

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



REGULAR MEETING AGENDA

SEPTEMBER 8, 2021

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

September 1, 2021

Board of Supervisors

Esplanade Lake Club Community Development District

Dear Board Members:

This Meeting of the Board of Supervisors of the Esplanade Lake Club Community Development District will be held on **Wednesday, September 8, 2021, at 1:30 P.M.** at the offices of **Waldrop Engineering 28100 Bonita Grande Drive, Suite 305, Bonita Springs, Florida 34135.**

The following WebEx link and telephone number are provided to join/watch the meeting.

<https://districts.webex.com/districts/onstage/g.php?MTID=edf36dc7b9063e1081ea464f822a0c70d>

Access Code: **179 425 6515**, Event password: Jpward

Phone: **408-418-9388** and enter the access code **179 425 6515** to join the meeting.

Agenda

1. Call to Order & Roll Call.
2. Consideration of the Minutes:
 - I. July 14, 2021, Regular Meeting.
3. Consideration of Resolution 2021-13, a Resolution of the Board of Supervisors of the Esplanade Lake Club Community Development District approving the conveyance of certain tracts on the phase 1 Plat And phase 2 Plat.
4. Staff Reports.
 - I. District Attorney.
 - II. District Engineer.
 - III. District Asset Manager.
 - a) Report September 1, 2021
 - IV. District Manager.
 - a) Financial Statement for period ending July 31, 2021 (unaudited).
5. Supervisor's Requests and Audience Comments.

6. Adjournment.

The first order of business is the Call to Order and Roll Call.

The second order of business is the consideration of the Minutes from the July 14, 2021, Regular Meeting.

The third order of business is the consideration of Resolution 2021-13, a Resolution of the Board of Supervisors of the Esplanade Lake Club Community Development District approving the conveyance of certain tracts on the phase 1 Plat And phase 2 Plat.

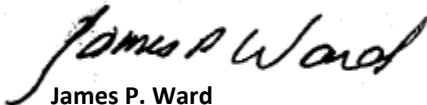
The fourth order of business is the consideration of Staff Reports by the District Attorney, Engineer, Asset Manager, and the District Manager. The District Asset Manager will present a Report for September 1, 2021. The District Manager will report on Financial Statements for the period ending July 31, 2021.

The fifth order of business is the Supervisor's Requests and Audience Comments.

The balance of the agenda is standard in nature, and I look forward to seeing you at the meeting. If you have any questions and/or comments before the meeting, please do not hesitate to contact me directly at (954) 658-4900.

Sincerely,

Esplanade Lake Club Community Development District



James P. Ward
District Manager

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

10 The Regular Meeting of the Board of Supervisors of the Esplanade Lake Club Community Development
11 District was held on Wednesday, July 14, 2021, at 1:30 P.M. at the offices of Waldrop Engineering, 28100
12 Bonita Grande Drive, Suite 305, Bonita Springs, Florida 34135.
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Present and constituting a quorum:

20 Charles Cook	Chairperson
21 Ricardo "Ricky" DeCamps	Vice Chairperson
22 Rebekah Norton	Assistant Secretary
23 Brian Keller	Assistant Secretary

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Absent:

28 Valerie McChesney	Assistant Secretary
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Also present were:

33 James P. Ward	District Manager
34 Wes Haber	District Attorney
35 Rob Summers	

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Audience:

42 All resident's names were not included with the minutes. If a resident did not identify
43 themselves or the audio file did not pick up the name, the name was not recorded in these
44 minutes.
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**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE
TRANSCRIBED IN *ITALICS*.**

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

District Manager James P. Ward called the meeting to order at approximately 1:35 p.m. He conducted
roll call; all Members of the Board were present, with the exception of Supervisor Chesney, constituting
a quorum.

Mr. Rob Summers resigned from the Board, effective immediately; he left the meeting.

Mr. Ward indicated the Board had the ability appoint an individual to fill Mr. Summers' Seat.

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On MOTION made by Mr. Charles Cook, seconded by Mr. Brian Keller, and with all in favor, Mr. Ricardo “Ricky” DeCamps was appointed to fill Mr. Summers’ Seat on the Board.

