

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



REGULAR MEETING AGENDA

October 8, 2020

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2900 NORTHEAST 12TH TERRACE, SUITE 1, OAKLAND PARK, FL 33334

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ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT

October 1, 2020

Board of Supervisors

Esplanade Lake Club Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Esplanade Lake Club Community Development District will be held on **Thursday, October 8, 2020 at 11:30 A.M.** at the offices of **Waldrop Engineering 28100 Bonita Grande Drive, Suite 305, Bonita Springs, Florida 34135.**

With the State of Emergency in Florida, and pursuant to Executive Orders 20-69, 20-112, 20-114, 20-150, 20-179, and 20-193 issued by Governor DeSantis on March 20, 2020, April 29, 2020, May 8, 2020, June 23, 2020, July 29, 2020, and August 7, 2020 respectively, and pursuant to Section 120.54(5)9b)2., Florida, Statutes, this meeting may be held utilizing communication media technology due to the current COVID-19 public health emergency.

While the Governors Executive Order 20-193 is set to expire at 12:01 a.m. on October 1, 2020, should this Order be extended the meeting may be held via telecommunication and can be accessed through a meeting link posted to the Artisan Lakes Community Development District's Website at www.Esplanadelakeclubcdd.org.

The Agenda is as Follows:

1. Call to Order & Roll Call.
2. Consideration of Minutes:
 - I. July 8, 2020 – Regular Meeting
3. Consideration of **Resolution 2021-1** to amend Resolution 2020-17 which sets a revised time only for the Fiscal Year 2021 Meetings.
4. Consideration of **Resolution 2021-2**, a Resolution of the Board of Supervisors of Esplanade Lake Club Community Development District designating a date, time and location of a Public Hearing regarding the District's intent to use the Uniform Method for the levy, collection, and enforcement of Non-Ad Valorem special assessments as authorized by Section 197.3632, *Florida Statutes*; Authorizing the publication of the notice of such hearing.

5. Consideration of **Resolution 2021-3**, a Resolution of the Board of Supervisors of the Esplanade Lake Club Community Development District declaring Special Assessments upon the Expansion Parcel; Designating the nature and location of the proposed improvements; Declaring the total estimated cost of the improvements, the portion to be paid by assessments, and the manner and timing in which the assessments are to be paid; Designating the lands upon which the assessments shall be levied; Providing for an assessment plat and a preliminary assessment roll; Addressing the setting of Public Hearings; Providing for publication of this Resolution.

6. Staff Reports
 - I. District Attorney
 - II. District Engineer
 - III. District Manager
 - a) Financial Statements for period ending July 31, 2020 (unaudited)
 - b) Financial Statements for period ending August 31, 2020 (unaudited)

7. Supervisor's Requests and Audience Comments

8. Adjournment

The Second Order of Business is the consideration of the July 8, 2020 Regular Meeting Minutes.

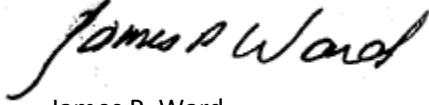
The Third Order of Business is the Consideration of **Resolution 2021-1** to amend **Resolution 2020-17** which sets a revised time only for the Fiscal Year 2021 Meetings. The Board had set 2:00 P.M. as the time for its Regular meetings. For travel considerations the Board is being asked to change this time to 1:30pm.

The Fourth Order of Business is the Consideration of Resolutions 2021-2, a Resolution of the Board of Supervisors of Esplanade Lake Club Community Development District designating a date, time and location of a Public Hearing regarding the District's intent to use the Uniform Method for the levy, collection, and enforcement of Non-Ad Valorem special assessments as authorized by Section 197.3632, *Florida Statutes*; Authorizing the publication of the notice of such hearing.

The Fifth Order of Business is the Consideration of Resolution 2021-3, a Resolution of the Board of Supervisors of the Esplanade Lake Club Community Development District declaring Special Assessments upon the Expansion Parcel; Designating the nature and location of the proposed improvements; Declaring the total estimated cost of the improvements, the portion to be paid by assessments, and the manner and timing in which the assessments are to be paid; Designating the lands upon which the assessments shall be levied; Providing for an assessment plat and a preliminary assessment roll; Addressing the setting of Public Hearings; Providing for publication of this Resolution.

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

Esplanade Lake Club Community Development District

A handwritten signature in black ink that reads "James P. Ward". The signature is written in a cursive, flowing style.

James P. Ward

District Manager

**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 Wednesday, July 8, 2020 at 2:00 p.m. at Waldrop Engineering, 28100 Bonita Grande Drive, Suite 304, Bonita Springs, Florida 34135.

Present and constituting a quorum:

Charles Cook	Chairperson
Rob Summers	Vice Chairperson
Brian Keller	Assistant Secretary
Valerie McChesney	Assistant Secretary

Absent:

Rebekah Norton	Assistant Secretary
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Also present were:

James P. Ward	District Manager
Wes Haber	District Counsel

Audience:

Laura Ray

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

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

District Manager James P. Ward called the meeting to order at approximately 2:30 p.m. He reported with the State of Emergency in Florida, and pursuant to Executive Orders 20-52, 20-69, 20-112, 20-114, and 20-150 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 8, 2020, and June 23, 2020, and pursuant to Section 120.54(5)9b)2., Florida, Statutes, this meeting was held utilizing communication media technology due to the current COVID-19 public health emergency. He explained all Members of the Board and Staff were present via videoconference or telephone; no persons were present in the on-site meeting room location. He asked all speakers to state their names for the record prior to speaking. He conducted roll call; all Members of the Board were present, with the exception of Ms. Rebekah Norton, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

May 13, 2020 Regular Meeting Minutes

Mr. Ward asked if there were any corrections, additions, or deletions for the May 13, 2020 Regular Meeting Minutes; hearing none, he called for a motion.

On MOTION made by Mr. Charles Cook, seconded by Mr. Brian Keller, and with all in favor, the May 13, 2020 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS**Consideration of Proposals****Consideration of proposals for providing Audit Services to the District for the Fiscal Years 2021-2025**

Mr. Ward stated the next Item on the Agenda was consideration of Audit Proposals for the District for the Fiscal Years 2021 through 2025. He explained pursuant to Florida Statute the District advertised for Proposals; Requests for Proposals were sent to a number of auditing firms including Berger, Toombs, Elam, Gaines & Frank, Dufresne & Associates, Grau & Associates, Keefe, McCullough & Company, McDirmit Davis & Company, and Carr Riggs & Ingram. He reported two Proposals were received: one from Grau & Associates and one from Berger, Toombs, Elam, Gaines & Frank. He noted an auditor analysis form was included in the Agenda Packet. He indicated he prepared a draft of the auditor analysis form which ranked the audit firms by evaluating mandatory elements, technical qualifications, and price. He stated both firms met the mandatory elements equally; in technical qualifications Grau rated slightly higher than Berger; and with respect to price Grau estimated \$21,000 and Berger estimated \$20,685 dollars. He stated according to the analysis Grau was ranked #1, and Berger was ranked #2. He indicated the Board was free to adopt the ranking of the firms as presented or change the ranking as the Board deemed appropriate. He asked the Board to discuss the matter.

Ms. Valerie McChesney: I suggest we go with Berger if they are less expensive.

Discussion ensued; it was decided to move forward with Grau & Associates as the #1 ranked auditing firm.

On MOTION made by Mr. Brian Keller, seconded by Mr. Charles Cook, and with all in favor, Grau was ranked as the #1 audit firm and Staff was authorized to enter into an agreement with Grau.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2020-20****Consideration of Resolution 2020-20, a Resolution of the Board of Supervisors of the Esplanade Lake Club Community Development District Ratifying Acceptance of Plat entitled "Esplanade Lake Club Phase 2" and providing an effective date**

Mr. Wes Haber: Resolution 2020-20 relates directly to the plat for Esplanade Lake Club Phase II, specifically with respect to a ratification of that plat and acknowledgement that the District will accept, subject to

review by Engineer and District Counsel any dedications or conveyances on that plat. It's really just to have a document in the record demonstrating and evidencing the District's approval and acceptance of the matter set forth on that plat. A copy of the plat is attached as an exhibit and I am happy to answer any questions regarding the resolution.

