

Esplanade Lake Club

Community Development District

*Meeting Agenda
July 9, 2026*

*PFM Management Services, LLC
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
Phone: (954) 658-4900*

MEETING AGENDA

Board of Supervisors

Felipe Gonzalez, Chairperson
Jeff Lux, Vice-Chairperson
Ryan Futch, Assistant Secretary
Tim Byal, Assistant Secretary
Rebekah Norton, Assistant Secretary

James P. Ward, District Manager
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
wardj@pfm.com
Phone: 954.658.4900

The Public is provided with two opportunities to speak during the meeting. The first time is on each agenda item, and the second time is at the end of the agenda, on any other matter not on the agenda. These are limited to three (3) minutes unless further time is granted by the Presiding Officer. All remarks shall be addressed to the Board as a body and not to any member of the Board or staff. Please state your name and the name of the entity represented (if applicable) and the item on the agenda to be addressed.

Pursuant to Florida Statutes 286.0105, if a person decided to appeal any decision made by the body with respect to any matter considered at such meeting, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based.

Meeting Link: <https://pfmccd.webex.com/pfmccd/j.php?MTID=m67832f5b37035fba5ee4b7b7ada6ea54>

✓ Phone: (408) 418-9388 Code: 2533 549 3798; Event Password: Jpward

JULY, 2026

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AGENDA

1. Call to Order & Roll Call.
2. Consideration of Minutes:
 - I. June 11, 2026 - Regular Meeting. **Pages 5-10**
3. Consideration of **Resolution 2026-14**, a Resolution of the Board of Supervisors Ratifying and Approving the Agreement Granting an Encroachment Easement; Authorizing the Chairman and District Staff to Approve Revisions and Authorize the Chairman to Execute the Easement; Providing for Severability and an Effective Date. **Pages 11-19**
4. Consideration of **Resolution 2026-15**, a Resolution of the Board of Supervisors Establishing Policies and Procedures Relating to the Review of Requests for Encroachments into Easements Dedicated to the District; and Providing for Severability, Conflicts and an Effective Date. **Pages 20-27**
5. Staff Reports.
 - I. District Attorney
 - II. District Asset Manager
 - III. District Manager
 - a) **Important Meeting Dates for Fiscal Year 2026:**
 - NEXT Meeting: **Thursday, September 10, 2026.**
 - b) Financial Report for the period ending June 30, 2026 (unaudited). **Pages 28-41**
6. Supervisors' Requests.
7. Public Comments.

These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.
8. Adjournment.

AGENDA

Meeting Schedule-FY2026

Thursday, October 9, 2025	Thursday, November 13, 2025
Thursday, December 11, 2025	Thursday, January 8, 2026
Thursday, February 12, 2026	Thursday, March 12, 2026
Thursday, April 9, 2026	Thursday, May 14, 2026
Thursday, June 11, 2026	<u>Thursday, July 9, 2026</u>
Thursday, August 13, 2026	Thursday, September 10, 2026

This portion of the agenda is provided for a more comprehensive explanation of the items for consideration by the Board of Supervisors during the meeting.

- Item 2: Minutes - June 11, 2026 - Regular Meeting.
- Item 3: **Resolution 2026-14**, a Resolution of the Board of Supervisors Ratifying and Approving the Agreement Granting an Encroachment Easement; Authorizing the Chairman and District Staff to Approve Revisions and Authorize the Chairman to Execute the Easement; Providing for Severability and an Effective Date.
- Item 4: **Resolution 2026-15**, a Resolution of the Board of Supervisors Establishing Policies and Procedures Relating to the Review of Requests for Encroachments into Easements Dedicated to the District; and Providing for Severability, Conflicts and an Effective Date.
- Item 5: Staff Reports: Staff Reports are an opportunity to communicate to the Board of Supervisors on matters that did not require Board action or that did not appear on the Agenda and the Professional Staff deemed this to be of a matter that was to be brought to the attention for action or informational purposes of the Board of Supervisors before the ensuing Board of Supervisors Meeting.

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

The Regular Meeting of the Board of Supervisors of the Esplanade Lake Club Community Development District was held on Thursday, June 11, 2026 at the Offices of Atwell LLC., 28100 Bonita Grande Drive, Suite 305, Bonita Springs, Florida 34135. It began at 11:00 a.m. and was presided over by Mr. Felipe Gonzalez, Chairperson, and James P. Ward as Secretary.

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Present and constituting a quorum:

Felipe Gonzalez	Chairperson
Jeff Lux	Vice Chairperson
Tim Byal	Assistant Secretary
Ryan Futch	Assistant Secretary

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Absent:

Rebekah Norton	Assistant Secretary
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Also present were:

James P. Ward	District Manager
Wes Haber	District Attorney

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Audience:

25 All residents' names were not included with the minutes. If a resident did not identify
26 themselves or the audio file did not pick up the name, the name was not recorded in
27 these minutes. Portions of these minutes may be transcribed in verbatim.

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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

32 Mr. James P. Ward called the meeting to order at approximately 11:09 a.m. He conducted
33 roll call, and all Members of the Board were present, with the exception of Supervisor Norton,
34 constituting a quorum.

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SECOND ORDER OF BUSINESS

Notice of Advertisement

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Notice of Advertisement of Public Hearings and Regular Meeting

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THIRD ORDER OF BUSINESS

Consideration of Minutes

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May 14, 2026 - Regular Meeting Minutes

46 Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes; hearing
47 none, he called for a motion.

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On MOTION made by Felipe Gonzalez, seconded by Ryan Futch, and with all in favor, the May 14, 2026 Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS FISCAL YEAR 2027 BUDGET

Mr. Ward noted this was the public hearing for the Fiscal Year 2027 Budget. He discussed the public hearing process.

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Tim Byal, seconded by Felipe Gonzalez, and with all in favor, the Public Hearing was opened.

He asked if there were any members of the public present in person, or on audio or video with questions regarding the Fiscal Year 2027 Budget; there were none. He noted there were no members of the public present in person. He called for a motion to close the public hearing.

On MOTION made by Tim Byal, seconded by Felipe Gonzalez, and with all in favor, the Public Hearing was closed.

II. Board Comment

Mr. Ward asked if there were any Board questions; there were none.

III. Consideration of Resolution 2026-10, a resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2027

Mr. Ward called for a motion to adopt the Budget for Fiscal Year 2027.

On MOTION made by Felipe Gonzalez, seconded by Ryan Futch, and with all in favor, Resolution 2026-10 was adopted, and the Chair was authorized to sign.

b) FISCAL YEAR 2027 IMPOSING SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL, PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE

Mr. Ward indicated this public hearing set into place the assessment rates and certified an assessment roll.