Mr. Ward, as a notary public, administered the Oath of Office to Mr. DeCamps. He asked Mr. DeCamps to sign the Oath of Office and return the signed Oath to himself for notarization and to be made part of the public record. He discussed the Form 1 – Statement of Financial Interests and noted Mr. DeCamps should call himself (Mr. Ward) with any questions regarding Form 1. He encouraged Mr. DeCamps not to forget to file Form 1 or risk incurring fees for late filing. He noted Mr. DeCamps had served on similar Boards in the past. He asked if Mr. DeCamps had any questions regarding the Florida Sunshine Law and Code of Ethics. Mr. DeCamps had none.

SECOND ORDER OF BUSINESS **Consideration of Minutes**

May 12, 2021 – Regular Meeting Minutes

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

On MOTION made by Mr. Brian Keller, seconded by Ms. Rebekah Norton, and with all in favor, the May 12, 2021, Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS **PUBLIC HEARING**

Public Hearing

Mr. Ward reviewed the public hearing process.

a. PUBLIC HEARING – FISCAL YEAR 2022 BUDGET

I. Public Comment and Testimony

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

On MOTION made by Mr. Charles Cook, seconded by Mr. Brian Keller, and with all in favor, the Public Hearing was opened.

Mr. Ward asked if there any audience members present via telephone or video conference, with any public comments or questions with respect to the Fiscal Year 2022 Budget; hearing none, he called for a motion to close the public hearing. He noted there were no members of the public present in person.

93 **On MOTION made by Mr. Charles Cook, seconded by Ms. Rebekah**
94 **Norton, and with all in favor, the Public Hearing was closed.**

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96 **II. Board Comment**
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98 Mr. Ward asked if there were any Board comments or questions. He noted there was a change
99 to the General Fund Budget for Fiscal Year 2022.

100
101 *Mr. Ward: The total Budget, which is \$526,000 dollars, has not changed. What we are doing is*
102 *taking available resources that are anticipated in cash at year end and moving \$150,000 dollars*
103 *of that into the fiscal year 2022 budget to fund it. So, out of the \$526,000 dollars, \$150,000*
104 *dollars will be funded from cash, the balance will be funded by assessments which would be*
105 *\$376,000 dollars. If you look on the bottom of page 2 on the right side, you will see the*
106 *assessment rates for 2022 as a result of this change, and then just to the right of this you will see*
107 *the existing fiscal year 2021 rates. As of the end of 2021 we anticipate we will have roughly*
108 *\$266,000 dollars in cash at the end of this year; \$150,000 dollars of it will be used to fund your*
109 *budget for next year, and the balance of it I generally reserve for paying the bills in October,*
110 *November, December of each year. That is about \$109,000 dollars leftover. It is slightly short of*
111 *what's needed for the first three months, but honestly, we don't know what our budget numbers*
112 *are going to be for the first three months anyway because we haven't gone into full operation*
113 *yet. In 2023 we will reevaluate this whole process again.*

114
115 *Mr. Cook: Stormwater management service professional, is that Bruce?*

116
117 *Mr. Ward: Yes.*

118
119 *Mr. Keller: In 2023, do you anticipate the fee per going back up? Staying the same? This is a*
120 *significant drop.*

121
122 *Mr. Ward: Until we have a full year's worth of operations we don't know. Hopefully, we will be*
123 *in full year operation before September gets here, so we will have a full cycle in 2023 budget to*
124 *understand what our assessment rates will be.*

125
126 **III. Consideration of Resolution 2021-9 relating to the annual appropriations and adopting the**
127 **budget for Fiscal Year 2022**
128

129 Mr. Ward called for a motion.
130

131 **On MOTION made by Mr. Brian Keller, seconded by Mr. Charles Cook,**
132 **and with all in favor, Resolution 2021-9 was adopted, and the Chair**
133 **was authorized to sign.**

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135 **b. FISCAL YEAR 2022 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL AND**
136 **APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY**
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138 Mr. Ward indicated this public hearing was related to the imposition of the special assessments and
139 adopting an assessment roll for the District for Fiscal Year 2022.