Mr. Ward asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. Charles Cook, seconded by Mr. Rob Summers, and with all in favor, Resolution 2020-20 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2020-21

Consideration of Resolution 2020-21, a Resolution of the Board of Supervisors of the Esplanade Lake Club Community Development District Approving the Conveyance of certain Replatted Property to Taylor Morrison of Florida, Inc.

Mr. Haber: Resolution 2020-21 relates to some degree to the plat that we just addressed, Lake Club Phase II plat was a replat and it resulted in certain property that was previously conveyed to the CDD being replatted as such that that property now has lots on it. We've received a request from the developer that the District approve a quit claim deed from the District back to the developer for any lots that are located within that plat. Attached as exhibits to the resolution is a map that shows the specific areas where those lots are located, a certification that your Engineer has reviewed and agreed to sign, which certifies that the conveyance of that platted property will not adversely impact the District's ability to operate and maintain and own the improvements it's already paid for and that there are no improvements that the District has funded located on that property. In other words, there won't be any adverse impact to the District by virtue of conveying that property either as a result of anything we have already required or our ability to maintain what we have already required. The third exhibit to that resolution is a form of quit claim deed that was prepared by Johanna Wood (ph) at Grey and Robinson (ph) which would effectuate the conveyance of those platted lots back to the developer. In light of the approvals in the Resolution and the certifications in the Engineering certificate, our office is comfortable with the Board approving that deed. I will be happy to answer any questions; otherwise, a motion to approve the Resolution would be in order.

On MOTION made by Mr. Brian Keller, seconded by Mr. Rob Summers, and with all in favor, Resolution 2020-21 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2020-22

Consideration of Resolution 2020-22, a Resolution of the Board of Supervisors of the Esplanade Lake Club Community Development District Confirming and Approving the actions of the Chairman and District staff regarding the Acquisition of certain Esplanade Lake Club Phase 1 remaining Improvements; and addressing severability and an effective date.

Mr. Haber: Resolution 2020-22 relates to a recent acquisition the District completed for the remaining improvements located in Phase I. There are already agreements that authorize certain aspects of the acquisition, but there were a number of deeds and other documents that went together with the acquisition that we want the Board to formally ratify and approve. The actual transaction, the processing of a requisition, and the payment by the District for the improvements has already taken place and the various deeds and other transaction documents have already been signed, but this resolution effectuates a ratification of that transaction. If there are any questions regarding the transaction itself, I am happy to address them. There is a Memo attached dated 05/27/2020 which provides the details on what was acquired, how much was paid, etc. If there aren't any questions, we would just be looking for a motion to approve.

On MOTION made by Mr. Charles Cook, seconded by Mr. Rob Summers, and with all in favor, Resolution 2020-22 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS**Staff Reports****Staff Reports****a) District Attorney**

No report.

b) District Engineer

No report.

c) District Manager**I. Financial Statement April 30, 2020 (unaudited)****II. Financial Statement May 31, 2020 (unaudited)**

No report.

EIGHTH ORDER OF BUSINESS**Supervisor's Requests and Audience Comments**

Mr. Ward asked if there were any Supervisor's requests or audience comments; there were none.

NINTH ORDER OF BUSINESS**Adjournment**

Mr. Ward adjourned the meeting at approximately 2:45 p.m.

On MOTION made by Mr. Rob Summers, seconded by Mr. Charles Cook, and with all in favor, the Meeting was adjourned.

Esplanade Lake Club Community Development District

James P. Ward, Secretary

Charles Cook, Chairman

RESOLUTION 2021-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE TIME OF THE REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Esplanade Lake Club Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, in accordance with the provisions of Chapter 189.415, Florida Statutes, the District is required to file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities; and

WHEREAS, in accordance with the above referenced Statute, the District shall also publish quarterly, semiannually, or annually its regular meeting schedule in a newspaper of general paid circulation in the County in which the District is located and shall appear in the legal notices section of the classified advertisements;

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

SECTION 1. DESIGNATION OF DATES, TIME, AND LOCATION OF REGULAR MEETINGS

a. *The Fiscal Year 2021 schedule is as follows*

October 14, 2020	November 11, 2020
December 9, 2020	January 13, 2021
February 10, 2021	March 10, 2021
April 14, 2021	May 12, 2021
June 9, 2021	July 14, 2021
August 11, 2021	September 8, 2021

b. **Time:** 1:30 P.M. (Eastern Standard Time)

c. **Location:** Waldrop Engineering
28100 Bonita Grande Drive, Suite 305
Bonita Springs, Florida 34135

SECTION 2. Sunshine Law and Meeting Cancellations and Continuations. The meetings of the Board of Supervisors are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The District by and through its District Manager may cancel any meeting of the Board of Supervisors and all meetings may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

SECTION 2. Conflict. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisor’s in conflict are hereby repealed to the extent of such conflict.

RESOLUTION 2021-1
A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE TIME OF THE REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

SECTION 2. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Wentworth Estates Community Development District.

PASSED AND ADOPTED this 11th day of October 2020.

ATTEST:

**ESPLANADE LAKE CLUB
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Charles Cook, Chairman

RESOLUTION 2021-2

[EXPANSION PARCEL]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, FLORIDA STATUTES; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; PROVIDING FOR SEVERABILITY, INVALID PROVISIONS, CONFLICT AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District pursuant to the provisions of Chapter 190, Florida Statutes, is authorized to levy, collect and enforce certain special assessments, which include benefit and maintenance assessments and further authorizes the Board of Supervisors of the District ("**Board**") to levy, collect and enforce special assessments pursuant to Chapters 170 and 190, Florida Statutes; and

WHEREAS, on October 6, 2020, the boundaries of the District were subsequently amended by Ordinance ____ of the Board of County Commissioners of Lee County, Florida, to include an approximately 20.359 acre parcel of land to those lands within the boundaries of the District ("Expansion Parcel"); and

WHEREAS, the District desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, Florida Statutes ("**Uniform Method**") levied on the Expansion Parcel.

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

Section 1. PUBLIC HEARING. A Public Hearing will be held to adopt the Uniform Method for the Expansion Parcel on November 19, 2020, at 11:00 a.m., at the offices of Waldrop Engineering 28100 Bonita Grande Drive, Suite 304, Bonita Springs, Florida 34135.

Section 2. PUBLICATION. The District Secretary is directed to publish notice of the hearing in accordance with Section 197.3632, Florida Statutes.

Section 3. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way affect the validity of the other provisions hereof.

Section 4. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board in conflict are hereby repealed to the extent of such conflict.

Section 5. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED this 8th day of October 2020.

