-8166 FAX NO. (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897

Esplanade Lake Club Amenity

A REPLAT OF ALL TRACTS "A1" AND "W5-6", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, TOGETHER WITH ALL OF TRACT "W3", ESPLANADE LAKE CLUB PHASE 2, RECORDED AS INSTRUMENT NUMBER 202000075347, LYING IN SECTIONS 11 AND 12, TOWNSHIP 46 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA



LINE TABLE (SHEET 23)

LINE	LENGTH	BEARING
L29	126.46'	N 33°29'19" W
L117	44.76'	N 63°15'50" E
L118	33.32'	N 71°34'26" E
L119	25.43'	N 83°26'03" E
L120	20.22'	N 46°25'48" E
L121	13.90'	N 69°40'54" W
L122	19.50'	N 82°17'03" W
L123	24.42'	N 68°53'31" E
L124	73.23'	N 40°01'58" E
L125	46.28'	N 48°13'06" E
L126	126.42'	N 39°37'57" E
L127	76.65'	N 83°58'49" E
L128	18.81'	N 72°45'57" E
L129	32.42'	N 38°25'14" E
L130	12.17'	N 14°44'19" E
L131	14.41'	N 28°13'57" E
L132	33.96'	N 54°17'39" E
L133	36.69'	N 86°23'28" E
L134	15.39'	N 65°00'09" E
L135	19.35'	N 39°48'34" E
L136	59.43'	N 36°06'23" E
L137	34.68'	N 41°23'32" E
L138	15.62'	N 59°37'58" E
L139	19.31'	N 00°00'00" E
L140	46.76'	N 55°07'58" E
L141	17.74'	N 00°00'00" E
L142	29.31'	N 77°43'43" W
L143	17.40'	N 88°31'56" W
L144	28.87'	N 65°38'27" E
L145	12.43'	N 85°42'51" W
L146	12.29'	N 63°54'32" W
L147	30.00'	N 86°59'17" W

CURVE TABLE (SHEET 23)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C74	700.00'	18°18'20"	223.64'	222.69'	N 17°50'09" E
C75	73.50'	137°49'42"	176.81'	137.16'	N 77°35'30" E
C76	73.50'	48°24'10"	62.09'	60.26'	N 09°17'14" W
C96	60.00'	63°53'18"	66.90'	63.49'	N 78°22'27" E
C97	10.00'	59°37'58"	10.41'	9.94'	N 29°48'59" E
C98	38.00'	27°43'49"	18.39'	18.21'	N 13°51'55" E
C99	10.00'	77°43'43"	13.57'	12.55'	N 38°51'52" W
C100	2000.00'	1°54'57"	66.88'	66.88'	N 02°03'14" E
C101	2000.00'	6°33'04"	228.68'	228.56'	N 04°22'18" E

DOS2020-00123 / PLI2021-00027

THIS INSTRUMENT PREPARED BY:
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(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897

RESOLUTION 2022-6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT APPROVING THE ASSIGNMENT OF THE ENGINEERING SERVICES AGREEMENT FROM WALDROP ENGINEERING, INC., TO ATWELL, LLC; AUTHORIZING THE CHAIRPERSON TO EXECUTE THE ASSIGNMENT; PROVIDING GENERAL AUTHORIZATION; AND ADDRESSING CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Esplanade Lake Club Community Development District ("**District**") is a local unit of special-purpose government creating and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Lee County, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") has previously entered into that certain *Engineering Services Agreement*, effective as of May 15, 2019 ("**Agreement**") between the District and Waldrop Engineering, Inc., attached hereto as **Exhibit A**, for engineering services and planning and landscape architecture services; and

WHEREAS, due to a recent corporate merger effective as of January 1, 2022, Waldrop Engineering, Inc., is now known as Atwell, LLC; and

WHEREAS, the District desires to accept the assignment of the Agreement from Waldrop Engineering, Inc., to Atwell, LLC, for the specific scope of services, attached hereto as **Exhibit B**, and approve the form of the *Consent to Assignment and Assignment of Agreement* ("**Assignment**") between the District and Atwell, LLC, attached hereto as **Exhibit C**; and

WHEREAS, the District desires to authorize the Chairperson, in connection with the recommendation of District Staff, to finalize, and execute the Assignment on the District's behalf.

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

SECTION 1. FINDINGS. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. APPROVAL OF ASSIGNMENT. The Assignment, attached hereto as **Exhibit C**, is hereby approved in substantial form, subject to any further revisions that may be made by the District's Chairperson, in consultation with District Staff.

SECTION 3. EXECUTION OF ASSIGNMENT. The Chairperson is authorized to execute the Patrial Assignment at a time to be determined by the Chairperson, in consultation with District Staff.

SECTION 4. CONFLICTS. If any provision of this Resolution is held to be in conflict with another resolution of the District, the resolutions shall be read to harmony to the extent possible, and, otherwise, the terms of this Resolution shall control with respect to the subject matter addressed herein.

SECTION 5. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.\

RESOLUTION 2022-6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT APPROVING THE ASSIGNMENT OF THE ENGINEERING SERVICES AGREEMENT FROM WALDROP ENGINEERING, INC., TO ATWELL, LLC; AUTHORIZING THE CHAIRPERSON TO EXECUTE THE ASSIGNMENT; PROVIDING GENERAL AUTHORIZATION; AND ADDRESSING CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

SECTION 6. EFFECTIVE DATE. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 11th day of May 2022.

WITNESS:

**ESPLANADE LAKE CLUB COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Charles Cook, Chairperson

Exhibit A: Engineering Services Agreement
Exhibit B: Scope of Services
Exhibit C: Assignment of Engineering Services Agreement

Exhibit A

Engineering Services Agreement

ENGINEERING SERVICES AGREEMENT

THIS AGREEMENT (this "Agreement") is made and entered into as of this 15th day of May 2019 by and between **ESPLANADE LAKE CLUB**, a local unit of special purpose government established and existing pursuant to Chapter 190, Florida Statutes, and the laws of the State of Florida ("District") and **WALDROP ENGINEERING, INC.**, a Florida corporation ("Engineer").

WHEREAS, the District solicited for proposals to serve as the Engineer for the District in accordance with Sections 190.033 and 287.055, Florida Statutes; and

WHEREAS, the Engineer submitted a proposal to serve in this capacity; and

WHEREAS, the District's Board of Supervisors ranked the Engineer as the number one most qualified firm to serve as the Engineer for the District and authorized negotiation of a contract; and

WHEREAS, the District intends to employ the Engineer to perform engineering, surveying, planning, landscaping, environmental management and permitting, and such other services as deemed necessary by the District, as defined in separate work authorizations; and

WHEREAS, the Engineer shall serve as the District's professional representative in each service or project to which this Agreement applies and will provide the required services defined in separate work authorizations to the District during the performance of his services.

NOW THEREFORE, for and in consideration of the premises, the mutual covenants herein contained, the act and deeds to be performed by the parties, the receipt and sufficiency of which are hereby acknowledged, it is mutually covenanted and agreed as follows:

ARTICLE 1. SCOPE OF SERVICES

A. The Engineer will provide general engineering services, as authorized by the Board of Supervisors and supervised by the District's Manager or directed by the District Manager, including:

- 1.** Prepare any necessary reports and attend meetings of the District's Board of Supervisors; and
- 2.** Assistance in meeting with necessary parties pertaining to bond issues, special reports, feasibility studies or other tasks; and
- 3.** Performance of any other duties related to the provision of infrastructure and services,.

B. The Engineer shall prepare construction drawings and specifications for the type of work as authorized by the Board of Supervisors of the District and directed by the District's Manager. This may include rendering assistance in the drafting of forms,

ENGINEERING SERVICES AGREEMENT

proposals and contracts, issuance of certificates of construction and payment, assisting and supervising the bidding processes, and any other activity required by the District.. .

C. The Engineer shall provide general services during the construction phase of a project as authorized by the District and supervised by the District's Manager which may include the following:

1. Periodic visits to the site, or full time services, as directed by the District; and
2. Processing of contractors' pay estimates; and
3. Final inspection and requested certificates for construction including the final certification of construction; and
4. Consultation and advice during construction, including performing all roles and actions required of any construction contract between the District and any contractor(s) in which the Engineer is named as owner's representative or "Engineer"; and
5. Any other activity related to construction as authorized by the District.
6. Land surveying;
7. Topographic surveying;
8. Staking and layout work for construction;
9. Tests of material and underground explorations; and
10. Aerial photographs.

D. The Engineer will assign a project manager to the District, notifying the District in writing, which project manager shall be the primary contact person for the Engineer.

E. In those instances where the Engineer believes that a task, work or project requires additional personnel, the Engineer shall obtain the prior written approval of the District. The Engineer shall optimize the resources available through the District staff before utilizing additional Engineer personnel.

F. Each project shall utilize standard project management methodology.

G. The District retains the right to at any time, without penalty or charge, suspend any previously authorized work, task or project, by providing written notice to the Engineer, provided however that the District shall be responsible to pay the Engineer for all authorized work performed prior to receipt by Engineer of the notice of suspension.

H. The District retains the right to obtain other engineering services.

I. The professional services to be provided by Engineer shall comply with all applicable laws, statutes, ordinances, codes, orders (including, without limitation, the PUD Ordinance), rules and regulations, and shall be performed with the degree of care

ENGINEERING SERVICES AGREEMENT

and diligence and in accordance with the professional standards of professional engineers practicing in the State of Florida. The services shall be performed within the standards of the industry. In the event of any conflict between the rules, regulations and ordinances promulgated by the various governmental authorities controlling construction of improvements, Engineer covenants and agrees that it will design such improvements in accordance with the standards of the industry.

ARTICLE 2. METHOD OF AUTHORIZATION/SCHEDULE

A. Each service or project shall be authorized in writing by the District. The written authorization shall be incorporated in a Work Authorization that shall include the scope of work, compensation, and special provisions or conditions specific to the service or project being authorized. Authorization of services or projects under the contract shall be at the sole option of the District and as agreed to by the Engineer.

B. Engineer shall perform its obligations under this Agreement as expeditiously and efficiently as are consistent with professional skill and care and the orderly progress of the construction of the District's facilities and improvements and meet such project schedules as may be developed by District and consistent with information provided to Engineer by District and applicable government agencies. Engineer agrees that all services shall be provided in such a manner as to meet District's reasonable expectation and to provide Engineer's best efforts to ensure the timely progression of the work being performed by the District.

ARTICLE 3. COMPENSATION

It is understood and agreed that the payment of compensation for services under this contract shall be stipulated in each Work Authorization. One of the following methods shall be utilized:

Lump Sum Amount. For services or projects where the District and Engineer mutually agree to a maximum lump sum amount for the services to be rendered payable monthly in direct proportion to the work accomplished.

Hourly Personnel Rates. For services or projects where the scope of services is not capable of being clearly defined or recurring services or other projects where the District desires the use of the hourly compensation rates, the services shall be charged at the Engineer's current and best rates, a current copy of which is outlined in Schedule A, attached hereto and made a part hereof. If requested by the District, Engineer shall provide the District with written updates of said rate schedule.

ENGINEERING SERVICES AGREEMENT

ARTICLE 4. REIMBURSABLE EXPENSES

Reimbursable expenses consist of actual expenditures made by the Engineer, its employees, or its consultants in the interest of District authorized work for the incidental expenses listed as follows:

- A.** Expenses of transportation and living when traveling in connection with the project, for long distance calls and facsimiles, and fees paid for securing approval of authorities having jurisdiction over the Project. Requests for reimbursements for all such Expenditures shall be made in accordance with Chapter 112, Florida Statutes and with the District's travel policy.
- B.** Actual expense of reproduction, postage and handling of drawings, and specifications except those use for in-house purposes by Engineer.

ARTICLE 5. SPECIAL CONSULTANTS

When authorized in writing by the District, additional special consulting services shall be paid for at the actual cost of the special consultant without any markup by the Engineer..

ARTICLE 6. BILLING AND ACCOUNTING RECORDS

Bills for fees or other compensation for services or expenses shall be submitted in detail sufficient for a proper pre-audit and post-audit thereof. The Engineer, when billing based upon an hourly basis shall record the time expended in increments not less than two-tenths (.2) of an hour, with an accompanying detailed explanation for each time entry. Records of the Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times. The Engineer shall not charge for time expended in billing preparation or review or for internal administration of this Agreement. The Engineer acknowledges that the provisions of Article 14 of this Agreement may apply to such records.

ARTICLE 7. OWNERSHIP OF PLANS

All plans produced by the Engineer shall immediately become property of the District.

ARTICLE 8. REUSE OF DOCUMENTS

All documents including drawings and specifications furnished by the Engineer pursuant to this Agreement are instruments of service. They are not intended or represented to be suitable for reuse by the District or others on extensions of the work for which they were provided or on any other project. Any reuse without specific written consent by the Engineer will be at the District's sole risk and without liability or legal exposure to the Engineer.

ENGINEERING SERVICES AGREEMENT

ARTICLE 9. ESTIMATE OF COST

Since the Engineer has no control over the cost of labor, materials or equipment, a contractor's(s') methods of determining prices, competitive bidding or market conditions, any opinions of probable cost provided as a service hereunder are to be made on the basis of his experience and qualifications and represent his best judgment as a design professional familiar with the construction industry, but the Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinion of probable cost prepared by the contractor. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and may justify additional fees.

ARTICLE 10. INSURANCE

The Engineer shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers Compensation	Statutory
General Liability <ul style="list-style-type: none">• Bodily Injury (including Contractual)• Property Damage (including Contractual)	\$1,000,000/ \$2,000,000 \$1,000,000/ \$2,000,000
Automobile Liability (if Applicable) <ul style="list-style-type: none">• Bodily Injury• Property Damage	\$1,000,000/ \$1,000,000 \$1,000,000
Professional Liability for Errors and Omissions	\$1,000,000/\$3,000,000

The Engineer shall provide the District with a certificate evidencing compliance with the above terms and naming the District as an additional insured on general and automobile liability policies. The Engineer shall require that the insurer provide the District with thirty (30) days notice of cancellation and provide written certification thereof. At no time shall the Engineer be without insurance in the above amounts.

ARTICLE 11. CONTINGENT FEE

The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer, to solicit or secure this Agreement, and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

ENGINEERING SERVICES AGREEMENT

ARTICLE 12. AUDIT

The Engineer agrees that the District or any of its duly authorized representatives shall, until the expiration of five years after expenditure of funds under this Agreement, have access to and the right to examine any books, documents, papers, and records of the Engineer involving transactions related to the Agreement. The Engineer agrees that payment made under this Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved, or five years after completion of all work under the Agreement. At the end of said time period, the Engineer shall turn over District records to the District and will be reimbursed for the actual costs to do so.

ARTICLE 13. INDEMNIFICATION

The Engineer agrees, to the fullest extent permitted by law, to indemnify, defend, and hold the District, its Board members, officers, agents, employees harmless of and from any and all liabilities, claims, costs, expenses, causes of action, demands, suits, or losses (including attorneys' fees and costs) arising from the negligent or wrongful acts, errors, or omissions, or the misconduct, of the Engineer, the Engineer's agents, or its employees, in the performance of professional services under this Agreement. The Engineer agrees and covenants that nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to section 768.28, F.S. The terms and provisions of this Article shall survive the expiration or termination of this Agreement.

ARTICLE 14. PUBLIC RECORDS

The Engineer agrees and understands that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the work provided to the District by Engineer. The Engineer shall allow access to all documents, papers, letters, or other materials subject to the provisions of Chapter 119, F.S. The District shall have the right to unilaterally cancel this Agreement for refusal by the Engineer to allow public access to all documents, papers, letters, or other materials that are subject to the provisions of Chapter 119, F.S. and made or received by the Engineer in conjunction with this Agreement.

ARTICLE 15. EMPLOYMENT VERIFICATION

The Engineer agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons it employs in the performance of this Agreement.

ENGINEERING SERVICES AGREEMENT

ARTICLE 16. CONTROLLING LAW

The Engineer and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. The parties to this Agreement acknowledge venue as lying in Lee County, Florida and further agree that all litigation arising out of this Agreement or the services provided hereunder shall be in the Florida state court of appropriate jurisdiction in Lee County, Florida.

ARTICLE 17. ASSIGNMENT AND AMENDMENT

Neither the District nor the Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Nothing in this paragraph shall prevent the Engineer from employing such independent professional associates and consultants, as the Engineer deems appropriate, pursuant to Article 5 herein. Amendment to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

ARTICLE 18. TERMINATION

This Agreement shall commence upon execution of this Agreement by both parties and shall continue until terminated in accordance with the provisions herein. The District may terminate this Agreement, in whole or in part, for non-performance by the Engineer or for convenience and without cause, at the District's discretion, by providing thirty (30) days written notice to the Engineer of the District's intent to terminate. The Engineer may terminate this Agreement without cause upon ninety (90) days written notice. At such time as the Engineer receives notification of the intent of the District to terminate the Agreement, the Engineer shall not perform any further services unless directed to do so by the Board of Supervisors. In the event of any termination, the Engineer will be paid for services rendered to the date of termination and all reimbursable expenses incurred to the date of termination.

ARTICLE 19. RECOVERY OF COSTS AND FEES

In the event either party is required to enforce this Agreement by court proceedings or otherwise, to the extent permitted by law, the prevailing party shall be entitled to recover from the other party its reasonable attorneys' fees and costs, including those associated with any appeal.

ARTICLE 20. INDEPENDENT CONTRACTOR

In all matters relating to this Agreement, the Engineer shall be acting as an independent contractor. Neither the Engineer nor employees of the Engineer, if any, are employees of the District under the meaning or application of any federal or state Unemployment or Insurance Laws or Old Age Laws or otherwise. The Engineer agrees to assume all liabilities or obligations imposed by anyone or more of such laws with respect to employees of the Engineer, if any, in

ENGINEERING SERVICES AGREEMENT

the performance of this Agreement. The Engineer shall not have any authority to assume or create any obligation, expressed or implied, on behalf of the District and the Engineer shall have no authority to represent as agent, employee, or in any other capacity the District unless set forth differently herein.

ARTICLE 21. NOTICES

Any notice provided by this Agreement to be served in writing upon either of the parties shall be deemed sufficient if hand delivered, sent by commercial overnight courier, or mailed by registered or certified mail, return receipt requested, to the authorized representative of the other party at the addresses below or to such other addresses as the parties hereto may hereafter designate in writing. Any such notice or demand shall be deemed to have been given or made as of the time of actual delivery, or, in the case of certified mailing, such notice shall be effective from the date the same is deposited in the mail with postage prepaid. The addresses for notice purposes are as follows:

IF TO ENGINEER: Waldrop Engineering, Inc.
28100 Bonita Grande Drive, Suite 305
Bonita Springs, Florida 34135
Attention: Mr. Ronald Waldrop, President

IF TO DISTRICT: LT RANCH Community Development District
2900 NE 12th Terrace, Suite 1
Oakland Park, Florida 33334
Phone: 954-658-4900
E-Mail: JimWard@JimWardAssociates.com
Fax: Not Applicable
Attention: Mr. James P. Ward

WITH A COPY TO: Hopping Green & Sams, P.A.
119 South Monroe Street
Tallahassee, Florida 32301
Phone: 850-222-7500
Attention: Mr. Jere Earlywine

ARTICLE 21. OBJECTIVE CONSTRUCTION AND ACCEPTANCE

This Agreement reflects the negotiated agreement of the parties, each represented by competent legal counsel. Accordingly, this Agreement shall be construed as if both parties jointly prepared it, and no presumption against one party or the other shall govern the interpretation or construction of any of the provisions of this Agreement. Acceptance of this Agreement is indicated by the signature of the authorized representative of the District and the Engineer in the spaces provided below.

ENGINEERING SERVICES AGREEMENT

ARTICLE 22. SEVERABILITY

Should any clause, paragraph, or other part of this Agreement be held or declared void or illegal, for any reason, by any court having competent jurisdiction, all other clauses, paragraphs or parts of this Agreement shall nevertheless remain in full force and effect.

ARTICLE 23. ACCEPTANCE

Acceptance of this Agreement is indicated by the signature of the authorized representative of the District and the Engineer in the spaces provided below.

{Signatures appear on the following page}

ENGINEERING SERVICES AGREEMENT

THIS AGREEMENT (this "Agreement") is made and entered into as of this 15th day of May 2019 by and between **ESPLANADE LAKE CLUB**, a local unit of special purpose government established and existing pursuant to Chapter 190, Florida Statutes, and the laws of the State of Florida ("District") and **WALDROP ENGINEERING, INC.**, a Florida corporation ("Engineer").

WHEREAS, the District solicited for proposals to serve as the Engineer for the District in accordance with Sections 190.033 and 287.055, Florida Statutes; and

WHEREAS, the Engineer submitted a proposal to serve in this capacity; and

WHEREAS, the District's Board of Supervisors ranked the Engineer as the number one most qualified firm to serve as the Engineer for the District and authorized negotiation of a contract; and

WHEREAS, the District intends to employ the Engineer to perform engineering, surveying, planning, landscaping, environmental management and permitting, and such other services as deemed necessary by the District, as defined in separate work authorizations; and

WHEREAS, the Engineer shall serve as the District's professional representative in each service or project to which this Agreement applies and will provide the required services defined in separate work authorizations to the District during the performance of his services.

NOW THEREFORE, for and in consideration of the premises, the mutual covenants herein contained, the act and deeds to be performed by the parties, the receipt and sufficiency of which are hereby acknowledged, it is mutually covenanted and agreed as follows:

ARTICLE 1. SCOPE OF SERVICES

A. The Engineer will provide general engineering services, as authorized by the Board of Supervisors and supervised by the District's Manager or directed by the District Manager, including:

- 1.** Prepare any necessary reports and attend meetings of the District's Board of Supervisors; and
- 2.** Assistance in meeting with necessary parties pertaining to bond issues, special reports, feasibility studies or other tasks; and
- 3.** Performance of any other duties related to the provision of infrastructure and services.

B. The Engineer shall prepare construction drawings and specifications for the type of work as authorized by the Board of Supervisors of the District and directed by the District's Manager. This may include rendering assistance in the drafting of forms,

ENGINEERING SERVICES AGREEMENT

proposals and contracts, issuance of certificates of construction and payment, assisting and supervising the bidding processes, and any other activity required by the District.. .

C. The Engineer shall provide general services during the construction phase of a project as authorized by the District and supervised by the District's Manager which may include the following:

1. Periodic visits to the site, or full time services, as directed by the District; and
2. Processing of contractors' pay estimates; and
3. Final inspection and requested certificates for construction including the final certification of construction; and
4. Consultation and advice during construction, including performing all roles and actions required of any construction contract between the District and any contractor(s) in which the Engineer is named as owner's representative or "Engineer"; and
5. Any other activity related to construction as authorized by the District.
6. Land surveying;
7. Topographic surveying;
8. Staking and layout work for construction;
9. Tests of material and underground explorations; and
10. Aerial photographs.

D. The Engineer will assign a project manager to the District, notifying the District in writing, which project manager shall be the primary contact person for the Engineer.

E. In those instances where the Engineer believes that a task, work or project requires additional personnel, the Engineer shall obtain the prior written approval of the District. The Engineer shall optimize the resources available through the District staff before utilizing additional Engineer personnel.

F. Each project shall utilize standard project management methodology.

G. The District retains the right to at any time, without penalty or charge, suspend any previously authorized work, task or project, by providing written notice to the Engineer, provided however that the District shall be responsible to pay the Engineer for all authorized work performed prior to receipt by Engineer of the notice of suspension.

H. The District retains the right to obtain other engineering services.

I. The professional services to be provided by Engineer shall comply with all applicable laws, statutes, ordinances, codes, orders (including, without limitation, the PUD Ordinance), rules and regulations, and shall be performed with the degree of care

ENGINEERING SERVICES AGREEMENT

and diligence and in accordance with the professional standards of professional engineers practicing in the State of Florida. The services shall be performed within the standards of the industry. In the event of any conflict between the rules, regulations and ordinances promulgated by the various governmental authorities controlling construction of improvements, Engineer covenants and agrees that it will design such improvements in accordance with the standards of the industry.

ARTICLE 2. METHOD OF AUTHORIZATION/SCHEDULE

A. Each service or project shall be authorized in writing by the District. The written authorization shall be incorporated in a Work Authorization that shall include the scope of work, compensation, and special provisions or conditions specific to the service or project being authorized. Authorization of services or projects under the contract shall be at the sole option of the District and as agreed to by the Engineer.

B. Engineer shall perform its obligations under this Agreement as expeditiously and efficiently as are consistent with professional skill and care and the orderly progress of the construction of the District's facilities and improvements and meet such project schedules as may be developed by District and consistent with information provided to Engineer by District and applicable government agencies. Engineer agrees that all services shall be provided in such a manner as to meet District's reasonable expectation and to provide Engineer's best efforts to ensure the timely progression of the work being performed by the District.

ARTICLE 3. COMPENSATION

It is understood and agreed that the payment of compensation for services under this contract shall be stipulated in each Work Authorization. One of the following methods shall be utilized:

Lump Sum Amount. For services or projects where the District and Engineer mutually agree to a maximum lump sum amount for the services to be rendered payable monthly in direct proportion to the work accomplished.

Hourly Personnel Rates. For services or projects where the scope of services is not capable of being clearly defined or recurring services or other projects where the District desires the use of the hourly compensation rates, the services shall be charged at the Engineer's current and best rates, a current copy of which is outlined in Schedule A, attached hereto and made a part hereof. If requested by the District, Engineer shall provide the District with written updates of said rate schedule.

ENGINEERING SERVICES AGREEMENT

ARTICLE 4. REIMBURSABLE EXPENSES

Reimbursable expenses consist of actual expenditures made by the Engineer, its employees, or its consultants in the interest of District authorized work for the incidental expenses listed as follows:

A. Expenses of transportation and living when traveling in connection with the project, for long distance calls and facsimiles, and fees paid for securing approval of authorities having jurisdiction over the Project. Requests for reimbursements for all such Expenditures shall be made in accordance with Chapter 112, Florida Statutes and with the District's travel policy.

B. Actual expense of reproduction, postage and handling of drawings, and specifications except those use for in-house purposes by Engineer.

ARTICLE 5. SPECIAL CONSULTANTS

When authorized in writing by the District, additional special consulting services shall be paid for at the actual cost of the special consultant without any markup by the Engineer..

ARTICLE 6. BILLING AND ACCOUNTING RECORDS

Bills for fees or other compensation for services or expenses shall be submitted in detail sufficient for a proper pre-audit and post-audit thereof. The Engineer, when billing based upon an hourly basis shall record the time expended in increments not less than two-tenths (.2) of an hour, with an accompanying detailed explanation for each time entry. Records of the Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times. The Engineer shall not charge for time expended in billing preparation or review or for internal administration of this Agreement. The Engineer acknowledges that the provisions of Article 14 of this Agreement may apply to such records.

ARTICLE 7. OWNERSHIP OF PLANS

All plans produced by the Engineer shall immediately become property of the District.

ARTICLE 8. REUSE OF DOCUMENTS

All documents including drawings and specifications furnished by the Engineer pursuant to this Agreement are instruments of service. They are not intended or represented to be suitable for reuse by the District or others on extensions of the work for which they were provided or on any other project. Any reuse without specific written consent by the Engineer will be at the District's sole risk and without liability or legal exposure to the Engineer.

ENGINEERING SERVICES AGREEMENT

ARTICLE 9. ESTIMATE OF COST

Since the Engineer has no control over the cost of labor, materials or equipment, a contractor's(s') methods of determining prices, competitive bidding or market conditions, any opinions of probable cost provided as a service hereunder are to be made on the basis of his experience and qualifications and represent his best judgment as a design professional familiar with the construction industry, but the Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinion of probable cost prepared by the contractor. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and may justify additional fees.

ARTICLE 10. INSURANCE

The Engineer shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers Compensation	Statutory
General Liability <ul style="list-style-type: none">• Bodily Injury (including Contractual)• Property Damage (including Contractual)	\$1,000,000/ \$2,000,000 \$1,000,000/ \$2,000,000
Automobile Liability (if Applicable) <ul style="list-style-type: none">• Bodily Injury• Property Damage	\$1,000,000/ \$1,000,000 \$1,000,000
Professional Liability for Errors and Omissions	\$1,000,000/\$3,000,000

The Engineer shall provide the District with a certificate evidencing compliance with the above terms and naming the District as an additional insured on general and automobile liability policies. The Engineer shall require that the insurer provide the District with thirty (30) days notice of cancellation and provide written certification thereof. At no time shall the Engineer be without insurance in the above amounts.

ARTICLE 11. CONTINGENT FEE

The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer, to solicit or secure this Agreement, and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

ENGINEERING SERVICES AGREEMENT

ARTICLE 12. AUDIT

The Engineer agrees that the District or any of its duly authorized representatives shall, until the expiration of five years after expenditure of funds under this Agreement, have access to and the right to examine any books, documents, papers, and records of the Engineer involving transactions related to the Agreement. The Engineer agrees that payment made under this Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved, or five years after completion of all work under the Agreement. At the end of said time period, the Engineer shall turn over District records to the District and will be reimbursed for the actual costs to do so.

ARTICLE 13. INDEMNIFICATION

The Engineer agrees, to the fullest extent permitted by law, to indemnify, defend, and hold the District, its Board members, officers, agents, employees harmless of and from any and all liabilities, claims, costs, expenses, causes of action, demands, suits, or losses (including attorneys' fees and costs) arising from the negligent or wrongful acts, errors, or omissions, or the misconduct, of the Engineer, the Engineer's agents, or its employees, in the performance of professional services under this Agreement. The Engineer agrees and covenants that nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to section 768.28, F.S. The terms and provisions of this Article shall survive the expiration or termination of this Agreement.