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I. Public Comment and Testimony

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

On MOTION made by Mr. Charles Cook, seconded by Mr. Ricardo DeCamps, and with all in favor, the Public Hearing was opened.

Mr. Ward asked if there were any audience members present in person, via telephone or video conference with public comments or questions; hearing none, he called for a motion to close the Public Hearing.

On MOTION made by Mr. Brian Keller, seconded by Ms. Rebekah Norton, and with all in favor, the Public Hearing was closed.

II. Board Comment

Mr. Ward asked if there were any questions.

Mr. Cook: We have four more residents coming in. How are they being advised of these meetings so they can participate?

Mr. Ward: The website has the full agendas, locations, WebEx locations, and they can video in if they want. Budget Hearings are advertised with huge public notices in the newspaper. They are quarter page ads and get pretty good notice at this point.

III. Consideration of Resolution 2021-10 imposing special assessments, certifying an assessment roll, and approving the general fund special assessment methodology

Mr. Ward called for a motion. He stated the only change would be the assessment rates shown.

On MOTION made by Mr. Ricardo DeCamps, seconded by Mr. Brian Keller, and with all in favor, Resolution 2021-10 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2021-11

Consideration of Resolution 2021-11 designating dates, time, and location for regular meeting of the Board of Supervisor’s for Fiscal Year 2022

Mr. Ward indicated the meetings were scheduled for the second Wednesday of each month at 1:30 p.m. at the offices of Waldrop Engineering, 28100 Bonita Grande Drive, Suite 305, Bonita Springs, Florida 34135. He explained this resolution did not bind the Board to the dates and times; meetings could be added or removed as the Board deemed appropriate.

187 **On MOTION made by Mr. Charles Cook, seconded by Ms. Rebekah**
188 **Norton, and with all in favor, Resolution 2021-11 was adopted, and**
189 **the Chair was authorized to sign.**

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192 **FIFTH ORDER OF BUSINESS**

Consideration of Resolution 2021-12

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194 **Consideration of Resolution 2021-12, Re-Designation of the Officers of the District**

195
196 Mr. Ward stated currently, Charles Cook served as Chairperson, Rob Summers had served as Vice
197 Chairperson; the remaining Board Members served as Assistant Secretaries while he served as Secretary
198 and Treasurer. He explained with the addition of a new Board Member the Board had the ability to re-
199 designate the officers of the Board. He asked the Board how it wished to proceed. The Board chose to
200 add Mr. Ricardo DeCamps as the Vice Chairperson and to keep the remaining Officers the same. Mr.
201 Ward indicated he would adjust the Resolution accordingly.
202

203 **On MOTION made by Mr. Charles Cook, seconded by Mr. Brian Keller,**
204 **and with all in favor, Resolution 2021-12 was adopted, and the Chair**
205 **was authorized to sign.**

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208 **SIXTH ORDER OF BUSINESS**

Staff Reports

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210 **Staff Reports**

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212 **a) District Attorney**

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214 No report.

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217 **b) District Engineer**

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219 No report.

220
221 **c) District Manager**

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223 **I. Financial Statement for period ending May 31, 2021 (unaudited)**

224 **II. Financial Statement for period ending June 30, 2021 (unaudited)**

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226 No report.
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229 **SEVENTH ORDER OF BUSINESS**

Supervisor's Requests and Audience Comments

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231 Mr. Ward asked if there were any Supervisor's requests. He asked if there were any audience members
232 present by audio or video with any comments or questions; there were none.
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EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 1:50 p.m.

On MOTION made by Mr. Brian Keller, seconded by Mr. Ricardo DeCamps, and with all in favor, the Meeting was adjourned.