ATTEST:

**ESPLANADE LAKE CLUB COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Charles Cook, Chairperson

RESOLUTION 2021-3

DECLARING RESOLUTION - 2020 EXPANSION PARCEL

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS UPON THE EXPANSION PARCEL; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Esplanade Lake Club Community Development District ("**District**") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct certain infrastructure and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, pursuant to Resolution 2019-24, as supplemented by Resolution 2020-08, the District previously imposed a debt assessment lien ("**Assessments**") to secure the repayment of bonds that would finance the acquisition and/or construction of the District's capital improvement plan; and

WHEREAS, on December 20, 2019, the District issued its \$14,840,000 Capital Improvement Revenue Bonds, Series 2019A-1 ("**2019A-1 Bonds**") and its \$7,465,000 Capital Improvement Bonds, Series 2019A-2 ("**2019A-2 Bonds**," together with the 2019A-1 Bonds, "**2019 Bonds**") to finance the District's "2019 Project" (herein, "**Project**"); and

WHEREAS, at the time of issuance of the 2019 Bonds, the District anticipated undertaking a boundary amendment to incorporate into the District's boundaries an 18-acre parcel of land ("**Expansion Parcel**"), upon which 53 lots are planned for development; and

WHEREAS, also at the time of the bond issuance, the District anticipated that after the boundary amendment was complete, the District would undertake proceedings to extend the Assessments to the Expansion Parcel; and

WHEREAS, on October 6, 2020, the County adopted an ordinance amending the District's boundaries to include the Expansion Parcel; and

WHEREAS, accordingly, the District now desires to undertake proceedings to extend the Assessments to the Expansion Parcel; and

WHEREAS, it is in the best interest of the District to pay for all or a portion of the Project, which Project is described in the *Master Engineer's Report* dated April, 2019, as supplemented by the *First Supplemental Engineer's Report* dated November 13, 2019, both attached hereto as **Exhibit A** and incorporated herein by reference (together, "**Engineer's Report**"), in part by the levy of the Assessments on the benefited lands within the Expansion Parcel; and

WHEREAS, the Assessments are described in the *Master Special Assessment Methodology*, dated April 29, 2019, as supplemented by the *Final Supplemental Special Assessment Methodology* dated December 4, 2019, both attached hereto as **Exhibit B**, and incorporated herein by reference (together, "**Assessment Report**"); and

WHEREAS, the Engineer's Report and Assessment Report are on file with the District Manager at c/o JP Ward & Associates LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334 ("**District Records Office**"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy and collect the Assessments.

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

1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, *Florida Statutes*. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. DECLARATION OF ASSESSMENTS. The Board hereby declares that it has determined to make the Project and to defray all or a portion of the cost thereof by the Assessments.

3. DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS. The nature and general location of, and plans and specifications for, the Project are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

4. DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.

A. The total estimated cost of the Project is \$23,228,317.34 ("**Estimated Cost**").

B. The Assessments will defray approximately \$22,305,000, which is the par value of the 2019 Bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in **Exhibit B**, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than \$1,299,662.52 per year, again as set forth in **Exhibit B**.

- C. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, as may be modified by supplemental assessment resolutions. The Assessments may be imposed as one or more special assessment liens, as set forth in applicable supplemental assessment resolutions, and, with respect to any particular lien, the Assessments shall be paid in not more than (30) thirty yearly installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED.

The Assessments securing the Project have been levied on certain benefitted lands within the District, and additionally shall be levied on certain lots and lands within the Expansion Parcel, as described in **Exhibit B**, and as further designated by the assessment plat hereinafter provided for.

6. ASSESSMENT PLAT.

Pursuant to Section 170.04, *Florida Statutes*, there is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.

7. PRELIMINARY ASSESSMENT ROLL.

Pursuant to Section 170.06, *Florida Statutes*, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS.

Pursuant to Sections 170.07 and 197.3632(4)(b), *Florida Statutes*, among other provisions of Florida law, there are hereby declared public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS

DATE:	November 19, 2020
TIME:	11:00, a.m.
LOCATION:	Waldrop Engineering 28100 Bonita Grande Drive, Suite 304 Bonita Springs, Florida 34135

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in **Exhibit B**. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Lee County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. PUBLICATION OF RESOLUTION. Pursuant to Section 170.05, *Florida Statutes*, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Lee County and to provide such other notice as may be required by law or desired in the best interests of the District.

10. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

11. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 8th day of October, 2020.

ATTEST:

**ESPLANADE LAKE CLUB COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Charles Cook, Chairperson

Exhibit A: *Master Engineer's Report* dated April, 2019, as supplemented by the *First Supplemental Engineer's Report* dated November 13, 2019

Exhibit B: *Master Special Assessment Methodology*, dated April 29, 2019, as supplemented by the *Final Supplemental Special Assessment Methodology* dated December 4, 2019

**Esplanade Lake Club
Community Development District
Supplement to the April 2019
Master Engineer's Report
October, 2019**

Prepared for:

**Esplanade Lake Club
Community Development District
Lee County, Florida**

Prepared by:

**Jeremy L. Fireline, P.E.
Waldrop Engineering
Sarasota, Florida**

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BACKGROUND

Esplanade Lake Club Community Development District (the “**District**”) is a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*, and by Ordinance No. 18-21 of the Lee County Board of County Commissioners, which Ordinance became effective September 19, 2018. The District encompasses approximately 778.93 acres of land and is located approximately 1.0 mile east of the Ben Hill Griffin Parkway and Alico Road intersection, in unincorporated Lee County Florida. The project lies within Sections 11, 12, and 13 Township 46 south Range 25 east, and is bounded to the north by Alico Road, to the east by an existing FP&L easement and the future 951 extension, and the west by the Miromar Lake Development.

The District is part of a master planned community development (the “**Master Development**”) consisting of approximately 886.04+/- acres within the Lee County University Community Future Land Use category in Lee County. The Master Development has been re-zoned by Lee County as a Mixed-Use Planned Development (MPD), pursuant to ordinance approval number Z-17-014, and has since been amended with multiple Administrative Modifications. The approval entitles the Master Development with a maximum of 1,950 dwelling units including a combined maximum of 487 dwelling units allocated for single family. The ordinance also allows for non-residential uses such as retail, commercial, research and development, offices, and a hotel. The maximum square footage of non-residential uses shall not exceed 200,000 of retail, 110,000 of office, 20,000 of research and development, 10,000 of medical office, and 250 hotel/motel rooms. The commercial component of the MPD will be concentrated at the northeast corner of the property outside of the District’s boundary.

The District represents only a portion of the development area within the Master Development and will consist of approximately 778.93 acres planned for 653 total dwelling units (including single and multi-family units) to be developed as “Esplanade Lake Club.”

While the District will function as a single, functionally interrelated community, the 2019 Project described herein represents the first portion of the District’s Capital Improvement Plan (“**CIP**”). See Master Engineers Report (“**Master Report**”) for a full description of the District’s CIP.

PURPOSE AND SCOPE

The purpose of this Supplemental Report is to describe the public infrastructure included in the first portion of the Capital Improvement Plan (“CIP”), which will be known herein as the 2019 Project. The 2019 project includes a portion of the total public infrastructure included in the CIP described in the Master Report.

The proposed infrastructure improvements, as outlined herein, are necessary for the functional development of the District as required by Sarasota County, Florida, the Southwest Florida Water Management District, and the United States Army Corps of Engineers.

The 2019 Project described in this report reflects the District's present intentions. The implementation and completion of the 2019 Project outlined in this report requires final approval by the District's Board of Supervisors, including the approval for the purchase of site related improvements. Cost estimates contained in this report have been prepared based on the best available information, including bid documents and pay requests where available. These estimates may not reflect final costs at completion as construction is on-going. Actual costs may vary based upon field conditions encountered during construction completion, etc. Nevertheless, all costs contained herein, may be reasonably expected to adequately fund the improvements described, and contingency costs as included are reasonable.

2019 PROJECT

The 2019 Project includes completed and planned infrastructure improvements that are an integral part of the overall system of improvements that will provide special benefit to all assessable land within the District. In particular, the 2019 Project includes: (i) improvements within the District such as the stormwater management system, wastewater system, environmental mitigation, ground improvement (required for public infrastructure construction), perimeter landscape buffering and sound attenuation walls required by the development approvals, and excavation (including lake bank stabilization required by the development approvals) (ii) certain off-site public improvements including portions of the future Roadway Spine Road running north/south through the commercial tract, lying outside the District, and (iii) soft costs such as professional fees and permitting costs.

The estimated total cost of the 2019 Project is \$23,320,286. Refer to **Table 2** of this report for a summary of the costs by infrastructure category for the completed and planned 2019 Project expenditures. The majority of the 2019 Project will be completed within 24 months of issue, with the remainder being completed within 3 years of issue.

DESCRIPTION OF INFRASTRUCTURE

Infrastructure included in the 2019 Project is described in detail in the Master Engineer's Report Dated April 2019. Please refer to said report for specific infrastructure descriptions.