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I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Jeff Lux, seconded by Felipe Gonzalez, and with all in favor, the Public Hearing was opened.

Mr. Ward asked if there were any members of the public present in person, or on audio or video with questions; there were none. He noted there were no members of the public present in person. He called for a motion to close the public hearing.

On MOTION made by Felipe Gonzalez, seconded by Ryan Futch, and with all in favor, the Public Hearing was closed.

II. Board Comment

Mr. Ward noted Resolution 2026-11 set the assessment rate for the general fund and adopted an assessment roll. He asked if there were any questions; there were none.

III. Consideration of Resolution 2026-11, a Resolution of the Board of Supervisors Imposing Special Assessments, Certifying an Assessment Roll; Providing a Severability Clause; Providing for Conflict and Providing an Effective Date

Mr. Ward called for a motion.

On MOTION made by Felipe Gonzalez, seconded by Ryan Futch, and with all in favor, Resolution 2026-11 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-12

Consideration of Resolution 2026-12, a resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2027

Mr. Ward noted the meeting dates would be second Thursday of each month at 11:00 a.m. at the Esplanade Lake Club, 11501 Canal Grande Drive, Ft. Myers, FL 33193. He noted the Resolution did not bind the Board to the use of these dates; it simply set the dates, time, and location; the dates, time or location could be changed and readvertised at the discretion of the Board. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Tim Byal, seconded by Ryan Futch, and with all in favor, Resolution 2026-12 was adopted, and the Chair was authorized to sign.

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SIXTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

Mr. Ward asked for Mr. Wes Haber to forward the Legislative Session update to him, and he would send it out to the Board. He noted the Legislative Session has ended and a couple of pieces of legislation came through which affected the Board including a method of removing qualified electors from board positions and an increase of the liability limits.

Mr. Haber agreed.

II. District Asset Manager

a) Asset Manager's Report May 1, 2026

No report.

III. District Manager

a) Important Meeting Dates for Fiscal Year 2026:

- **NEXT Meeting: Thursday, July 9, 2026**
- **June/July - Look for Commission on Ethics email (Form 1 Financial Disclosure)**

b) General Election Qualifying Period: June 8 - June 12, 2026, at noon (Seat 1 & Seat 2)

c) Financial Report for period ending May 31, 2026 (unaudited)

Mr. Ward reminded the Board to file their Form 1 before July 1. He noted it was much easier to file Form 1 this year on the ethics website.

Mr. Jeff Lux asked if the ethics website had links to the ethics training sessions.

Mr. Ward responded in the negative; he would send out links for the ethics training sessions to the Board; ethics training was not due until the end of the calendar year. *Nobody has qualified for Seats 1 or 2 at this point. The qualifying period ends tomorrow at noon. If no one qualifies, the Board will be required to appoint qualified electors to fill Seats 1 and 2 in November or December.*

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Ward asked if there were any questions or comments from the Board.

Mr. Tim Byal asked for updated asset maps to be used in the Asset Manager's Report.

189 Mr. Ward indicated he would reach out to Atwell to obtain updated maps.

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191 Discussion ensued regarding what was missing from the map; and the importance of
192 updated maps.

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194 Mr. Jeff Lux asked for target lines, or zones, to be added to the fishery program to better
195 enable the Board to understand the fishery program goals.

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197 Mr. Ward agreed.

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199 Mr. Tim Byal asked how the fishery program goals were established.

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201 *Mr. Ward: My team handles that. Richard Freeman, with Calvin Giordano, and I basically*
202 *manage the entire fishery program process. We have a consultant, Premier Lakes, who has a*
203 *person who handles the management of what to do and when to do it, when to put fish or*
204 *carp in the lake. He does all of that and that feeds up into Richard's work.*

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206 Discussion ensued regarding the fishery program; the Lake Use Committee and HOA's non-
207 involvement with the CDD's fishery program; and whether these entities knew to contact the
208 CDD about the fishery program.

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210 *Mr. Lux: I can only speak for Esplanade, but I think people are sufficiently informed about the*
211 *process and I have personally talked to Richard several times about the issue with the Illinois*
212 *Pond Weed that's been growing, so there has been discussion. He informed me about the*
213 *changeover, so that Premier is the one vendor for lake monitoring and lake treatment. There is*
214 *a connection there even if it is somewhat through me personally, but I do think people are*
215 *sufficiently informed.*

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217 *Mr. Felipe Gonzalez: Well, the coordination has always been done through the HOA and*
218 *(indecipherable). There may have been a disconnect since Taylor Morrison pulled out, but I*
219 *know that they were communicating their records, and I know the HOA was communicating*
220 *with the community as well.*

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222 *Mr. Lux: The Lake Use Committee is an extension of the HOA.*

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224 Discussion continued regarding the lakes and weed growth; the CDD switching to Premier
225 Lakes recently; the previous vendor not delivering the desired results; the historic low water
226 levels contributing to the problems with the lakes; how to handle Illinois Pond Weed growth;
227 adding carp to the lakes in stages; and the recent improvement in Illinois Pond Weed.

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230 **EIGHTH ORDER OF BUSINESS**

Public Comments

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232 Mr. Ward asked if there were any public comments; there were none.

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235 **NINTH ORDER OF BUSINESS**

Adjournment

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237 Mr. Ward adjourned the meeting at approximately 11:30 a.m.

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On MOTION made by Felipe Gonzalez, seconded by Ryan Futch, and with all in favor, the Meeting was adjourned.

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Esplanade Lake Club Community Development District

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James P. Ward, Secretary

Felipe Gonzalez, Chairperson

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DRAFT

RESOLUTION 2026-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT RAFTIFYING AND APPROVING THE AGREEMENT GRANTING AN ENCROACHMENT EASEMENT; AUTHORIZING THE CHAIRMAN AND DISTRICT STAFF TO APPROVE REVISIONS AND AUTHORIZE THE CHAIRMAN TO EXECUTE THE EASEMENT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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*, being situated entirely in Lee County, Florida; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt resolutions as may be necessary to conduct the District business; and

WHEREAS, the District desires to approve in substantial form the Agreement Granting an Encroachment Easement, attached hereto as **Exhibit A** (“ Encroachment Easement”), and authorize the Chairman and District Staff to approve revisions to the form of the Easement and authorize the Chairman to execute the Easement; and

WHEREAS, the Board finds that it is in the best interest of the District to approve the form of the Easement and authorize subsequent revisions to such form.

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

SECTION 1. The District hereby approves the Easement in substantial form, attached hereto as **Exhibit A**. The District further authorizes the Chairman, in conjunction with District Staff, to effectuate any revisions to the Easement and authorizes the Chairman to execute the Easement.