Esplanade Lake Club Community Development District

James P. Ward, Secretary

Charles Cook, Chairman

DRAFT

RESOLUTION 2021-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYANCE OF CERTAIN TRACTS ON THE PHASE 1 PLAT AND PHASE 2 PLAT; 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 created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Lee County, Florida; and

WHEREAS, the Act authorizes the District to issue bonds for the purposes, among others, of planning, financing, constructing, operating and/or maintaining certain infrastructure within or without the boundaries of the District; and

WHEREAS, the *Esplanade Lake Club Phase 1 Plat* was recorded on August 15, 2019 (the "**Phase 1 Plat**") and the *Esplanade Lake Club Phase 2 Plat* was recorded on March 25, 2020 (the "**Phase 2 Plat**," and together with the Phase 1 Plat, the "**Plats**"); and

WHEREAS, the District desires to approve the acceptance and recordation of the Quit-Claim Deed attached hereto as **Exhibit A** (the "**Deed**"), pursuant to which those certain Tracts designated as P6, P7, and P8 on the Phase 1 Plat and O30 on the Phase 2 Plat were conveyed to the District in fee simple.

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

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.

2. APPROVAL OF THE DEED. The District hereby approves the acceptance and recordation of the Deed attached hereto as **Exhibit A**, pursuant to which those certain Tracts designated on the Phase 1 Plat as P6, P7, and P8 and on the Phase 2 Plat as O30 were conveyed to the District in fee simple.

3. 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.

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

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

PASSED AND ADOPTED this 8th day of September 2021.

WITNESS:

**THE ESPLANADE LAKE CLUB COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Charles Cook, Chairperson

Exhibit A: Deed

The Instrument Prepared by and after Recording Return to:
(enclose self-addressed stamped envelope)

Mark F. Grant, Esq.
Greenspoon Marder LLP
5133 Castello Drive, Ste. 2
Naples, Florida 34103

PARCEL ID #: 10593386; 10593510; 10593511; 10598770

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

QUIT-CLAIM DEED

This Quit-Claim Deed, made this 29th day of June, 2021, between **TAYLOR MORRISON OF FLORIDA INC., a Florida corporation**, whose address is 28100 Bonita Grande Drive, Suite 102, Bonita Springs, Florida 34135 (“GRANTOR”) and **ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes**, whose mailing address is 2301 NE 37th Street, Fort Lauderdale, Florida 33308 (“GRANTEE”).

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand and makes no warranties or representations as to its interest which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Lee, State of Florida, to wit:

Tracts “P6,” “P7” and “P8” ESPLANADE LAKE CLUB PHASE 1, according to the Plat thereof recorded in Instrument #2019000189935, of the Public Records of Lee County, Florida; and

Tract “O30” ESPLANADE LAKE CLUB PHASE 2, according to the Plat thereof recorded in Instrument #2020000075347, of the Public Records of Lee County, Florida; and

Subject to covenants, conditions, restrictions, reservations, limitations and easements of record, if any, which are not reimposed hereby, including but not limited to, those set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for Esplanade Lake Club recorded in Official Records Instrument #2019000189973, of the Public Records of Lee County, Florida, and all amendments and supplements thereto (collectively, the “Declaration”), and taxes and assessments for the current and subsequent years.

Notwithstanding anything in the Declaration to the contrary, the foregoing Tracts “P6,” “P7,” “P8” and “O30” shall be maintained, administered and operated by Grantee.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anyways appertaining and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity to the only proper use, benefit and behoof of the Grantee forever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day first above written.

Signed, sealed and delivered in our presence by:

TAYLOR MORRISON OF FLORIDA, INC.,
a Florida corporation

Uinde Mendrala
 Signature
Uinde Mendrala
 Printed Name
[Signature]
 Signature
Ricardo De Camps
 Printed Name

[Signature]
 By:
 Printed Name: Barbara Kuninmonth
 Title: V-P

(CORPORATE SEAL)

STATE OF FLORIDA)
) ss:
 COUNTY OF Lee)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of physical presence or online notarization by Barbara Kuninmonth, as VP of **TAYLOR MORRISON OF FLORIDA, INC.**, a Florida corporation, who is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 29 day of June, 2021.

My Commission Expires:

[Signature]
 Notary Public
Rebekah Norton
 Typed, printed or stamped name of Notary Public



REBEKAH NORTON
 Commission # GG 329991
 Expires May 10, 2023
 Bonded Thru Budget Notary Services



Memorandum

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

Landscaping

Sunny Grove Landscaping and Nursery (Sunny Grove) mowed and hard-edged Center Place Blvd. on the 2nd, 9th, 16th, 23rd and 30th of August. The beds were weeded on the 2nd and 30th of August, and irrigation wet checks were performed August 2nd and 16th. Trimming was completed August 2nd and 30th. In addition, the CDD is communicating with Sunny Grove Eagle Key concerning a landscaping maintenance proposal for Eagle Key.