PROJECT COSTS

The 2019 Project identifiable total costs associated with the infrastructure improvements are estimated to be \$23,320,286. The public infrastructure improvements include: public CDD Roadways (including landscaping, and walls), exterior landscape and hardscape, and sewer, water, storm water management systems, and preserve areas that will benefit the developable, assessable land within the District. Private infrastructure, which is not included with the CIP, includes landscaping/hardscaping, irrigation, internal roadways, portions of the excavation and grading, and the various amenity centers serving the Esplanade Lake Club development.

The summary of estimated costs shown below in **Table 1**, outlines the anticipated costs associated with the construction and acquisition of public infrastructure comprising the 2019 Project, as well as private infrastructure to be funded by the Developer. Item 7, Excavation, in Table 5 includes Lake 5 bank stabilization.

Table 1: Cost Estimates

No.	Facility	2019 Project	
		Series 2019 Public Improvements	Developer Funded
1	Landscaping & Walls/Fences	\$3,250,000.00	\$2,550,000.00
2	Subdivision Potable Water System	\$1,820,000.00	\$0.00
3	Subdivision Waste Water System	\$4,240,000.00	\$0.00
4	Irrigation Facilities	\$0.00	\$1,620,000.00
5	Storm Water Facilities	\$4,410,000.00	\$0.00
6	Ground Improvement	\$1,810,000.00	\$9,860,000.00
7	Excavation – Including Lake Bank Stabilization	\$1,634,000.00	\$8,956,000.00
8	Environmental Preservation & Mitigation	\$540,000.00	\$0.00
9	Off-Site Improvements	\$1,973,000.00	\$0.00
10	Private Streets	\$0.00	\$3,040,000.00
11	Amenities	\$0.00	\$8,270,000.00
12	Electrical	\$0.00	\$690,000.00
13	Miscellaneous Structures	\$0.00	\$900,000.00
14	Municipal Fees & Permits	\$0.00	\$2,120,000.00
	Subtotal (Improvements Benefiting All Units)	\$19,677,000.00	\$38,006,000.00
15	Contingency	\$1,203,286.00	\$3,800,600.00
16	Professional Fees	\$2,440,000.00	\$2,060,000.00
	Total Improvements	\$23,320,286.00	\$43,866,600.00

The cost estimates set forth herein are estimates based on current plans and market conditions, which are subject to change. Accordingly, the ‘CIP’ as used herein refers to sufficient public

infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units, which (subject to true-up determinations) number and type of units may be changed with the development of Esplanade Lake Club. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

SUMMARY AND CONCLUSION

The infrastructure, as outlined above, is necessary for the functional development of the District as required by the applicable independent unit of local government. The planning and design of the infrastructure is in accordance with current governmental regulatory requirements. The infrastructure will provide its intended function so long as the construction is in substantial compliance with the design and permits. The platting, design and permitting of the site plan are ongoing at this time and there is no reason to believe such permitting will not be obtained.

Items of construction in this report are based on current plan quantities for the infrastructure construction as shown on the master plans, conceptual plans, construction drawings and specifications, last revisions. It is the professional opinion of Waldrop Engineering that the estimated infrastructure costs provided herein for the District improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to all developable lands within the District. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) of the Florida Statutes. Further, the Esplanade Lake Club CIP functions as a system of improvements benefitting all lands within the District.

The infrastructure total construction cost developed in this report is only an estimate and not a guaranteed maximum price. The estimated cost is based on unit prices currently being experienced for ongoing and similar items of work in Lee County and quantities as represented on the master plans. The labor market, future costs of equipment and materials, and the actual construction processes frequently vary and cannot

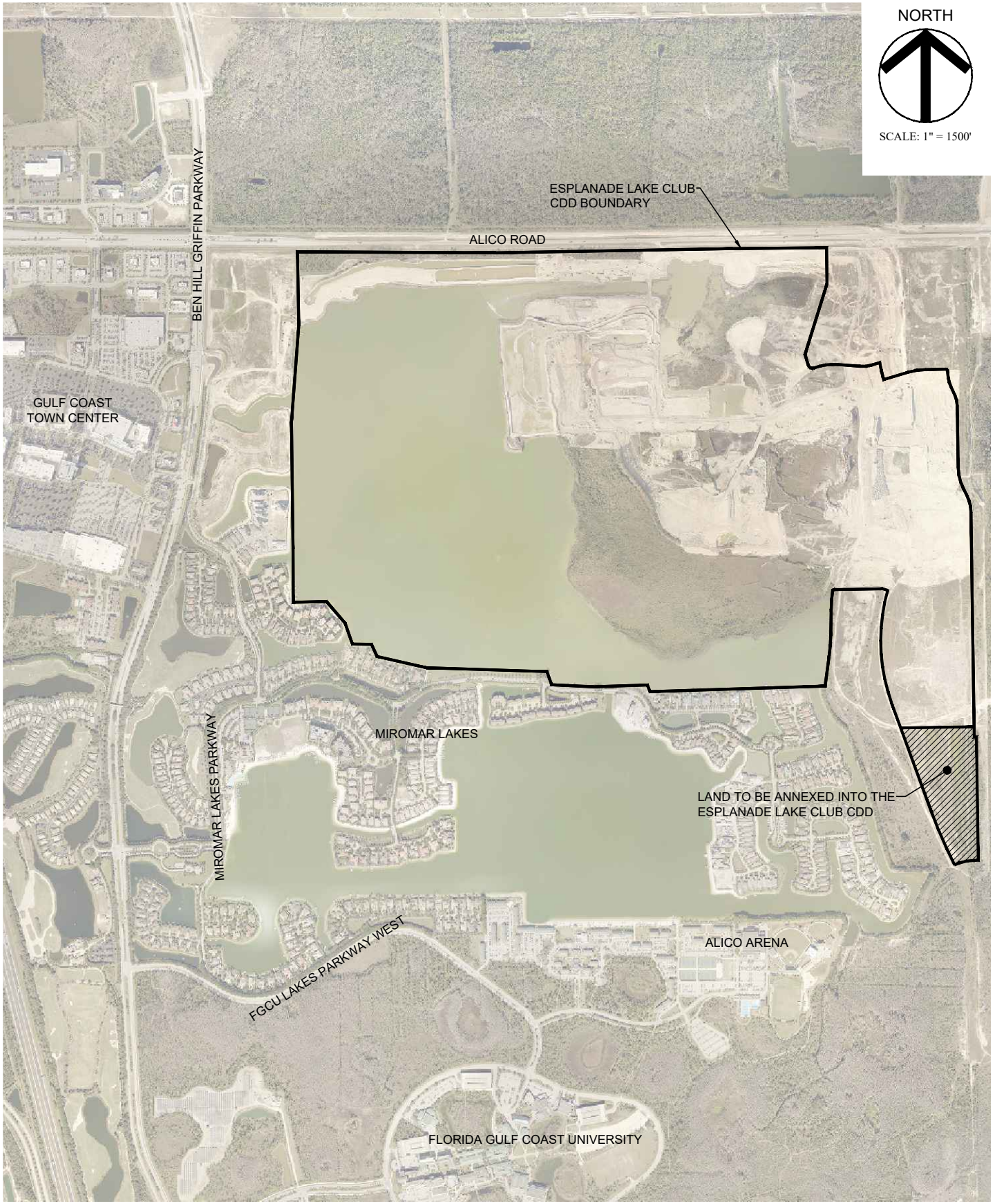
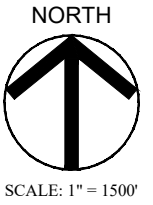
be accurately forecasted. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

The professional services for establishing the opinion of estimated construction cost are consistent with the degree and care and skill exercised by members of the same profession under similar circumstances.