ARTICLE 14. PUBLIC RECORDS

The Engineer agrees and understands that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the work provided to the District by Engineer. The Engineer shall allow access to all documents, papers, letters, or other materials subject to the provisions of Chapter 119, F.S. The District shall have the right to unilaterally cancel this Agreement for refusal by the Engineer to allow public access to all documents, papers, letters, or other materials that are subject to the provisions of Chapter 119, F.S. and made or received by the Engineer in conjunction with this Agreement.

ARTICLE 15. EMPLOYMENT VERIFICATION

The Engineer agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons it employs in the performance of this Agreement.

ENGINEERING SERVICES AGREEMENT

ARTICLE 16. CONTROLLING LAW

The Engineer and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. The parties to this Agreement acknowledge venue as lying in Lee County, Florida and further agree that all litigation arising out of this Agreement or the services provided hereunder shall be in the Florida state court of appropriate jurisdiction in Lee County, Florida.

ARTICLE 17. ASSIGNMENT AND AMENDMENT

Neither the District nor the Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Nothing in this paragraph shall prevent the Engineer from employing such independent professional associates and consultants, as the Engineer deems appropriate, pursuant to Article 5 herein. Amendment to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

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In the event either party is required to enforce this Agreement by court proceedings or otherwise, to the extent permitted by law, the prevailing party shall be entitled to recover from the other party its reasonable attorneys' fees and costs, including those associated with any appeal.

ARTICLE 20. INDEPENDENT CONTRACTOR

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ENGINEERING SERVICES AGREEMENT

the performance of this Agreement. The Engineer shall not have any authority to assume or create any obligation, expressed or implied, on behalf of the District and the Engineer shall have no authority to represent as agent, employee, or in any other capacity the District unless set forth differently herein.

ARTICLE 21. NOTICES

Any notice provided by this Agreement to be served in writing upon either of the parties shall be deemed sufficient if hand delivered, sent by commercial overnight courier, or mailed by registered or certified mail, return receipt requested, to the authorized representative of the other party at the addresses below or to such other addresses as the parties hereto may hereafter designate in writing. Any such notice or demand shall be deemed to have been given or made as of the time of actual delivery, or, in the case of certified mailing, such notice shall be effective from the date the same is deposited in the mail with postage prepaid. The addresses for notice purposes are as follows:

IF TO ENGINEER: Waldrop Engineering, Inc.
28100 Bonita Grande Drive, Suite 305
Bonita Springs, Florida 34135
Attention: Mr. Ronald Waldrop, President

IF TO DISTRICT: LT RANCH Community Development District
2900 NE 12th Terrace, Suite 1
Oakland Park, Florida 33334
Phone: 954-658-4900
E-Mail: JimWard@JimWardAssociates.com
Fax: Not Applicable
Attention: Mr. James P. Ward

WITH A COPY TO: Hopping Green & Sams, P.A.
119 South Monroe Street
Tallahassee, Florida 32301
Phone: 850-222-7500
Attention: Mr. Jere Earlywine

ARTICLE 21. OBJECTIVE CONSTRUCTION AND ACCEPTANCE

This Agreement reflects the negotiated agreement of the parties, each represented by competent legal counsel. Accordingly, this Agreement shall be construed as if both parties jointly prepared it, and no presumption against one party or the other shall govern the interpretation or construction of any of the provisions of this Agreement. Acceptance of this Agreement is indicated by the signature of the authorized representative of the District and the Engineer in the spaces provided below.

ENGINEERING SERVICES AGREEMENT

ARTICLE 22. SEVERABILITY

Should any clause, paragraph, or other part of this Agreement be held or declared void or illegal, for any reason, by any court having competent jurisdiction, all other clauses, paragraphs or parts of this Agreement shall nevertheless remain in full force and effect.

ARTICLE 23. ACCEPTANCE

Acceptance of this Agreement is indicated by the signature of the authorized representative of the District and the Engineer in the spaces provided below.

{Signatures appear on the following page}

ENGINEERING SERVICES AGREEMENT

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the day and year first above written.


DISTRICT:

Attest:

**ESPLANADE LAKE CLUB COMMUNITY
DEVELOPMENT DISTRICT**



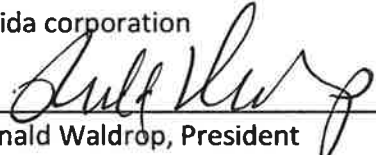
James P. Ward, Secretary

By: 

John Willard, Chairman

ENGINEER:

WALDROP ENGINEERING, INC.,
a Florida corporation

By: 

Ronald Waldrop, President

ENGINEERING SERVICES AGREEMENT

SCHEDULE A

WALDROP ENGINEERING STANDARD RATE CODE

CLASSIFICATION	CODE	RATE
PROFESSIONAL CONSULTANT		
Professional Consultant I	PCI	\$95/hr
Professional Consultant II	PCII	\$100/hr
Professional Consultant III	PCIII	\$105/hr
Professional Consultant IV	PCIV	\$110/hr
Professional Consultant V	PCV	\$115/hr
Professional Consultant VI	PCVI	\$120/hr
Professional Consultant VII	PCVII	\$125/hr
Professional Consultant VIII	PCVIII	\$130/hr
Professional Consultant IX	PCIX	\$135/hr
Professional Consultant X	PCX	\$140/hr
Professional Consultant XI	PCXI	\$145/hr
Professional Consultant XII	PCXII	\$150/hr
Professional Consultant XIII	PCXIII	\$155/hr
Professional Consultant XIV	PCXIV	\$160/hr
Professional Consultant XV	PCXV	\$165/hr
Professional Consultant XVI	PCXVI	\$170/hr
Professional Consultant XVII	PCXVII	\$175 hr
Professional Consultant XVIII	PCXVIII	\$180/hr
Professional Consultant XIX	PCXIX	\$185 hr
Professional Consultant XX	PCXX	\$190/hr
Professional Consultant XXI	PCXXI	\$195 hr
Professional Consultant XXII	PCXXII	\$200 hr
EXPERT CONSULTANT		
Expert Consultant I	ECI	\$125/hr
Expert Consultant II	ECII	\$150/hr
Expert Consultant III	ECIII	\$175/hr
Expert Consultant IV	ECIV	\$200/hr
Expert Consultant V	ECV	\$225/hr
ADMINISTRATIVE		
Administrative Assistant I	AAI	\$70/hr
Administrative Assistant II	AAII	\$80/hr
Administrative Assistant III	AAIII	\$90/hr
Administrative Assistant IV	AAIV	\$100/hr
Administrative Assistant V	AAV	\$110/hr
Administrative Assistant VI	AAVI	\$120/hr
REIMBURSABLE EXPENSES		
Reimbursable expenses will be charged at cost.		

ENGINEERING SERVICES AGREEMENT

SCHEDULE A

WALDROP ENGINEERING STANDARD RATE CODE

CLASSIFICATION	CODE	RATE
PROFESSIONAL CONSULTANT		
Professional Consultant I	PCI	\$95/hr
Professional Consultant II	PCII	\$100/hr
Professional Consultant III	PCIII	\$105/hr
Professional Consultant IV	PCIV	\$110/hr
Professional Consultant V	PCV	\$115/hr
Professional Consultant VI	PCVI	\$120/hr
Professional Consultant VII	PCVII	\$125/hr
Professional Consultant VIII	PCVIII	\$130/hr
Professional Consultant IX	PCIX	\$135/hr
Professional Consultant X	PCX	\$140/hr
Professional Consultant XI	PCXI	\$145/hr
Professional Consultant XII	PCXII	\$150/hr
Professional Consultant XIII	PCXIII	\$155/hr
Professional Consultant XIV	PCXIV	\$160/hr
Professional Consultant XV	PCXV	\$165/hr
Professional Consultant XVI	PCXVI	\$170/hr
Professional Consultant XVII	PCXVII	\$175 hr
Professional Consultant XVIII	PCXVIII	\$180/hr
Professional Consultant XIX	PCXIX	\$185 hr
Professional Consultant XX	PCXX	\$190/hr
Professional Consultant XXI	PCXXI	\$195 hr
Professional Consultant XXII	PCXXII	\$200 hr
EXPERT CONSULTANT		
Expert Consultant I	ECI	\$125/hr
Expert Consultant II	ECII	\$150/hr
Expert Consultant III	ECIII	\$175/hr
Expert Consultant IV	ECIV	\$200/hr
Expert Consultant V	ECV	\$225/hr
ADMINISTRATIVE		
Administrative Assistant I	AAI	\$70/hr
Administrative Assistant II	AAII	\$80/hr
Administrative Assistant III	AAIII	\$90/hr
Administrative Assistant IV	AAIV	\$100/hr
Administrative Assistant V	AAV	\$110/hr
Administrative Assistant VI	AAVI	\$120/hr
REIMBURSABLE EXPENSES		
Reimbursable expenses will be charged at cost.		

Exhibit B

Scope of Services

ATWELL, LLC - ENGINEERING SERVICES

ARTICLE 1. SCOPE OF SERVICES

A. The Engineer will provide general engineering services, as authorized by the Board of Supervisors and supervised by the District's Manager or directed by the District Manager, including:

1. Prepare any necessary reports and attend meetings of the District's Board of Supervisors; and
2. Assistance in meeting with necessary parties pertaining to bond issues, special reports, feasibility studies or other tasks; and
3. Performance of any other duties related to the provision of infrastructure and services,.

B. The Engineer shall prepare construction drawings and specifications for the type of work as authorized by the Board of Supervisors of the District and directed by the District's Manager. This may include rendering assistance in the drafting of forms, proposals and contracts, issuance of certificates of construction and payment, assisting and supervising the bidding processes, and any other activity required by the District.. .

C. The Engineer shall provide general services during the construction phase of a project as authorized by the District and supervised by the District's Manager which may include the following:

1. Periodic visits to the site, or full time services, as directed by the District; and
2. Processing of contractors' pay estimates; and
3. Final inspection and requested certificates for construction including the final certification of construction; and
4. Consultation and advice during construction, including performing all roles and actions required of any construction contract between the District and any contractor(s) in which the Engineer is named as owner's representative or "Engineer"; and
5. Any other activity related to construction as authorized by the District.
6. Land surveying;
7. Topographic surveying;
8. Staking and layout work for construction;
9. Tests of material and underground explorations; and
10. Aerial photographs.

D. The Engineer will assign a project manager to the District, notifying the District in writing, which project manager shall be the primary contact person for the Engineer.

E. In those instances where the Engineer believes that a task, work or project requires additional personnel, the Engineer shall obtain the prior written approval of the District. The Engineer shall optimize the resources available through the District staff before utilizing additional Engineer personnel.

F. Each project shall utilize standard project management methodology.

G. The District retains the right to at any time, without penalty or charge, suspend any previously authorized work, task or project, by providing written notice to the Engineer, provided however that the District shall be responsible to pay the Engineer for all authorized work performed prior to receipt by Engineer of the notice of suspension.

H. The District retains the right to obtain other engineering services.

I. The professional services to be provided by Engineer shall comply with all applicable laws, statutes, ordinances, codes, orders (including, without limitation, the PUD Ordinance), rules and regulations, and shall be performed with the degree of care and diligence and in accordance with the professional standards of professional engineers practicing in the State of Florida. The services shall be performed within the standards of the industry. In the event of any conflict between the rules, regulations and ordinances promulgated by the various governmental authorities controlling construction of improvements, Engineer covenants and agrees that it will design such improvements in accordance with the standards of the industry.

Exhibit C

Assignment of Engineering Services Agreement

CONSENT TO ASSIGNMENT OF THE AGREEMENT BETWEEN ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT, WALDROP ENGINEERING, INC., AND ATWELL, LLC FOR PROFESSIONAL ENGINEERING SERVICES

THIS ASSIGNMENT (“Assignment”) is made and entered into this 11th day of May 2022 by and between Waldrop Engineering, P.A., a Florida corporation, with a mailing address of 10401 Highland Manor Drive, Suite 220 Tampa, Florida 33610 (“Assignor”); Atwell, LLC, a Michigan limited liability company, with a mailing address of 10401 Highland Manor Drive, Suite 220, Tampa, Florida 33610 (“Assignee”); and Esplanade Lake Club Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Lee County, Florida, with a mailing address of 2301 N.E. 37 Street, Fort Lauderdale, FL, 33308 (the “District”).

RECITALS

WHEREAS, Assignor and the District previously entered into that certain *Agreement between Esplanade Lake Club Community Development District and Waldrop Engineering, P.A. for Professional Engineering Services* dated May 15, 2019 (the “Agreement”); and

WHEREAS, due to a recent corporate merger effective as of January 1, 2022, Waldrop Engineering, Inc., is now known as Atwell, LLC; and

WHEREAS, Assignor and the District hereby recognize and agree that the Assignor’s rights and obligations under the Agreement could be assigned to a third party pursuant to Article 17 of the Agreement; and

WHEREAS, Assignor desires to assign all of its rights and obligations under the Agreement to Assignee, Assignee desires to accept such assignment, and the District desires to express that it agrees with and has no objection to such assignment; and

NOW THEREFORE, BASED UPON GOOD AND VALUABLE CONSIDERATION AND THE MUTUAL COVENANTS OF THE PARTIES, THE RECEIPT OF WHICH AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, THE DISTRICT, ASSIGNEE, AND ASSIGNOR AGREE AS FOLLOWS:

1. INCORPORATION OF RECITALS. The Recitals stated above are true and correct and are incorporated herein as a material part of this Assignment.

2. DISTRICT CONSENT TO ASSIGNMENT OF THE AGREEMENT. The District consents to Assignor’s assignment of the Agreement to Assignee on the condition that the District receive new insurance certificates naming the District, its officers, supervisors, agents, staff, and representatives as additional insured. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Assignor and Assignee acknowledge and agree that Assignor and Assignee shall be jointly and severally liable for actions or inactions of Assignor occurring prior to the effective date of this Assignment.

3. NOTICES. Upon this Assignment, notices pursuant to the Agreement shall be in writing and shall be delivered to the Assignee as follows:

If to the District: Esplanade Lake Club Community Development District
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308
Phone: 954-658-4900
E-Mail: JimWard@JPWardAssociates.com
Attention: Mr. James P. Ward

With a copy to: KE LAW GROUP, PLLC
P.O.Box 6386
Tallahassee, Florida 32314
Attention: Mr. Jere Earlywine

If to Assignee: Atwell, LLC
10401 Highland Manor Drive, Suite 220
Tampa, Florida 33610
Attention: Jeremy Arnold

4. COUNTERPARTS. This Assignment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

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IN WITNESS WHEREOF, the parties have executed this Assignment effective as of the date set forth above.

Attest:

**District: Esplanade Lake Club Community
Development District**

Print Name: _____

By: _____
Charles Cook
Chairman

Witness:

Assignor: Waldrop Engineering, P.A.

Print Name: _____

By: _____
Print Name: _____
Its: _____

Witness:

Assignee: Atwell, LLC

Print Name: _____

By: _____
Print Name: _____
Its: _____



CONSULTING. ENGINEERING. CONSTRUCTION.

ASSIGNMENT OF ENGINEERING SERVICES AGREEMENT

May 11, 2022

Esplanade Lake Club Community Development District
c/o JPWard & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308

RE: Esplanade Lake Club Community Development District

To Whom It May Concern,

Due to a recent corporate merger that became official on January 1, 2022, the Esplanade Lake Club Community Development's ("District") District Engineer, Waldrop Engineering, LLC, is now known as Atwell, LLC. As such, all future correspondence shall reference Atwell, LLC as the District Engineer. Please allow this letter to memorialize the assignment of the existing contract between the District and Waldrop Engineering, LLC, including all rights and obligations thereunder, to Atwell, LLC. Additionally, standard rates shall conform to the fee schedule, attached hereto as **Exhibit A**. Also, please find the updated insurance certificate naming the District as an additional insured, attached hereto as **Exhibit B**.

Respectfully,

AGREED TO BY:

ATWELL, LLC

**ESPLANADE LAKE CLUB COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
_____, Team Leader

By: _____
Authorized Representative

Date: _____

Date: _____

EXHIBIT A:

RATES

ENGINEERING SERVICES

Project Management Services	
Senior Project Manager.....	\$227/hour
Project Manager I-III.....	\$189 to \$208/hour
Project Coordinator I-II.....	\$159 to \$174/hour
Engineering & Planning Services	
Senior Project Engineer	\$202/hour
Engineer/Designer I-V	\$128 to \$189/hour
Planner/Designer I-IV.....	\$128 to \$174/hour
Technician I-V	\$54 to \$112/hour
Surveying & Mapping Services	
Senior Project Surveyor.....	\$202/hour
Project Surveyor I-V	\$128 to \$189/hour
Senior Crew Chief	\$145/hour
Crew Chief I-III.....	\$96 to \$131/hour
Crew Member I-II.....	\$68 to \$82/hour
Certified sUAS Pilot.....	\$171/hour
Technician I-V	\$54 to \$112/hour
Senior GIS Analyst	\$145/hour
GIS Analyst.....	\$124/hour
GIS Technician.....	\$97/hour
Environmental & Ecological Services	
Senior Environmental/Ecological Consultant.....	\$202/hour
Environmental Consultant I-V	\$128 to \$191/hour
Technician I-V	\$54 to \$112/hour
Program Management & Construction Advisory Services	
Senior Construction Manager	\$202/hour
Construction Manager I-II	\$174 to \$191/hour
Construction Engineer I-II.....	\$128 to \$159/hour
Construction Coordinator.....	\$112/hour
Senior Estimator	\$189/hour
Estimator	\$159/hour
Safety Coordinator	\$128/hour
Technician I-V	\$54 to \$112/hour
Project Administrator I-III	\$87 to \$101/hour
Project Controller.....	\$89/hour
Principal/Project Executive	\$262/hour
Expert Testimony	\$300/hour

In addition to the labor rates shown above, reimbursable expenses shall be charged in accordance with the attached rate schedule.

Non-Labor Charges – Standard

Office:

24" X 36" bond black and white plots/copies	\$2.50/each
24" X 36" bond black and white mylars	\$14/each
24" X 36" color imagery plots/copies	\$26/each
24" X 36" standard color plots/copies	\$14/each
8.5" X 11" black and white plots/copies	\$0.25/each
8.5" X 11" color plots/copies	\$1.50/each
11" X 17" black and white plots/copies	\$0.50/each
11" X 17" color plots/copies	\$2.75/each
County GIS Data	cost
Postage & Shipping	cost
Recording Fees	cost

Field Equipment:

Laser Scanner	\$650/day
Photoionization Detector (PID)	\$115/day
Ground Penetrating Radar (GPR)	\$175/day
4-Gas Monitor w/ Remote Sensor	\$85/day
UTV + Trailer	\$85/day
Boat	\$300 to \$600/day
Unmanned Aircraft System (UAS) Drone (Camera)	\$175/day
Unmanned Aircraft System (UAS) Drone (LIDAR)	\$1,750/day

Field Materials:

Wood Stakes	\$1.25/stake
Iron Pipes	\$3.50/pipe
Monuments	cost

Miscellaneous:

Mileage	IRS Rate
Auto Rental	cost
Fuel	cost
Air Fare	cost
Lodging*	cost
Meals*	cost
Project Sub-consultants	cost
Misc./Out of Pocket Expenses**	cost
Rental Equipment	cost
Parcel Data	\$0.75/parcel
Technology Fee / Specialized Software by Industry	\$50 to \$100/day

*Travel costs as noted, unless otherwise agreed to as a per diem charge per contract.

**All permit, application, and submittal fees shall be paid directly by the District.

*** All Miscellaneous expenses must be pre-approved by the District.

[CONTINUED ON FOLLOWING PAGE]

PLANNING AND LANDSCAPE ARCHITECTURE SERVICES

Rate by Title		
LABOR CODE	LABOR CATEGORY	RATE
320	Principal	275
321	Principal	260
322	Principal	250
323	Principal	240
324	Principal	230
325	Principal	220
300	Associate Principal	230
301	Associate Principal	220
302	Associate Principal	210
303	Associate Principal	200
304	Associate Principal	190
308	Vice President of Operations	190
317	Project Director	230
310	Project Director	225
311	Project Director	200
312	Project Director	190
313	Project Director	180
314	Project Director	170
315	Project Director	160
316	Project Director	150
330	Project Manager	160
331	Project Manager	150
332	Project Manager	140
333	Project Manager	130
334	Project Manager	120
335	Project Manager	110
336	Project Manager	100
340	Designer	130
341	Designer	120
342	Designer	110
343	Designer	100
344	Designer	90
345	Designer	80
347	Planner	80
381	Senior Land Planner	175
350	Landscape Architect	125
351	Landscape Architect	115
352	Landscape Architect	105
353	Landscape Architect	95
360	Production	90
361	Production	80
362	Production	70
363	Production	60
364	Production	50
370	Project Administrator	140
371	Project Administrator	130
372	Project Administrator	120
373	Project Administrator	110
374	Project Administrator	80
375	Project Administrator	60

**EXHIBIT B:
CERTIFICATE OF INSURANCE**

**ESPLANADE LAKE CLUB
COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2021**

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

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Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

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

Report on the Financial Statements

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, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with 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. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

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, 2021, 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.

Other Matters

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, 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

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) is not a required part of the basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 7, 2022, 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 7, 2022

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, 2021. 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 (\$7,242,021).
- The change in the District's total net position in comparison with the prior fiscal year was \$1,633,239, 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, 2021, the District's governmental funds reported combined ending fund balances of \$8,817,828, a decrease of (\$579,775) in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service and capital projects, assigned to subsequent year's expenditures, 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,	
	2021	2020
Current and other assets	\$ 9,019,785	\$ 9,407,797
Capital assets, net of depreciation	5,530,464	4,352,504
Total assets	14,550,249	13,760,301
Current liabilities	551,515	376,332
Long-term liabilities	21,240,755	22,259,229
Total liabilities	21,792,270	22,635,561
Net Position		
Net investment in capital assets	(15,710,291)	(17,906,725)
Restricted	8,202,386	9,031,465
Unrestricted	265,884	-
Total net position	\$ (7,242,021)	\$ (8,875,260)

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,	
	2021	2020 (Restated)
Revenues:		
Program revenues		
Charges for services	\$ 2,977,186	\$ 182,984
Operating grants and contributions	65	102,353
Capital grants and contributions	367	4,357
Total revenues	<u>2,977,618</u>	<u>289,694</u>
Expenses:		
General government	122,527	101,867
Maintenance and operations*	362,916	132,104
Conveyance of infrastructure	-	7,566,096
Bond issuance cost	-	678,989
Interest	858,936	685,898
Total expenses	<u>1,344,379</u>	<u>9,164,954</u>
Change in net position	1,633,239	(8,875,260)
Net position - beginning	(8,875,260)	10,194
Restatement for Developer repayment	-	(10,194)
Net position - beginning, as restated (Note 11)	<u>(8,875,260)</u>	<u>-</u>
Net position - ending	<u>\$ (7,242,021)</u>	<u>\$ (8,875,260)</u>

* Includes depreciation of \$235,846 for the current fiscal year and \$132,104 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, 2021 was \$1,344,379. 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, decreased from the fiscal year as a result of conveyance of infrastructure to other entities for ownership and maintenance responsibilities during the prior fiscal year.

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, 2021.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2021, the District had \$5,898,414 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$367,950 has been taken, which resulted in a net book value of \$5,530,464. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2021, the District had \$21,285,000 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. In addition, the District is currently in the process of annexing and additional 40 acres of land which will be incorporated into the infrastructure improvement plan.

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, 2021**

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 251,099
Assessments receivable	87,479
Restricted assets:	
Investments	8,681,207
Capital assets:	
Depreciable, net	5,530,464
Total assets	14,550,249
 LIABILITIES	
Accounts payable	200
Contracts and retainage payable	201,757
Accrued interest payable	349,558
Non-current liabilities:	
Due within one year	415,000
Due in more than one year	20,825,755
Total liabilities	21,792,270
 NET POSITION	
Net investment in capital assets	(15,710,291)
Restricted for debt service	1,486,007
Restricted for capital projects	6,716,379
Unrestricted	265,884
Total net position	\$ (7,242,021)

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, 2021**

<u>Functions/Programs</u>	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 122,527	\$ 515,481	\$ -	\$ -	\$ 392,954
Maintenance and operations	362,916	-	-	367	(362,549)
Interest on long-term debt	858,936	2,461,705	65	-	1,602,834
Total governmental activities	<u>1,344,379</u>	<u>2,977,186</u>	<u>65</u>	<u>367</u>	<u>1,633,239</u>
Change in net position					<u>1,633,239</u>
Net position - beginning, as restated (Note 11)					<u>(8,875,260)</u>
Net position - ending					<u><u>\$ (7,242,021)</u></u>

See notes to the financial statements

**ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2021**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash and cash equivalents	\$ 251,099	\$ -	\$ -	\$ 251,099
Investments	-	1,763,071	6,918,136	8,681,207
Assessments receivable	14,985	72,494	-	87,479
Total assets	<u>\$ 266,084</u>	<u>1,835,565</u>	<u>6,918,136</u>	<u>\$ 9,019,785</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 200	\$ -	\$ -	\$ 200
Contracts and retainage payable	-	-	201,757	201,757
Total liabilities	<u>200</u>	<u>-</u>	<u>201,757</u>	<u>201,957</u>
Fund balances:				
Restricted for:				
Debt service	-	1,835,565	-	1,835,565
Capital projects	-	-	6,716,379	6,716,379
Assigned:				
Subsequent year's expenditures	150,000	-	-	150,000
Unassigned	115,884	-	-	115,884
Total fund balances	<u>265,884</u>	<u>1,835,565</u>	<u>6,716,379</u>	<u>8,817,828</u>
Total liabilities and fund balances	<u>\$ 266,084</u>	<u>\$ 1,835,565</u>	<u>\$ 6,918,136</u>	<u>\$ 9,019,785</u>

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, 2021**

Fund balance - governmental funds \$ 8,817,828

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	(367,950)	5,530,464

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	(349,558)	
Original issue discount	44,245	
Bonds payable	(21,285,000)	(21,590,313)
Net position of governmental activities		\$ (7,242,021)

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, 2021**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Special assessments	\$ 515,481	\$ 1,322,760	\$ -	\$ 1,838,241
Prepaid assessments	-	1,138,945	-	1,138,945
Interest earnings	-	65	367	432
Total revenues	<u>515,481</u>	<u>2,461,770</u>	<u>367</u>	<u>2,977,618</u>
EXPENDITURES				
Current:				
General government	122,527	-	-	122,527
Maintenance and operations	127,070	-	-	127,070
Debt service:				
Principal	-	1,020,000	-	1,020,000
Interest	-	873,990	-	873,990
Capital outlay	-	-	1,413,806	1,413,806
Total expenditures	<u>249,597</u>	<u>1,893,990</u>	<u>1,413,806</u>	<u>3,557,393</u>
Excess (deficiency) of revenues over (under) expenditures	265,884	567,780	(1,413,439)	(579,775)
OTHER FINANCING SOURCES (USES)				
Transfers in (out)	-	(4,883)	4,883	-
Total other financing sources (uses)	<u>-</u>	<u>(4,883)</u>	<u>4,883</u>	<u>-</u>
Net change in fund balances	265,884	562,897	(1,408,556)	(579,775)
Fund balances - beginning as restated (Note 11)	<u>-</u>	<u>1,272,668</u>	<u>8,124,935</u>	<u>9,397,603</u>
Fund balances - ending	<u>\$ 265,884</u>	<u>\$ 1,835,565</u>	<u>\$ 6,716,379</u>	<u>\$ 8,817,828</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, 2021**

Net change in fund balances - total governmental funds	\$ (579,775)
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.	1,020,000
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	1,413,806
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expenses in the statement of activities.	(235,846)
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	16,580
Change in net position of governmental activities	\$ 1,633,239

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, 2021, 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, 2021:

	<u>Amortized cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
US Bank Mmkt 5	\$ 8,681,207	S&P A-1+	N/A
	<u>\$ 8,681,207</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, 2021 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Stormwater improvements	\$ 3,140,066	\$ 1,413,806	\$ -	\$ 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	<u>4,484,608</u>	<u>1,413,806</u>	<u>-</u>	<u>5,898,414</u>
Less accumulated depreciation for:				
Stormwater improvements	83,739	163,304	-	247,043
Road & Street Facilities - Paving	34,189	51,280	-	85,469
Other Physical Environment-Landscaping	14,176	21,262	-	35,438
Total accumulated depreciation	<u>132,104</u>	<u>235,846</u>	<u>-</u>	<u>367,950</u>
Total capital assets, being depreciated, net	<u>4,352,504</u>	<u>1,177,960</u>	<u>-</u>	<u>5,530,464</u>
Governmental activities capital assets, net	<u>\$ 4,352,504</u>	<u>\$ 1,177,960</u>	<u>\$ -</u>	<u>\$ 5,530,464</u>

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 the prior fiscal year. During the current fiscal year the District acquired improvements from the Developer valued at \$1,413,806.

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 \$1,020,000 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, 2021.