Lake Maintenance

Lake banks were reviewed on August 12th, 19th and 26th. During the August 12th inspection, Solitude was notified of two areas that required maintenance due to the bank being overgrown with weeds. In addition, Solitude was also notified on August 26th of trash / debris that needed to be removed in lake 11-2A.

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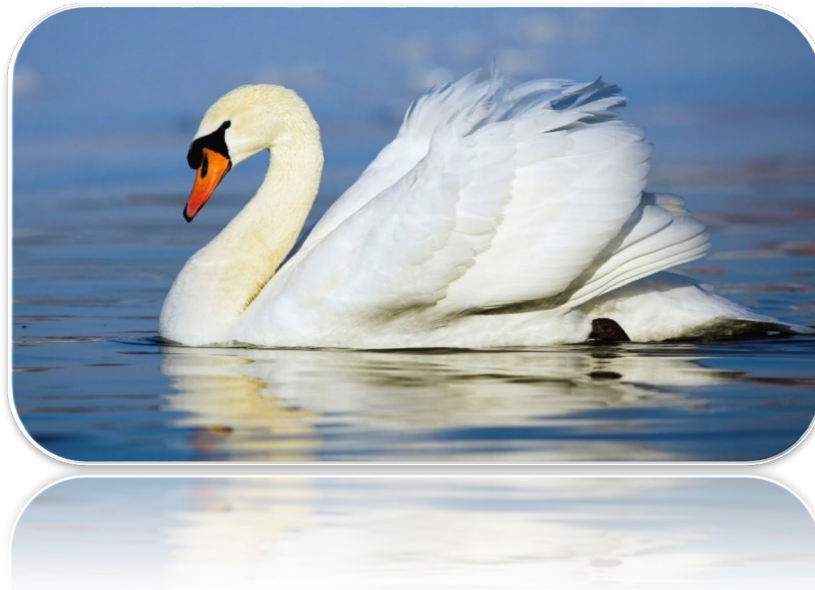
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ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JULY 2021

FISCAL YEAR 2021

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 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

**Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending July 31, 2021**

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	\$ 361,066	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 361,066
Debt Service Fund									
Interest Account		0	0	-	-	-	-	-	0
Sinking Account	-	-	-	-	-	-	-	-	-
Reserve Account	-	432,147	197,884	-	-	-	-	-	630,031
Revenue	-	530,155	262,976	-	-	-	-	-	793,131
Prepayment Account	-	-	354,402	-	-	-	-	-	354,402
General Redemption Account	-	-	-	-	-	-	-	-	-
Capitalized Interest	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-
Construction	-	-	-	160,722	6,757,349	-	-	-	6,918,072
Cost of Issuance	-	-	-	-	-	-	-	-	-
Due from Other Funds									
General Fund	-	17,000	8,242	-	-	-	-	-	25,242
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-
Market Valuation Adjustments	-	-	-	-	-	-	-	-	-
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-
Assessments Receivable/Deposits	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	1,802,807	-	-	1,802,807
Amount to be Provided by Debt Service Funds	-	-	-	-	-	19,752,193	-	-	19,752,193
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-
Total Assets	\$ 361,066	\$ 979,302	\$ 823,505	\$ 160,722	\$ 6,757,349	\$ 21,555,000	\$ -	\$ -	\$ 30,636,945

Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending July 31, 2021

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	\$ 13,133	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,133	
Due to Other Funds									
General Fund	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	25,242	-	-	-	-	-	-	25,242	
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	
Bonds Payable									
Current Portion	-	-	-	-	-	\$0	-	-	
Long Term	-	-	-	-	-	\$21,555,000	-	21,555,000	
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	
Total Liabilities	\$ 38,375	\$ -	\$ -	\$ -	\$ -	\$ 21,555,000	\$ -	\$ 21,593,375	
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, 2020 (Audited)	-	724,811	547,858	1,403,193	6,767,514	-	-	9,443,376	
Results from Current Operations	-	254,490	275,647	(1,212,007)	5,143	-	-	(676,726)	
Unassigned									
Beginning: October 1, 2020 (Audited)	10,194	-	-	-	-	-	-	10,194	
Results from Current Operations	312,498	-	-	-	-	-	-	312,498	
Total Fund Equity and Other Credits	\$ 322,692	\$ 979,302	\$ 823,505	\$ 160,722	\$ 6,757,349	\$ -	\$ -	\$ 9,043,570	
Total Liabilities, Fund Equity and Other Credits	\$ 361,066	\$ 979,302	\$ 823,505	\$ 160,722	\$ 6,757,349	\$ 21,555,000	\$ -	\$ 30,636,945	

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2021

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest													
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue													
Special Assessments - On-Roll	-	654	51,862	2,890	4,983	182,642	252,706	-	(25,242)	-	470,496	\$ 444,770	106%
Special Assessments - Off-Roll	-	-	30,000	-	-	-	-	-	-	-	30,000	44,985	67%
Developer Contribution	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 654	\$ 81,862	\$ 2,890	\$ 4,983	\$ 182,642	\$ 252,706	\$ -	\$ (25,242)	\$ -	500,496	\$ 489,755	N/A
Expenditures and Other Uses													
Executive													
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	33,333	40,000	83%
Financial and Administrative													
Audit Services	-	-	-	-	-	500	1,500	-	2,000	-	4,000	4,500	89%
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	13,333	16,000	83%
Assessment Roll Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	13,333	8,000	167%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	-	500	0%
Other Contractual Services													
Legal Advertising	401	-	4,067	-	5,048	-	-	-	-	1,407	10,922	5,000	218%
Trustee Services	-	-	-	-	4,031	2,956	-	-	-	-	6,988	8,250	85%
Dissemination Agent Services	917	417	417	417	917	917	417	417	417	917	6,167	500	1233%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	25	25	26	16	1	5	-	-	-	-	97	350	28%
Communications & Freight Services													
Postage, Freight & Messenger	56	-	103	21	-	305	21	11	11	21	549	750	73%
Computer Services - Website Development													
	50	-	50	-	-	-	-	-	-	-	100	1,500	7%
Insurance													
	5,381	-	-	-	-	-	-	-	-	-	5,381	5,200	103%
Printing & Binding													
	150	-	262	-	-	-	-	-	-	-	412	330	125%
Subscription & Memberships													
	175	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services													
Legal - General Counsel	-	-	7,493	-	506	-	636	-	300	285	9,219	15,000	61%
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Boundary Amendment	-	-	2,543	-	-	-	-	-	-	-	2,543	-	N/A

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2021

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Other General Government Services													
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	7,500	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Stormwater Management Services													
Professional - Management	-	-	-	-	-	7,292	2,917	2,917	2,917	2,917	18,958	35,000	54%
Field Operations													
Mitigation Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Utility Services	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Electric	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Repairs & Maintenance													
Lake System													
Aquatic Weed Control	-	-	-	-	-	-	-	2,500	4,164	125	6,789	59,200	11%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	25,200	-	25,200.00	150,000	17%
Slope Survey Monitoring	-	-	-	-	-	-	-	-	-	-	-	5,000	0%
Water Quality Reporting/Testing	-	-	-	-	-	-	-	-	4,660	-	4,660.00	15,000	31%
Capital Outlay													
Aeration Systems	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Littoral Shelf Plantings	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Erosion Restoration	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies - OVERALL	-	-	-	-	-	-	-	-	-	-	-	12,000	0%
Landscaping													
Repairs & Maintenance	-	-	-	-	-	5,550	6,853	-	9,684	3,750	25,837	100,000	26%
Reserves													
Operational Reserve (Future Years)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges													
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	13,154	6,441	20,959	6,454	16,504	23,524	18,343	11,844	55,352	15,422	187,998	489,755	38%
<hr/>													
Total Expenditures and Other Uses:	\$ 13,154	\$ 6,441	\$ 20,959	\$ 6,454	\$ 16,504	\$ 23,524	\$ 18,343	\$ 11,844	\$ 55,352	\$ 15,422	\$ 187,998	\$ 489,755	38%
<hr/>													
Net Increase/ (Decrease) in Fund Balance	(13,154)	(5,787)	60,903	(3,564)	(11,521)	159,117	234,363	(11,844)	(80,594)	(15,422)	312,498	-	
Fund Balance - Beginning	10,194	(2,960)	(8,747)	52,156	48,592	37,071	196,188	430,551	418,707	338,113	10,194	-	
Fund Balance - Ending	\$ (2,960)	\$ (8,747)	\$ 52,156	\$ 48,592	\$ 37,071	\$ 196,188	\$ 430,551	\$ 418,707	\$ 338,113	\$ 322,692	322,692	\$ -	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2021