Jeremy L. Fireline, P.E

District Engineer

FL Registration No.: 63987



B:\Projects\684-05 (CenterPlace) Esplanade Lake Club CDD\Drawings-Exhibits\684-05-E06 CDD Boundary with Aerial\Current Plans\68405E0602.dwg

ESPLANADE LAKE CLUB

CDD PARCEL BOUNDARY

PREPARED FOR:
TAYLOR MORRISON OF FLORIDA, INC.
 551 NORTH CATTLEMAN ROAD- SUITE 200
 SARASOTA, FLORIDA 34232
 PHONE: (941)-371-3008

SECTION: TOWNSHIP: RANGE:
 11,12 & 13 46S 25E
 LEE COUNTY, FLORIDA
 FILE NAME: 68405E0602.dwg
 SHEET: 1 OF 1

FLORIDA CERTIFICATE OF AUTHORIZATION #8636



28100 BONITA GRANDE DRIVE - SUITE 305
 BONITA SPRINGS, FL 34135
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Preliminary Supplemental Special Assessment Methodology

Prepared:

11/13/2019

JPWard & Associates LLC

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ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT

1.0 INTRODUCTION

This Preliminary Supplemental Special Assessment Methodology supplements the Master Special Assessment Methodology dated April 29, 2019 (the “**Master Special Assessment Methodology**” or the “**Methodology**”), previously adopted by the Esplanade Lake Club Community Development District (the “**District**”), and is for use in the District’s preliminary limited offering memorandum to be published in connection with the offering of the District’s Series 2019 Bonds (defined below). All capitalized terms not otherwise defined herein shall have the meanings ascribed thereto in the Methodology.

On July 29, 2019, the Circuit Court for the Twentieth Judicial Circuit validated the issuance of the District’s Bonds in an amount not to exceed \$31,030,000.00. In anticipation of the validation process, the District adopted Resolution 2019-24, which adopted, equalized, and levied master special assessments on lands within the District (the “**Assessments**”).

This assessment methodology applies the same principles and allocations outlined in the Master Special Assessment Methodology for the financings proposed for the District’s public infrastructure capital improvement program (“**CIP**” a/k/a “**2019 Project**”), which is described in that *Master Engineer’s Report*, dated April, 2019 prepared by Waldrop Engineering (the “**District Engineer**”), and as supplemented on November 13, 2019 (“**Engineer’s Report**”). As permitted by Section 6.c. of Resolution 2019-24, the District will issue both Series 2019A-1 Bonds (the “**A-1 Bonds**”) and Series 2019A-2 Bonds (the “**A-2 Bonds**”), with co-equal but separately enforceable liens on the assessable property in the District, to finance a portion of the 2019 Project. The A-1 Bonds and the A-2 Bonds (together, the “**Series 2019 Bonds**”) will have different amortization periods and the par amount on each Series will be different. The development of the 2019 Project will allow for the development of the residential development planned for within the District (the “**Development**”) and will be partially or fully funded through the issuance of the Series 2019 Bonds. A-1 Bonds and A-2 Bonds will be repaid from the revenues collected from “**A-1 Assessments**” and “**A-2 Assessments**,” respectively (together, the “**Series 2019 Assessments**”) levied by the District’s Board of Supervisors (the “**Board**”) in connection with the Series 2019 Project on properties within the District that benefit from the implementation of the 2019 Project, as more fully described in Section 3.0. The A-1 Assessments and A-2 Assessments will be separate but co-equal liens against properties within the boundary of the District (as may be amended, as described below) that receive special benefits from the 2019 Project.

The District has authorized the proceedings necessary to expand its boundaries to include approximately 18 acres of land adjacent to the District, as described in the Engineer's Report (the "**Expansion Parcel**"), which are planned to be developed with 53 single-family units as part of the Development. The Engineer's Report indicates that the developable assessable land in the existing boundaries of the District will benefit from the 2019 Project and that upon annexation into the District the assessable land comprising the Expansion Parcel will also benefit from the 2019 Project, which is a system of improvements serving the Development, as same may be expanded.

If the boundary amendment is completed, and subject to completing the necessary proceedings pursuant to Florida law, then these findings will be used to levy A-1 Assessments and A-2 Assessments on assessable land in the Expansion Parcel. As such, the total costs of the 2019 Project have been allocated in the Engineer's Report between the Expansion Parcel and the current District, based on the number of planned units for each parcel. The portion of the costs of the 2019 Project allocated to the Expansion Parcel will be escrowed under the respective trust indentures relating to the Series 2019 Bonds (the "**Escrow Proceeds**"). If the boundary amendment is not completed by December 15, 2020, then the current District shall continue to be deemed to benefit from the 2019 Project in the amount allocated to it under the Engineer's Report, and the Escrow Proceeds, together with other legally available funds of the District, will be applied to redeem a portion of the Series 2019 Bonds and will not be available to fund costs of the 2019 Project. In connection with such redemption, a "true-up" payment may be required by the District pursuant to the true-up mechanism herein and in the Master Special Assessment Methodology to ensure that the revenues to be derived from the Series 2019 Assessments levied on lands in the District are sufficient to pay debt service on the Series 2019 Bonds through the final maturity date thereof. In addition, the owner of the unplatted lands in the District will be obligated to pay any interest due on the redeemed Series 2019 Bonds (as determined under the applicable trust indenture) to the extent not otherwise available under the applicable trust indenture.

Accordingly, following the methodology described herein and Master Special Assessment Methodology, the Series 2019 Assessments are initially imposed on the existing District lands on an equal per-acre basis, and then as lands are platted, the Series 2019 Assessments will be assigned to platted lots based on a 653-unit development plan.

With that said, the District's limited purpose is to manage the construction, acquisition, maintenance and financing of its public works including basic infrastructure, system, facilities,

services and improvement.¹ This assessment methodology report will identify the special and peculiar benefits for the works and services including added use of the property, added enjoyment of the property, and probability of increased marketability, value of the property and decreased insurance premiums will be evaluated for each of the residential product types in order to ensure that the new assessments are fair, just and reasonable for all property.

2.0 THE DISTRICT AND BOND STRUCTURE

The District is a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*, and by Ordinance 18-21 of the Lee County Board of County Commissioners, which Ordinance became effective on September 19, 2018. The District encompasses approximately 778.93+/- acres of land.

According to the Engineer's Report, the District is part of a master planned community development (the "**Master Development**") consisting of approximately 886.04+/- acres within the Lee County University Community Future Land Use category in Lee County. The Master Development has been re-zoned as a Mixed-Use Planned Development ("**MPD**"), pursuant to ordinance approval number Z-17-014, and has since been amended with multiple Administrative Modifications. The approval entitles the Master Development with a maximum of 1,950 dwelling units. The ordinance also allows for non-residential uses such as retail, commercial, research and development, offices and a hotel. The maximum square footage of non-residential uses shall not exceed 200,000 of retail, 110,000 of office, 20,000 of research and development, 10,000 of medical office, and 250 hotel/motel rooms. The commercial component of the MPD will be concentrated at the northeast corner of the property outside of the District's boundary.

¹ See Florida Statutes sections 190.002(1)(a) and (c) and (3); Florida Statutes section 190.003(6); Florida Statutes section 190.012; and *State v. Frontier Acres Com. Develop.*, 472 So 2d 455 (Fla. 1985) in which the Florida Supreme Court opines about the "limited grant of statutory powers under chapter 190 [and] the narrow purpose of such districts" as "special purpose governmental units," where the narrow purpose is in the singular as applied to their powers in the plural. *Frontier Acres Com. Develop.*, at 456. The Supreme Court also references section 190.002, Florida Statutes, to "evidence the narrow objective" in providing community infrastructure in section 190.002(1)(a), Florida Statutes, opining that the "powers" of such districts "implement the single, narrow legislative purpose." *Id.* at 457.

JPWard and Associates, LLC**Community Development District Advisors**

As noted above, the District presently consists of approximately 778.93 acres, which are planned for the development of 600 single and multi-family dwelling units. In addition, the District intends to incorporate into its boundaries the additional 18-acre (approximately) Expansion Parcel, a portion of the 18 acres which will be subject to removal of the District Boundaries, which is planned for the development of an additional 53 single family units. The planned units to be constructed in the Expansion Parcel is not planned to change, after the boundary amendment.