NOTE 6 - LONG TERM LIABILITIES (Continued)

Changes in long-term liability activity for the fiscal year ended September 30, 2021 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	\$ -	\$ -	\$ 14,840,000	\$ 415,000
Series 2019A-2	7,465,000	-	1,020,000	6,445,000	-
Less: original issue discount	(45,771)	-	(1,526)	(44,245)	-
Total	<u>\$22,259,229</u>	<u>\$ -</u>	<u>\$ 1,018,474</u>	<u>\$ 21,240,755</u>	<u>\$ 415,000</u>

At September 30, 2021, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2022	\$ 415,000	\$ 832,194	\$ 1,247,194
2023	395,000	819,032	1,214,032
2024	405,000	806,032	1,211,032
2025	420,000	792,625	1,212,625
2026	435,000	778,732	1,213,732
2027-2031	2,515,000	3,637,097	6,152,097
2032-2036	3,025,000	3,109,369	6,134,369
2037-2041	3,680,000	2,441,069	6,121,069
2042-2046	4,490,000	1,613,494	6,103,494
2047-2051	5,505,000	585,853	6,090,853
	<u>\$ 21,285,000</u>	<u>\$ 15,415,497</u>	<u>\$ 36,700,497</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 – PRIOR PERIOD ADJUSTMENT

During the current fiscal year, the District recorded a prior period adjustment in order to reclassify excess Developer funding from prior years as due to Developer, as the prior year excess funding was reimbursed to the Developer during the current fiscal year:

	Government	
	Wide	General Fund
Net position/fund balance - beginning, as previously stated	\$ (8,865,066)	\$ 10,194
Prior period adjustment	(10,194)	(10,194)
Net position/fund balance - beginning, as restated	<u>\$ (8,875,260)</u>	<u>\$ -</u>

NOTE 12 – SUBSEQUENT EVENTS

Bond Payments

Subsequent to fiscal year end, the District prepaid a total of \$325,000 of the Series 2019A-2 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**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, 2021**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 526,619	\$ 515,481	\$ (11,138)
Total revenues	526,619	515,481	(11,138)
EXPENDITURES			
Current:			
General government	113,555	122,527	(8,972)
Maintenance and operations	413,064	127,070	285,994
Total expenditures	526,619	249,597	277,022
Excess (deficiency) of revenues over (under) expenditures	\$ -	265,884	\$ 265,884
Fund balances - beginning as restated (Note 11)		-	
Fund balance - ending		\$ 265,884	

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, 2021.

**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 9/30/2021	0
Number of independent contractors compensated in September 2021	4
Employee compensation for FYE 9/30/2021 (paid/accrued)	0
Independent contractor compensation for FYE 9/30/2021	\$100,761.17
Construction projects to begin on or after October 1; (>\$65K)	N/A
Budget variance report	See page 24 of annual financial report
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2021	Not applicable
Ad valorem taxes collected FYE 9/30/2021	Not applicable
Outstanding Bonds	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2021	Operations and maintenance - \$12.65-\$163.20
	Debt service - \$922.84-\$1,956.01
Special assessments collected FYE 9/30/2021	\$1,717,137.29
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, 2021, 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 7, 2022.

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.

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.

A handwritten signature in blue ink, appearing to read "B. Han & Associates".

March 7, 2022



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
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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, 2021. 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, 2021.

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 7, 2022



**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, 2021, and have issued our report thereon dated March 7, 2022.

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 7, 2022, 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.



March 7, 2022

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, 2020.

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, 2021.

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, 2021.

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, 2021. 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 2022-7

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, Esplanade Lake Club Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Lee County, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*]," and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Charles Cook	2022
2	Trish Sing	2022
3	Rebekah Norton	2022
4	Valerie McChesney	2024
5	Brian Keller	2024

This year, Seat 1, currently held by Charles Cook, Seat 2, currently held by Trish Sing, and Seat 3, currently held by Rebekah Norton are subject to election by landowners in November 2022. The two (2) candidates who receive the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on Thursday, the 10th day of November 2022, at 9:00 a.m. and located at the offices of **Waldrop Engineering Inc./Atwell, LLC 28100 Bonita Grande Drive, Suite 305, Bonita Springs, Florida 34135.**

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

RESOLUTION 2022-7

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its May 11, 2022, meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at the office of the District Manager, c/o JPWard and Associates, LLC, 2301 NE 37th Street, Fort Lauderdale, Florida 33308, Phone 954-658-4900, E-Mail: JimWard@JPWardAssociates.com.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 11th DAY OF MAY 2022.

ATTEST:

ESPLANADE LAKE CLUB COMMUNITY
DEVELOPMENT DISTRICT

James Ward, Secretary

Charles Cook, Chairman

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Esplanade Lake Club Community Development District ("**District**") the location of which is generally described as comprising approximately 778.93 acres of land. The site generally located south of Alico Road, north of Miromar Lakes Parkway and east of Ben Hill Griffin Parkway in Lee County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 10, 2022
TIME: 9:00 AM
PLACE: Waldrop Engineering Inc./Atwell, LLC
28100 Bonita Grande Drive, Suite 305
Bonita Springs, Florida 34135.

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o JP Ward and Associates, LLC, 2301 NE 37th Street, Fort Lauderdale, Florida 33308, Phone 954-658-4900, E-Mail: JimWard@JPWardAssociates.com ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

James P. Ward
District Manager
Run Date(s): October 16, 2022 & October 23, 2022

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Thursday, November 10, 2022**

TIME: **9:00 A.M**

LOCATION: **Waldrop Engineering Inc./Atwell, LLC
28100 Bonita Grande Drive, Suite 305
Bonita Springs, Florida 34135.**

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. **Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.**

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 1, 2022**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Esplanade Lake Club Community Development District to be held at the offices of Waldrop Engineering Inc./Atwell, LLC 28100 Bonita Grande Drive, Suite 305, Bonita Springs, Florida 34135, on November 10, 2022, at 9:00 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes (2021)*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER 10, 2022

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Esplanade Lake Club Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		
2		
3		

Date: _____

Signed: _____

Printed Name: _____



Memorandum

Date: March 1, 2022
To: James P. Ward- District Manager
Through: Bruce Bernard – Field Manager
From: Richard Freeman – Inspector
Subject: Esplanade Lakes – February 2022 Report
CGA Project # 20-3967

Landscaping

Sunnygrove Landscaping mowed and hard edged on Center Place Blvd., February 7th, 14th, and 25th. The groundcover beds were weeded on the 3rd and 17th of February and irrigation wet checks were performed February 4th and 24th. Trimming of hedge materials was performed on February 1st and 23rd. Eagle Key was mowed on February 22nd. In addition, Sunnygrove was asked to cover the annuals on Center Place Blvd the first week in February during the cold snap to prevent them from frost bite.

Lake Maintenance

Solitude Lake Management sprayed for invasive plant species in the wetland preserves the first week of February. Contractor also treated lake banks for torpedo grasses.

Civil Engineering/Roadway
& Highway Design
Coastal Engineering
Code Enforcement
Construction Engineering
& Inspection (CEI)
Construction Services
Contract Government
Services
Data Technologies &
Development
Electrical Engineering
Emergency Management
Engineering
Environmental Services
Facilities Management
Geographic Information
Systems (GIS)
Indoor Air Quality
Land Development
Landscape Architecture
Municipal Engineering
Planning
Redevelopment
Surveying & Mapping
Traffic Engineering
Transportation Planning
Urban Design
Water/Wastewater
Treatment Facilities
Website Development/
Computer Graphics

GSA Contract Holder

1800 Eller Drive
Suite 600
Fort Lauderdale, FL
33316
954.921.7781 phone
954.921.8807 fax

www.cgasolutions.com



Memorandum

Date: April 1, 2022
To: James P. Ward- District Manager
Through: Bruce Bernard – Field Manager
From: Richard Freeman – Inspector
Subject: Esplanade Lakes – March 2021 Report
CGA Project # 20-3967

Landscaping

Sunnygrove Landscaping mowed and hard edged on Center Place Blvd., March 7th, 14th, and 28th. The groundcover beds were weeded on the 14th and 21st of March and irrigation wet checks were performed March 7th and 21st. Trimming of hedge materials was performed on March 7th and 28th. Annuals were removed on March 17th and were replaced the last week in March. Eagle Key was mowed on March 3rd the next mow will take place the first week of April.

Lake Maintenance

Solitude Lake Management sprayed for invasive plant species in the wetland preserves the first week of March. Contractor also treated lake banks for torpedo grasses and removed debris from lakes shorelines the first and third week of March.

Civil Engineering/Roadway
& Highway Design
Coastal Engineering
Code Enforcement
Construction Engineering
& Inspection (CEI)
Construction Services
Contract Government
Services
Data Technologies &
Development
Electrical Engineering
Emergency Management
Engineering
Environmental Services
Facilities Management
Geographic Information
Systems (GIS)
Indoor Air Quality
Land Development
Landscape Architecture
Municipal Engineering
Planning
Redevelopment
Surveying & Mapping
Traffic Engineering
Transportation Planning
Urban Design
Water/Wastewater
Treatment Facilities
Website Development/
Computer Graphics

GSA Contract Holder

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954.921.8807 fax

www.cgasolutions.com

Our ref: 11225022-02

14 April 2022

Mr. Bruce Bernard
Manager of Field Operations
Calvin, Giordano & Associates, Inc.
1800 Eller Drive, Suite 600
Fort Lauderdale, FL 33316

Water Quality Monitoring - February 2022 - Esplanade Lakes CDD

Dear Mr. Bernard:

GHD Services Inc. (GHD) is pleased to present the results of our water quality sampling services for Esplanade Lakes CDD.

1. Water Quality Sampling – February 2022

The February 2022 sampling event consisted of the collection of six (6) surface water samples at six (6) sample locations (WQ Location #1 through #6) as identified on **Figure 1**.

With the exception of WQ Location #2, samples are collected using direct-dip sampling methods. Sample WQ Location 2 is collected using a Van Dorn discrete depth sampler. Five of the samples will be collected at a depth of 18 inches and a sixth sample will be collected at one half the total depth at WQ Location #2. Samples from locations #1 through #6 were collected using a boat. See **Figure 1** for all sample locations.

Conductivity, dissolved oxygen, pH, and temperature were measured in the field with a calibrated YSI Model 556 multi-parameter water quality meter. Turbidity and total water depth were also measured at each location. Surface Water Field Sheets are attached. Field data is summarized in the Table in the **Laboratory Data Compliance Memo**.

The collected samples are capped, labeled, packed on ice, and transported to Benchmark EnviroAnalytical, Inc., in North Port, Florida. Benchmark EnviroAnalytical, Inc. is certified by the State of Florida and NELAP (National Environmental Laboratory Accreditation Conference). Laboratory analyses are conducted for 5-Day Biochemical Oxygen Demand (BOD5), Total Suspended Solids (TSS), Total Nitrogen, nitrogen speciation (ammonia, TKN, and nitrate + nitrite), Total Phosphorus, Ortho Phosphorus (Lab Filtered) and Chlorophyll-a.

All samples collected during the February 2022 sampling event were prepared and analyzed within the method required holding times. The laboratory data has been reviewed with respect to authenticity, precision, limits of detection, and accuracy of the data. The laboratory analytical results are summarized in the attached **Laboratory Data Compliance Memo**. The laboratory report is also attached. Trend graphs have been prepared for each monitor location for laboratory analytical results and select field measurements.

2. Analytical Summary

The February 2022 sampling event represents the third sampling event for the select six (6) lakes in Esplanade Lakes CCD.

Biological oxygen demand (BOD) results were undetected this month at all sampling locations.

As anticipated, the dissolved oxygen readings at the monitoring locations fluctuate throughout the year given the temperature of the water and biological activity. In general, the dissolved oxygen remains above the action level for dissolved oxygen percent (a minimum of 38%). Dissolved oxygen ranged from 92.8% at WQ Location #4 to 100.8% at WQ Location #3.

Total nitrogen at all Lakes was more precise this month with much less variance than the previous sampling event. Total nitrogen ranged between 0.489 mg/L at WQ Location #5 and 0.745 mg/L at WQ Location #6.

Total phosphorus increased at all locations compared to last month. Currently, there are no apparent trends of total phosphorous appearing.

Total suspended solids (TSS) varied at most sample locations this month. WQ Location #4 appears to have higher TSS than most of the other Lakes.

Chlorophyll-a decreased at all sample locations this month. WQ Locations #3, #4 and #5 appear to be on a downward trend over the last 3 sampling events.

Orthophosphate at all Lakes was more precise this month with much less variance than the previous sampling event. Results were between 0.009 mg/L at WQ Locations #3 and #6 and 0.011 mg/L at WQ Location #4.

Total Kjeldahl nitrogen (TKN) at all Lakes was more precise this month with much less variance than the last sampling event. Results were between 0.489 mg/L at WQ Locations #5 and 0.745 mg/L at WQ Location #6.

The pH collected at all sample locations during February 2022 ranged from 8.08 at WQ Location #6 to 8.39 at WQ Location #5.

3. Annual Review

The February 2022 sampling event marks the third consecutive event for Esplanade Lakes. Water quality conditions have remained relatively stable throughout the year, with notable trends highlighted below. Considering the climate of the Site, typically water quality is expected to dilute in the warmer, wetter months, and concentrate in the drier, cooler months.

Upward trends to note include DO and TSS at WQ Location #6.

Downward trends to note include chlorophyll-a, Orthophosphate, and turbidity at WQ Location #3.

4. Conclusions and Recommendations

It appears that the water quality conditions have remained relatively stable at most Lakes from March 2021 to February 2022. The downward trending parameters at WQ Location #3 may indicate potential water quality issues. A visual confirmation of WQ Location #3 is advised to determine the presence of algal growth in the area.

The next tri-annual sampling event is planned for August 2022. Please call if you have questions or need additional information.

Sincerely,
GHD



Connor Haydon
Environmental Engineer



Lori Coolidge, P.G.
Geologist

Encl: Laboratory Data Compliance Memo
 Figure
 Trend Graphs
 Laboratory Analytical Reports
 Surface Water Field Sheets

Laboratory Data Compliance Memo



Technical Memorandum

April 08, 2022

To	Mr. Bruce Bernard Manger of Field Operations Calvin, Giordano & Associates, Inc. 1800 Eller Drive, Suite 600 Fort Lauderdale, FL 33316	Tel	716.205-1977
Copy to	Connor Hayden	Email	Connor.Hayden@ghd.com
From	Sheri Finn/ro/11-NF	Ref. No.	11225022
Subject	Analytical Results Compliance Report Surface Water Quality Monitoring Esplanade Lakes Fort Myers, Florida February 2022		

1. Compliance Review

Samples were collected in February 2022 in support of the Esplanade Lakes Surface Water Quality Monitoring sampling. The analytical results are summarized in Table 1. All samples were prepared and analyzed within the method required holding times. The method blank results were non-detect. All reported laboratory control sample (LCS) analyses demonstrated acceptable accuracy. Laboratory duplicate analyses were performed for some analytes. All results were acceptable, indicating good analytical precision. The matrix spike (MS) results were evaluated per the laboratory limits. The MS analyses performed were acceptable, demonstrating good analytical accuracy.

Based on this compliance review, the results in Table 1 are acceptable for use.

Regards

Sheri Finn
Analyst

Table 1

Analytical Results
Summary Surface Water Quality Monitoring
Esplanade Lakes, Fort Myers, Florida
February 2022

Sample Location/Sample ID:		WQ Location #1			WQ Location #2			WQ Location #3		
Sample Date:		5/26/2021	09/14/2021	02/14/2022	5/26/2021	09/14/2021	02/14/2022	5/26/2021	09/14/2021	02/14/2022
Field Parameters	Units									
Total Water Depth	Feet	NM	27.0	27.5	NM	27.0	27.5	NM	18.0	18.5
Sample Depth	Feet	1.5	1.5	1.5	6.5	13	13.5	1.5	1.5	1.5
Conductivity, field	umhos/cm	434	289	332	434	291	331	452	292	334
Dissolved oxygen (DO), field	mg/L	7.47	6.29	8.85	7.06	5.86	9.35	7.24	5.12	9.26
Dissolved oxygen (DO), field	%	94.1	82.8	86.2	89	76.9	100.7	89.3	67.3	92.9
pH, field	s.u.	8.75	8.54	8.33	8.75	8.50	8.19	8.62	8.46	8.27
Temperature, field	Deg C	26.5	29.9	19.0	26.4	29.9	19.0	26.0	29.9	18.9
Turbidity, field	NTU	5.58	3.64	4.05	5.09	4.48	3.74	17.7	4.48	4.77
Secchi Disk	Feet	6.20	5.0	6.75	6.20	5.0	6.75	3.0	5.5	5.0
Wet Parameters	Units									
Ammonia-N	mg/L	0.013 I	0.009 I	0.122	0.008 U	0.015 I	0.008 U	0.008 U	0.014 I	0.008 U
Total kjeldahl nitrogen (TKN)	mg/L	0.482	0.927	0.687	0.451	0.973	0.542	0.552	1.51	0.521
Total nitrogen	mg/L	0.482	0.936	0.687	0.451	0.973	0.542	0.552	1.51	0.521
Nitrite/Nitrate	mg/L	0.006 U	0.009 I	0.006 U	0.006 U	0.006 U	0.006 U	0.006 U	0.006 U	0.006 U
Ortho phosphorus (Field Filtered)	mg/L	0.029	0.007 I	0.010	0.019	0.008	0.010	0.034	0.011	0.009
Total phosphorus	mg/L	0.037	0.008 U	0.074	0.023 I	0.009 I	0.076	0.049	0.014 I	0.077
Chlorophyll	mg/m3	4.53	9.43	3.95	4.39	8.45	3.89	7.37	7.13	4.61
Total suspended solids (TSS)	mg/L	3.39	1.60 I	3.00	1.91 I	0.667 I	4.25	2.40	1.33 I	5.00
Biochemical oxygen demand (total BOD5)	mg/L	1 U	1.22 I	1.0 U	1 U	1 U	1.0 U	1.16 I	1 U	1.0 U

Analytical Results
Summary Surface Water Quality Monitoring
Esplanade Lakes, Fort Myers, Florida
February 2022

Sample Location/Sample ID:		WQ Location #4			WQ Location #5			WQ Location #6		
Sample Date:		5/26/2021	09/14/2021	02/14/2022	5/26/2021	09/14/2021	02/14/2022	5/26/2021	09/14/2021	02/14/2022
Field Parameters	Units									
Total Water Depth	Feet	NM	7.0	7.0	NM	10.0	10.0	NM	8.0	4.0
Sample Depth	Feet	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Conductivity, field	umhos/cm	465	297	342	451	287	331	495	295	362
Dissolved oxygen (DO), field	mg/L	6.78	5.43	9.32	7.33	5.59	9.33	4.07	6.61	9.38
Dissolved oxygen (DO), field	%	83.6	72.6	100.8	81.4	73.4	100.2	50.6	84.6	100.7
pH, field	s.u.	8.56	8.22	8.31	8.40	8.53	8.39	8.05	8.23	8.08
Temperature, field	Deg C	25.9	29.2	19.1	26.6	29.7	19.0	26.4	29.4	19.9
Turbidity, field	NTU	23.60	16.37	6.56	8.76	2.58	3.36	11.55	15.64	3.44
Secchi Disk	Feet	2.0	2.5	4.5	3.4	7.0	5.75	2.5	3.0	3.5
Wet Parameters	Units									
Ammonia-N	mg/L	0.008 U	0.019 I	0.030 I	0.012 I	0.019 I	0.008 U	0.022 I	0.023 I	0.008 U
Total kjeldahl nitrogen (TKN)	mg/L	0.639	2.31	0.645	0.494	3.44	0.489	0.459	0.285	0.745
Total nitrogen	mg/L	0.639	2.31	0.645	0.494	3.44	0.489	0.459	0.285	0.745
Nitrite/Nitrate	mg/L	0.006 U	0.006 U	0.006 U	0.006 U	0.006 U	0.006 U	0.006 U	0.006 U	0.006 U
Ortho phosphorus (Field Filtered)	mg/L	0.024	0.021	0.011	0.039	0.014	0.010	0.054	0.009	0.009
Total phosphorus	mg/L	0.049	0.022 I	0.080	0.040	0.008 U	0.078	0.096	0.011 I	0.080
Chlorophyll	mg/m3	10.1	8.01	5.08	6.89	6.47	3.92	8.54	4.76	4.56
Total suspended solids (TSS)	mg/L	7.60	5.67	8.00	6.80	1.67 I	4.50	0.570 U	4.33	4.75
Biochemical oxygen demand (total BOD5)	mg/L	1.18 I	1 U	1.0 U	1.07 I	1 U	1.0 U	1 U	1 U	1.0 U

Notes:

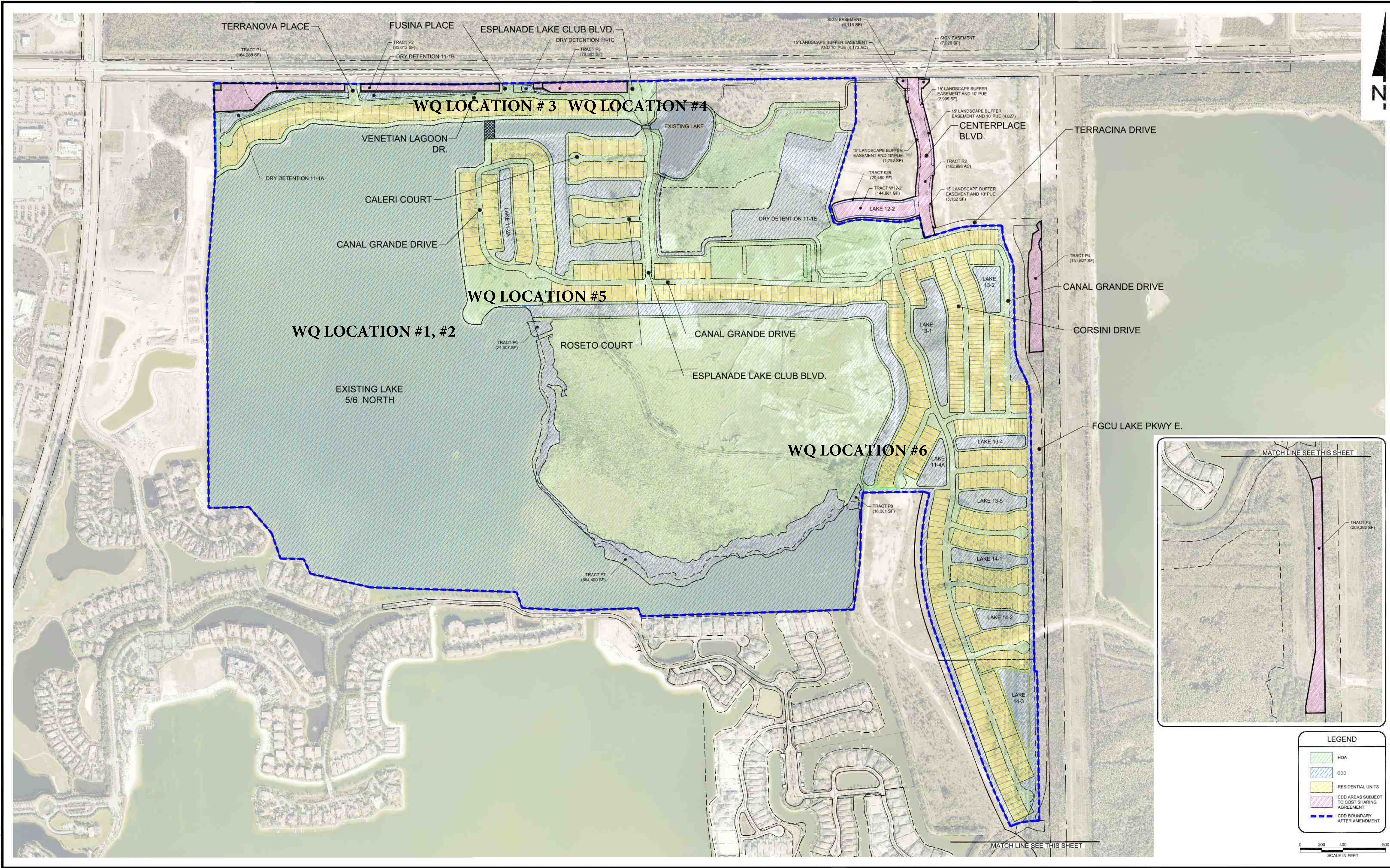
U - Not detected at the associated reporting limit

I - Reported value is between method detection limit and the practical quantitation limit

NM - Not measured during noted event

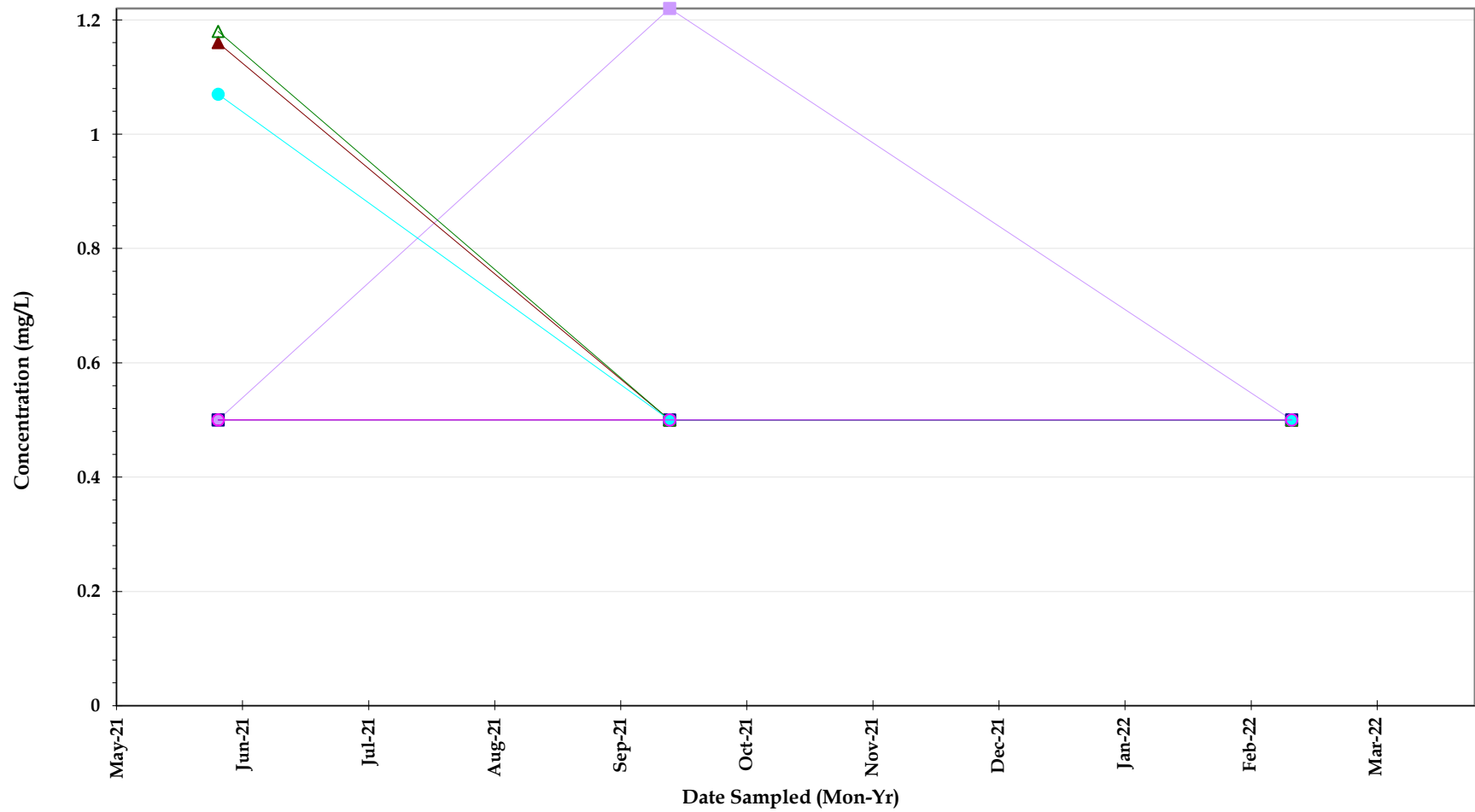
* - DO values at or above 100% are possible super-saturation conditions due to high water temperatures and/or high volume of algae

Figure



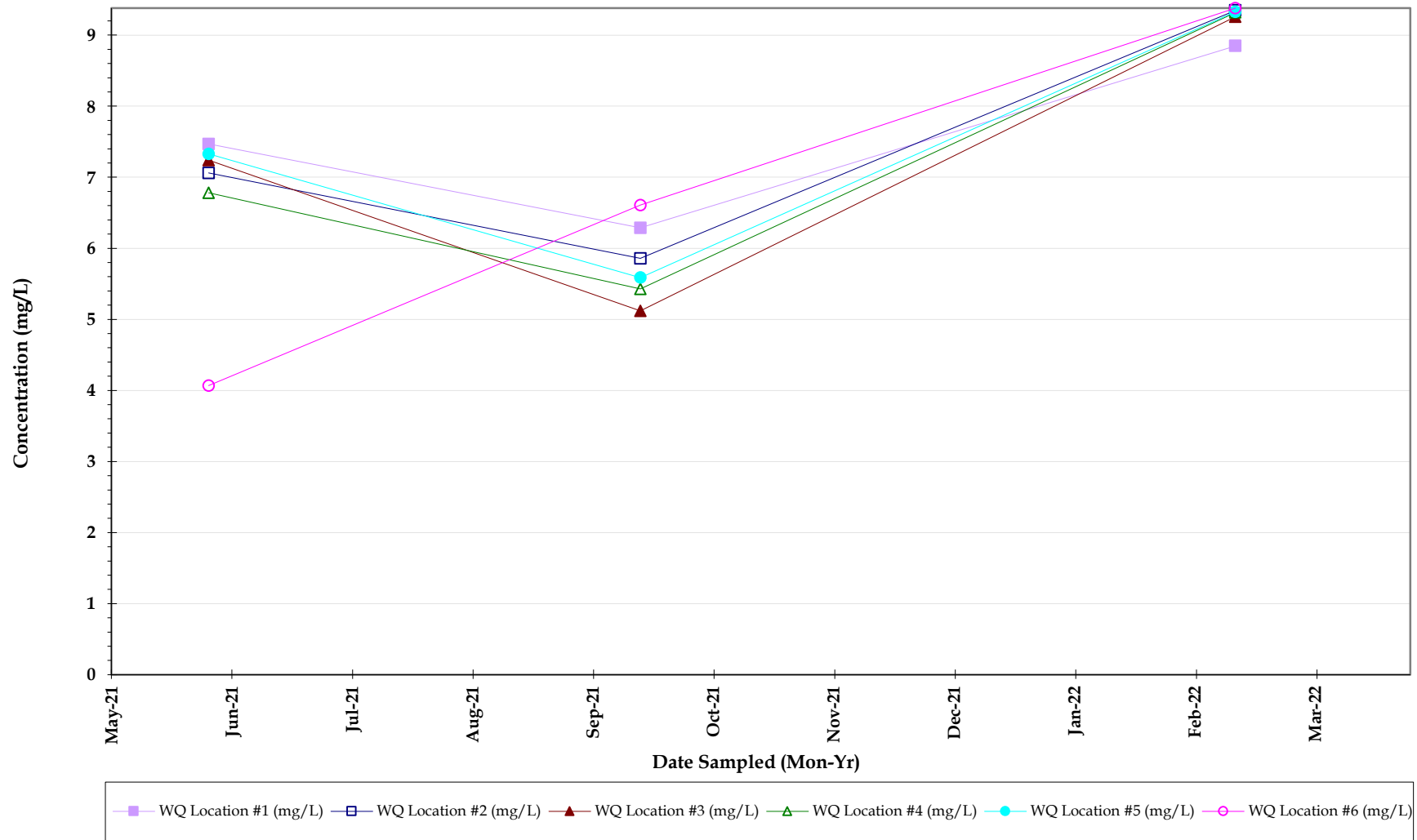
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 2/16/2020 12:45:34 PM