SECTION 2. If any provision of this Resolution or the Easement is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 9th day of July 2026.

ATTEST:

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

Felipe Gonzalez, Chairperson

Exhibit A: Encroachment Easement

Exhibit A

This instrument was prepared by and upon recording should be returned to:

(This space reserved for Clerk)

Wesley S. Haber, Esq.
Kutak Rock LLP
107 W. College Avenue
Tallahassee, Florida 32301

[space above for recording purposes]

NON-EXCLUSIVE, REVOCABLE ENCROACHMENT AGREEMENT

THIS NON-EXCLUSIVE, REVOCABLE ENCROACHMENT AGREEMENT (“Agreement”) is executed as of _____, 2026, by and between the **ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose mailing address is 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32819 (“District”) and **JEFF LUX**, whose mailing address is 17464 Aquila Court, Fort Myers, Florida 33913 (“Owner”).

WITNESSETH

WHEREAS, the Owner currently owns a single-family residence on the following real property described as Lot 597 (“Property”), according to the Esplanade Lake Club Plat Four, Instrument No. 2021000402902, recorded December 8, 2021, in the Official Records of Lee County, Florida (“Plat”);

WHEREAS, the Property is encumbered by a five foot drainage easement along the Property’s western boundary, as depicted and dedicated to the District on the Plat (“Easement”), and remains subject to all rights, interests, and authority of the District and any successor governmental authority;

WHEREAS, the Owner desires to construct a four-foot wide and twenty-foot long hardscaped area (“Improvements”), a portion of which Improvements will encroach into a portion of the Easement and the Owner requested that the District consent to such encroachment to facilitate construction of the Improvements, all as more particularly depicted in **Exhibit A** (“Encroachment Area”); and

WHEREAS, the District has agreed to consent to the installation of the Improvements within the Encroachment Area, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements provided herein, and for other valuable and good consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the District and Owner agree as follows:

1. RECITALS. The recitals stated above are true and correct and are incorporated herein by this reference and form a material part of this Agreement.

2. PERMISSION. The District grants to the Owner, and Owner’s heirs, successors, assigns and permittees, but only to the extent the District owns the Easement and has a right to

permit an encroachment, the right, privilege and permission to construct, operate and maintain Improvements as more particularly depicted in **Exhibit A** attached hereto, subject to the terms of this Agreement. The District, by entering this Agreement, makes no representations or warranties that it is an owner or the sole owner of the Easement. The Owner shall be solely responsible for confirming easement ownership and property ownership to ensure that the Owner has obtained the rights necessary to use, improve or alter the Property in the manner intended by Owner.

3. OWNER'S RESPONSIBILITIES. The Owner shall have the following responsibilities as a condition of the District's consent to Owner's installation, operation and maintenance of the Improvements in the Easement. Specifically, the Owner shall:

(a) be fully responsible for the installation, operation and maintenance of the Improvements;

(b) obtain any and all applicable permits and approvals relating to Improvements including, but not limited to, any approvals by the Master Association pursuant to the Esplanade Lake Club Declaration, as well as any other necessary legal interests and approvals. The District does not represent that the District has authority to provide all necessary approvals for the installation of Improvements;

(c) ensure that the installation, operation and maintenance of the Improvements are conducted in compliance with all applicable laws, including but not limited to, building codes, set-back requirements and other applicable laws, rules, ordinances and codes;

(d) ensure that the installation, operation and maintenance of the Improvements does not damage any property of the District, or any third-party's property, and, in the event of any such damage, the Owner shall immediately repair the damage or compensate the District for such repairs, at the District's option;

(e) ensure that the Owner's exercise of privilege granted hereunder does not interfere with the District's rights under the Easement. For example, the Improvements to be installed within the Easement shall be installed higher than ground level, so as not to impede the flow of surface water to the stormwater management facility, or shall otherwise be constructed so as not to impede the flow of surface water. Further, the Improvements shall be installed in such a manner as to not interfere with or damage any culvert pipes that may be located within the Easement. The Owner shall be responsible for locating and identifying any such stormwater improvements and/or utilities, if any;

(f) ensure that the District has free access to and from the stormwater management system, including allowing access through the Improvements, for the District to operate, maintain and repair the same, as needed;

(g) upon completion of the installation, continue to operate, maintain and repair the Improvements, in good and working condition; and

(h) keep the Encroachment Area free from any materialmen's or mechanic's liens and claims or notices with respect to such liens and claims, which arise by reason of the Owner's

exercise of rights under this Agreement, and Owner shall immediately discharge any such claim or lien.

4. REMOVAL AND/OR REPLACEMENT OF IMPROVEMENTS. The privilege and permission granted herein is given to Owner as an accommodation and is revocable at any time. The Owner acknowledges the legal interest of the District in the Easement described above and agrees never to deny such interest or to interfere in any way with the District's use of the same. The Owner shall exercise the privilege granted herein at Owner's own risk, and agrees that the Owner shall never claim any damages against the District for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the District. The Owner further acknowledges that, with adequate written notice, the District may remove all, or any portion or portions, of the Improvements, at Owner's expense, in order to repair or maintain its facilities, and that the District is not obligated to re-install the Improvements to its original location and is not responsible for any loss or damage to the Improvements, or its supporting structure as a result of such removal.

5. INDEMNIFICATION. The Owner hereby agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Owner to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Owner as jointly liable parties; however, Owner shall indemnify the District for any and all percentage of fault attributable to Owner for claims against the District, regardless of whether the District is adjudged to be more or less than 50% at fault. Owner further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute.

Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District, all as actually incurred.

6. COVENANTS RUN WITH THE LAND. This Agreement and all rights and obligations contained herein, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, including, but not limited to, all subsequent owners of any portions of the property described herein and all persons claiming under them. Whenever the word "Owner" is used herein, it shall be deemed to mean the current owner of the Property and its successors and assigns.

7. AMENDMENTS. Except as may be otherwise set forth herein, this Agreement may not be amended or modified in whole or in part except by an instrument in writing executed by the affected parties, and recorded in the Official Records of Lee County, Florida.

8. SOVEREIGN IMMUNITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

9. ENFORCEMENT. In the event of any litigation pertaining to this Agreement, the permission herein granted, the rights, duties, obligations or liabilities of the parties hereto, and the enforcement of any rights hereunder or the interpretation of any provision hereof, the substantially prevailing party in such litigation shall be entitled to recover its reasonable attorneys' fees, paralegal fees, court costs, and associated expenses from the other party, whether incurred before, during, or after trial, appellate proceedings, settlement, mediation, or negotiations.