The table below represents the anticipated product mix for the lands within the District after annexation. Please note that this table may be revised as development commences and the final site plan is further refined by the developer.

In order to provide for the funding of the Series 2019 Project, the District will issue the Series 2019 Bonds in two (2) series. All details of the Series 2019 Bonds set forth herein are preliminary and subject to change based on the final pricing details of the Series 2019 Bonds. The aggregate principal amount of the A-1 Bonds is estimated to be \$14,080,000.00. The aggregate principal amount of the A-2 Bonds is estimated to be \$6,950,000.00. Each Series of the Series 2019 Bonds will be structured as amortizing current-interest bonds, with repayment occurring in no more than thirty (30) substantially equal annual installments of principal and interest. Interest payment dates shall occur every May 1 and November 1 from the date of issuance until final maturity. The first scheduled payment of interest will be on May 1, 2020, including the capitalized interest period with respect to the A-2 Bonds. The general terms of the A-1 Bonds and A-2 Bonds are fully summarized in the tables attached hereto.

Master Lot Matrix

PRODUCT TYPE	UNIT COUNT	PERCENT OF TOTAL
Twin Villas	186	28.48%
52' lots (A)	224	34.30%
62' lots (B)	155	23.74%
76' lots	77	11.79%
90' lots	11	1.69%
TOTAL	653	100.0%

Included in the above chart are (A) – 32 52' lots and (B) – 21 62' lots anticipated to be constructed in the Expansion Parcel to be annexed into the District.

3.0 PURPOSE OF THIS REPORT

This Preliminary Supplemental Special Assessment Methodology and the Methodology described herein and in the Master Special Assessment Methodology have been developed to provide a roadmap, and the report lays out in detail each step for use by the Board for the imposition and levy of the Series 2019 Assessments. The District's 2019 Project will allow for the development of the Development and will be partially funded through the issuance by the District of the Series 2019 Bonds. The A-1 Bonds are to be repaid from the proceeds of the "**A-1 Assessments**" levied by the Board on properties within the District that benefit from the implementation of the Series 2019 Project. The A-2 Bonds are to be repaid from the proceeds of the "**A-2 Assessments**" levied by the Board on properties within the District that benefit from the implementation of the Series 2019 Project. (By way of clarification, such A-1 Assessments and A-2 Assessments initially will be levied against only benefitted lands within the existing District boundaries, and the District will undertake an additional assessment process to levy and impose such assessments on the Expansion Parcel, if and when that parcel is annexed into the District.) The A-1 Assessments and the A-2 Assessments will be levied against the same properties that benefit from the Series 2019 Project, but will be separately enforceable liens.

The Methodology described herein has two goals: (1) determining the special and peculiar benefits that flow to the properties in the District as a logical connection from the infrastructure systems and facilities constituting enhanced use and increased enjoyment of the property; and (2) apportion the special benefits on a basis that is fair and reasonable. As noted above, the District has adopted the Series 2019 Project comprising certain public infrastructure and facilities. The District plans to fund the Series 2019 Project, in part, through the issuance of the Series 2019 Bonds. The Methodology herein is intended to set forth a framework to apportion the special and peculiar benefits from the portions of the Series 2019 Project financed with the proceeds of the Series 2019 Bonds payable from and secured by the A-1 Assessments and the A-2 Assessments, respectively, imposed and levied on the properties in the District. The report is designed to conform to the requirements of the Constitution, Chapters 170, 190 and 197 F.S. with respect to the A-1 Assessments and the A-2 Assessments and is consistent with our understanding of the case law on this subject. The A-1 Assessments and the A-2 Assessments constitute separate liens co-equal with the liens of State, County, municipal and school board taxes, against properties within the District that receive special benefits from the Series 2019 Project and are within the benefit limits established by Resolution 2019-24.

4.0 MASTER DEVELOPMENT PROGRAM

4.1 Land Use Plan

The anticipated Land Use Plan for the District is identified in Table I, and constitutes the expected number of residential units to be constructed by type of unit by the Developer or by other builders in the Development. As with any Land Use Plan, this may change during development, however, the District anticipates this in the Methodology, by utilizing the concept that the assessments are levied on a per acre basis initially for all undeveloped lands, and as land is platted, the District assigns debt to the platted unit, based on the type of unit noted in the Land Use Plan noted herein, assuming a 653-unit plan of development.

4.2 Capital Requirements

The District Engineer has identified the Series 2019 Project, as described in the Engineer's Report. The cost estimate for the District's Series 2019 Project can be found in Table II. It is estimated the cost of the Series 2019 Project will be approximately \$23,228,317.34 and is anticipated to be constructed in one phase. Costs of the Series 2019 Project to be financed by the Series 2019 Bonds will be reduced by contributions of portions of the Series 2019 Project to be made by the Developer to the District and by taking into account certain cost-sharing arrangements, all as more fully set forth below.

5.0 BOND REQUIREMENTS

As shown in Table III, it is estimated that the District will issue an aggregate principal amount of \$14,080,000.00 in A-1 Bonds and \$6,950,000.00 in A-2 Bonds to fund the implementation of the Series 2019 Project. A number of items comprise the estimated bond size required to fund the costs of the portion of the Series 2019 Project to be financed by the Series 2019 Bonds. These items include for each Series of Bonds, but are not limited to, a debt service reserve, an underwriter's discount, issuance costs, and rounding, and, in the case of the A-2 Bonds, a period of capitalized interest, also noted in Table III. After pricing of the Series 2019 Bonds, the District will approve a final supplemental assessment report setting forth the individual lien amounts for the A-1 Assessments and A-2 Assessments.

The Developer has opted to prepay certain of the Series 2019 Assessments on particular product types and/or lands using a contribution of a portion of the Series 2019 Project. In particular, the Developer has advised the District that it desires to prepay A-2 Assessments (without regard to financing costs since no Series 2019 Bonds have yet been issued) that would otherwise be levied on all assessable lands planned for 186 twin villa lots and 11 – 80' lots sold to homebuilders, and to pay down A-1 Assessments to target levels, as estimated in Table VI, and

which will be finalized at issuance by the District, once the final construction costs are determined and after the District Engineer certifies completion of the project pursuant to the applicable provisions of the Trust Indenture. To accomplish such prepayment, and pursuant to the terms of an applicable acquisition and/or completion agreement, the Developer will agree to contribute portions of the Series 2019 Project having an estimated cost, as certified by the District Engineer, of \$684,000.00 for the A-1 Bonds and \$2,156,134.13 for the A-2 Bonds with no right of reimbursement for such contribution.

In each case, the prepayments/contributions described above will be made at the time of issuance of the Series 2019 Bonds but not later than 36 months from the date of issuance of the Series 2019 Bonds. Any A-1 Assessment contributions shall be made first, and only when those are satisfied will the District accept A-2 Assessment contributions. As noted, any amounts prepaid/contributed by the Developer to prepay Series 2019 Assessments will not be eligible for payment and/or reimbursement by the District, including but not limited to payment of any “deferred costs,” if any. Also as stated herein, required contribution amounts may be subject to adjustment at the time of any true-up determinations, and based on the final development plan actually implemented.

As described in the Engineer’s Report, a stormwater pond (“**Shared Improvement**”) that is part of the 2019 Project is shared with a neighboring commercial property (“**Commercial Property**”) located outside the boundaries of the District. With respect to the Shared Improvement, roughly 91% of the portion of the costs of the Shared Improvement is attributable to the Commercial Property and 9% is attributable to the District. Accordingly, and pursuant to the Engineer’s Report, 91% of the cost of the Shared Improvement will be deducted from the cost of the Series 2019 Project to be financed by the Series 2019 Bonds. The portion of the costs of the Shared Improvement attributable to the Commercial Property will be funded by the Developer pursuant to the 1st *Amendment to the Acquisition Agreement*, which will be entered into in connection with the issuance of the Series 2019 Bonds. The Developer will have no right of reimbursement for this contribution.