Trend Graphs



Biochemical Oxygen Demand

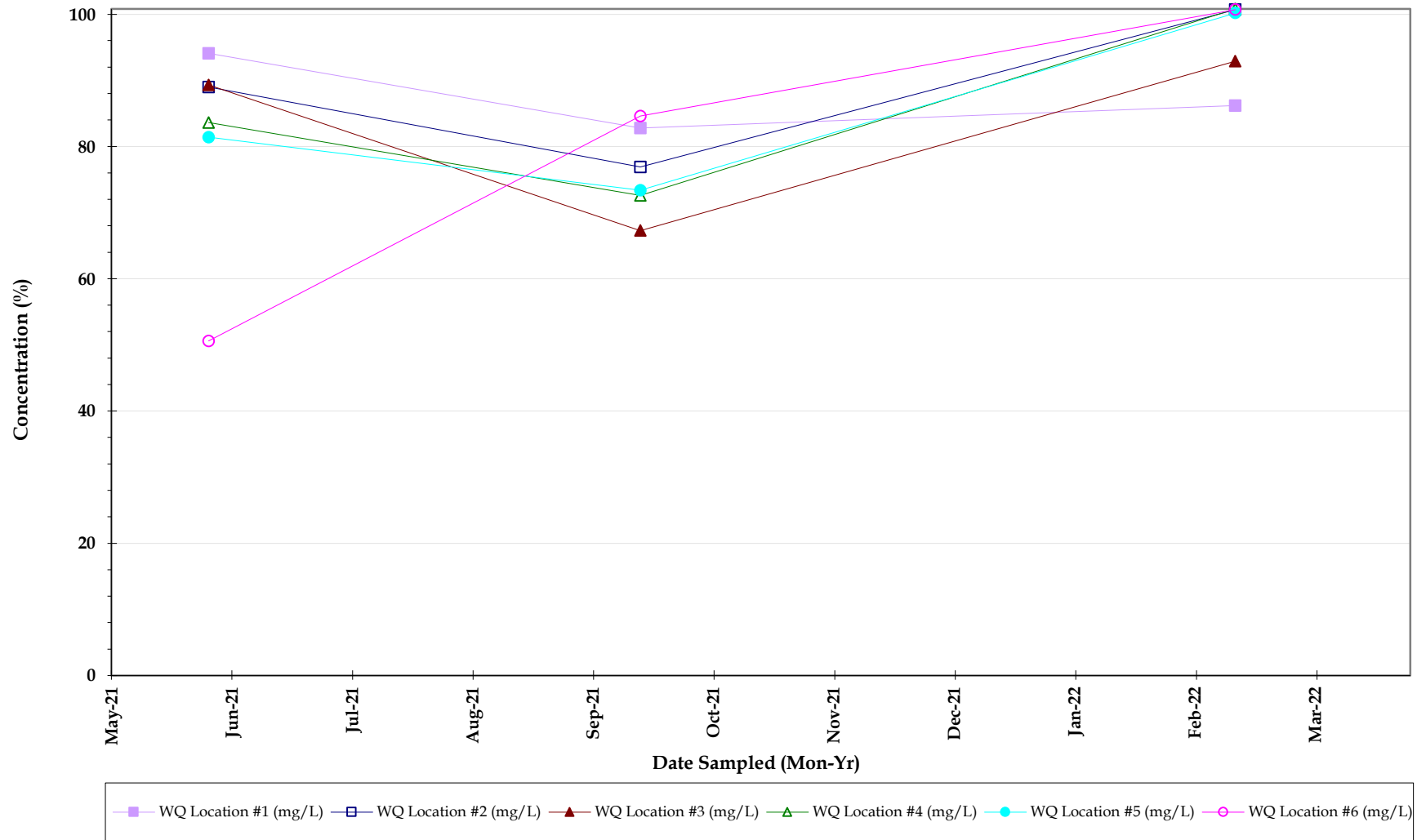
Esplanade Lakes
 Water Quality Surface Water Sample results
 FEBRUARY 2022



Dissolved Oxygen (mg/L)



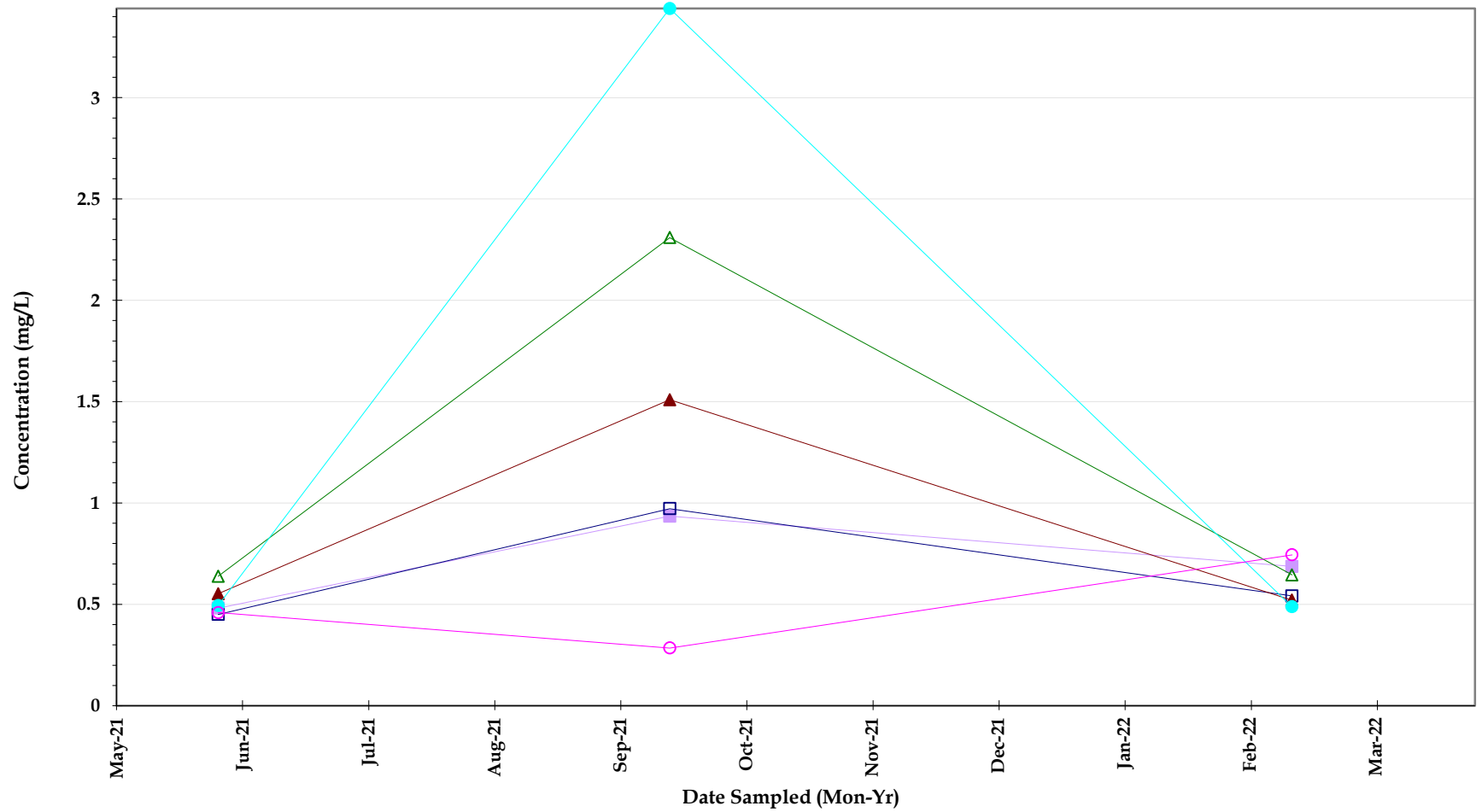
Esplanade Lakes
Water Quality Surface Water Sample results
FEBRUARY 2022



Dissolved Oxygen (%)



Esplanade Lakes
Water Quality Surface Water Sample results
FEBRUARY 2022

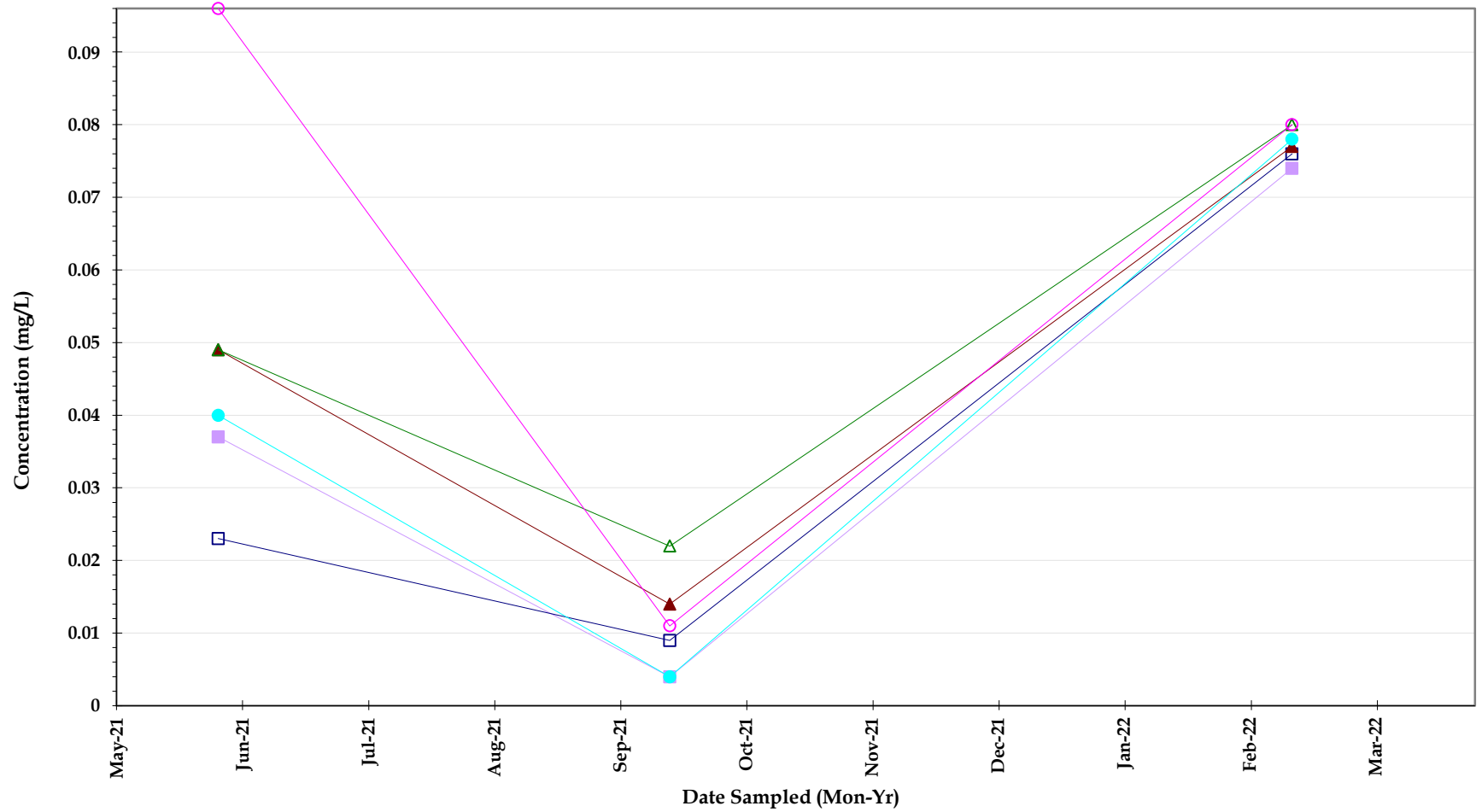


■ WQ Location #1 (mg/L)
 ■ WQ Location #2 (mg/L)
 ▲ WQ Location #3 (mg/L)
 ▲ WQ Location #4 (mg/L)
 ● WQ Location #5 (mg/L)
 ○ WQ Location #6 (mg/L)



Total Nitrogen

Esplanade Lakes
 Water Quality Surface Water Sample results
 FEBRUARY 2022

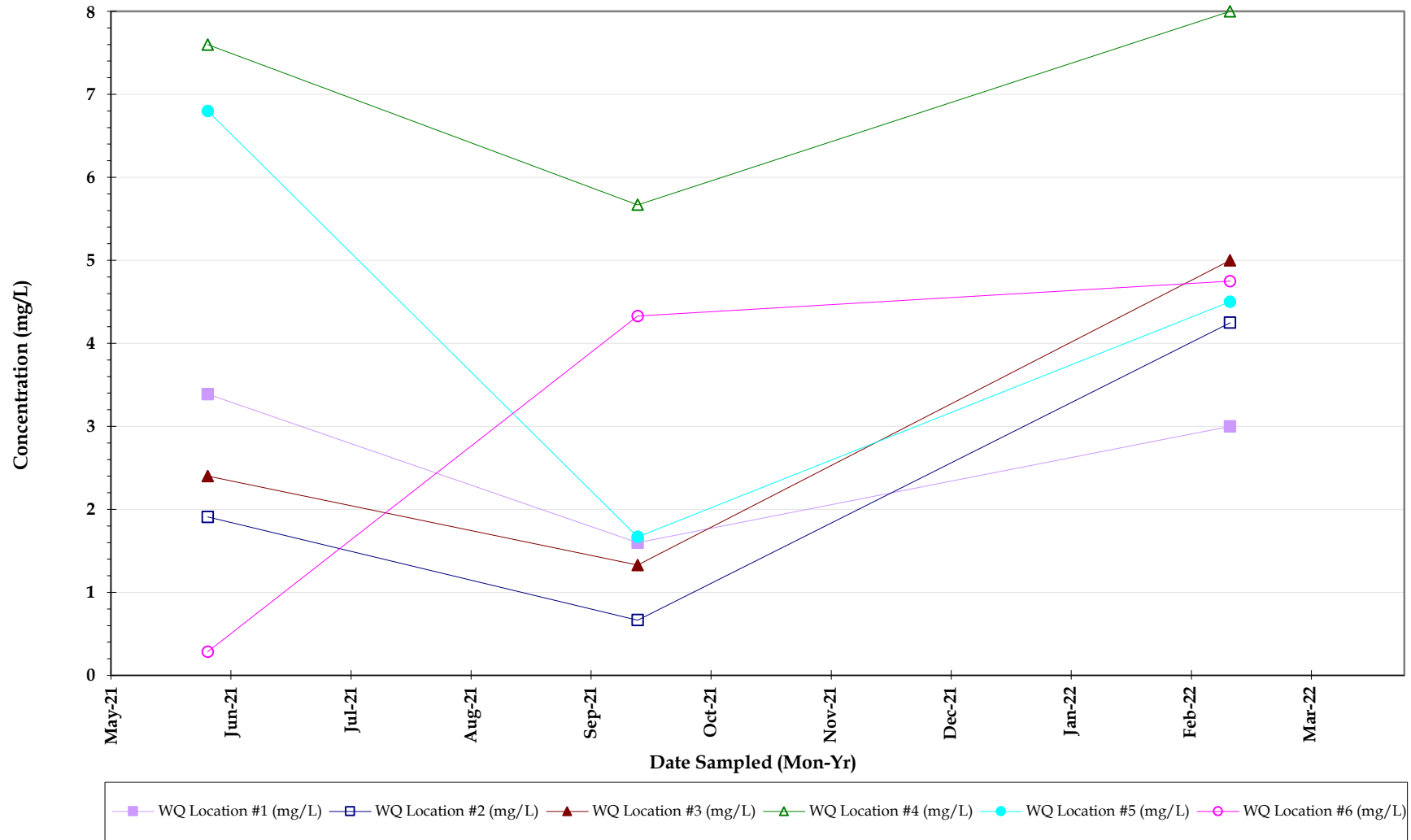


■ WQ Location #1 (mg/L)
 ■ WQ Location #2 (mg/L)
 ▲ WQ Location #3 (mg/L)
 ▲ WQ Location #4 (mg/L)
 ● WQ Location #5 (mg/L)
 ○ WQ Location #6 (mg/L)



Total Phosphorus

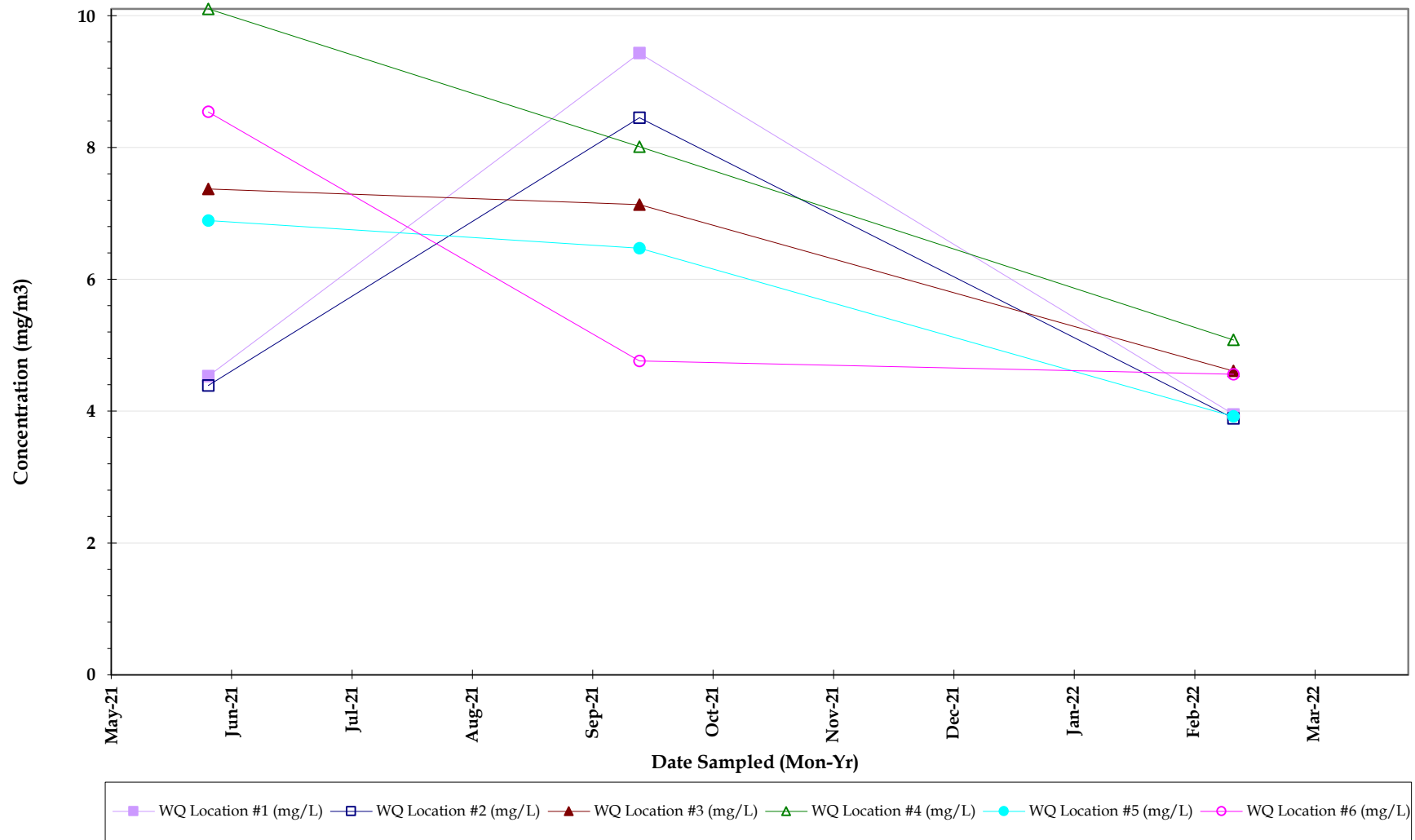
Esplanade Lakes
Water Quality Surface Water Sample results
FEBRUARY 2022



Total Suspended Solids

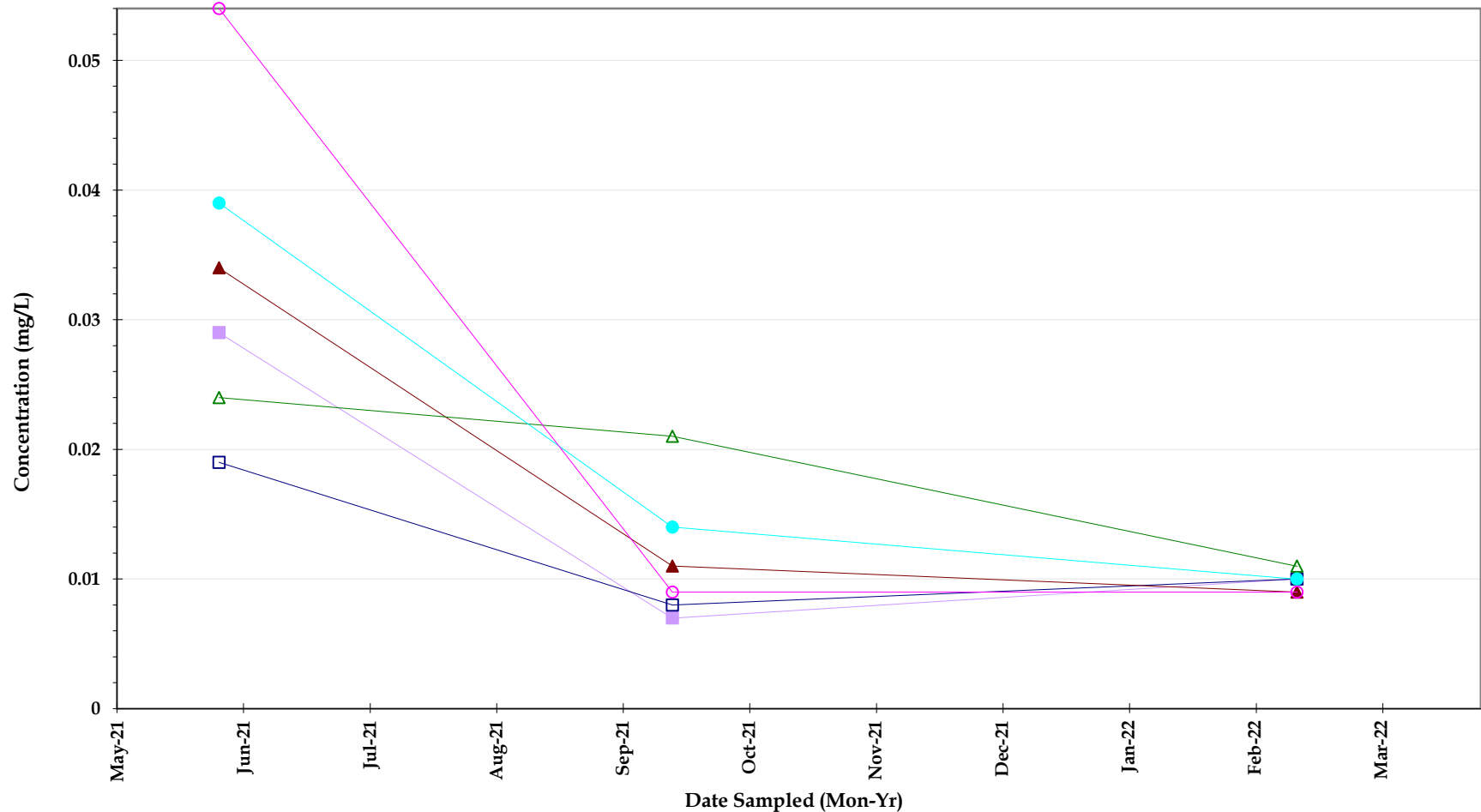


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Water Quality Surface Water Sample results
FEBRUARY 2022



Chlorophyll *a*

Esplanade Lakes
 Water Quality Surface Water Sample results
 FEBRUARY 2022

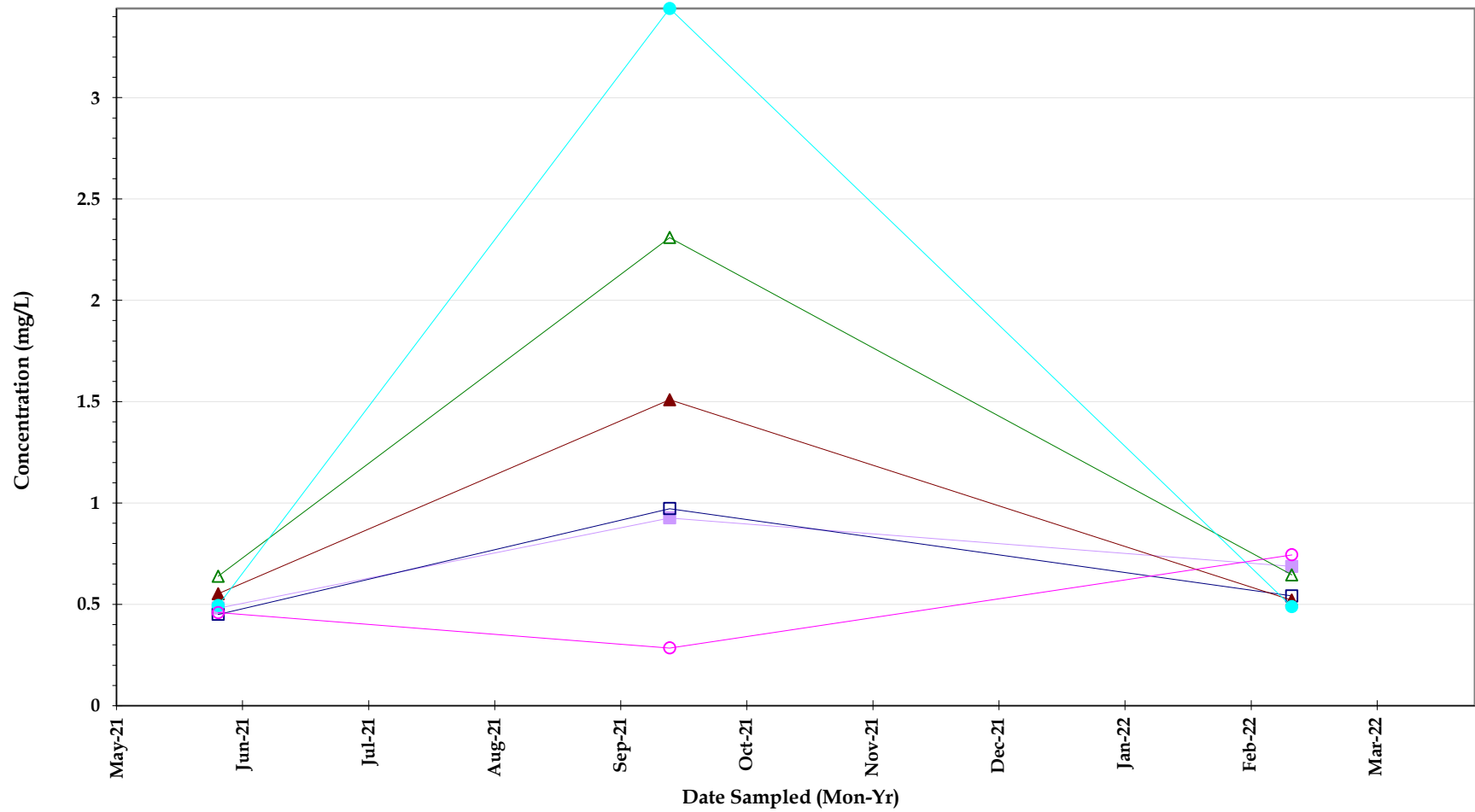


■ WQ Location #1 (mg/L)
 ■ WQ Location #2 (mg/L)
 ▲ WQ Location #3 (mg/L)
 ▲ WQ Location #4 (mg/L)
 ● WQ Location #5 (mg/L)
 ○ WQ Location #6 (mg/L)