10. APPLICABLE LAW; VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in Lee County, Florida.

11. COUNTERPARTS. This Agreement 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.

[Signatures on the following pages]

IN WITNESS WHEREOF, THIS AGREEMENT has been executed by the parties on the date and year first written above:

Signed, sealed and delivered
in the presence of:

**ESPLANADE LAKE CLUB COMMUNITY
DEVELOPMENT DISTRICT**

Witness:

By: _____

Felipe Gonzalez, Chairperson

Witness:

By: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 2026 by _____, as _____ of the Esplanade Lake Club Community Development District, a community development district established and existing pursuant to Chapter 190, Florida Statutes, on behalf of such community development district, who is personally known to me or has produced a _____ driver's license as identification.

Notary Public, State of Florida

Printed Name of Notary Public

My Commission expires:

Signed, sealed and delivered
in the presence of:

Witness:

By: _____

Jeff Lux _____

Witness:

By: _____

STATE OF FLORIDA
COUNTY OF _____

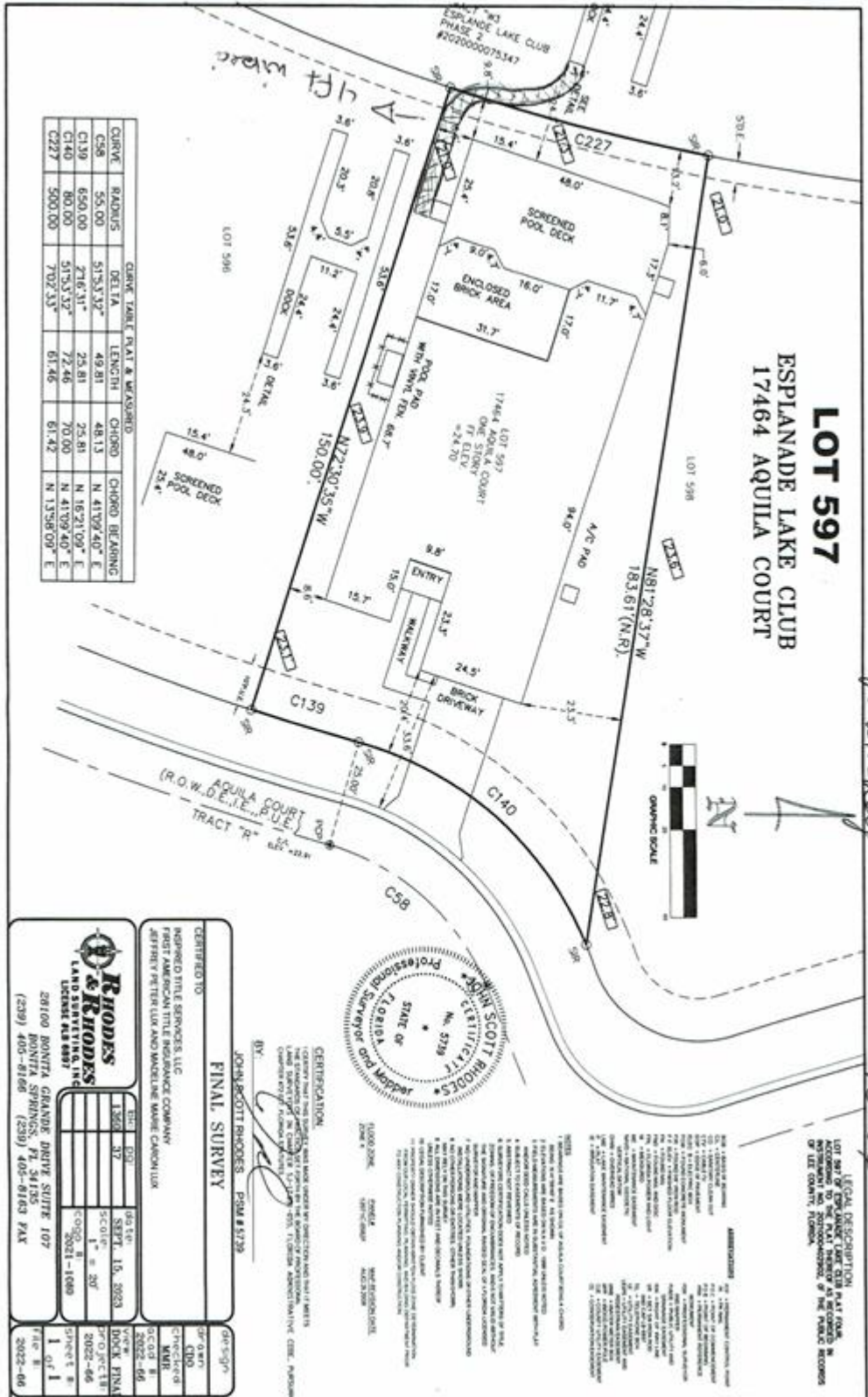
The foregoing instrument was acknowledged before me by means of physical presence or
 online notarization this ____ day of _____, 2026 by
_____, who is personally known to me or has produced a
_____ driver's license as identification.

Notary Public, State of Florida

Printed Name of Notary Public

My Commission expires:

Exhibit A
 Drainage Easement Encroachment Area Indicated in Yellow



LEGAL DESCRIPTION
 LOT 597 OF ESPLANADE LAKE CLUB, PHASE 2, ACCORDING TO THE FINAL PLAT THEREOF, AS RECORDED IN PUBLIC RECORDS OF DEED COUNTY, FLORIDA.

ASSUMPTIONS
 1. THE SURVEY IS BASED UPON THE RECORDS OF DEED COUNTY, FLORIDA.
 2. THE SURVEY IS BASED UPON THE RECORDS OF DEED COUNTY, FLORIDA.
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 9. THE SURVEY IS BASED UPON THE RECORDS OF DEED COUNTY, FLORIDA.
 10. THE SURVEY IS BASED UPON THE RECORDS OF DEED COUNTY, FLORIDA.



CERTIFICATION:
 I, JOHN SCOTT RHODES, a duly licensed Professional Surveyor in the State of Florida, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the undersigned and that I am not aware of any other survey of the same premises.