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income													
Interest Account	-	0	0	-	-	-	-	0	0	-	0	-	N/A
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	2	2	2	2	2	2	2	2	2	2	18	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	0	2	2	2	7	-	N/A
Capitalized Interest	1	1	-	-	-	-	-	-	-	-	2	-	N/A
Special Assessment Revenue													
Special Assessments - On-Roll	-	1,085	86,012	4,793	8,264	302,906	419,106	-	17,000	-	839,165	737,770	114%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	72,494	N/A
Special Assessments - Prepayment 2019A-1	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfers In													
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds Series 2019A-1	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3	\$ 1,088	\$ 86,014	\$ 4,794	\$ 8,266	\$ 302,907	\$ 419,108	\$ 4	\$ 17,004	\$ 4	839,192	\$ 810,264	N/A
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory	-	-	-	-	-	-	-	-	-	-	-	\$ 275,000	0%
Principal Debt Service - Early Redemptions	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Interest Expense	-	292,344	-	-	-	-	-	292,344	-	-	584,688	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	2	2	2	2	2	2	2	2	14	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 292,344	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 292,346	\$ 2	\$ 2	584,702	\$ 275,000	N/A
Net Increase/ (Decrease) in Fund Balance	3	(291,256)	86,012	4,793	8,264	302,906	419,106	(292,342)	17,002	2	254,490	535,264	
Fund Balance - Beginning	724,811	724,814	433,559	519,571	524,364	532,628	835,533	1,254,639	962,297	979,299	724,811	-	
Fund Balance - Ending	\$ 724,814	\$ 433,559	\$ 519,571	\$ 524,364	\$ 532,628	\$ 835,533	\$ 1,254,639	\$ 962,297	\$ 979,299	\$ 979,302	979,302	\$ 535,264	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2021

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income													
Interest Account	-	0	0	-	-	-	-	0	0	-	0	-	N/A
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	1	1	1	1	1	1	1	1	1	1	9	-	N/A
Prepayment Account	1	1	1	1	2	0	1	1	1	1	9	-	N/A
Revenue Account	-	-	-	-	-	-	0	1	1	1	3	-	N/A
Capitalized Interest	1	1	-	-	-	-	-	-	-	-	1	-	N/A
Special Assessment Revenue													
Special Assessments - On-Roll	-	527	41,767	2,327	4,013	147,088	203,513	-	8,242	-	407,477	358,214	N/A
Special Assessments - Off-Roll	-	-	-	3,624	-	-	-	-	-	-	3,624	50,164	N/A
Special Assessments - Prepayment 2019A-2	155,006	-	234,314	-	32,127	133,787	104,175	70,916	91,349	84,339	906,013	-	N/A
Intragovernmental Transfers In													
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds Series 2019A-2	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 155,008	\$ 530	\$ 276,082	\$ 5,953	\$ 36,142	\$ 280,875	\$ 307,690	\$ 70,919	\$ 99,594	\$ 84,342	1,317,135	\$ 408,378	N/A
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Principal Debt Service - Early Redemptions	\$ -	\$ 185,000	\$ -	\$ -	\$ 385,000	\$ -	\$ -	\$ 180,000	\$ -	\$ -	750,000	\$ -	N/A
Interest Expense	\$ -	\$ 147,022	\$ -	\$ -	\$ 3,794	\$ -	\$ -	\$ 135,809	\$ -	\$ -	286,625	\$ 294,044	N/A
Operating Transfers Out (To Other Funds)	-	-	4,857	1	1	1	1	1	1	1	4,863	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 332,022	\$ 4,857	\$ 1	\$ 388,795	\$ 1	\$ 1	\$ 315,810	\$ 1	\$ 1	1,041,488	\$ 294,044	N/A
Net Increase/ (Decrease) in Fund Balance	155,008	(331,492)	271,225	5,952	(352,652)	280,874	307,689	(244,891)	99,593	84,341	275,647	114,334	
Fund Balance - Beginning	547,858	702,865	371,373	642,598	648,550	295,898	576,772	884,461	639,570	739,164	547,858	-	
Fund Balance - Ending	\$ 702,865	\$ 371,373	\$ 642,598	\$ 648,550	\$ 295,898	\$ 576,772	\$ 884,461	\$ 639,570	\$ 739,164	\$ 823,505	823,505	\$ 114,334	