Orthophosphate



Esplanade Lakes
 Water Quality Surface Water Sample results
 FEBRUARY 2022

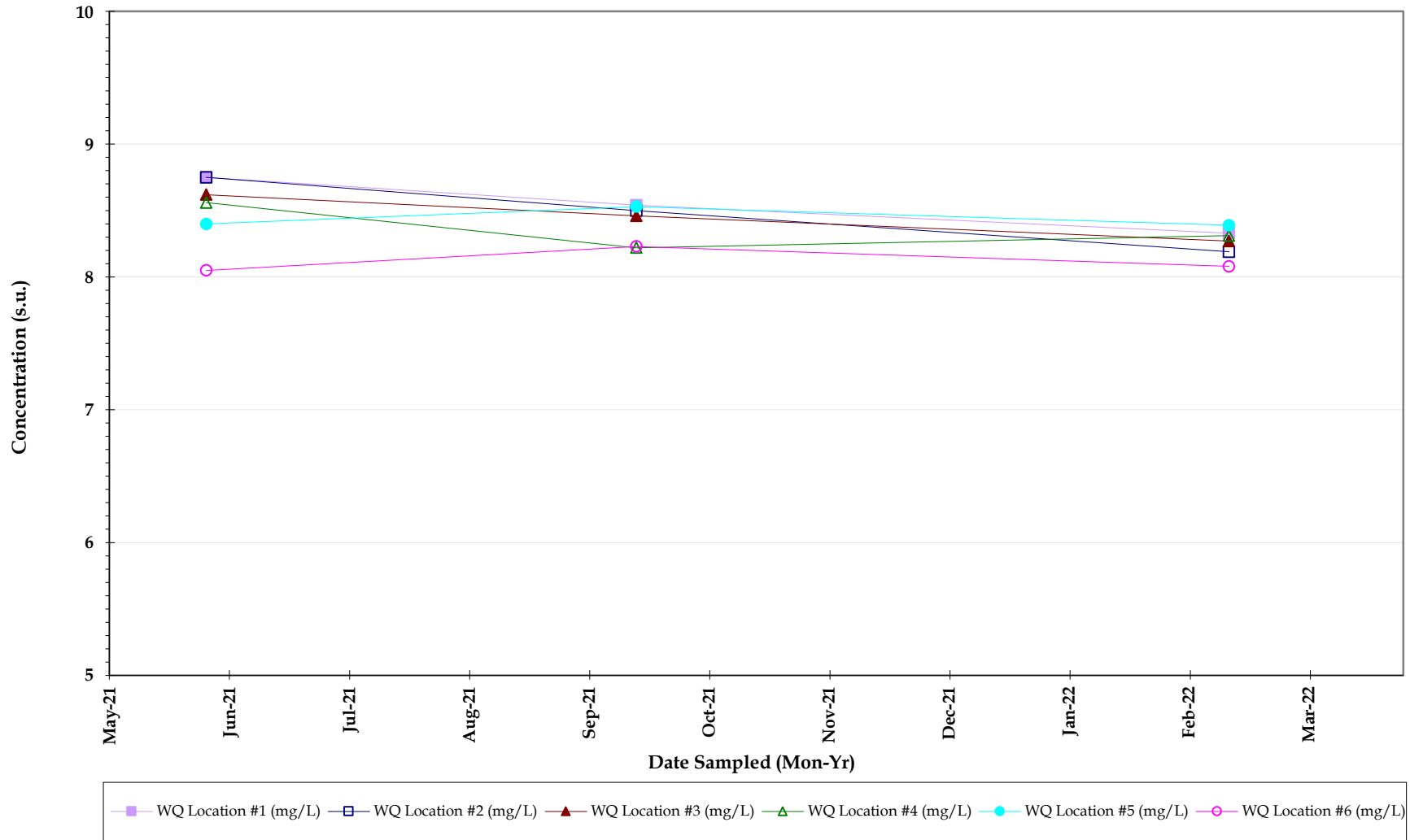


■ WQ Location #1 (mg/L)
 ■ WQ Location #2 (mg/L)
 ▲ WQ Location #3 (mg/L)
 ▲ WQ Location #4 (mg/L)
 ● WQ Location #5 (mg/L)
 ○ WQ Location #6 (mg/L)

Total kjeldahl nitrogen (TKN)



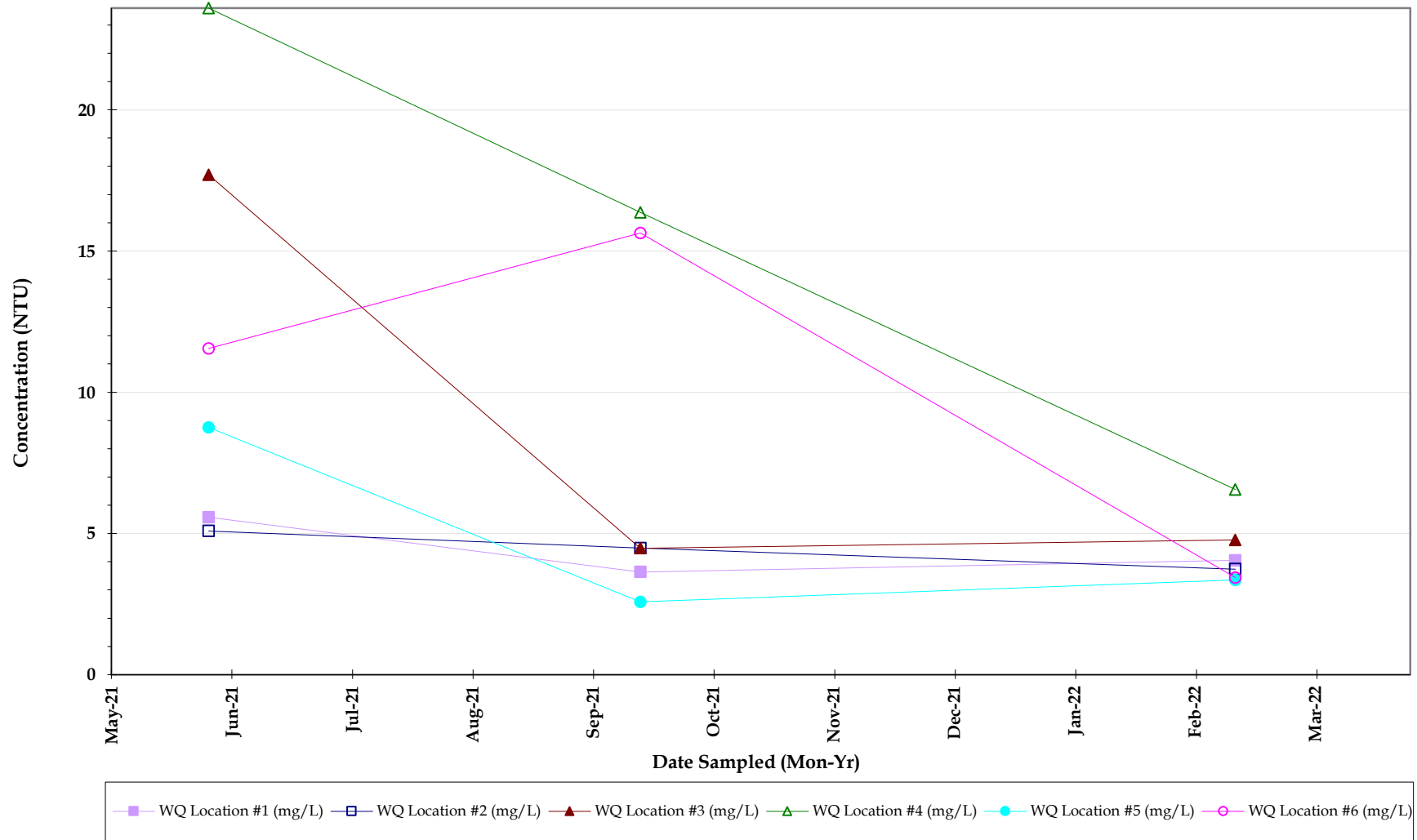
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pH, Field



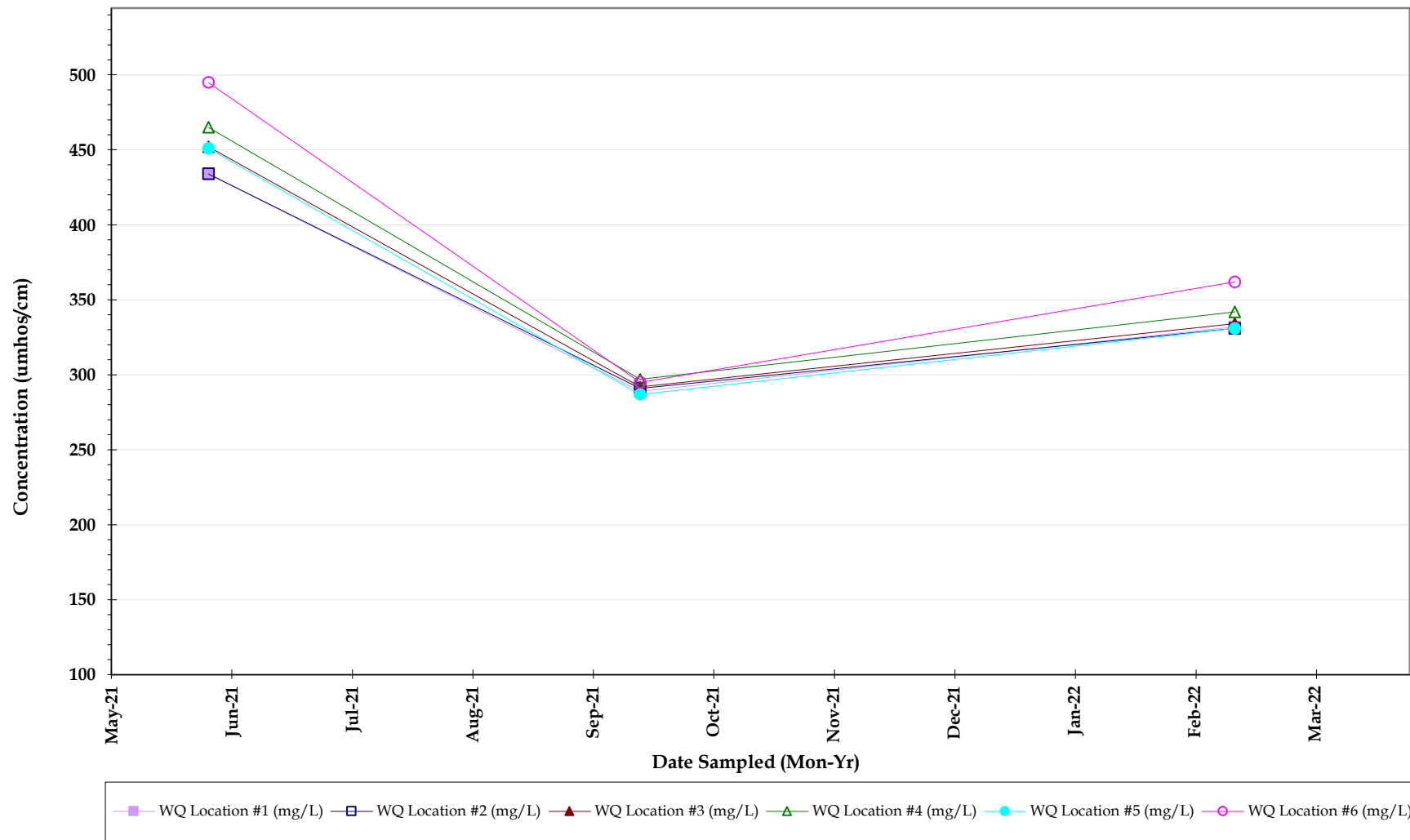
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Turbidity



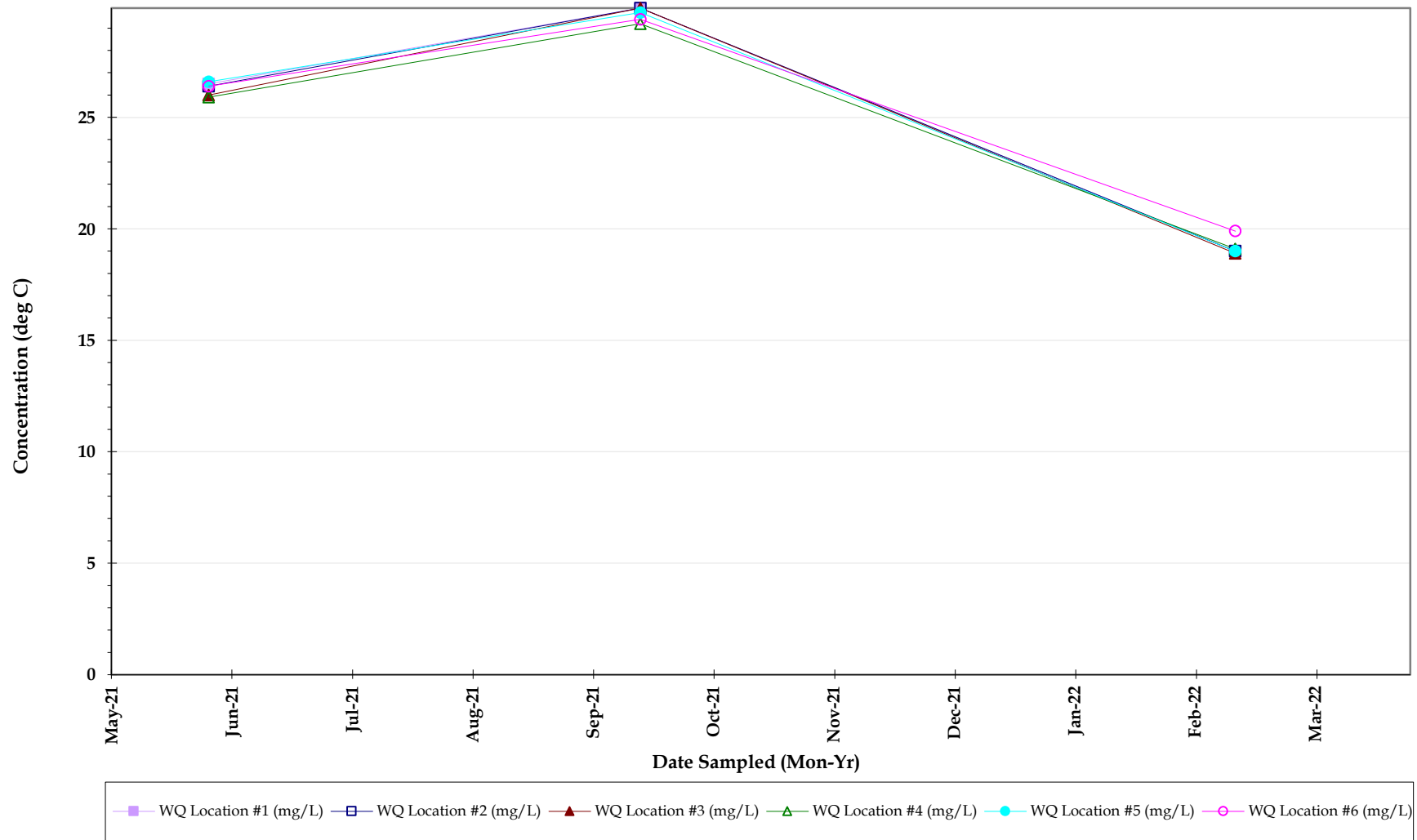
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FEBRUARY 2022



Conductivity



Esplanade Lakes
Water Quality Surface Water Sample results
FEBRUARY 2022



Temperature, sample

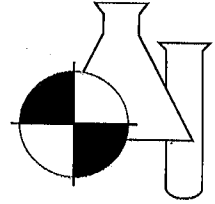


Esplanade Lakes
 Water Quality Surface Water Sample results
 FEBRUARY 2022

Laboratory Analytical Report

BENCHMARK

EnviroAnalytical Inc.



NELAC Certification #E84167

ANALYTICAL TEST REPORT

THESE RESULTS MEET NELAC STANDARDS

Submission Number : 22020819

G H D Services, Inc.
2675 Winkler Ave., Ste.180
Fort Myers, FL 33901

Project Name : ESPLANADE LAKES
Project #: 11225022-02
Date Received : 02/14/2022
Time Received : 1430

Submission Number: 22020819	Sample Date: 02/14/2022
Sample Number: 001	Sample Time: 0850
Sample Description: WQ Location #1	Sample Method: Grab

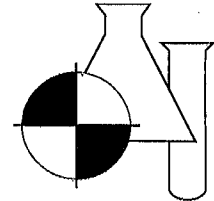
Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.122	MG/L	0.008	0.032	350.1	02/22/2022 17:15	CW
TOTAL KJELDAHL NITROGEN	0.687	MG/L	0.05	0.20	351.2	02/21/2022 10:22	HR
ORTHO PHOSPHORUS AS P	0.010	MG/L	0.002	0.008	365.3	02/15/2022 10:18	KA
TOTAL PHOSPHORUS AS P	0.074	MG/L	0.008	0.032	365.3	02/15/2022 13:59	KA
CHLOROPHYLL A	3.95	MG/M3	0.25	1.00	445.0	02/16/2022 10:00	PP
TOTAL SUSPENDED SOLIDS	3.00	MG/L	0.570	2.280	SM2540D	02/15/2022 11:52	MN
BIOCHEMICAL OXYGEN DEMAND	1.0 U	MG/L	1.0	4.0	SM5210B	02/15/2022 14:00	LD/WM
NITRATE+NITRITE AS N	0.006 U	MG/L	0.006	0.024	SYSTEA EASY	02/23/2022 14:40	CW
TOTAL NITROGEN	0.687	MG/L	0.05	0.20	SYSTEA+351	02/23/2022 14:40	HR/CW

Submission Number: 22020819	Sample Date: 02/14/2022
Sample Number: 002	Sample Time: 0905
Sample Description: WQ Location #2	Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.008 U	MG/L	0.008	0.032	350.1	02/22/2022 17:17	CW
TOTAL KJELDAHL NITROGEN	0.542	MG/L	0.05	0.20	351.2	02/21/2022 10:24	HR
ORTHO PHOSPHORUS AS P	0.010	MG/L	0.002	0.008	365.3	02/15/2022 10:24	KA
TOTAL PHOSPHORUS AS P	0.076	MG/L	0.008	0.032	365.3	02/15/2022 14:01	KA
CHLOROPHYLL A	3.89	MG/M3	0.25	1.00	445.0	02/16/2022 10:00	PP
TOTAL SUSPENDED SOLIDS	4.25	MG/L	0.570	2.280	SM2540D	02/15/2022 11:52	MN
BIOCHEMICAL OXYGEN DEMAND	1.0 U	MG/L	1.0	4.0	SM5210B	02/15/2022 14:00	LD/WM
NITRATE+NITRITE AS N	0.006 U	MG/L	0.006	0.024	SYSTEA EASY	02/23/2022 14:40	CW
TOTAL NITROGEN	0.542	MG/L	0.05	0.20	SYSTEA+351	02/23/2022 14:40	HR/CW

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NELAC Certification #E84167

Submission Number: 22020819 **Sample Date:** 02/14/2022
Sample Number: 003 **Sample Time:** 1010
Sample Description: WQ Location #3 **Sample Method:** Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.008 U	MG/L	0.008	0.032	350.1	02/22/2022 17:19	CW
TOTAL KJELDAHL NITROGEN	0.521	MG/L	0.05	0.20	351.2	02/21/2022 10:25	HR
ORTHO PHOSPHORUS AS P	0.009	MG/L	0.002	0.008	365.3	02/15/2022 10:25	KA
TOTAL PHOSPHORUS AS P	0.077	MG/L	0.008	0.032	365.3	02/15/2022 14:02	KA
CHLOROPHYLL A	4.61	MG/M3	0.25	1.00	445.0	02/16/2022 10:00	PP
TOTAL SUSPENDED SOLIDS	5.00	MG/L	0.570	2.280	SM2540D	02/15/2022 11:52	MN
BIOCHEMICAL OXYGEN DEMAND	1.0 U	MG/L	1.0	4.0	SM5210B	02/15/2022 14:00	LD/WM
NITRATE+NITRITE AS N	0.006 U	MG/L	0.006	0.024	SYSTEAS EASY	02/23/2022 14:41	CW
TOTAL NITROGEN	0.521	MG/L	0.05	0.20	SYSTEAS+351	02/23/2022 14:41	HR/CW

Submission Number: 22020819 **Sample Date:** 02/14/2022
Sample Number: 004 **Sample Time:** 0950
Sample Description: WQ Location #4 **Sample Method:** Grab

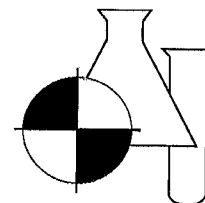
Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.030 I	MG/L	0.008	0.032	350.1	02/22/2022 17:21	CW
TOTAL KJELDAHL NITROGEN	0.645	MG/L	0.05	0.20	351.2	02/21/2022 10:26	HR
ORTHO PHOSPHORUS AS P	0.011	MG/L	0.002	0.008	365.3	02/15/2022 10:26	KA
TOTAL PHOSPHORUS AS P	0.080	MG/L	0.008	0.032	365.3	02/15/2022 14:02	KA
CHLOROPHYLL A	5.08	MG/M3	0.25	1.00	445.0	02/16/2022 10:00	PP
TOTAL SUSPENDED SOLIDS	8.00	MG/L	0.570	2.280	SM2540D	02/15/2022 11:52	MN
BIOCHEMICAL OXYGEN DEMAND	1.0 U	MG/L	1.0	4.0	SM5210B	02/15/2022 14:00	LD/WM
NITRATE+NITRITE AS N	0.006 U	MG/L	0.006	0.024	SYSTEAS EASY	02/23/2022 14:45	CW
TOTAL NITROGEN	0.645	MG/L	0.05	0.20	SYSTEAS+351	02/23/2022 14:45	HR/CW

Submission Number: 22020819 **Sample Date:** 02/14/2022
Sample Number: 005 **Sample Time:** 0935
Sample Description: WQ Location #5 **Sample Method:** Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.008 U	MG/L	0.008	0.032	350.1	02/22/2022 17:23	CW
TOTAL KJELDAHL NITROGEN	0.489	MG/L	0.05	0.20	351.2	02/21/2022 10:27	HR
ORTHO PHOSPHORUS AS P	0.010	MG/L	0.002	0.008	365.3	02/15/2022 10:28	KA
TOTAL PHOSPHORUS AS P	0.078	MG/L	0.008	0.032	365.3	02/15/2022 14:03	KA
CHLOROPHYLL A	3.92	MG/M3	0.25	1.00	445.0	02/16/2022 10:00	PP

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TOTAL SUSPENDED SOLIDS	4.50	MG/L	0.570	2.280	SM2540D	02/15/2022	11:52	MN
BIOCHEMICAL OXYGEN DEMAND	1.0 U	MG/L	1.0	4.0	SM5210B	02/15/2022	14:00	LD/WM
NITRATE+NITRITE AS N	0.006 U	MG/L	0.006	0.024	SYSTEAS EASY	02/23/2022	14:46	CW
TOTAL NITROGEN	0.489	MG/L	0.05	0.20	SYSTEAS+351	02/23/2022	14:46	HR/CW

Submission Number: 22020819

Sample Date: 02/14/2022

Sample Number: 006

Sample Time: 0925

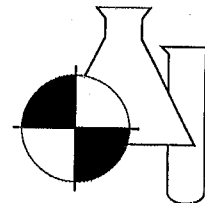
Sample Description: WQ Location #6

Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.008 U	MG/L	0.008	0.032	350.1	02/22/2022 17:25	CW
TOTAL KJELDAHL NITROGEN	0.745	MG/L	0.05	0.20	351.2	02/21/2022 10:28	HR
ORTHO PHOSPHORUS AS P	0.009	MG/L	0.002	0.008	365.3	02/15/2022 10:29	KA
TOTAL PHOSPHORUS AS P	0.080	MG/L	0.008	0.032	365.3	02/15/2022 14:04	KA
CHLOROPHYLL A	4.56	MG/M3	0.25	1.00	445.0	02/16/2022 10:00	PP
TOTAL SUSPENDED SOLIDS	4.75	MG/L	0.570	2.280	SM2540D	02/15/2022 11:52	MN
BIOCHEMICAL OXYGEN DEMAND	1.0 U	MG/L	1.0	4.0	SM5210B	02/15/2022 14:00	LD/WM
NITRATE+NITRITE AS N	0.006 U	MG/L	0.006	0.024	SYSTEAS EASY	02/23/2022 14:47	CW
TOTAL NITROGEN	0.745	MG/L	0.05	0.20	SYSTEAS+351	02/23/2022 14:47	HR/CW

BENCHMARK

EnviroAnalytical Inc.



NELAC Certification #E84167

Dale D. Dixon

02/24/2022

Dale D. Dixon / Laboratory Director

Date

Tülay Tanrisever - Technical Director/QC Officer

Kara Peterson - QA Officer

DATA QUALIFIERS THAT MAY APPLY:

A = Value reported is an average of two or more determinations.
B = Results based upon colony counts outside the ideal range.
H = Value based on field kit determination. Results may not be accurate.
I = Reported value is between the laboratory MDL and the PQL.
J1 = Estimated value. Surrogate recovery limits exceeded.
J2 = Estimated value. No quality control criteria exists for component.
J3 = Estimated value. Quality control criteria for precision or accuracy not met.
J4 = Estimated value. Sample matrix interference suspected.
J5 = Estimated value. Data questionable due to improper lab or field protocols.
K = Off-scale low. Value is known to be < the value reported.
L = Off-scale high. Value is known to be > the value reported.
N = Presumptive evidence of presence of material.
O = Sampled, but analysis lost or not performed.
Q = Sample held beyond accepted hold time.

T = Value reported is < MDL. Reported for informational purposes only and shall not be used in statistical analysis.
U = Analyte analyzed but not detected at the value indicated.
V = Analyte detected in sample and method blank. Results for this analyte in associated samples may be biased high. Standard, Duplicate and Spike values are within control limits. Reported data are usable.
Y = Analysis performed on an improperly preserved sample. Data may be inaccurate.
Z = Too many colonies were present (TNTC). The numeric value represents the filtration volume.
! = Data deviate from historically established concentration ranges.
? = Data rejected and should not be used. Some or all of QC data were outside criteria, and the presence or absence of the analyte cannot be determined from the data.
* = Not reported due to interference.
Oil & Grease - If client does not send sufficient sample quantity for spike evaluation surface water samples are supplied by the laboratory.

NOTES:

MBAS calculated as LAS; molecular weight = 340.
PQL = 4xMDL.
ND = Not detected at or above the adjusted reporting limit.
G1 = Accuracy standard does not meet method control limits, but does meet lab control limits that are in agreement with USEPA generated data. USEPA letter available upon request.
G2 = Accuracy standard exceeds acceptable control limits. Duplicate and spike values are within control limits. Reported data are usable.

COMMENTS:

Chlorophyll A lab filtered at E85086 on 02/14/22 at 1205.

For questions or comments regarding these results, please contact us at (941) 723-9986.

Results relate only to the samples.

Benchmark EA South
 1001 Corporate Avenue, Suite 102
 North Port, FL 34289
 (941) 625-3137 / (800) 736-9986
 (941) 423-7336 fax
 Sample Temperature checked upon receipt at
 BEAS with Temperature Gun ID #7

Benchmark EA, Inc.
 1711 12th St. East
 Palmto, FL 34221
 (941) 723-9986 / (800) 736-9986
 (941) 723-6061-fax
 Sample Temperature checked upon receipt at
 BEA with Temperature Gun ID #258

Client: GHD Services, Inc. (HSA ENG)
 2675 Winkler Ave. Suite 180
 Ft. Myers FL 33901
 Erik Isern (239) 215-3914
 Shannon Tucker 239-210-8653
 Email EDD Reports to: Andrew Wyatt (Andrew.Wyatt@ghd.com)
 2020 PO# 34043123

Kit Shipped to client via UPS Standard in 1 large cooler

Chain of Custody Form: Esplanade Lakes WQ
 Project Number: **20200819**
 Profile: 840, QC Report

Station ID	Sample Type ¹	Sample Matrix ²	Parameters, Preservative ³ , Container Type ³ / Total # of Containers = 4						Laboratory Submission #		
			Unique bottle ID 1A	Unique bottle ID 1B	Unique bottle ID 1C	Unique bottle ID 1D	Unique bottle ID 1E	Unique bottle ID 1F			
WQ Location #1	Grab	SW	NO ₃ -NO ₂ (535.2) TKN (51.2) NH ₃ (350.1) TP (365.3) T-N (Calc.) 1.1mL 1:4 H ₂ SO ₄ pH < 2 Lot # 21-21	BOD5 (5MS210B) Ortho-Phos (Lab Filtered) (365.3) Plain	TSS (5MS2540D) Plain	Chlorophyll a (445.0) Filtered @ BEAS 2/14/22 12:05	1 x 1 Quart Plastic	1 x 1/2 Pint Plastic	1 x 1 Quart Plastic	1 x 500mL Opaque Plastic	1
WQ Location #2	Grab	SW									2
WQ Location #3	Grab	SW									3
WQ Location #4	Grab	SW									4
WQ Location #5	Grab	SW									5
WQ Location #6	Grab	SW									6

Notes:

- "Sample Type" is used to indicate whether the sample was a grab (G) or whether it was a composite (C).
- "Sample Matrix" is used to indicate whether the sample is being discharged to drinking water (DW), groundwater (GW), surface water (SW), fresh surface water (FSW), soil, sediment (SDMNT), or sludge (SLDG).
- "Container Type" is used to indicate whether the container is plastic (P) or glass (G).
- Sample must be refrigerated or stored in wet ice after collection. The temperature during storage should be less than or equal to 6°C (42.8°F).
- Under "Preservative," list any preservatives that were added to the sample container. Lot Number of preservative used is specific to the bottles included in the kit. NaThio, HSO, and HNO, do not have expiration dates per the manufacturer. Micro bottles are pre-preserved at manufacturing stage. 40mL vials are pre-preserved at manufacturing stage.
- 2 Quart plastic bottles are not certified.