BY: *[Signature]*
 JOHN SCOTT RHODES, P.S.M. # 5739

RHODES & RHODES
 LAND SURVEYORS
 LICENSE #15 9897

28100 RONITA GRANDE DRIVE SUITE 107
 AUSTIN, TEXAS 78745
 (239) 405-8160 (239) 405-8163 FAX

CERTIFIED TO:
 INSPIRED TITLE SERVICES, LLC
 FIRST AMERICAN TITLE INSURANCE COMPANY
 JEFFREY PETER LUX AND WENDIE MARIE CANNON LUX

FINAL SURVEY
 PSM # 5739

DATE	10/15/20
BY	JOHN SCOTT RHODES
SCALE	1" = 20'
CORNER	20221-1080
PROJECT	DRIVE FINAL
SHEET	1 OF 1

RESOLUTION NO. 2026-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING POLICIES AND PROCEDURES RELATING TO THE REVIEW OF REQUESTS FOR ENCROACHMENTS INTO EASEMENTS DEDICATED TO THE DISTRICT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Esplanade Lake Club Community Development District (the "District") is organized for purposes which include ownership and operation of certain public infrastructure within or benefiting the residential development known generally as Esplanade Lake Club; and

WHEREAS, throughout the year, the District receives various requests by certain property owners seeking to install a fence and related improvements within a drainage easement dedicated or granted to the District ("Encroachment Agreement Request"); and

WHEREAS, it is not practical, expeditious or economical to arrange and hold meetings of the Board of Supervisors (the "Board") each time an Encroachment Agreement Request is received from a property owner; and

WHEREAS, the Board desires to approve policies and procedures for the review and approval (if applicable) of an Encroachment Agreement Request. Further, with respect to any Encroachment Agreement Request approved pursuant to the policies and procedures by the Chairman or the Vice Chairman (in the Chairman's absence), such individual shall have the authority to execute necessary documentation in connection with the approval of such Encroachment Agreement Request.

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

SECTION 1. RECITALS. The foregoing recitals are true and correct and incorporated herein as if written into the body of this Resolution.

SECTION 2. ENCROACHMENT POLICIES AND PROCEDURES. The Encroachment Policies and Procedures attached hereto and made a part of this Resolution as **Exhibit "A"** are hereby approved for use by the District.

SECTION 3. FORM OF ENCROACHMENT APPLICATION INSTRUCTIONS. The form of the Encroachment Application Instructions attached hereto and made a part of this Resolution as **Exhibit "B"** is hereby approved for use by the District in substantially the form attached.

SECTION 4. FORM OF ENCROACHMENT AGREEMENT. The form of the Encroachment Agreement attached hereto and made a part of this Resolution as **Exhibit "C"** is hereby approved for use by the District in substantially the form attached.

SECTION 5. AUTHORIZED OFFICER. The Chairman or the Vice Chairman (in the Chairman’s absence) is hereby designated by the District and authorized by the District to carry out the policies and procedures set forth herein with regard to Encroachment Agreement Requests.

SECTION 6. CONTINUING EFFECT. The policies and procedures attached to this Resolution as Exhibit “A”, the form of application instructions attached to this Resolution as Exhibit “B”, and the form of the agreement attached to this Resolution as Exhibit “C” shall stay in full force and effect until such time as the Board may amend or rescind said policies, procedures, application instructions or agreement form(s), as applicable.

SECTION 7. SUBSEQUENT PRESENTATION TO THE BOARD. A copy of any approved Encroachment Agreement Request and any corresponding documents required pursuant to this Resolution shall be made available to the Board for informational purposes only at its next regularly scheduled meeting following approval; provided, however, that any failure to present said approved Encroachment Agreement Request shall not affect the validity or implementation of this Resolution.

SECTION 8. SEVERABILITY. Should any sentence, section, clause, part or provision of this Resolution be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Resolution as a whole, or any part thereof, other than the part declared invalid.

SECTION 9. CONFLICTS. All Sections or parts of Sections of any Resolutions or actions of the Board in conflict are hereby repealed to the extent of such conflict.

SECTION 10. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Board of Supervisors of the Esplanade Lake Club Community Development District, Lee County, Florida, this 9th day of July 2026.

ATTEST:

**ESPLANADE LAKE CLUB
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Felipe Gonzalez, Chairperson

Exhibit "A"
Encroachment Policies and Procedures

A. Generally

1. For purposes of these Fence Encroachment Policies and Procedures, a "Encroachment" shall mean any proposed encroachment of a fence of a property owner into a drainage easement dedicated or granted to the District.
2. Attached as Exhibit "B" are the Encroachment Application Instructions for a property owner that desires to submit an application to the District ("Encroachment Application") for the District to approve a Encroachment. The District Manager may develop and establish an application consistent with the Encroachment Application Instructions to facilitate the intake of requests for Fence Encroachments.
3. The Encroachment Application shall be reviewed by the District Manager, in consultation with District Counsel, to determine whether to approve, approve with conditions or deny the Encroachment Application.
4. The District reserves the right to deny any Encroachment Application or impose any conditions on a Encroachment Application based on considerations that the District deems necessary or appropriate including, without limitation, impacts on the District's stormwater management system, access to stormwater management facilities, potential damage to stormwater management improvements and safety.
5. To the extent the Encroachment Application is to be approved, the property owner will be required to enter into a Encroachment Agreement with the District, which agreement will specify the terms of Fence Encroachment being permitted. The form Encroachment Agreement attached as Exhibit "C" to these Encroachment Policies and Procedures is hereby approved for use as a form by the District as appropriate. If after applicable review, a Encroachment Application is set to be approved, the Encroachment Agreement will be finalized by District Counsel.

Further, because it is recognized that circumstances may arise where property conditions necessitate certain modifications to the form Encroachment Agreement or where a property owner may request certain modifications to the form Fence Encroachment Agreement, the District Manager shall be permitted, after consultation with District Counsel, to make modifications to the form Fence Encroachment Agreement, provided such modifications do not materially and unreasonably alter the intent, purpose and protection provided to the District by the form Encroachment Agreement. The Chairman (or Vice Chairman in the Chairman's absence) is hereby designated by the District and authorized by the District to execute, when appropriate, the Encroachment Agreement in connection with any approved Encroachment.

Exhibit "B"
Form of Encroachment Application Instructions

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT

ENCROACHMENT

APPLICATION INSTRUCTIONS

Attached to these instructions is a template of the Encroachment Agreement typically used by Esplanade Lake Club Community Development District ("**District**") when a landowner desires to construct improvements ("**Improvements**") that will encroach into a drainage easement ("**Easement**") dedicated or granted to the District. Please familiarize yourself with the terms and conditions of the form agreement prior to submitting the application. All potential encroachments are reviewed on a case-by-case basis and may be approved, approved with conditions or denied by the District in its discretion.