6.0 ASSIGNMENT OF ASSESSMENTS

It is useful to consider three broad states or conditions of development. The initial condition is the “unplatted state.” At this point infrastructure may or may not be constructed, but in general, home sites or other development units have not been defined and all of the developable land within the applicable special assessment area (as may be defined in a supplemental assessment resolution) is considered unplatted acreage (“**Unplatted Acres**”). In the unplatted state, all of the lands within the applicable special assessment area receive benefit from all or a portion of the components of the financed Series 2019 Project and assessments would be

imposed upon all of the land within the special assessment area on an equal acre basis to repay the Bonds in amount not in excess of the benefit accruing to such parcels.

The second condition is the interim or “approved state”. At this point, a developer would have received approval for a site development plan from the County primarily for the building of a particular type of multi-family product. By virtue of the County granting an approval for its site development plan for a neighborhood, certain development rights are committed to and peculiar to that neighborhood, thereby changing the character and value of the land by enhancing the capacity of the Unplatted Acres within a neighborhood with the special and peculiar benefits flowing from components of the Series 2019 Project and establishing the requisite logical connection for the flow of the special benefits peculiar to the property, while also incurring at the same time a corresponding increase in the responsibility for the payment of the levied debt assessment to amortize the portion of the debt associated with those improvements. However, this increased state of development does not fully allocate the units to be constructed within this state until a declaration of condominium is recorded and the District knows exactly the type and number of units that will be constructed on the site. Therefore the approved stated becomes final once the declaration of condominium is filed.

Therefore, once the land achieves this approved state, the District will designate such area, or in combination with other such areas, as an assessment area, and, allocate a portion of this debt to such assessment area in the “approved state”.

This apportionment of benefit is based on accepted practices for the fair and equitable apportionment of special and peculiar benefits in accordance with applicable laws and the procedure for the imposition, levy and collection of non-ad valorem special assessments in conformity with State laws applicable to such assessments.

Development enters its third and “Platted State”, as property is platted. Land becomes platted property (the “**Platted Property**”) which single-family units are platted or multifamily land uses receive a building permit and a separate tax parcel identification number is issued for such parcel. At this point, and only at this point, is the use and enjoyment of the property fixed and determinable and it is only at this point that the ultimate special and peculiar benefit can be determined flowing from the components of the Series 2019 Project peculiar to such platted parcel. At this point, a specific apportionment of the debt assessments will be fixed and determinable from the supplemental assessment report to be prepared once the final pricing details of the 2019 Bonds are known.

When the development program contains a mix of residential land uses, an accepted method of allocating the costs of public infrastructure improvements to benefiting properties is through the establishment of a system that “equates” the benefit received by each property to the benefit

received by a single-family unit to other unit types. To implement this technique for Series 2019 Project cost allocation purposes, a base unit type must be set.

Unlike property taxes, which are ad-valorem in nature, a community development district may levy special assessments under Florida Statutes only if the parcels to be assessed receive special benefit from the infrastructure improvement acquired and/or constructed by the District. Special benefits act as a logical connection to property from the improvement system or service facilities being constructed and include, but are not limited to, added use, added enjoyment, increased access and increased property values. These special benefits are peculiar to lands within the District and differ in nature to those general or incidental benefits that landowners outside the District or the general public may enjoy. A District must also apportion or allocate its special assessments so that the assessments are fairly and reasonably distributed relative to the special benefit conferred. Generally speaking, this means the amount of special assessment levied on a parcel should not exceed the amount of special benefit enjoyed by that parcel. A District typically may develop and adopt an assessment methodology based on front footage, square footage, or any other reasonable allocation method, so long as the assessment meets the benefit requirement, and so long as the assessments are fairly and reasonably allocated.

A. Benefit Analysis

It is anticipated that the Series 2019 Project will function as a system of improvements and provide special benefit to all lands within the Development. Stated differently, this infrastructure project is a program of improvements and was designed specifically to facilitate the development of the lands within the District (including the Expansion Parcel), from both a legal and socio-economic standpoint. Therefore, special benefits will accrue to the land uses within the District.

Also, two private amenity facilities are planned as part of the Series 2019 Project. However, a debt assessment is not appropriate in connection with the development of the amenities because the amenities will be owned and operated by a homeowner's association, and are considered a common element for the exclusive benefit of lot owners. Stated differently, any benefit for these facilities flows directly to the benefit of all of the Platted Lots in the District. As such, no assessment would be assigned to these amenities.

B. Allocation/Assignment Methodology

The A-1 Assessments and the A-2 Assessments assignable to Platted Lots and Unplatted Acres are shown in Table IV (excluding the assessable property for which a prepayment of Assessments is being made as result of a contribution of a portion of the Series 2019 Project). This table provides the maximum assessments for the entire District, including as its boundaries

are amended to include the Expansion Parcel. As noted earlier in this report, to the extent there are Unplatted Acres, the initial assessment on those parcels will be on an equal assessment per acre basis. When the Unplatted Acres are platted into Platted Units, A-1 Assessments and the A-2 Assessments, respectively, will be assigned on a first-assigned, first-platted basis. In doing so, the A-1 Assessments and A-2 Assessments, as presented herein and the charts attached hereto, are fairly and reasonably allocated, and within the benefit levels established under the Engineer's Report.

7.0 Prepayment of Assessments

The A-1 Assessments and the A-2 Assessments encumbering a Platted Unit may be prepaid in full or in part (while a Platted Lot is owned by the Developer) at any time, at such times and in such manner as more fully described in the related assessment proceedings of the District, without penalty, together with interest at the rate on the bond series to the Interest Payment Date (as defined in the applicable bond trust indenture) that is more than forty-five (45) days next succeeding the date of prepayment, or such other date as set forth in the applicable bond trust indenture(s). Notwithstanding the preceding provisions, the District does not waive the right to assess penalties and collection costs which would otherwise be permissible if the Platted Unit being prepaid is subject to an assessment delinquency.

8.0 Overview of the Inventory Adjustment Determination

This Methodology is based on the development plan that is currently proposed by the Developer. As with all projects of this size and magnitude, as development occurs there may be changes to various parts of the proposed project mix, the number of units, the types of units, etc. The inventory adjustment determination mechanism is intended to ensure that all of the debt assessments are levied only on developable properties, such that by the end of the development period there will be no remaining debt assessments on any undevelopable property.

First, as property is taken from an undeveloped (raw land) state and readied for development, the property is platted or alternatively specific site plans are developed and processed through the County Property Appraiser, who assigns distinct parcel identification numbers for land that is ready to be built upon. Alternatively, in the case of property where a condominium is being developed the land is platted as a large tract of land, and ultimately as the developer files the declaration of condominium, the County Property Appraiser will assign distinct parcel identifications to each condominium unit that will be constructed on the property.

When either of these events occur, the District must allocate the appropriate portion of the A-1 Assessments and A-2 Assessments to the newly established and distinct parcel identification

numbers. The inventory adjustment determination allows for the District to take the debt on these large tracts of land, and assign the correct allocation of debt to these newly created units. This mechanism is done to ensure that the principal assessment for each type of property constructed never exceeds the initially allocated assessment contained in this report.

This is done periodically as determined by the District Manager or their authorized representative, and is intended to ensure that the remaining number of units to be constructed can be constructed on the remaining developable land. If at any time, the remaining units are insufficient to absorb the remaining development plan, the applicable landowner will be required to make a density reduction payment, such that the debt remaining after the density reduction payment does not exceed principal assessment for each type of property is exceeded in the initially allocated assessment contained in this report.

The specific process for handling inventory adjustments is set forth in more detail in the District's assessment resolution adopting the final supplemental assessment report for the Series 2019 Bonds and Series 2019 Assessments, as well as a true-up agreement to be entered into between the Developer and the District. Further, please note that, in the event that the District's capital improvement plan is not completed, required contributions are not made, or under certain other circumstances, the District may be required to reallocate the special assessments. Finally, please note that, because the A-1 Assessments and A-2 Assessments are separate special enforcement liens, each true-up determination shall be separately made and enforced for each individual lien. Note that a "true-up" payment may be required in connection with the extraordinary mandatory redemption of a portion of the Series 2019 Bonds as described above.