Instructions:

- Each bottle has a label identifying sample ID, premeasured preservative contained in the bottle, sample type, client ID, and parameters for analysis.
- The following information should be added to each bottle label after collection with permanent black ink: date and time of collection, sampler's name or initials, and any field number or ID.
- All bottles not containing preservative may be rinsed with appropriate sample prior to collection.
- The client is responsible for documentation of the sampling event. Please note special sampling events on the sample custody form.
- Sample kit has been created by BEA using new, certified bottles unless otherwise noted.

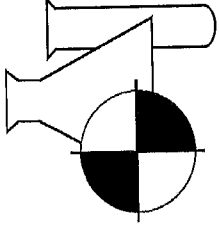
Collector & Affiliation: (Print & Sign)	Date:	Time:	Received By & Affiliation: (Print & Sign)	Date:	Time:
2	2/14/22	12:05	Melinda Merchant Merchant - BEAS	2/14/22	12:05
3	2/14/22	14:30	Nathan Tadsell Tadsell - BEA	2-14-22	14:30
4					
5					

Laboratory Sample Acceptability:
 pH < 8
 BEA Temperature: 18°C
 BEAS Temp: 20.5°C

BENCHMARK

EnviroAnalytical, Inc.

QC REPORT



NELAC CERTIFICATION #E84167

Submission Number: 22020819
 Project Name: ESPLANADE LAKES

SUBMISSION	METHOD	ANALYTE	LAB SAMPLE	ANALYSIS DATE	QC FLAG	QC VALUE	SAMPLE RESULT	DUPLICATE RESULT	LR %RSD	SPK RESULT	STD-SPK RECOVERY
22020725	001 350.1	AMMONIA NITROGEN	611105	02/22/2022 11:11	LR	0.021	0.021	0.021	0.00		
22020890	001 350.1	AMMONIA NITROGEN	611315	02/22/2022 16:13	LR	0.371	0.371	0.371	0.00		
22020972	001 350.1	AMMONIA NITROGEN	611446	02/22/2022 17:07	LR	0.213	0.200	0.213	4.49		
22021118	005 350.1	AMMONIA NITROGEN	611709	02/22/2022 12:05	LR	0.011	0.011	0.011	0.00		
	350.1	AMMONIA NITROGEN		02/22/2022 10:59	MB	0.00	0.000	0.000			
	350.1	AMMONIA NITROGEN		02/22/2022 11:01	MB	0.00	0.000	0.000			
	350.1	AMMONIA NITROGEN		02/22/2022 11:31	MB	0.00	0.000	0.000			
	350.1	AMMONIA NITROGEN		02/22/2022 11:57	MB	0.00	0.000	0.000			
	350.1	AMMONIA NITROGEN		02/22/2022 12:25	MB	0.00	0.000	0.000			
	350.1	AMMONIA NITROGEN		02/22/2022 12:47	MB	0.00	0.000	0.000			
	350.1	AMMONIA NITROGEN		02/22/2022 16:02	MB	0.00	0.000	0.000			
	350.1	AMMONIA NITROGEN		02/22/2022 16:04	MB	0.00	0.000	0.000			
	350.1	AMMONIA NITROGEN		02/22/2022 16:33	MB	0.00	0.000	0.000			
	350.1	AMMONIA NITROGEN		02/22/2022 16:59	MB	0.00	0.000	0.000			
	350.1	AMMONIA NITROGEN		02/22/2022 17:27	MB	0.00	0.000	0.000			
	350.1	AMMONIA NITROGEN		02/22/2022 17:49	MB	0.00	0.000	0.000			
	350.1	AMMONIA NITROGEN		02/22/2022 14:00	PQL	0.03	0.024	0.024			80.0
	350.1	AMMONIA NITROGEN		02/22/2022 16:08	PQL	0.03	0.028	0.028			93.3
22020865	001 350.1	AMMONIA NITROGEN	611282	02/22/2022 16:37	SPK	1.00	1.010	1.010		1.080	107.0
22020927	01B 350.1	AMMONIA NITROGEN	611381	02/22/2022 16:10	SPK	1.00	1.000	1.000		1.170	117.0
22021118	004 350.1	AMMONIA NITROGEN	611708	02/22/2022 12:01	SPK	1.00	1.000	1.000		1.110	111.0
22021118	014 350.1	AMMONIA NITROGEN	611718	02/22/2022 12:29	SPK	1.00	1.030	1.030		1.140	112.0
22021131	001 350.1	AMMONIA NITROGEN	611739	02/22/2022 11:07	SPK	1.00	1.000	1.000		1.030	103.0

QC FLAGS: MB or BLK = METHOD BLANK LR = LAB REPLICATE MSD = MATRIX SPIKE DUPLICATE STD or LCS = STANDARD SPK or MS = MATRIX SPIKE

SUBMISSION	METHOD	ANALYTE	LAB SAMPLE	ANALYSIS DATE	QC FLAG	QC VALUE	SAMPLE RESULT	DUPLICATE RESULT	LR %RSD	SPK RESULT	STD-SPK RECOVERY
22021131	002	350.1	AMMONIA NITROGEN	611740	02/22/2022 11:35	SPK	1.00	1.000		1.060	106.0
22021211	001	350.1	AMMONIA NITROGEN	611946	02/22/2022 17:03	SPK	1.00	1.020		1.100	108.0
22021211	002	350.1	AMMONIA NITROGEN	611947	02/22/2022 17:31	SPK	1.00	1.010		1.090	107.0
350.1			AMMONIA NITROGEN		02/22/2022 11:03	STD	1.00	0.936			93.6
350.1			AMMONIA NITROGEN		02/22/2022 11:33	STD	1.00	1.020			102.0
350.1			AMMONIA NITROGEN		02/22/2022 11:59	STD	1.00	0.985			98.5
350.1			AMMONIA NITROGEN		02/22/2022 12:27	STD	1.00	0.998			99.8
350.1			AMMONIA NITROGEN		02/22/2022 12:49	STD	1.00	1.020			102.0
350.1			AMMONIA NITROGEN		02/22/2022 16:06	STD	1.00	0.929			92.9
350.1			AMMONIA NITROGEN		02/22/2022 16:35	STD	1.00	0.946			94.6
350.1			AMMONIA NITROGEN		02/22/2022 17:01	STD	1.00	0.989			98.9
350.1			AMMONIA NITROGEN		02/22/2022 17:29	STD	1.00	0.947			94.7
350.1			AMMONIA NITROGEN		02/22/2022 17:51	STD	1.00	0.957			95.7
351.2			TOTAL KJELDAHL NITROGEN		02/21/2022 10:16	LCS	2.00	1.890			94.5
351.2			TOTAL KJELDAHL NITROGEN		02/21/2022 10:32	LCS	2.00	1.850			92.5
351.2			TOTAL KJELDAHL NITROGEN		02/21/2022 10:53	LCS	2.00	1.890			94.5
351.2			TOTAL KJELDAHL NITROGEN		02/21/2022 11:26	LCS	2.00	1.870			93.5
351.2			TOTAL KJELDAHL NITROGEN		02/21/2022 14:49	LCS	2.00	2.150			108.0
351.2			TOTAL KJELDAHL NITROGEN		02/21/2022 15:09	LCS	2.00	2.090			105.0
351.2			TOTAL KJELDAHL NITROGEN		02/21/2022 15:27	LCS	2.00	2.140			107.0
351.2			TOTAL KJELDAHL NITROGEN		02/21/2022 15:47	LCS	2.00	2.160			108.0
22020941	001	351.2	TOTAL KJELDAHL NITROGEN	611390	02/21/2022 14:40	LR		49.200	50.100	1.28	
22020941	002	351.2	TOTAL KJELDAHL NITROGEN	611391	02/21/2022 15:16	LR		114.000	109.000	3.17	
22020950	001	351.2	TOTAL KJELDAHL NITROGEN	611404	02/21/2022 10:39	LR		1.060	1.090	1.97	
22020994	001	351.2	TOTAL KJELDAHL NITROGEN	611486	02/21/2022 10:06	LR		45.700	48.500	4.20	
351.2			TOTAL KJELDAHL NITROGEN		02/21/2022 10:00	MB	0.00	0.000			
351.2			TOTAL KJELDAHL NITROGEN		02/21/2022 10:14	MB	0.00	0.000			
351.2			TOTAL KJELDAHL NITROGEN		02/21/2022 10:31	MB	0.00	0.000			
351.2			TOTAL KJELDAHL NITROGEN		02/21/2022 10:51	MB	0.00	0.000			
351.2			TOTAL KJELDAHL NITROGEN		02/21/2022 11:25	MB	0.00	0.000			
351.2			TOTAL KJELDAHL NITROGEN		02/21/2022 14:35	MB	0.00	0.000			
351.2			TOTAL KJELDAHL NITROGEN		02/21/2022 14:48	MB	0.00	0.000			
351.2			TOTAL KJELDAHL NITROGEN		02/21/2022 15:08	MB	0.00	0.000			

QC FLAGS: MB or BLK = METHOD BLANK LR = LAB REPLICATE MSD = MATRIX SPIKE DUPLICATE STD or LCS = STANDARD SPK or MS = MATRIX SPIKE

SUBMISSION	METHOD	ANALYTE	LAB SAMPLE	ANALYSIS DATE	QC FLAG	QC VALUE	SAMPLE RESULT	DUPLICATE RESULT	LR %RSD	SPK RESULT	STD-SPK RECOVERY
351.2		TOTAL KJELDAHL NITROGEN		02/21/2022 15:26	MB	0.00	0.000				
351.2		TOTAL KJELDAHL NITROGEN		02/21/2022 15:46	MB	0.00	0.000				
351.2		TOTAL KJELDAHL NITROGEN		02/21/2022 09:57	PQL	0.25	0.174				69.6
351.2		TOTAL KJELDAHL NITROGEN		02/21/2022 14:32	PQL	0.25	0.276				110.0
351.2		TOTAL KJELDAHL NITROGEN		02/21/2022 09:50	QCS	2.50	2.410				96.4
351.2		TOTAL KJELDAHL NITROGEN		02/21/2022 14:24	QCS	2.50	2.610				104.0
22020923 001	351.2	TOTAL KJELDAHL NITROGEN	611367	02/21/2022 14:37	SPK	2.00	2.750		2.700		97.6
22020923 002	351.2	TOTAL KJELDAHL NITROGEN	611368	02/21/2022 14:54	SPK	2.00	2.620		2.510		94.7
22020980 002	351.2	TOTAL KJELDAHL NITROGEN	611455	02/21/2022 10:20	SPK	2.00	2.790		2.800		100.0
22021064 002	351.2	TOTAL KJELDAHL NITROGEN	611590	02/21/2022 15:34	SPK	2.00	2.560		2.420		93.1
22021084 004	351.2	TOTAL KJELDAHL NITROGEN	611645	02/21/2022 15:13	SPK	2.00	2.450		2.320		93.8
22021104 001	351.2	TOTAL KJELDAHL NITROGEN	611666	02/21/2022 10:36	SPK	2.00	3.640		3.810		109.0
22021104 002	351.2	TOTAL KJELDAHL NITROGEN	611667	02/21/2022 10:57	SPK	2.00	3.060		2.960		95.0
22021117 002	351.2	TOTAL KJELDAHL NITROGEN	611703	02/21/2022 10:03	SPK	2.00	3.040		3.150		106.0
22020819 001	365.3	ORTHO PHOSPHORUS AS P	611227	02/15/2022 10:18	LR		0.011	0.009	7.82		
365.3		ORTHO PHOSPHORUS AS P		02/15/2022 10:13	MB	0.00	0.000				
365.3		ORTHO PHOSPHORUS AS P		02/15/2022 10:14	MB	0.00	0.000				
365.3		ORTHO PHOSPHORUS AS P		02/15/2022 10:30	MB	0.00	0.000				
365.3		ORTHO PHOSPHORUS AS P		02/15/2022 17:32	MB	0.00	0.000				
365.3		ORTHO PHOSPHORUS AS P		02/15/2022 17:34	MB	0.00	0.000				
365.3		ORTHO PHOSPHORUS AS P		02/15/2022 17:54	MB	0.00	0.000				
365.3		ORTHO PHOSPHORUS AS P		02/15/2022 18:10	MB	0.00	0.000				90.0
365.3		ORTHO PHOSPHORUS AS P		02/15/2022 10:17	PQL	0.01	0.009				93.0
365.3		ORTHO PHOSPHORUS AS P		02/15/2022 17:36	PQL	0.01	0.009				108.0
22020787 001	365.3	ORTHO PHOSPHORUS AS P	611185	02/15/2022 10:49	SPK	0.20	0.252		0.267		83.8
365.3		ORTHO PHOSPHORUS AS P		02/15/2022 10:48	STD	0.20	0.168				94.3
365.3		ORTHO PHOSPHORUS AS P		02/15/2022 10:31	STD	0.20	0.189				83.3
365.3		ORTHO PHOSPHORUS AS P		02/15/2022 17:35	STD	0.20	0.167				92.9
365.3		ORTHO PHOSPHORUS AS P		02/15/2022 17:55	STD	0.20	0.186				94.4
365.3		ORTHO PHOSPHORUS AS P		02/15/2022 18:11	STD	0.20	0.189				
22020677 001	365.3	TOTAL PHOSPHORUS AS P	611039	02/15/2022 13:55	LR		14.300	14.100	1.15		
365.3		TOTAL PHOSPHORUS AS P		02/15/2022 09:13	MB	0.00	0.000				
365.3		TOTAL PHOSPHORUS AS P		02/15/2022 13:16	MB	0.00	0.000				

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SUBMISSION	METHOD	ANALYTE	LAB SAMPLE	ANALYSIS DATE	QC FLAG	QC VALUE	SAMPLE RESULT	DUPLICATE RESULT	LR %RSD	SPK RESULT	STD-SPK RECOVERY
22020787	002	TOTAL PHOSPHORUS AS P	611186	02/15/2022 13:17	MB	0.00	0.000				
	365.3	TOTAL PHOSPHORUS AS P		02/15/2022 13:32	MB	0.00	0.000				
	365.3	TOTAL PHOSPHORUS AS P		02/15/2022 13:40	MB	0.00	0.000				84.5
	365.3	TOTAL PHOSPHORUS AS P		02/15/2022 13:19	PQL	0.02	0.017			0.385	114.0
	365.3	TOTAL PHOSPHORUS AS P		02/15/2022 13:57	SPK	0.20	0.356				95.9
	365.3	TOTAL PHOSPHORUS AS P		02/15/2022 09:14	STD	0.20	0.192				105.0
	365.3	TOTAL PHOSPHORUS AS P		02/15/2022 13:18	STD	0.20	0.210				103.0
	365.3	TOTAL PHOSPHORUS AS P		02/15/2022 13:33	STD	0.20	0.206				105.0
	365.3	TOTAL PHOSPHORUS AS P		02/15/2022 13:41	STD	0.20	0.210		12.34		
22020607	001	CHLOROPHYLL A, CORRECTED	610933	02/16/2022 10:00	LR		317.441	266.490			
	445.0	CHLOROPHYLL A, CORRECTED		02/16/2022 10:00	MB	0.00	-0.052				91.2
	445.0	CHLOROPHYLL A, CORRECTED		02/16/2022 10:00	STD	42.93	39.131				
22020601	001	TOTAL SUSPENDED SOLIDS	610923	02/15/2022 11:52	LR		200.000	204.000	1.40		
22020613	001	TOTAL SUSPENDED SOLIDS	610950	02/15/2022 11:52	LR		156.000	160.000	1.79		
22020790	001	TOTAL SUSPENDED SOLIDS	611189	02/15/2022 11:52	LR		268.000	280.000	3.10		
22020808	001	TOTAL SUSPENDED SOLIDS	611211	02/15/2022 11:52	LR		320.000	324.000	0.88		
	SM2540D	TOTAL SUSPENDED SOLIDS		02/15/2022 11:52	MB	0.00	0.000				107.3
	SM2540D	TOTAL SUSPENDED SOLIDS		02/15/2022 11:52	MB	0.00	0.000				107.7
	SM2540D	TOTAL SUSPENDED SOLIDS		02/15/2022 11:52	MB	0.00	0.000				106.8
	SM2540D	TOTAL SUSPENDED SOLIDS		02/15/2022 11:52	STD	951.00	1020.000				
	SM2540D	TOTAL SUSPENDED SOLIDS		02/15/2022 11:52	STD	951.00	1024.000				
	SM2540D	TOTAL SUSPENDED SOLIDS		02/15/2022 11:52	STD	951.00	1016.000				
22020941	001	BIOCHEMICAL OXYGEN DEMAND	611390	02/15/2022 14:47	LR		1850.000	1750.000	3.93		
	SM5210B	BIOCHEMICAL OXYGEN DEMAND		02/15/2022 14:47	MB	0.00	0.060				92.3
	SM5210B	BIOCHEMICAL OXYGEN DEMAND		02/15/2022 14:47	STD	198.00	182.850				
22021211	001	SYSTEAS EASNITRATE+NITRITE AS N		02/23/2022 14:22	LR		0.000	4.280	0.00		
22021211	002	SYSTEAS EASNITRATE+NITRITE AS N		02/23/2022 14:33	LR		0.000	2.790	0.00		
22021325	001	SYSTEAS EASNITRATE+NITRITE AS N		02/23/2022 14:43	LR		0.000	3.210	0.00		
22021325	002	SYSTEAS EASNITRATE+NITRITE AS N		02/23/2022 14:54	LR		0.000	3.080	0.00		
	SYSTEAS EASNITRATE+NITRITE AS N			02/23/2022 14:19	MB	0.00	0.000				
	SYSTEAS EASNITRATE+NITRITE AS N			02/23/2022 14:20	MB	0.00	0.000				
	SYSTEAS EASNITRATE+NITRITE AS N			02/23/2022 14:31	MB	0.00	0.000				
	SYSTEAS EASNITRATE+NITRITE AS N			02/23/2022 14:42	MB	0.00	0.000				

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SUBMISSION	METHOD	ANALYTE	LAB SAMPLE	ANALYSIS DATE	QC FLAG	QC VALUE	SAMPLE RESULT	DUPLICATE RESULT	LR %RSD	SPK RESULT	STD-SPK RECOVERY
	SYSTEMA	EASNITRATE+NITRITE AS N		02/23/2022 14:52	MB	0.00	0.000				
	SYSTEMA	EASNITRATE+NITRITE AS N		02/23/2022 14:59	MB	0.00	0.000				
	SYSTEMA	EASNITRATE+NITRITE AS N		02/23/2022 14:21	PQL	0.01	0.009				
22021211	001	SYSTEMA EASNITRATE+NITRITE AS N	611946	02/23/2022 14:22	SPK	2.00	4.710			4.540	95.0
22021211	002	SYSTEMA EASNITRATE+NITRITE AS N	611947	02/23/2022 14:33	SPK	2.00	3.130			2.670	91.7
22021325	001	SYSTEMA EASNITRATE+NITRITE AS N	612100	02/23/2022 14:43	SPK	2.00	3.250			3.020	76.7
22021325	002	SYSTEMA EASNITRATE+NITRITE AS N	612101	02/23/2022 14:54	SPK	2.00	3.370			2.880	88.5
	SYSTEMA	EASNITRATE+NITRITE AS N		02/23/2022 14:20	STD	0.25	0.204				81.6
	SYSTEMA	EASNITRATE+NITRITE AS N		02/23/2022 14:22	STD	0.25	0.199				79.7
	SYSTEMA	EASNITRATE+NITRITE AS N		02/23/2022 14:32	STD	0.25	0.195				78.2
	SYSTEMA	EASNITRATE+NITRITE AS N		02/23/2022 14:42	STD	0.25	0.195				77.8
	SYSTEMA	EASNITRATE+NITRITE AS N		02/23/2022 14:53	STD	0.25	0.205				82.0
	SYSTEMA	EASNITRATE+NITRITE AS N		02/23/2022 15:00	STD	0.25	0.184				73.6

NOTES:

Surface Water Field Sheets

SURFACE WATER FIELD SHEET
Station Information

STATION ID:	WQ Location #1
LOCATION:	Middle of lake
DATE/TIME:	2/14/22 0905 0850
ALL TIMES ARE:	<input checked="" type="radio"/> ETZ or <input type="radio"/> CTZ (circle one)

SAMPLE LOCATION IMAGE

WATERBODY TYPE: (Circle One)	Small Lake (>4 and <10HA) (collect samples in middle of open water)	<input checked="" type="radio"/> Large Lake (>10HA) (collect samples at selected location point)
	Small Stream (collect samples in representative area)	Large River (collect samples in representative area)
	Canal (collect samples in representative area)	

Water Characteristics

TOTAL WATER DEPTH: (Average of 2 measurements)	27.5 (feet)	Sample Depth:	1.5 (feet)
STREAM FLOW:	(Circle One if applicable) No Flow <input type="radio"/> Flow within Banks <input checked="" type="radio"/> Flood Conditions <input type="radio"/>		
WATER LEVEL:	(Circle One) Low <input type="radio"/> Normal <input checked="" type="radio"/> High <input type="radio"/>		
WATER SAMPLE COLLECTION DEVICE (Circle One)	Van Dorn <input type="radio"/> Direct Grab with Sample Bottle <input checked="" type="radio"/> Dipper <input type="radio"/> Other <input type="radio"/>		

Field Measurements		Meter ID#		Field Measurements Read By: (initials)			
Time (24 hr.) 0905 0850	Surface Depth Collected (feet) 1.5	pH* (SU) 8.33	D.O.(mg./L) 8.85	D.O. (%) 96.2	Temp (°C) 19.0	Conductivity (µmhos/cm) 332	Turbidity (NTU) 4.05
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

*pH of preserved sample: number of drops of sulfuric acid added in field to achieve pH of less than 2: NA
 Samples immediately placed on ice? Yes No

WEATHER CONDITIONS: (circle) raining, clear, partly cloudy, windy

PERSONNEL ON SITE: AW, BM

REMARKS: sechi disk: 6.75 ft

SURFACE WATER FIELD SHEET
Station Information

STATION ID:	WQ Location #2
LOCATION:	Middle of lake
DATE/TIME:	2/14/22 0850
ALL TIMES ARE:	<input checked="" type="radio"/> ETZ or <input type="radio"/> CTZ (circle one)

SAMPLE LOCATION IMAGE

WATERBODY TYPE: (Circle One)	Small Lake (>4 and <10HA) (collect samples in middle of open water)	<input checked="" type="radio"/> Large Lake (>10HA) (collect samples at selected location point)
	Small Stream (collect samples in representative area)	Large River (collect samples in representative area)
	Canal (collect samples in representative area)	

Water Characteristics

TOTAL WATER DEPTH: (Average of 2 measurements)	27.5	(feet)	Sample Depth:	13.5	(feet)
STREAM FLOW:	(Circle One if applicable)	No Flow	<input checked="" type="radio"/> Flow within Banks	Flood Conditions	
WATER LEVEL:	(Circle One)	Low	<input checked="" type="radio"/> Normal	High	
WATER SAMPLE COLLECTION DEVICE (Circle One)	<input checked="" type="radio"/> Van Dorn	<input type="radio"/> Direct Grab with Sample Bottle		Dipper	Other

Field Measurements		Meter ID#		Field Measurements			
Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
0850	13.5	8.19	9.35	100.7	19.0	331	3.74
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

*pH of preserved sample: number of drops of sulfuric acid added in field to achieve pH of less than 2: NA
 Samples immediately placed on ice? Yes No

WEATHER CONDITIONS: (circle) raining, clear, partly cloudy, windy

PERSONNEL ON SITE: AW, BM

REMARKS: sochi disk: 6.75 ft

SURFACE WATER FIELD SHEET
Station Information

STATION ID:	<u>WS Location # 3</u>
LOCATION:	<u>West of bridge</u>
DATE/TIME:	<u>2/14/22 1010</u>
ALL TIMES ARE:	<u>ETZ</u> or CTZ (circle one)

SAMPLE LOCATION IMAGE

WATERBODY TYPE: (Circle One)	Small Lake (>4 and <10HA) (collect samples in middle of open water)	<u>Large Lake (>10HA)</u> (collect samples at selected location point)
	Small Stream (collect samples in representative area)	Large River (collect samples in representative area)
	Canal (collect samples in representative area)	

Water Characteristics

TOTAL WATER DEPTH: (Average of 2 measurements)	<u>18.5</u> (feet)	Sample Depth:	<u>1.5</u> (feet)
STREAM FLOW:	(Circle One if applicable) No Flow	<u>Flow within Banks</u>	Flood Conditions
WATER LEVEL:	(Circle One) Low	<u>Normal</u>	High
WATER SAMPLE COLLECTION DEVICE (Circle One)	Van Dorn	<u>Direct Grab with Sample Bottle</u>	Dipper Other

Field Measurements		Meter ID#		Field Measurements			
Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
<u>1010</u>	<u>1.5</u>	<u>8.27</u>	<u>9.26</u>	<u>99.9</u>	<u>18.9</u>	<u>334</u>	<u>4.77</u>
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

*pH of preserved sample: number of drops of sulfuric acid added in field to achieve pH of less than 2: NA
 Samples immediately placed on ice? Yes No

WEATHER CONDITIONS: (circle) raining, clear, partly cloudy, windy

PERSONNEL ON SITE: AW, BM

REMARKS: Secchi Disk: 5.0 ft

SURFACE WATER FIELD SHEET
Station Information

STATION ID:	WQ Location #4
LOCATION:	At bridge
DATE/TIME:	2/14/22 0950
ALL TIMES ARE:	<input checked="" type="radio"/> ETZ or <input type="radio"/> CTZ (circle one)

SAMPLE LOCATION IMAGE

WATERBODY TYPE: (Circle One)	Small Lake (>4 and <10HA) (collect samples in middle of open water)	Large Lake (>10HA) (collect samples at selected location point)
	Small Stream (collect samples in representative area)	Large River (collect samples in representative area)
	<input checked="" type="radio"/> Canal (collect samples in representative area)	

Water Characteristics

TOTAL WATER DEPTH: (Average of 2 measurements)	7.0 (feet)	Sample Depth:	1.5 (feet)
STREAM FLOW: (Circle One if applicable)	No Flow	<input checked="" type="radio"/> Flow within Banks	Flood Conditions
WATER LEVEL: (Circle One)	Low	<input checked="" type="radio"/> Normal	High
WATER SAMPLE COLLECTION DEVICE (Circle One)	Van Dorn	<input checked="" type="radio"/> Direct Grab with Sample Bottle	Dipper Other

Field Measurements		Meter ID#		Field Measurements			
Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
0950	1.5	8.31	9.32	100.8	19.1	342	6.56
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

*pH of preserved sample: number of drops of sulfuric acid added in field to achieve pH of less than 2: NA
 Samples immediately placed on ice? Yes No

WEATHER CONDITIONS: (circle) raining, clear, partly cloudy, windy

PERSONNEL ON SITE: AW, BM

REMARKS: sechi disk: 4.5 ft

SURFACE WATER FIELD SHEET
Station Information

STATION ID:	WQ Location #85
LOCATION:	Canal outflow
DATE/TIME:	2/14/22 0935
ALL TIMES ARE:	<input checked="" type="radio"/> ETZ or <input type="radio"/> CTZ (circle one)

SAMPLE LOCATION IMAGE

WATERBODY TYPE: (Circle One)	Small Lake (>4 and <10HA) (collect samples in middle of open water)	Large Lake (>10HA) (collect samples at selected location point)
	Small Stream (collect samples in representative area)	Large River (collect samples in representative area)
	<u>Canal</u> (collect samples in representative area)	

Water Characteristics

TOTAL WATER DEPTH: (Average of 2 measurements)	10.0	(feet)	Sample Depth:	1.5	(feet)
STREAM FLOW:	(Circle One if applicable)	No Flow	<u>Flow within Banks</u>	Flood Conditions	
WATER LEVEL:	(Circle One)	Low	<u>Normal</u>	High	
WATER SAMPLE COLLECTION DEVICE (Circle One)	Van Dorn	<u>Direct Grab with Sample Bottle</u>	Dipper	Other _____	

Field Measurements		Meter ID#		Field Measurements			
Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
0935	1.5	8.39	9.33	100.2	19.0	331	3.36
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

*pH of preserved sample: number of drops of sulfuric acid added in field to achieve pH of less than 2: NA
 Samples immediately placed on ice? Yes No

WEATHER CONDITIONS: (circle) raining, clear, partly cloudy, windy

PERSONNEL ON SITE: AW, BM

REMARKS: Secchi Disk: 5.75 ft

SURFACE WATER FIELD SHEET
Station Information

STATION ID:	<u>WQ Location # 6</u>
LOCATION:	<u>South end of canal</u>
DATE/TIME:	<u>2/14/22</u> <u>0925</u>
ALL TIMES ARE:	<input checked="" type="radio"/> ETZ or CTZ (circle one)

SAMPLE LOCATION IMAGE

WATERBODY TYPE: (Circle One)	Small Lake (>4 and <10HA) (collect samples in middle of open water)	Large Lake (>10HA) (collect samples at selected location point)
	Small Stream (collect samples in representative area)	Large River (collect samples in representative area)
	<input checked="" type="radio"/> Canal (collect samples in representative area)	

Water Characteristics

TOTAL WATER DEPTH: (Average of 2 measurements)	<u>4.0</u> (feet)	Sample Depth:	<u>1.5</u> (feet)
STREAM FLOW: (Circle One if applicable)	No Flow	<input checked="" type="radio"/> Flow within Banks	Flood Conditions
WATER LEVEL: (Circle One)	Low	<input checked="" type="radio"/> Normal	High
WATER SAMPLE COLLECTION DEVICE (Circle One)	Van Dorn	<input checked="" type="radio"/> Direct Grab with Sample Bottle	Dipper Other _____

Field Measurements		Meter ID#		Field Measurements Read By: (initials)			
Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
<u>0925</u>	<u>1.5</u>	<u>8.08</u>	<u>9.38</u>	<u>100.7</u>	<u>19.9</u>	<u>362</u>	<u>3.44</u>
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

*pH of preserved sample: number of drops of sulfuric acid added in field to achieve pH of less than 2: NA
 Samples immediately placed on ice? Yes No

WEATHER CONDITIONS: (circle) raining, clear, partly cloudy, windy

PERSONNEL ON SITE: AW, BM

REMARKS: sechi disk: 3.5 ft

SOLITUDE

LAKE MANAGEMENT



Esplanade Lake Club CDD Waterway Inspection Report

Reason for Inspection: Site looks good

Inspection Date: 2022-04-07

Prepared for:

Esplanade Lake Club CDD
11621 Venetian Lagoon Dr.
Fort Myers, FL 33913

Prepared by:

Christina Kennedy, Aquatic Biologist

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1

Comments:

Site looks good
Shoreline is well maintained.
Algae and aquatic weeds are at controlled levels.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

2

Comments:

Normal growth observed
Shoreline is well maintained.
Algae and aquatic weeds are at controlled levels. Monitor and treat as needed for chara.