INSTRUCTIONS:

1. The property owner seeking a Encroachment Agreement must provide to the District the following information:
 - a) Landowner's name (exactly as shown on title to the property), physical address, folio number, and contact information.
 - b) A description of the proposed Improvements that will encroach into the Easement, including copies of permits and approvals applied for or received. The materials must include details regarding construction of the Improvements, including, but not limited to, foundation size, depth and location with the Easement.
 - c) Landowners must secure approval from any applicable homeowners' association; however, the District does not require evidence of the applicable homeowners' association approval(s). Approval by the District does not constitute final approval of the Improvements, as the Improvements shall be subject to all local laws, rules, and regulations, and applicable homeowners' association(s).
 - d) Proof of ownership of landowner's property (i.e. copy of deed to landowner's property).
 - e) A copy of a land survey depicting the proposed encroachment area into the Easement.
 - f) Any other information reasonably requested by the District and pertaining to the proposed Fencing Improvements.
2. The landowner is responsible for paying all costs incurred by the District with respect to the landowner's request to encroach into an Easement, including all legal and professional fees and any other fees and costs incurred by the District. To the extent the District approves allowing the encroachment, the landowner and the District will sign an Encroachment Agreement.

3. The application information and documentation listed above must be delivered to the Esplanade Lake Club Community Development District, c/o PFM Management Services LLC, 2301 Northeast 37th Street, Fort Lauderdale, FL 33308. The application is recommended to be provided by email to James P. Ward, District Manager at wardj@pfm.com.
4. Following receipt of the above, the District will review the application and make a determination whether to approve, approve with conditions or deny the application.
5. Any changes to the Encroachment Agreement or any provision thereof, must be approved by District Counsel prior to execution and recording by the District.
6. Landowner is solely responsible for obtaining permits and approvals of government agencies, homeowners' associations, or any other person or entity having jurisdiction over the property or the improvements, including all costs thereof. Nothing in the Encroachment Agreement shall constitute any acknowledgement, approval or waiver by the District of any requirement, permit, or approval of any applicable government agency, homeowners' association, or any other person or entity having jurisdiction over the property or the improvements.
7. Send submittals as follows:
 - a. Initial application:
 - i. James P. Ward - PFM Management Services LLC - wardj@pfm.com

Exhibit "C"
Encroachment Agreement

Exhibit A
Easement Encroachment Area Indicated in Yellow

Esplanade Lake Club

Community Development District

Financial Statements June 30, 2026

*PFM Management Services LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817
Phone: (954) 658-4900*

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Esplanade Lake Club Community Development District

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Esplanade Lake Club Community Development District
Balance Sheet
Through June 30, 2026

	Governmental Funds									Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds			Capital Project Funds			General Long Term Debt	General Fixed Assets			
		Series 2019A-1	Series 2019A-2	Series 2025	Series 2019A-1	Series 2019A-2	Series 2025					
Assets												
Cash and Investments												
General Fund												
Truist - Checking Account	\$ 185,966	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 185,966
FMIT - Investment Account	863,377	-	-	-	-	-	-	-	-	-	-	863,377
Debt Service Fund												
Reserve Account	-	425,575	21,806	88,578	-	-	-	-	-	-	-	535,959
Revenue	-	854,966	66,932	72,953	-	-	-	-	-	-	-	994,852
Prepayment Account	-	1,816	16,618	-	-	-	-	-	-	-	-	18,434
Construction	-	-	-	-	-	-	789	-	-	-	-	789
Due from Other Funds												
General Fund	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Unamortized Prem/Discount on Bonds Payable	-	-	-	-	-	-	6,921	-	-	-	-	6,921
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	1,387,714	-	-	-	1,387,714
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	14,877,286	-	-	-	14,877,286
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	9,328,372	-	9,328,372
Total Assets	\$ 1,049,342	\$ 1,282,357	\$ 105,357	\$ 161,531	\$ -	\$ -	\$ 7,710	\$ 16,265,000	\$ 9,328,372	\$ -	\$ -	\$ 28,199,669

Esplanade Lake Club Community Development District
Balance Sheet
Through June 30, 2026

	Governmental Funds									Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds			Capital Project Funds			General Long Term Debt	General Fixed Assets			
		Series 2019A-1	Series 2019A-2	Series 2025	Series 2019A-1	Series 2019A-2	Series 2025					
Liabilities												
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Advance	-	-	-	-	-	-	455,267	58,716	-	-	-	513,984
Due to Other Funds												
General Fund	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Bonds Payable												
Current Portion (Due within 12 months)												
Series 2019A-1	-	-	-	-	-	-	-	-	320,000	-	-	320,000
Series 2019A-2	-	-	-	-	-	-	-	-	15,000	-	-	15,000
Series 2025	-	-	-	-	-	-	-	-	40,000	-	-	40,000
Long Term												
Series 2019A-1	-	-	-	-	-	-	-	-	12,840,000	-	-	12,840,000
Series 2019A-2	-	-	-	-	-	-	-	-	620,000	-	-	620,000
Series 2025	-	-	-	-	-	-	-	-	2,430,000	-	-	2,430,000
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 455,267	\$ 58,716	\$ 16,265,000	\$ -	\$ -	\$ 16,778,984
Fund Equity and Other Credits												
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	9,328,372	-	9,328,372
Fund Balance												
Restricted												
Beginning: October 1, 2025 (Unaudited)	-	1,257,879	154,694	149,140	39,402	(443,591)	67,302	-	-	-	-	1,224,826
Results from Current Operations	-	24,478	(49,337)	12,391	(39,402)	(11,676)	(118,309)	-	-	-	-	(181,855)
Unassigned												
Beginning: October 1, 2025 (Unaudited)	674,944	-	-	-	-	-	-	-	-	-	-	674,944
Additions: Extraordinary Capital/Operation Reserve	131,250	-	-	-	-	-	-	-	-	-	-	131,250
Results from Current Operations	243,148	-	-	-	-	-	-	-	-	-	-	243,148
Total Fund Equity and Other Credits	\$ 1,049,342	\$ 1,282,357	\$ 105,357	\$ 161,531	\$ 0	\$ (455,267)	\$ (51,006)	\$ -	\$ 9,328,372	\$ -	\$ -	\$ 11,420,686
Total Liabilities, Fund Equity and Other Credits	\$ 1,049,342	\$ 1,282,357	\$ 105,357	\$ 161,531	\$ 0	\$ -	\$ 7,710	\$ 16,265,000	\$ 9,328,372	\$ -	\$ -	\$ 28,199,669