Esplanade Lake Club Community Development District
 Capital Project Fund - Series 2019A-1
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through July 31, 2021

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income												
Construction Account	1	1	3	6	2	1	1	1	1	1	16	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-
Retainage Account	5	8	-	-	-	-	-	-	-	-	12	-
Debt Proceeds												
Debt Proceeds Series 2019A-1	-	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	-	-	2	2	2	2	2	2	2	2	14	-
Total Revenue and Other Sources:	\$ 6	\$ 9	\$ 5	\$ 8	\$ 4	\$ 2	\$ 3	\$ 2	\$ 3	\$ 2	\$ 42	\$ -
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	-	-	-	1,212,049	-	-	-	-	-	-	\$ 1,212,049	\$ -
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:	\$ -	\$ -	\$ -	\$ 1,212,049	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,212,049	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 6	\$ 9	\$ 5	\$ (1,212,042)	\$ 4	\$ 2	\$ 3	\$ 2	\$ 3	\$ 2	\$ (1,212,007)	\$ -
Fund Balance - Beginning	\$ 1,403,193	\$ 1,403,198	\$ 1,403,207	\$ 1,403,211	\$ 191,170	\$ 191,173	\$ 191,175	\$ 191,178	\$ 191,180	\$ 191,183	\$ 1,403,193	\$ -
Fund Balance - Ending	\$ 1,403,198	\$ 1,403,207	\$ 1,403,211	\$ 191,170	\$ 191,173	\$ 191,175	\$ 191,178	\$ 191,180	\$ 191,183	\$ 191,185	\$ 191,185	\$ -

Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2021

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income												
Construction Account	24	25	26	29	29	26	29	28	29	28	272	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-
Retainage Account	3	5	-	-	-	-	-	-	-	-	8	-
Debt Proceeds												
Debt Proceeds Series 2019A-2	-	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	-	-	4,857	1	1	1	1	1	1	1	4,863	-
Total Revenue and Other Sources:	\$ 28	\$ 31	\$ 4,883	\$ 30	\$ 30	\$ 27	\$ 30	\$ 29	\$ 30	\$ 29	\$ 5,143	\$ -
Expenditures and Other Uses												
Executive												
Professional Management	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Contractual Services												
Trustee Services	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Printing & Binding												
Legal Services	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
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	\$ 28	\$ 31	\$ 4,883	\$ 30	\$ 30	\$ 27	\$ 30	\$ 29	\$ 30	\$ 29	\$ 5,143	-
Fund Balance - Beginning	\$ 6,767,514	\$ 6,767,542	\$ 6,767,572	\$ 6,772,455	\$ 6,772,485	\$ 6,772,514	\$ 6,772,541	\$ 6,772,571	\$ 6,772,599	\$ 6,772,629	6,767,514	-
Fund Balance - Ending	\$ 6,767,542	\$ 6,767,572	\$ 6,772,455	\$ 6,772,485	\$ 6,772,514	\$ 6,772,541	\$ 6,772,571	\$ 6,772,599	\$ 6,772,629	\$ 6,772,658	\$ 6,772,658	\$ -