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

5/6N 1

Comments:

Normal growth observed
Shoreline grasses and brush are well maintained. Algae and aquatic weeds are at controlled levels. Monitor and treat as needed for chara and naiad.



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

5/6N 2

Comments:

Normal growth observed
Shoreline grasses and brush are well maintained, minimal regrowth noted. Algae and aquatic weeds are at controlled levels. Monitor and treat as needed for chara



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

5/6N 3

Comments:

Requires attention
Treat for torpedograss on south bank. Algae and aquatic weeds are at controlled levels. Monitor and treat as needed for chara, and naiad.



Action Required:

Routine maintenance next visit

Target:

Torpedograss

5/6N 4

Comments:

Requires attention
Treat for torpedograss. Algae and aquatic weeds are at controlled levels. Monitor and treat as needed for chara.



Action Required:

Routine maintenance next visit

Target:

Torpedograss

Site: CA1

Comments:

Site looks good
Conservation area is well maintained for category I and II nuisance and invasive species. Coverage is below 5%.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: CA2

Comments:

Site looks good
Conservation area is well maintained for category I and II nuisance and invasive species. Coverage is below 5%.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: CA3

Comments:

Site looks good
Conservation area is well maintained for category I and II nuisance and invasive species. Coverage is below 5%.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: Ditch

Comments:

Site looks good
Site well maintained for shoreline
grasses and brush



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Management Summary

- Observations and Action Items:

- The perimeter of 5/6N was mostly clean with the exception of the perimeter in the south which corresponds to photo point 3, and 4, mostly on the southern bank. The area of the large lake near the main entrance to the east of the bridge where the cattails were present have been treated successfully.
- 5/6N-1 corresponds to photo point 1.
- 5/6N-2 corresponds to photo point 2.
- 5/6N-3 corresponds to photo point 3.
- 5/6N-4 corresponds to photo point 4.
- Debris seems to be a on-going issue even with routine removal. The debris reaccumulates faster than it can be removed. This will likely remain the case as long as the site is under construction.
- No major issues with submersed weeds were found. Monitor chara and southern naiad growth at all sites.
- Conservation areas 1-3: no issues to report.
- The next quality control report will be due July 2022.

Site	Comments	Target	Action Required
1	Site looks good	Species non-specific	Routine maintenance next visit
2	Normal growth observed	Submersed vegetation	Routine maintenance next visit
5/6N 1	Normal growth observed	Submersed vegetation	Routine maintenance next visit
5/6N 2	Normal growth observed	Submersed vegetation	Routine maintenance next visit
5/6N 3	Requires attention	Torpedograss	Routine maintenance next visit
5/6N 4	Requires attention	Torpedograss	Routine maintenance next visit
CA1	Site looks good	Species non-specific	Routine maintenance next visit
CA2	Site looks good	Species non-specific	Routine maintenance next visit
CA3	Site looks good	Species non-specific	Routine maintenance next visit
Ditch	Site looks good	Species non-specific	Routine maintenance next visit



J.P. WARD AND ASSOCIATES, LLC.

2301 N.E. 37th ST
FORT LAUDERDALE FL 33308

Lee County – Community Development Districts
FLORIDA

04/15/2022

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2022
Miromar Lakes	1,296
Palermo	54
Esplanade Lake Club	372
Timber Creek Southwest	326

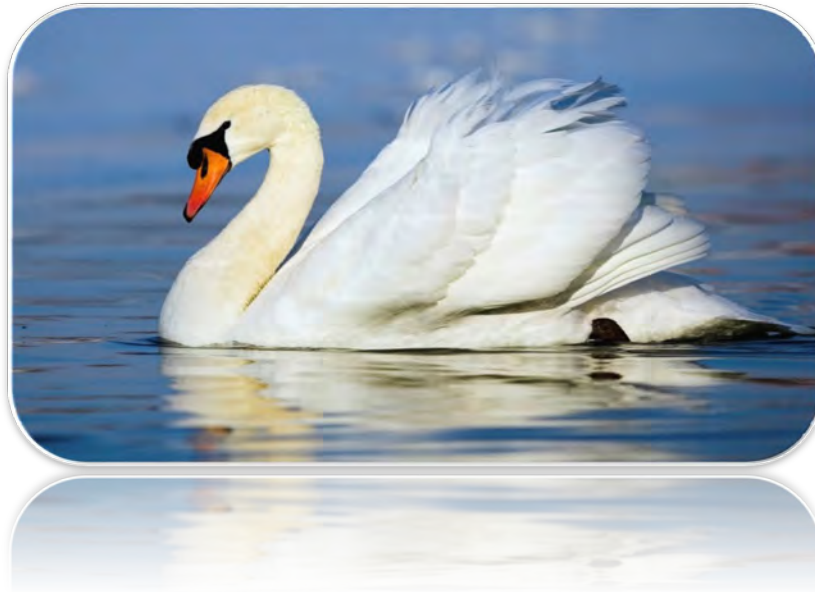
Tammy Lipa – Voice: 239-533-6329

Email: tlipa@lee.vote

Send to: James P. Ward jimward@jpwardassociates.com Phone: 954-658-4900

Cc: Cori Dissinger coridissinger@jpwardassociates.com Phone: 407-913-3545

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – JANUARY 2022

FISCAL YEAR 2022

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, 2022**

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	\$ 1,176,618	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,176,618
Debt Service Fund									
Interest Account		-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-
Reserve Account	-	432,147	179,194	-	-	-	-	-	611,341
Revenue	-	244,581	5,364	-	-	-	-	-	249,945
Prepayment Account	-	-	536,205	-	-	-	-	-	536,205
General Redemption Account	-	-	-	-	-	-	-	-	-
Capitalized Interest	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-
Construction	-	-	-	160,737	6,757,525	-	-	-	6,918,262
Cost of Issuance	-	-	-	-	-	-	-	-	-
Due from Other Funds									
General Fund	-	621,573	-	-	-	-	-	-	621,573
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-
Market Valuation Adjustments	-	-	-	-	-	-	-	-	-
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-
Assessments Receivable/Deposits	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	2,019,064	-	-	2,019,064
Amount to be Provided by Debt Service Funds	-	-	-	-	-	18,525,936	-	-	18,525,936
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-
Total Assets	\$ 1,176,618	\$ 1,298,301	\$ 720,763	\$ 160,737	\$ 6,757,525	\$ 20,545,000	\$ -	\$ -	\$ 30,658,944

Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending January 31, 2022

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Due to Developer	-							-	
Due to Other Funds									
General Fund	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	621,573	-	-	-	-	-	-	621,573	
Capital Projects Fund(s)								-	
Bonds Payable								-	
Current Portion - Series 2019A-1	-	-	-	-	-	\$0	-	-	
Current Portion - Series 2019A-2	-	-	-	-	-	\$0	-	-	
Long Term - Series 2019A-1						\$14,565,000		14,565,000	
Long Term - Series 2019A-2	-	-	-	-	-	\$5,980,000	-	5,980,000	
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-		-	-	
Total Liabilities	\$ 621,573	\$ -	\$ -	\$ -	\$ -	\$ 20,545,000	\$ -	\$ 21,166,573	
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)	
Fund Balance									
Restricted									
Beginning: October 1, 2021 (Unaudited)	-	1,051,800	783,764	191,190	6,772,717	-	-	8,799,471	
Results from Current Operations	-	246,501	(63,001)	10	116	-	-	183,626	
Unassigned									
Beginning: October 1, 2021 (Unaudited)	265,884	-	-	-	-	-	-	265,884	
Results from Current Operations	289,161	-	-	-	-	-	-	289,161	
Total Fund Equity and Other Credits	\$ 555,045	\$ 1,298,301	\$ 720,763	\$ 160,737	\$ 6,757,525	\$ -	\$ -	\$ 9,492,371	
Total Liabilities, Fund Equity and Other Credits	\$ 1,176,618	\$ 1,298,301	\$ 720,763	\$ 160,737	\$ 6,757,525	\$ 20,545,000	\$ -	\$ 30,658,944	

Unaudited

Prepared by:
JPWARD and Associates, LLC

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2022

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ 150,000	0%
Interest							
Interest - General Checking	-	-	-	-	-	-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll	84	13,651	183,245	183,545	380,524	\$ 345,025	110%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
Developer Contribution	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 84	\$ 13,651	\$ 183,245	\$ 183,545	380,524	\$ 495,025	N/A
Expenditures and Other Uses							
Executive							
Professional Management	3,333	3,333	3,333	3,333	13,333	40,000	33%
Financial and Administrative							
Audit Services	-	-	-	-	-	5,000	0%
Accounting Services	1,333	1,333	1,333	1,333	5,333	16,000	33%
Assessment Roll Services	1,333	1,333	1,333	1,333	5,333	16,000	33%
Arbitrage Rebate Services	-	-	-	-	-	500	0%
Other Contractual Services							
Legal Advertising	290	-	290	-	580	5,000	12%
Trustee Services	-	-	-	-	-	8,250	0%
Dissemination Agent Services	917	417	917	417	2,667	5,000	53%
Property Appraiser Fees	-	274	-	-	274	-	N/A
Bank Service Fees	-	-	-	-	-	350	0%
Communications & Freight Services							
Postage, Freight & Messenger	9	32	22	-	63	750	8%

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2022

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	-	-	-	-	-	1,500	0%
Insurance	5,570	-	-	-	5,570	5,200	107%
Printing & Binding	-	-	194	-	194	100	194%
Subscription & Memberships	175	-	-	-	175	175	100%
Legal Services							
Legal - General Counsel	-	83	1,088	-	1,170	15,000	8%
Legal - Series 2019 Bonds	-	-	-	-	-	-	N/A
Legal - Boundary Amendment	-	-	-	-	-	-	N/A
Other General Government Services							
Engineering Services	-	-	-	-	-	7,500	0%
Contingencies	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	N/A
Stormwater Management Services							
Professional - Management	-	2,917	2,917	-	5,833	35,000	17%
Field Operations							
Mitigation Monitoring	-	-	-	-	-	-	N/A
Utility Services	-	-	-	-	-	-	N/A
Electric	-	-	-	-	-	-	N/A
Repairs & Maintenance							
Lake System							
Aquatic Weed Control	-	2,207	-	-	2,207	59,200	4%
Lake Bank Maintenance	-	5,415	6,769	-	12,184	150,000	8%
Slope Survey Monitoring	-	-	-	-	-	5,000	0%
Water Quality Reporting/Testing	-	-	4,660	-	4,660	15,000	31%
Capital Outlay							
Aeration Systems	-	-	-	-	-	-	N/A
Littoral Shelf Plantings	-	-	-	-	-	-	N/A
Erosion Restoration	-	-	-	-	-	-	N/A

Prepared by:

JWARD and Associates, LLC

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2022

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Contingencies	-	-	-	-	-	-	N/A
Contingencies - OVERALL	-	-	-	-	-	12,000	0%
Landscaping							
Repairs & Maintenance	9,710	-	22,077	-	31,787	92,500	34%
Reserves							
Operational Reserve (Future Years)	-	-	-	-	-	-	N/A
Other Fees and Charges							
Discounts/Collection Fees	-	-	-	-	-	-	N/A
Sub-Total:	22,671	17,344	44,932	6,417	91,363	495,025	18%
Total Expenditures and Other Uses:	\$ 22,671	\$ 17,344	\$ 44,932	\$ 6,417	\$ 91,363	\$ 495,025	18%
Net Increase/ (Decrease) in Fund Balance	(22,587)	(3,693)	138,313	177,128	289,161	(150,000)	
Fund Balance - Beginning	265,884	243,297	239,604	377,917	265,884	-	
Fund Balance - Ending	\$ 243,297	\$ 239,604	\$ 377,917	\$ 555,045	555,045	\$ (150,000)	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2022

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	2	2	0	0	5	-	N/A
Capitalized Interest	-	-	-	-	-	-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll	180	29,195	391,912	392,553	813,840	737,771	110%
Special Assessments - Off-Roll	-	-	-	-	-	72,494	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:	\$ 184	\$ 29,200	\$ 391,914	\$ 392,555	813,852	\$ 810,265	N/A
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory	-	275,000	-	-	275,000	\$ 275,000	100%
Principal Debt Service - Early Redemptions	-	-	-	-	-	\$ -	N/A
Interest Expense	-	292,344	-	-	292,344	\$ 580,219	N/A
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	\$ 567,346	\$ 2	\$ 2	567,351	\$ 855,219	N/A
Net Increase/ (Decrease) in Fund Balance	182	(538,146)	391,912	392,553	246,501	(44,954)	
Fund Balance - Beginning	1,051,800	1,051,982	513,836	905,748	1,051,800	-	
Fund Balance - Ending	\$ 1,051,982	\$ 513,836	\$ 905,748	\$ 1,298,301	1,298,301	\$ (44,954)	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2022

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	3	-	N/A
Prepayment Account	1	1	1	2	5	-	N/A
Revenue Account	1	1	0	0	2	-	N/A
Capitalized Interest	-	-	-	-	-	-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll	-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	18,704	-	3,943	22,646	431,769	N/A
Special Assessments - Prepayment 2019A-2	-	368,984	137,486	-	506,470	-	N/A
Intragovernmental Transfers In	-	-	-	-	-	-	N/A
Debt Proceeds							
Debt Proceeds Series 2019A-2	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3	\$ 387,691	\$ 137,488	\$ 3,945	529,127	\$ 431,769	N/A
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory	\$ -	\$ 140,000	\$ -	\$ -	140,000	\$ 140,000	N/A
Principal Debt Service - Early Redemptions	\$ -	\$ 325,000	\$ -	\$ -	325,000	\$ -	N/A
Interest Expense	\$ -	\$ 127,125	\$ -	\$ -	127,125	\$ 291,769	N/A
Operating Transfers Out (To Other Funds)	\$ 1	1	1	1	3	-	N/A
Total Expenditures and Other Uses:	\$ 1	\$ 592,126	\$ 1	\$ 1	592,128	\$ 431,769	N/A
Net Increase/ (Decrease) in Fund Balance	2	(204,435)	137,487	3,945	(63,001)	-	
Fund Balance - Beginning	783,764	783,767	579,332	716,818	783,764	-	
Fund Balance - Ending	\$ 783,767	\$ 579,332	\$ 716,818	\$ 720,763	720,763	\$ -	

Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2022

Description	October	November	December	January	Year to Date	Total Annual Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income						
Construction Account	1	1	1	1	3	-
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	\$ 3	\$ 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	-	-	-	-	\$ -	\$ -
Engineering Services	-	-	-	-	\$ -	\$ -
Other Physical Environment	-	-	-	-	\$ -	\$ -
Road Improvements	-	-	-	-	\$ -	\$ -
Underwriters Discount						
Series 2019A-1	-	-	-	-	\$ -	\$ -
Cost of Issuance						
Series 2019A-1	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 2	\$ 3	\$ 2	\$ 3	\$ 10	-
Fund Balance - Beginning	\$ 191,190	\$ 191,193	\$ 191,195	\$ 191,198	191,190	-
Fund Balance - Ending	\$ 191,193	\$ 191,195	\$ 191,198	\$ 191,200	\$ 191,200	\$ -

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, 2022

Description	October	November	December	January	Year to Date	Total Annual Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income						
Construction Account	28	29	28	29	113	-
Cost of Issuance	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-
Debt Proceeds						
Debt Proceeds Series 2019A-2	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	1	1	1	1	3	-
Total Revenue and Other Sources:	\$ 29	\$ 30	\$ 29	\$ 29	\$ 116	\$ -
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	-	-	-	-	\$ -	\$ -
Engineering Services	-	-	-	-	\$ -	\$ -
Other Physical Environment	-	-	-	-	\$ -	\$ -
Road Improvements	-	-	-	-	\$ -	-
Underwriters Discount						
Series 2019A-2	-	-	-	-	\$ -	\$ -
Cost of Issuance						
Series 2019A-2	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 29	\$ 30	\$ 29	\$ 29	\$ 116	-
Fund Balance - Beginning	\$ 6,772,717	\$ 6,772,745	\$ 6,772,775	\$ 6,772,803	6,772,717	-
Fund Balance - Ending	\$ 6,772,745	\$ 6,772,775	\$ 6,772,803	\$ 6,772,833	\$ 6,772,833	\$ -

Prepared by:

JPWARD and Associates, LLC

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – FEBRUARY 2022

FISCAL YEAR 2022

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, 2022**

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	\$ 571,107	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 571,107
Debt Service Fund								
Interest Account		-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-
Reserve Account	-	432,147	179,194	-	-	-	-	611,341
Revenue	-	866,155	0	-	-	-	-	866,155
Prepayment Account	-	-	274,075	-	-	-	-	274,075
General Redemption Account	-	-	-	-	-	-	-	-
Capitalized Interest	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-
Construction	-	-	-	160,740	6,757,554	-	-	6,918,294
Cost of Issuance	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	30,888	-	-	-	-	-	30,888
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-
Market Valuation Adjustments								
Accrued Interest Receivable	-	-	-	-	-	-	-	-
Assessments Receivable/Deposits	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	1,782,459	-	1,782,459
Amount to be Provided by Debt Service Funds	-	-	-	-	-	18,227,541	-	18,227,541
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-
Total Assets	\$ 571,107	\$ 1,329,190	\$ 453,269	\$ 160,740	\$ 6,757,554	\$ 20,010,000	\$ -	\$ 29,281,860

Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending February 28, 2022

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Due to Developer	-							-	
Due to Other Funds									
General Fund	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	30,888	-	-	-	-	-	-	30,888	
Capital Projects Fund(s)								-	
Bonds Payable								-	
Current Portion - Series 2019A-1	-	-	-	-	-	\$0	-	-	
Current Portion - Series 2019A-2	-	-	-	-	-	\$0	-	-	
Long Term - Series 2019A-1						\$14,565,000		14,565,000	
Long Term - Series 2019A-2	-	-	-	-	-	\$5,445,000	-	5,445,000	
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-		-	-	
Total Liabilities	\$ 30,888	\$ -	\$ -	\$ -	\$ -	\$ 20,010,000	\$ -	\$ 20,040,888	
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, 2021 (Unaudited)	-	1,051,800	783,764	(10,567)	6,772,717	-	-	8,597,714	
Results from Current Operations	-	277,390	(330,496)	12	146	-	-	(52,948)	
Unassigned									
Beginning: October 1, 2021 (Unaudited)	265,884	-	-	-	-	-	-	265,884	
Results from Current Operations	274,335	-	-	-	-	-	-	274,335	
Total Fund Equity and Other Credits	\$ 540,219	\$ 1,329,190	\$ 453,269	\$ 160,740	\$ 6,757,554	\$ -	\$ -	\$ 9,240,972	
Total Liabilities, Fund Equity and Other Credits	\$ 571,107	\$ 1,329,190	\$ 453,269	\$ 160,740	\$ 6,757,554	\$ 20,010,000	\$ -	\$ 29,281,860	

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 150,000	0%
Interest								
Interest - General Checking	-	-	-	-	-	-	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	84	13,651	183,245	183,545	14,442	394,967	\$ 345,025	114%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Developer Contribution	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 84	\$ 13,651	\$ 183,245	\$ 183,545	\$ 14,442	394,967	\$ 495,025	N/A
Expenditures and Other Uses								
Executive								
Professional Management	3,333	3,333	3,333	3,333	3,333	16,667	40,000	42%
Financial and Administrative								
Audit Services	-	-	-	-	-	-	5,000	0%
Accounting Services	1,333	1,333	1,333	1,333	1,333	6,667	16,000	42%
Assessment Roll Services	1,333	1,333	1,333	1,333	1,333	6,667	16,000	42%
Arbitrage Rebate Services	-	-	-	-	-	-	500	0%
Other Contractual Services								
Legal Advertising	290	-	290	-	-	580	5,000	12%
Trustee Services	-	-	-	-	2,956	2,956	8,250	36%
Dissemination Agent Services	917	417	917	417	417	3,083	5,000	62%
Property Appraiser Fees	-	274	-	-	-	274	-	N/A
Bank Service Fees	-	-	-	-	-	-	350	0%
Communications & Freight Services								
Postage, Freight & Messenger	9	32	22	-	11	74	750	10%

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	-	-	-	-	-	-	1,500	0%
Insurance	5,570	-	-	-	-	5,570	5,200	107%
Printing & Binding	-	-	194	-	-	194	100	194%
Subscription & Memberships	175	-	-	-	-	175	175	100%
Legal Services								
Legal - General Counsel	-	83	1,088	-	-	1,170	15,000	8%
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	N/A
Legal - Boundary Amendment	-	-	-	-	-	-	-	N/A
Other General Government Services								
Engineering Services	-	-	-	-	-	-	7,500	0%
Contingencies	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	N/A
Stormwater Management Services								
Professional - Management	-	2,917	2,917	-	2,917	8,750	35,000	25%
Field Operations								
Mitigation Monitoring	-	-	-	-	-	-	-	N/A
Utility Services	-	-	-	-	-	-	-	N/A
Electric	-	-	-	-	-	-	-	N/A
Repairs & Maintenance								
Lake System								
Aquatic Weed Control	-	2,207	-	-	4,842	7,049	59,200	12%
Lake Bank Maintenance	-	5,415	6,769	-	5,415	17,599	150,000	12%
Slope Survey Monitoring	-	-	-	-	-	-	5,000	0%
Water Quality Reporting/Testing	-	-	4,660	-	-	4,660	15,000	31%
Capital Outlay								
Aeration Systems	-	-	-	-	-	-	-	N/A
Littoral Shelf Plantings	-	-	-	-	-	-	-	N/A
Erosion Restoration	-	-	-	-	-	-	-	N/A

**Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Contingencies	-	-	-	-	-	-	-	N/A
Contingencies - OVERALL	-	-	-	-	-	-	12,000	0%
Landscaping								
Repairs & Maintenance	9,710	-	22,077	-	6,710	38,497	92,500	42%
Reserves								
Operational Reserve (Future Years)	-	-	-	-	-	-	-	N/A
Other Fees and Charges								
Discounts/Collection Fees	-	-	-	-	-	-	-	N/A
Sub-Total:	22,671	17,344	44,932	6,417	29,268	120,631	495,025	24%
Total Expenditures and Other Uses:	\$ 22,671	\$ 17,344	\$ 44,932	\$ 6,417	\$ 29,268	\$ 120,631	\$ 495,025	24%
Net Increase/ (Decrease) in Fund Balance	(22,587)	(3,693)	138,313	177,128	(14,826)	274,335	(150,000)	
Fund Balance - Beginning	265,884	243,297	239,604	377,917	555,045	265,884	-	
Fund Balance - Ending	\$ 243,297	\$ 239,604	\$ 377,917	\$ 555,045	\$ 540,219	540,219	\$ (150,000)	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022

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	2	9	-	N/A
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	2	2	0	0	1	6	-	N/A
Capitalized Interest	-	-	-	-	-	-	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	180	29,195	391,912	392,553	30,888	844,728	737,771	114%
Special Assessments - Off-Roll	-	-	-	-	-	-	72,494	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:	\$ 184	\$ 29,200	\$ 391,914	\$ 392,555	\$ 30,891	844,743	\$ 810,265	N/A
Expenditures and Other Uses								
Debt Service								
Principal Debt Service - Mandatory	-	275,000	-	-	-	275,000	\$ 275,000	100%
Principal Debt Service - Early Redemptions	-	-	-	-	-	-	\$ -	N/A
Interest Expense	-	292,344	-	-	-	292,344	\$ 580,219	N/A
Operating Transfers Out (To Other Funds)								
Operating Transfers Out (To Other Funds)	2	2	2	2	2	9	-	N/A
Total Expenditures and Other Uses:	\$ 2	\$ 567,346	\$ 2	\$ 2	\$ 2	567,353	\$ 855,219	N/A
Net Increase/ (Decrease) in Fund Balance	182	(538,146)	391,912	392,553	30,889	277,390	(44,954)	
Fund Balance - Beginning	1,051,800	1,051,982	513,836	905,748	1,298,301	1,051,800	-	
Fund Balance - Ending	\$ 1,051,982	\$ 513,836	\$ 905,748	\$ 1,298,301	\$ 1,329,190	1,329,190	\$ (44,954)	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022

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	1	4	-	N/A
Prepayment Account	1	1	1	2	2	8	-	N/A
Revenue Account	1	1	0	0	0	2	-	N/A
Capitalized Interest	-	-	-	-	-	-	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	18,704	-	3,943	-	22,646	431,769	N/A
Special Assessments - Prepayment 2019A-2	-	368,984	137,486	-	272,868	779,337	-	N/A
Intragovernmental Transfers In								
	-	-	-	-	-	-	-	N/A
Debt Proceeds								
Debt Proceeds Series 2019A-2	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3	\$ 387,691	\$ 137,488	\$ 3,945	\$ 272,871	801,997	\$ 431,769	N/A
Expenditures and Other Uses								
Debt Service								
Principal Debt Service - Mandatory	\$ -	\$ 140,000	\$ -	\$ -	\$ -	140,000	\$ 140,000	N/A
Principal Debt Service - Early Redemptions	\$ -	\$ 325,000	\$ -	\$ -	\$ 535,000	860,000	\$ -	N/A
Interest Expense	\$ -	\$ 127,125	\$ -	\$ -	\$ 5,364	132,489	\$ 291,769	N/A
Operating Transfers Out (To Other Funds)	\$ 1	1	1	1	1	4	-	N/A
Total Expenditures and Other Uses:	\$ 1	\$ 592,126	\$ 1	\$ 1	\$ 540,365	1,132,493	\$ 431,769	N/A
Net Increase/ (Decrease) in Fund Balance	2	(204,435)	137,487	3,945	(267,494)	(330,496)	-	
Fund Balance - Beginning	783,764	783,767	579,332	716,818	720,763	783,764	-	
Fund Balance - Ending	\$ 783,767	\$ 579,332	\$ 716,818	\$ 720,763	\$ 453,269	453,269	\$ -	

Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022

Description	October	November	December	January	February	Year to Date	Total Annual Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income							
Construction Account	1	1	1	1	1	3	-
Cost of Issuance	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-
Debt Proceeds							
Debt Proceeds Series 2019A-1	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	2	2	2	2	2	9	-
Total Revenue and Other Sources:	\$ 2	\$ 3	\$ 2	\$ 3	\$ 3	\$ 12	\$ -
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	-	-	-	-	-	\$ -	\$ -
Engineering Services	-	-	-	-	-	\$ -	\$ -
Other Physical Environment	-	-	-	-	-	\$ -	\$ -
Road Improvements	-	-	-	-	-	\$ -	\$ -
Underwriters Discount							
Series 2019A-1	-	-	-	-	-	\$ -	\$ -
Cost of Issuance							
Series 2019A-1	-	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 2	\$ 3	\$ 2	\$ 3	\$ 3	\$ 12	-
Fund Balance - Beginning	\$ (10,567)	\$ (10,565)	\$ (10,562)	\$ (10,560)	\$ (10,557)	(10,567)	-
Fund Balance - Ending	\$ (10,565)	\$ (10,562)	\$ (10,560)	\$ (10,557)	\$ (10,555)	\$ (10,555)	\$ -

Prepared by:

JPWARD and Associates, LLC

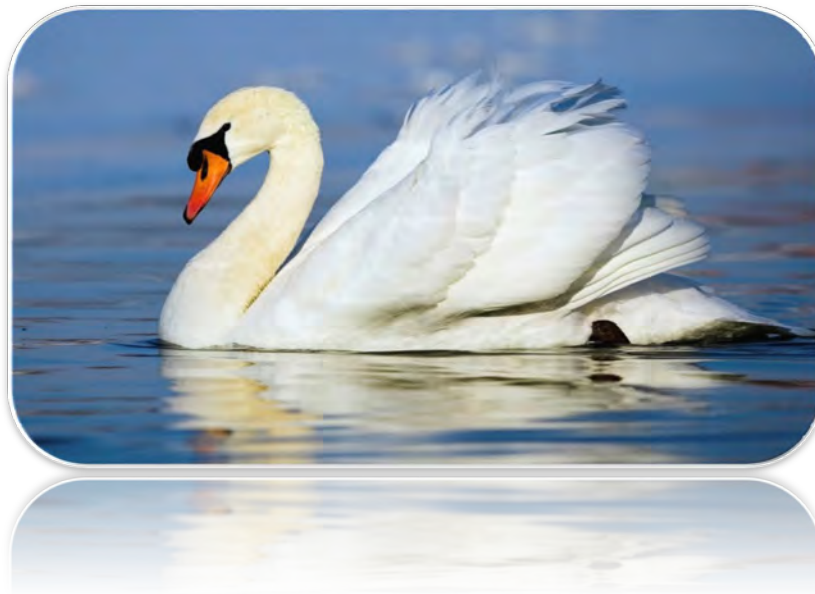
Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022