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2026

Description	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest				
Interest - FMIT	1,319	13,377	25,000	54%
Special Assessment Revenue				
Special Assessments - On-Roll	3,009	1,004,263	1,070,089	94%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(42,804)	0%
Total Revenue and Other Sources:	\$ 4,328	\$ 1,017,640	\$ 1,052,285	97%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	400	2,000	2,400	83%
Executive				
Professional Management	4,583	41,250	55,000	75%
Financial and Administrative				
Audit Services	-	5,600	4,500	124%
Accounting Services	3,333	30,000	40,000	75%
Assessment Roll Services	3,333	30,000	40,000	75%
Arbitrage Rebate Services	-	500	1,500	33%
Other Contractual Services				
Legal Advertising	2,011	2,011	4,000	50%
Trustee Services	4,246	11,664	11,250	104%
Dissemination Agent Services	-	875	7,000	13%
Bond Amortization Schedules	-	500	2,000	25%
Property Appraiser & Tax Collector Fees	-	809	700	116%
Bank Service Fees	0	0	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	-	95	250	38%
Computer Services - Website Development	-	2,400	2,400	100%
Insurance				
	-	18,623	18,275	102%
Printing & Binding				
	-	265	300	88%
Subscription & Memberships				
	-	175	175	100%
Legal Services				
Legal - General Counsel	1,410	3,431	7,500	46%
Other General Government Services				
Engineering Services	-	-	5,000	0%

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2026

Description	June	Year to Date	Total Annual Budget	% of Budget
Road and Street Services				
Professional Management				
Asset Management	-	-	1,000	0%
Repairs and Maintenance				
Miscellaneous Repairs	-	-	2,000	0%
Pressure Cleaning	-	3,549	4,000	89%
Stormwater Management Services				
Professional - Management	4,159	42,181	68,000	62%
Repairs & Maintenance				
Lake System				
Aquatic Weed Control	3,450	27,450	44,000	62%
Lake Bank Maintenance	-	106,785	114,000	94%
Fountain and Aeration Maintenance	-	-	1,500	0%
Water Quality Reporting	5,865	52,785	69,000	77%
Water Quality Testing	5,550	11,100	16,000	69%
Stormwater Structures	377	69,152	40,000	173%
Midge Fly Control	-	-	3,500	0%
Lake 5/6 Fish Stocking	-	21,019	38,000	55%
Rip-Rap Repairs	-	2,000	20,000	10%
Wetland Preserves System				
Wetland Maintenance	1,250	27,206	12,000	227%
Contingencies	2,100	13,970	8,340	168%
Landscaping				
Professional Services				
Asset Management	1,654	12,625	30,000	42%
Repairs & Maintenance				
Landscape Maintenance	13,420	60,390	95,000	64%
Eagle Key Maintenance	-	-	16,000	0%
Tree Trimming	-	-	18,000	0%
Landscape Replacements	-	2,098	10,000	21%
Mulch Installation	-	15,780	13,000	121%
Annuals	3,225	12,728	20,000	64%
Landscape Lighting	-	-	1,000	0%
Irrigation System Repairs	-	-	1,500	0%
Holiday Lighting	-	5,000	5,000	100%
Miscellaneous Repairs	-	7,227	2,000	361%
Contingencies	-	-	5,445	0%

Prepared by:

PFM Management Services LLC

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2026

Description	June	Year to Date	Total Annual Budget	% of Budget
Capital Outlay				
Contingencies/CEI Services	-	-	16,500	0%
Reserve Allocations				
Extraordinary Capital/Operations	14,583	131,250	175,000	75%
Total Expenditures and Other Uses:	\$ 74,950	\$ 774,492	\$ 1,052,285	74%
Net Increase/ (Decrease) in Fund Balance	(70,622)	243,148	-	
Fund Balance - Beginning	1,105,381	674,944	674,944	
Extraordinary Capital/Operations Reserve	14,583	131,250	175,000	
Fund Balance - Ending	\$ 1,049,342	\$ 1,049,342	\$ 849,944	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2026

Description	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	1,269	11,689	18,265	64%
Revenue Account	2,479	23,006	30,365	76%
Prepayment Account	-	1	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	2,533	845,264	924,979	91%
Other Fees and Charges				
Discounts for Early Payment	-	-	(60,513)	0%
Intragovernmental Transfers In	-	45,553	-	0%
Total Revenue and Other Sources:	\$ 6,281	925,512	\$ 913,096	101%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	-	310,000	310,000	100%
Principal Debt Service - Early Redemptions	-	50,000	-	0%
Interest Expense	-	535,531	535,531	100%
Intragovernmental Transfers Out	-	5,503	-	0%
Total Expenditures and Other Uses:	\$ -	901,034	\$ 845,531	107%
Net Increase/ (Decrease) in Fund Balance	6,281	24,478	67,565	
Fund Balance - Beginning	1,276,076	1,257,879	1,257,879	
Fund Balance - Ending	\$ 1,282,357	1,282,357	\$ 1,325,444	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2026

Description	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	68	720	118	610%
Revenue Account	194	1,230	2,422	51%
Prepayment Account	33	1,517	12,573	12%
Special Assessment Revenue				
Special Assessments - On-Roll	234	78,238	79,902	98%
Special Assessments - Prepayment 2019A-2	-	97,209	-	0%
Developer Contributions				
	-	56,855	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	(5,226)	0%
Intragovernmental Transfers In				
	-	12,233	-	0%
Total Revenue and Other Sources:	\$ 528	248,002	\$ 89,789	276%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	-	40,000	40,000	100%
Principal Debt Service - Early Redemptions	-	225,000	-	0%
Interest Expense	-	31,966	34,675	92%
Intragovernmental Transfers Out				
	-	374	-	0%
Total Expenditures and Other Uses:	-	297,339	\$ 74,675	398%
Net Increase/ (Decrease) in Fund Balance	528	(49,337)	15,114	
Fund Balance - Beginning	104,829	154,694	154,694	
Fund Balance - Ending	\$ 105,357	\$ 105,357	\$ 169,808	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2026

Description	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ 147,504	0%
Interest Income				
Reserve Account	263	2,422	-	0%
Revenue Account	206	2,330	-	0%
Capitalized Interest	-	429	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	526	175,404	189,546	93%
Other Fees and Charges				
Discounts for Early Payment	-	-	(12,400)	0%
Intragovernmental Transfers In				
	-	-	-	0%
Total Revenue and Other Sources:	\$ 995	180,586	\$ 324,650	0%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	-	35,000	35,000	100%
Interest Expense	-	128,708	128,708	100%
Intragovernmental Transfers Out				
	263	4,487	-	0%
Total Expenditures and Other Uses:	263	168,195	\$ 163,708	0%
Net Increase/ (Decrease) in Fund Balance	732	12,391	160,942	
Fund Balance - Beginning	160,800	149,140	149,140	
Fund Balance - Ending	\$ 161,531	\$ 161,531	\$ 310,082	

Esplanade Lake Club Community Development District
Construction Project Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2026

Description	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	-	648	-	0%
Intragovernmental Transfers In				
	-	5,503	-	0%
Total Revenue and Other Sources:	\$ -	\$ 6,151	\$ -	0%
Expenditures and Other Uses				
Capital Outlay				
Intragovernmental Transfers Out				
	-	45,553	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 45,553	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ (39,402)	-	
Fund Balance - Beginning	\$ -	39,402	-	
Fund Balance - Ending	\$ -	\$ -	\$ -	

Esplanade Lake Club Community Development District
Construction Project Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2026

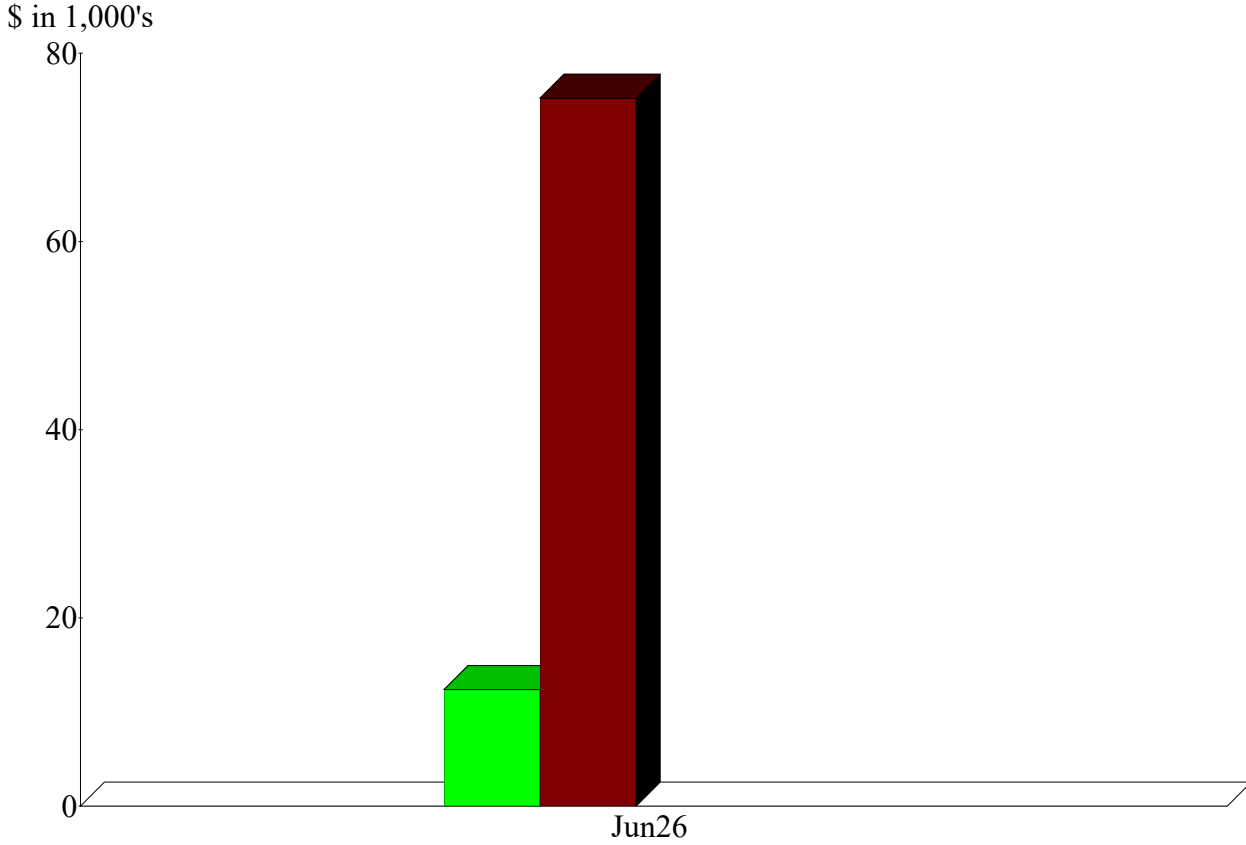
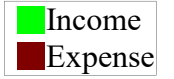
Description	June	Year to Date	Total Annual Budget
Revenue and Other Sources			
Carryforward	\$ -	\$ -	\$ -
Interest Income			
Construction Account	-	183	-
Intragovernmental Transfers In			
	-	374	-
Total Revenue and Other Sources:	\$ -	\$ 557	\$ -
Expenditures and Other Uses			
Capital Outlay			
Intragovernmental Transfers Out			
	-	12,233	-
Total Expenditures and Other Uses:	\$ -	\$ 12,233	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ (11,676)	-
Fund Balance - Beginning	\$ (455,267)	(443,591)	-
Fund Balance - Ending	\$ (455,267)	\$ (455,267)	\$ -

Esplanade Lake Club Community Development District
Construction Project Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2026

Description	June	Year to Date	Total Annual Budget
Revenue and Other Sources			
Carryforward	\$ -	\$ -	\$ -
Interest Income			
Construction Account	1	1,349	-
Cost of Issuance	-	9	-
Intragovernmental Transfers In	263	4,487	-
Total Revenue and Other Sources:	\$ 265	\$ 5,845	\$ -
Expenditures and Other Uses			
Capital Outlay		124,154	
Intragovernmental Transfers Out	-	-	-
Total Expenditures and Other Uses:	\$ -	\$ 124,154	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 265	\$ (118,309)	-
Fund Balance - Beginning	\$ (51,271)	67,302	-
Fund Balance - Ending	\$ (51,006)	\$ (51,006)	\$ -

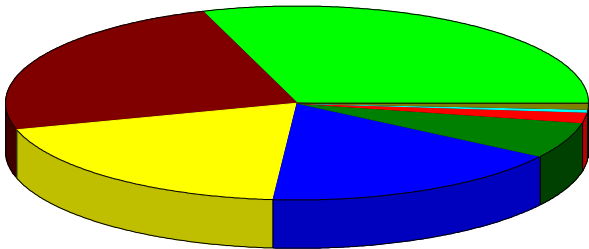
Esplanade Lake Club Community Development District

Income and Expense by Month
June 2026



Expense Summary
June 2026

5380000 · Stormwater Mgmt-Constructio	30.25%
5790000 · Landscaping	24.33
9099000 · Reserve Allocations	19.39
5130000 · Financial and Administrative	17.18
5120000 · Executive	6.09
5140000 · Legal Services	1.87
5110000 · Legislative	0.53
5810000 · Interfund Transfer Out	0.35
Total	\$75,212.89



By Account