Description	October	November	December	January	February	Year to Date	Total Annual Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income							
Construction Account	28	29	28	29	29	142	-
Cost of Issuance	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-
Debt Proceeds							
Debt Proceeds Series 2019A-2	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	1	1	1	1	1	4	-
Total Revenue and Other Sources:	\$ 29	\$ 30	\$ 29	\$ 29	\$ 29	\$ 146	\$ -
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	-	-	-	-	-	\$ -	\$ -
Engineering Services	-	-	-	-	-	\$ -	\$ -
Other Physical Environment	-	-	-	-	-	\$ -	\$ -
Road Improvements	-	-	-	-	-	\$ -	\$ -
Underwriters Discount							
Series 2019A-2	-	-	-	-	-	\$ -	\$ -
Cost of Issuance							
Series 2019A-2	-	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 29	\$ 30	\$ 29	\$ 29	\$ 29	\$ 146	-
Fund Balance - Beginning	\$ 6,772,717	\$ 6,772,745	\$ 6,772,775	\$ 6,772,803	\$ 6,772,833	6,772,717	-
Fund Balance - Ending	\$ 6,772,745	\$ 6,772,775	\$ 6,772,803	\$ 6,772,833	\$ 6,772,862	\$ 6,772,862	\$ -

Prepared by:

JPWARD and Associates, LLC

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – MARCH 2022

FISCAL YEAR 2022

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, 2022**

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	\$ 522,352	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 522,352	
Debt Service Fund									
Interest Account		-	-	-	-	-	-	-	
Sinking Account	-	-	-	-	-	-	-	-	
Reserve Account	-	432,147	162,600	-	-	-	-	594,747	
Revenue	-	866,157	0	-	-	-	-	866,157	
Prepayment Account	-	-	393,588	-	-	-	-	393,588	
General Redemption Account	-	-	-	-	-	-	-	-	
Capitalized Interest	-	-	-	-	-	-	-	-	
Retainage Account	-	-	-	-	-	-	-	-	
Construction	-	-	-	160,742	6,757,581	-	-	6,918,323	
Cost of Issuance	-	-	-	-	-	-	-	-	
Due from Other Funds									
General Fund	-	32,223	-	-	-	-	-	32,223	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	
Market Valuation Adjustments									
Accrued Interest Receivable	-	-	-	-	-	-	-	-	
Assessments Receivable/Deposits	-	-	-	-	-	-	-	-	
Amount Available in Debt Service Funds	-	-	-	-	-	1,886,715	-	1,886,715	
Amount to be Provided by Debt Service Funds	-	-	-	-	-	18,227,541	-	18,227,541	
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	
Total Assets	\$ 522,352	\$ 1,330,527	\$ 556,188	\$ 160,742	\$ 6,757,581	\$ 20,114,256	\$ -	\$ 29,441,646	

**Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending March 31, 2022**

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Due to Developer	-							-	
Due to Other Funds									
General Fund	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	32,223	-	-	-	-	-	-	32,223	
Capital Projects Fund(s)								-	
Bonds Payable								-	
Current Portion - Series 2019A-1	-	-	-	-	-	\$0	-	-	
Current Portion - Series 2019A-2	-	-	-	-	-	\$0	-	-	
Long Term - Series 2019A-1						\$14,565,000		14,565,000	
Long Term - Series 2019A-2	-	-	-	-	-	\$5,445,000	-	5,445,000	
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-		-	-	
Total Liabilities	\$ 32,223	\$ -	\$ -	\$ -	\$ -	\$ 20,010,000	\$ -	\$ 20,040,888	
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, 2021 (Audited)	-	1,051,800	783,764	(10,567)	6,772,717	-	-	8,597,714	
Results from Current Operations	-	278,727	(227,576)	15	172	-	-	51,338	
Unassigned									
Beginning: October 1, 2021 (Audited)	265,884	-	-	-	-	-	-	265,884	
Results from Current Operations	224,244	-	-	-	-	-	-	224,244	
Total Fund Equity and Other Credits	\$ 490,128	\$ 1,330,527	\$ 556,188	\$ 160,742	\$ 6,757,581	\$ -	\$ -	\$ 9,295,166	
Total Liabilities, Fund Equity and Other Credits	\$ 522,352	\$ 1,330,527	\$ 556,188	\$ 160,742	\$ 6,757,581	\$ 20,010,000	\$ -	\$ 29,281,860	

Unaudited

Prepared by:
JPWARD and Associates, LLC

**Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2022**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 150,000	0%
Interest									
Interest - General Checking	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue									
Special Assessments - On-Roll	84	13,651	183,245	183,545	14,442	624	395,591	\$ 345,025	115%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	N/A
Developer Contribution	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 84	\$ 13,651	\$ 183,245	\$ 183,545	\$ 14,442	\$ 624	395,591	\$ 495,025	N/A
Expenditures and Other Uses									
Executive									
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	20,000	40,000	50%
Financial and Administrative									
Audit Services	-	-	-	-	-	4,100	4,100	5,000	82%
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	8,000	16,000	50%
Assessment Roll Services	1,333	1,333	1,333	1,333	1,333	1,333	8,000	16,000	50%
Arbitrage Rebate Services	-	-	-	-	-	-	-	500	0%
Other Contractual Services									
Legal Advertising	290	-	290	-	-	-	580	5,000	12%
Trustee Services	-	-	-	-	2,956	-	2,956	8,250	36%
Dissemination Agent Services	917	417	917	417	417	417	3,500	5,000	70%
Property Appraiser Fees	-	274	-	-	-	-	274	-	N/A
Bank Service Fees	-	-	-	-	-	-	-	350	0%
Communications & Freight Services									
Postage, Freight & Messenger	9	32	22	-	11	11	86	750	11%

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2022

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	-	-	-	-	-	-	-	1,500	0%
Insurance	5,570	-	-	-	-	-	5,570	5,200	107%
Printing & Binding	-	-	194	-	-	-	194	100	194%
Subscription & Memberships	175	-	-	-	-	-	175	175	100%
Legal Services									
Legal - General Counsel	-	83	1,088	-	-	275	1,445	15,000	10%
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	N/A
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	N/A
Other General Government Services									
Engineering Services	-	-	-	-	-	-	-	7,500	0%
Contingencies	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	N/A
Stormwater Management Services									
Professional - Management	-	2,917	2,917	-	2,917	5,833	14,583	35,000	42%
Field Operations									
Mitigation Monitoring	-	-	-	-	-	-	-	-	N/A
Utility Services	-	-	-	-	-	-	-	-	N/A
Electric	-	-	-	-	-	-	-	-	N/A
Repairs & Maintenance									
Lake System									
Aquatic Weed Control	-	2,207	-	-	4,842	4,414	11,463	59,200	19%
Lake Bank Maintenance	-	5,415	6,769	-	5,415	16,245	33,844	150,000	23%
Slope Survey Monitoring	-	-	-	-	-	-	-	5,000	0%
Water Quality Reporting/Testing	-	-	4,660	-	-	-	4,660	15,000	31%
Capital Outlay									
Aeration Systems	-	-	-	-	-	-	-	-	N/A
Littoral Shelf Plantings	-	-	-	-	-	-	-	-	N/A
Erosion Restoration	-	-	-	-	-	-	-	-	N/A

Prepared by:

JPWARD and Associates, LLC

**Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2022**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Contingencies	-	-	-	-	-	-	-	-	N/A
Contingencies - OVERALL	-	-	-	-	-	-	-	12,000	0%
Landscaping									
Repairs & Maintenance	9,710	-	22,077	-	6,710	13,420	51,917	92,500	56%
Reserves									
Operational Reserve (Future Years)	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges									
Discounts/Collection Fees	-	-	-	-	-	-	-	-	N/A
Sub-Total:	22,671	17,344	44,932	6,417	29,268	50,715	171,346	495,025	35%
Total Expenditures and Other Uses:	\$ 22,671	\$ 17,344	\$ 44,932	\$ 6,417	\$ 29,268	\$ 50,715	\$ 171,346	\$ 495,025	35%
Net Increase/ (Decrease) in Fund Balance	(22,587)	(3,693)	138,313	177,128	(14,826)	(50,091)	224,244	(150,000)	
Fund Balance - Beginning	265,884	243,297	239,604	377,917	555,045	540,219	265,884	-	
Fund Balance - Ending	\$ 243,297	\$ 239,604	\$ 377,917	\$ 555,045	\$ 540,219	\$ 490,128	490,128	\$ (150,000)	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2022

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	2	2	11	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	N/A
Revenue Account	2	2	0	0	1	2	8	-	N/A
Capitalized Interest	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue									
Special Assessments - On-Roll	180	29,195	391,912	392,553	30,888	1,335	846,063	737,771	115%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	72,494	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:	\$ 184	\$ 29,200	\$ 391,914	\$ 392,555	\$ 30,891	\$ 1,339	846,082	\$ 810,265	N/A
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory	-	275,000	-	-	-	-	275,000	\$ 275,000	100%
Principal Debt Service - Early Redemptions	-	-	-	-	-	-	-	\$ -	N/A
Interest Expense	-	292,344	-	-	-	-	292,344	\$ 580,219	N/A
Operating Transfers Out (To Other Funds)	2	2	2	2	2	2	11	-	N/A
Total Expenditures and Other Uses:	\$ 2	\$ 567,346	\$ 2	\$ 2	\$ 2	\$ 2	567,355	\$ 855,219	N/A
Net Increase/ (Decrease) in Fund Balance	182	(538,146)	391,912	392,553	30,889	1,337	278,727	(44,954)	
Fund Balance - Beginning	1,051,800	1,051,982	513,836	905,748	1,298,301	1,329,190	1,051,800	-	
Fund Balance - Ending	\$ 1,051,982	\$ 513,836	\$ 905,748	\$ 1,298,301	\$ 1,329,190	\$ 1,330,527	1,330,527	\$ (44,954)	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2022

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	1	1	5	-	N/A
Prepayment Account	1	1	1	2	2	0	8	-	N/A
Revenue Account	1	1	0	0	0	-	2	-	N/A
Capitalized Interest	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue									
Special Assessments - On-Roll	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	18,704	-	3,943	-	-	22,646	431,769	N/A
Special Assessments - Prepayment 2019A-2	-	368,984	137,486	-	272,868	102,919	882,256	-	N/A
Intragovernmental Transfers In	-	-	-	-	-	-	-	-	N/A
Debt Proceeds									
Debt Proceeds Series 2019A-2	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3	\$ 387,691	\$ 137,488	\$ 3,945	\$ 272,871	\$ 102,920	904,917	\$ 431,769	N/A
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory	\$ -	\$ 140,000	\$ -	\$ -	\$ -	\$ -	140,000	\$ 140,000	N/A
Principal Debt Service - Early Redemptions	\$ -	\$ 325,000	\$ -	\$ -	\$ 535,000	\$ -	860,000	\$ -	N/A
Interest Expense	\$ -	\$ 127,125	\$ -	\$ -	\$ 5,364	\$ -	132,489	\$ 291,769	N/A
Operating Transfers Out (To Other Funds)	\$ 1	1	1	1	1	1	5	-	N/A
Total Expenditures and Other Uses:	\$ 1	\$ 592,126	\$ 1	\$ 1	\$ 540,365	\$ 1	1,132,494	\$ 431,769	N/A
Net Increase/ (Decrease) in Fund Balance	2	(204,435)	137,487	3,945	(267,494)	102,919	(227,576)	-	
Fund Balance - Beginning	783,764	783,767	579,332	716,818	720,763	453,269	783,764	-	
Fund Balance - Ending	\$ 783,767	\$ 579,332	\$ 716,818	\$ 720,763	\$ 453,269	\$ 556,188	556,188	\$ -	

Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2022

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	1	1	1	4	-
Cost of Issuance	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-
Debt Proceeds								
Debt Proceeds Series 2019A-1	-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	2	2	2	2	2	2	11	-
Total Revenue and Other Sources:	\$ 2	\$ 3	\$ 2	\$ 3	\$ 3	\$ 2	\$ 15	\$ -
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	-	-	-	-	-	-	\$ -	\$ -
Engineering Services	-	-	-	-	-	-	\$ -	\$ -
Other Physical Environment	-	-	-	-	-	-	\$ -	\$ -
Road Improvements	-	-	-	-	-	-	\$ -	\$ -
Underwriters Discount								
Series 2019A-1	-	-	-	-	-	-	\$ -	\$ -
Cost of Issuance								
Series 2019A-1	-	-	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 2	\$ 3	\$ 2	\$ 3	\$ 3	\$ 2	\$ 15	-
Fund Balance - Beginning	\$ (10,567)	\$ (10,565)	\$ (10,562)	\$ (10,560)	\$ (10,557)	\$ (10,555)	(10,567)	-
Fund Balance - Ending	\$ (10,565)	\$ (10,562)	\$ (10,560)	\$ (10,557)	\$ (10,555)	\$ (10,552)	\$ (10,552)	\$ -

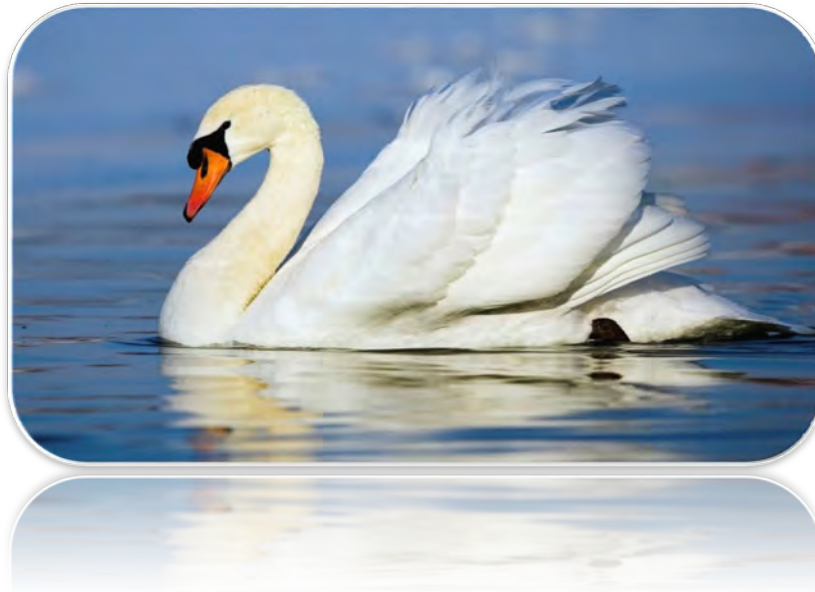
Prepared by:

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, 2022

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	29	29	26	168	-
Cost of Issuance	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-
Debt Proceeds								
Debt Proceeds Series 2019A-2	-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	1	1	1	1	1	1	5	-
Total Revenue and Other Sources:	\$ 29	\$ 30	\$ 29	\$ 29	\$ 29	\$ 27	\$ 172	\$ -
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	-	-	-	-	-	-	\$ -	\$ -
Engineering Services	-	-	-	-	-	-	\$ -	\$ -
Other Physical Environment	-	-	-	-	-	-	\$ -	\$ -
Road Improvements	-	-	-	-	-	-	\$ -	\$ -
Underwriters Discount								
Series 2019A-2	-	-	-	-	-	-	\$ -	\$ -
Cost of Issuance								
Series 2019A-2	-	-	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 29	\$ 30	\$ 29	\$ 29	\$ 29	\$ 27	\$ 172	-
Fund Balance - Beginning	\$ 6,772,717	\$ 6,772,745	\$ 6,772,775	\$ 6,772,803	\$ 6,772,833	\$ 6,772,862	6,772,717	-
Fund Balance - Ending	\$ 6,772,745	\$ 6,772,775	\$ 6,772,803	\$ 6,772,833	\$ 6,772,862	\$ 6,772,889	\$ 6,772,889	\$ -

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – APRIL 2022

FISCAL YEAR 2022

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 April 30, 2022**

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	\$ 507,485	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 507,485
Debt Service Fund								
Interest Account		287,875	107,600	-	-	-	-	395,475
Sinking Account	-	-	-	-	-	-	-	-
Reserve Account	-	432,147	162,600	-	-	-	-	594,747
Revenue	-	578,286	-	-	-	-	-	578,286
Prepayment Account	-	-	393,589	-	-	-	-	393,589
General Redemption Account	-	-	-	-	-	-	-	-
Capitalized Interest	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-
Construction	-	-	-	160,745	6,757,610	-	-	6,918,355
Cost of Issuance	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	43,077	-	-	-	-	-	43,077
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-
Market Valuation Adjustments								
Accrued Interest Receivable	-	-	-	-	-	-	-	-
Assessments Receivable/Deposits	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	2,005,174	-	2,005,174
Amount to be Provided by Debt Service Funds	-	-	-	-	-	18,004,826	-	18,004,826
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-
Total Assets	\$ 507,485	\$ 1,341,385	\$ 663,789	\$ 160,745	\$ 6,757,610	\$ 20,010,000	\$ -	\$ 29,441,014

Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending April 30, 2022

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Due to Developer	-							-	
Due to Other Funds									
General Fund	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	43,077	-	-	-	-	-	-	43,077	
Capital Projects Fund(s)								-	
Bonds Payable								-	
Current Portion - Series 2019A-1	-	-	-	-	-	\$0	-	-	
Current Portion - Series 2019A-2	-	-	-	-	-	\$0	-	-	
Long Term - Series 2019A-1						\$14,565,000		14,565,000	
Long Term - Series 2019A-2	-	-	-	-	-	\$5,445,000	-	5,445,000	
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-		-	-	
Total Liabilities	\$ 43,077	\$ -	\$ -	\$ -	\$ -	\$ 20,010,000	\$ -	\$ 20,053,077	
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, 2021 (Audited)	-	1,051,800	783,764	(10,567)	6,772,717	-	-	8,597,714	
Results from Current Operations	-	289,584	(119,975)	17	202	-	-	169,828	
Unassigned									
Beginning: October 1, 2021 (Audited)	265,884	-	-	-	-	-	-	265,884	
Results from Current Operations	198,525	-	-	-	-	-	-	198,525	
Total Fund Equity and Other Credits	\$ 464,409	\$ 1,341,385	\$ 663,789	\$ 160,745	\$ 6,757,610	\$ -	\$ -	\$ 9,387,937	
Total Liabilities, Fund Equity and Other Credits	\$ 507,485	\$ 1,341,385	\$ 663,789	\$ 160,745	\$ 6,757,610	\$ 20,010,000	\$ -	\$ 29,441,014	

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2022

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 150,000	0%
Interest										
Interest - General Checking	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue										
Special Assessments - On-Roll	84	13,651	183,245	183,545	14,442	624	5,075	400,666	\$ 345,025	116%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	N/A
Developer Contribution										
	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In										
	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 84	\$ 13,651	\$ 183,245	\$ 183,545	\$ 14,442	\$ 624	\$ 5,075	400,666	\$ 495,025	N/A
Expenditures and Other Uses										
Executive										
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	23,333	40,000	58%
Financial and Administrative										
Audit Services	-	-	-	-	-	4,100	-	4,100	5,000	82%
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	9,333	16,000	58%
Assessment Roll Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	9,333	16,000	58%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	500	0%
Other Contractual Services										
Legal Advertising	290	-	290	-	-	-	-	580	5,000	12%
Trustee Services	-	-	-	-	2,956	-	4,031	6,988	8,250	85%
Dissemination Agent Services	917	417	917	417	417	417	417	3,917	5,000	78%
Bond Amortization Schedules	-	-	-	-	-	-	500	500	-	N/A
Property Appraiser Fees	-	274	-	-	-	-	-	274	-	N/A
Bank Service Fees	-	-	-	-	-	-	-	-	350	0%
Communications & Freight Services										
Postage, Freight & Messenger	9	32	22	-	11	11	30	116	750	15%

Unaudited

Prepared by:
JPWARD and Associates, LLC

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2022

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	-	-	-	-	-	-	-	-	1,500	0%
Insurance	5,570	-	-	-	-	-	-	5,570	5,200	107%
Printing & Binding	-	-	194	-	-	-	-	194	100	194%
Subscription & Memberships	175	-	-	-	-	-	-	175	175	100%
Legal Services										
Legal - General Counsel	-	83	1,088	-	-	275	748	2,193	15,000	15%
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	N/A
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services										
Engineering Services	-	-	-	-	-	-	-	-	7,500	0%
Contingencies	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	N/A
Stormwater Management Services										
Professional - Management	-	2,917	2,917	-	2,917	5,833	2,917	17,500	35,000	50%
Field Operations										
Mitigation Monitoring	-	-	-	-	-	-	-	-	-	N/A
Utility Services	-	-	-	-	-	-	-	-	-	N/A
Electric	-	-	-	-	-	-	-	-	-	N/A
Repairs & Maintenance										
Lake System										
Aquatic Weed Control	-	2,207	-	-	4,842	4,414	220	11,683	59,200	20%
Lake Bank Maintenance	-	5,415	6,769	-	5,415	16,245	5,415	39,259	150,000	26%
Slope Survey Monitoring	-	-	-	-	-	-	-	-	5,000	0%
Water Quality Reporting/Testing	-	-	4,660	-	-	-	-	4,660	15,000	31%
Capital Outlay										
Aeration Systems	-	-	-	-	-	-	-	-	-	N/A
Littoral Shelf Plantings	-	-	-	-	-	-	-	-	-	N/A
Erosion Restoration	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	N/A

Prepared by:

JPWARD and Associates, LLC

Unaudited

**Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2022**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Contingencies - OVERALL	-	-	-	-	-	-	-	-	12,000	0%
Landscaping										
Repairs & Maintenance	9,710	-	22,077	-	6,710	13,420	10,517	62,434	92,500	67%
Reserves										
Operational Reserve (Future Years)	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges										
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	22,671	17,344	44,932	6,417	29,268	50,715	30,795	202,141	495,025	41%
Total Expenditures and Other Uses:	\$ 22,671	\$ 17,344	\$ 44,932	\$ 6,417	\$ 29,268	\$ 50,715	\$ 30,795	\$ 202,141	\$ 495,025	41%
Net Increase/ (Decrease) in Fund Balance	(22,587)	(3,693)	138,313	177,128	(14,826)	(50,091)	(25,720)	198,525	(150,000)	
Fund Balance - Beginning	265,884	243,297	239,604	377,917	555,045	540,219	490,128	265,884	-	
Fund Balance - Ending	\$ 243,297	\$ 239,604	\$ 377,917	\$ 555,045	\$ 540,219	\$ 490,128	\$ 464,409	464,409	\$ (150,000)	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2022

Description	October	November	December	January	February	March	April	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	2	2	2	13	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	2	2	0	0	1	2	4	12	-	N/A
Capitalized Interest	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue										
Special Assessments - On-Roll	180	29,195	391,912	392,553	30,888	1,335	10,854	856,916	737,771	116%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	72,494	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:	\$ 184	\$ 29,200	\$ 391,914	\$ 392,555	\$ 30,891	\$ 1,339	\$ 10,859	856,941	\$ 810,265	N/A
Expenditures and Other Uses										
Debt Service										
Principal Debt Service - Mandatory	-	275,000	-	-	-	-	-	275,000	\$ 275,000	100%
Principal Debt Service - Early Redemptions	-	-	-	-	-	-	-	-	\$ -	N/A
Interest Expense	-	292,344	-	-	-	-	-	292,344	\$ 580,219	N/A
Operating Transfers Out (To Other Funds)	2	2	2	2	2	2	2	13	-	N/A
Total Expenditures and Other Uses:	\$ 2	\$ 567,346	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	567,356	\$ 855,219	N/A
Net Increase/ (Decrease) in Fund Balance	182	(538,146)	391,912	392,553	30,889	1,337	10,857	289,584	(44,954)	
Fund Balance - Beginning	1,051,800	1,051,982	513,836	905,748	1,298,301	1,329,190	1,330,527	1,051,800	-	
Fund Balance - Ending	\$ 1,051,982	\$ 513,836	\$ 905,748	\$ 1,298,301	\$ 1,329,190	\$ 1,330,527	\$ 1,341,385	1,341,385	\$ (44,954)	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2022

Description	October	November	December	January	February	March	April	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	1	1	1	5	-	N/A
Prepayment Account	1	1	1	2	2	0	1	9	-	N/A
Revenue Account	1	1	0	0	0	-	-	2	-	N/A
Capitalized Interest	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue										
Special Assessments - On-Roll	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	18,704	-	3,943	-	-	-	22,646	431,769	N/A
Special Assessments - Prepayment 2019A-2	-	368,984	137,486	-	272,868	102,919	107,600	989,856	-	N/A
Intragovernmental Transfers In										
Intragovernmental Transfers In	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds										
Debt Proceeds Series 2019A-2	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3	\$ 387,691	\$ 137,488	\$ 3,945	\$ 272,871	\$ 102,920	\$ 107,602	1,012,519	\$ 431,769	N/A
Expenditures and Other Uses										
Debt Service										
Principal Debt Service - Mandatory	\$ -	\$ 140,000	\$ -	\$ -	\$ -	\$ -	\$ -	140,000	\$ 140,000	N/A
Principal Debt Service - Early Redemptions	\$ -	\$ 325,000	\$ -	\$ -	\$ 535,000	\$ -	\$ -	860,000	\$ -	N/A
Interest Expense	\$ -	\$ 127,125	\$ -	\$ -	\$ 5,364	\$ -	\$ -	132,489	\$ 291,769	N/A
Operating Transfers Out (To Other Funds)	\$ 1	1	1	1	1	1	1	5	-	N/A
Total Expenditures and Other Uses:	\$ 1	\$ 592,126	\$ 1	\$ 1	\$ 540,365	\$ 1	\$ 1	1,132,494	\$ 431,769	N/A
Net Increase/ (Decrease) in Fund Balance	2	(204,435)	137,487	3,945	(267,494)	102,919	107,601	(119,975)	-	
Fund Balance - Beginning	783,764	783,767	579,332	716,818	720,763	453,269	556,188	783,764	-	
Fund Balance - Ending	\$ 783,767	\$ 579,332	\$ 716,818	\$ 720,763	\$ 453,269	\$ 556,188	\$ 663,789	663,789	\$ -	

Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2022

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income									
Construction Account	1	1	1	1	1	1	1	5	-
Cost of Issuance	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-
Debt Proceeds									
Debt Proceeds Series 2019A-1	-	-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	2	2	2	2	2	2	2	13	-
Total Revenue and Other Sources:	\$ 2	\$ 3	\$ 2	\$ 3	\$ 3	\$ 2	\$ 3	\$ 17	\$ -
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	-	-	-	-	-	-	-	\$ -	\$ -
Engineering Services	-	-	-	-	-	-	-	\$ -	\$ -
Other Physical Environment	-	-	-	-	-	-	-	\$ -	\$ -
Road Improvements	-	-	-	-	-	-	-	\$ -	\$ -
Underwriters Discount									
Series 2019A-1	-	-	-	-	-	-	-	\$ -	\$ -
Cost of Issuance									
Series 2019A-1	-	-	-	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 2	\$ 3	\$ 2	\$ 3	\$ 3	\$ 2	\$ 3	\$ 17	-
Fund Balance - Beginning	\$ (10,567)	\$ (10,565)	\$ (10,562)	\$ (10,560)	\$ (10,557)	\$ (10,555)	\$ (10,552)	(10,567)	-
Fund Balance - Ending	\$ (10,565)	\$ (10,562)	\$ (10,560)	\$ (10,557)	\$ (10,555)	\$ (10,552)	\$ (10,550)	\$ (10,550)	\$ -

Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2022

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income									
Construction Account	28	29	28	29	29	26	29	196	-
Cost of Issuance	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-
Debt Proceeds									
Debt Proceeds Series 2019A-2	-	-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	1	1	1	1	1	1	1	5	-
Total Revenue and Other Sources:	\$ 29	\$ 30	\$ 29	\$ 29	\$ 29	\$ 27	\$ 29	\$ 202	\$ -
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	-	-	-	-	-	-	-	\$ -	\$ -
Engineering Services	-	-	-	-	-	-	-	\$ -	\$ -
Other Physical Environment	-	-	-	-	-	-	-	\$ -	\$ -
Road Improvements	-	-	-	-	-	-	-	\$ -	\$ -
Underwriters Discount									
Series 2019A-2	-	-	-	-	-	-	-	\$ -	\$ -
Cost of Issuance									
Series 2019A-2	-	-	-	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 29	\$ 30	\$ 29	\$ 29	\$ 29	\$ 27	\$ 29	\$ 202	-
Fund Balance - Beginning	\$ 6,772,717	\$ 6,772,745	\$ 6,772,775	\$ 6,772,803	\$ 6,772,833	\$ 6,772,862	\$ 6,772,889	6,772,717	-
Fund Balance - Ending	\$ 6,772,745	\$ 6,772,775	\$ 6,772,803	\$ 6,772,833	\$ 6,772,862	\$ 6,772,889	\$ 6,772,918	\$ 6,772,918	\$ -