Preliminary Assessment Roll

Exhibit I provides the current folio numbers derived from the Lee County Tax Rolls and matches those folio number's with the anticipated product on each folio numbers.

**Esplanade Lake Club Community Development District
Land Use Type - Series 2019 - A-1 CIP
Table I**

Product Type						
Description	30' - 39'	50' - 59'	60' -69'	70' -80'	>80'	Total
<i>Series 2019 Project</i>	186	192	134	77	11	600
<i>Land to be Annexed</i>	0	32	21	0	0	53
Total	186	224	155	77	11	653

**Esplanade Lake Club Community Development District
Land Use Pland - Series 2019 A-2 CIP
Table I**

Product Type						
Description	30' - 39'	50' - 59'	60' -69'	70' -80'	>80'	Total
<i>Series 2019 Project</i>	186	192	134	77	11	600
<i>Land to be Annexed</i>	0	32	21	0	0	53
Total	186	224	155	77	11	653

**Esplanade Lake Club Community Development District
Capital Improvement Program Cost Estimate - Series 2019 A-1 & A-2 CIP
Table II**

No.	Facility	2019 Project		
		Series 2019 Public	Developer Funded	Total Project Costs
1	Landscaping & Walls/Fences	\$3,250,000.00	\$2,550,000.00	\$5,800,000.00
2	Subdivision Potable Water System	\$1,820,000.00	\$0.00	\$1,820,000.00
3	Subdivision WasteWater System	\$4,050,000.00	\$0.00	\$4,050,000.00
4	Irrigation Facilities	\$0.00	\$1,620,000.00	\$1,620,000.00
5	Storm Water Facilities ⁽¹⁾⁽²⁾⁽³⁾	\$4,220,000.00	\$190,000.00	\$4,410,000.00
6	Gound Improvement	\$1,810,000.00	\$9,860,000.00	\$11,670,000.00
7	Excavation	\$1,634,000.00	\$8,956,000.00	\$10,590,000.00
8	Environmental Preservation & Mitigation	\$540,000.00	\$0.00	\$540,000.00
9	Off-Site Improvements	\$1,973,000.00	\$0.00	\$1,973,000.00
10	Private Streets	\$0.00	\$3,040,000.00	\$3,040,000.00
11	Amenities	\$0.00	\$8,270,000.00	\$8,270,000.00
12	Electrical	\$0.00	\$690,000.00	\$690,000.00
13	Miscellaneous Structures	\$0.00	\$900,000.00	\$900,000.00
14	Municipal Fees & Permits	\$0.00	\$2,120,000.00	\$2,120,000.00
Subtotal (Improvements Benefiting All Units)		\$19,297,000.00	\$38,196,000.00	\$57,493,000.00
9	Contingency	\$1,491,317.34	\$3,819,600.00	\$5,310,917.34
10	Professional Fees	\$2,440,000.00	\$2,060,000.00	\$4,500,000.00
Total Improvements		\$23,228,317.34	\$44,075,600.00	\$67,303,917.34

Total Public Infrastructure - Series 2019 A-1 CIP \$ 13,900,000.00
Total Public Infrastructure - Series 2019 A-2 CIP \$ 9,100,000.00

The Cost estimates set forth herein are estimates based on current plans and market conditions, which are subject to change. (Prepared by Waldrop Engineering)

Notes:

- ⁽¹⁾ Public Stormwater/Floodplain mgmt includes storm sewer pipes, inlets, catch basins, control structures, headwalls
- ⁽²⁾ Developer Funded Stormwater/Floodplain mgmt includes lake excavations, lot pad grading, road grading.
- ⁽³⁾ Includes Lake Excavation to a 10' minimum depth required by the South Florida Water Management District, axcludes the portion of the water management system required for Commercial Project outside the boundaries of the CDD. (Lake 12-2)

**Esplanade Lake Club Community Development District
Special Assessment Bonds
ESTIMATED - Source and Use of Funds - Series 2019 A-1 Bonds**

Table III	
Sources:	
Bond Proceeds	
Par Amount	\$ 14,080,000.00
	\$ 14,080,000.00
Uses:	
Project Funds Deposit	
Const of Construction	\$ 13,215,700.00
Rounding Proceeds	\$ 8,249.77
	\$ 13,223,949.77
Other Funds Deposits:	
Capitalized Interest (through 11/01/2019)	\$0.00
Debt Service Reserve at 50% MADS	\$432,196.46
	\$432,196.46
Delivery Date Expenses	
Cost of Issuance	\$ 142,253.77
Underwriter's Discount	\$ 281,600.00
	\$ 423,853.77
	\$ 14,080,000.00
Average Coupon:	4.50%
Anticipated Issuance Date	12/1/2019
Capitalized Interest	N/A
ESTIMATED - Max Annual Debt Service	\$864,392.92

**Special Assessment Bonds
ESTIMATED - Source and Use of Funds - Series 2019 A-2 Bonds**

Table III	
Sources:	
Bond Proceeds	
Par Amount	\$ 7,830,000.00
	\$ 7,830,000.00
Uses:	
Project Funds Deposit	
Const of Construction	\$ 6,943,865.87
Rounding Proceeds	\$ 3,361.52
	\$ 6,947,227.40
Other Funds Deposits:	
Capitalized Interest (through 11/01/2019)	\$391,500.00
Debt Service Reserve at 50% of MADS	\$254,676.37
	\$646,176.37
Delivery Date Expenses	
Cost of Issuance	\$ 79,996.23
Underwriter's Discount	\$ 156,600.00
	\$ 236,596.23
	\$ 7,830,000.00
Average Coupon:	5.00%
Anticipated Issuance Date	12/1/2019
Capitalized Interest	11/1/2020
ESTIMATED - Max Annual Debt Service	\$509,352.74

**Esplanade Lake Club Community Development District
Assessment Allocation - Series 2019 A-1 Project
Table IV**

Description of Product	EAU Factor	Development Plan	Total EAU	Total Apportioned Costs	Amount Not Financed of Apportioned Costs	NET Apportioned Costs after Amount Not Financed	Percent of Apportioned Costs	Total Par Debt Allocation	Total Par Debt Allocation Per Unit	Estimated Annual Debt Service (1)	Estimated Discounts and Collections (2)	Estimated Total Annual Debt Service Per Unit	Estimated Total Annual Debt Service (1)	Total Annual Debt Service (4)
Single Family 30' - 39'	0.65	186	120.9	\$ 2,981,477.87	\$ 95,000.00	\$ 2,886,477.87	21.8413%	\$ 3,075,252.04	\$ 16,533.61	\$ 1,015.02	\$ 71.05	\$ 1,086.08	\$ 188,794.47	\$ 202,010.08
Single Family 50' - 59'	0.85	192	163.2	\$ 4,024,625.21	\$ 175,000.00	\$ 3,849,625.21	29.1292%	\$ 4,101,388.72	\$ 21,361.40	\$ 1,311.41	\$ 91.80	\$ 1,403.21	\$ 251,790.58	\$ 269,415.92
Single Family 60' - 69'	1	134	134	\$ 3,304,532.95	\$ 225,000.00	\$ 3,079,532.95	23.3021%	\$ 3,280,932.83	\$ 24,484.57	\$ 1,503.15	\$ 105.22	\$ 1,608.37	\$ 201,421.53	\$ 215,521.04
Single Family 70' - 89'	1.1	77	84.7	\$ 2,088,760.76	\$ 125,000.00	\$ 1,963,760.76	14.8593%	\$ 2,092,189.70	\$ 27,171.29	\$ 1,668.09	\$ 116.77	\$ 1,784.85	\$ 128,442.75	\$ 137,433.75
Single Family 80' and up	1.15	11	12.65	\$ 311,957.78	\$ -	\$ 311,957.78	2.3605%	\$ 332,359.65	\$ 30,214.51	\$ 1,854.92	\$ 129.84	\$ 1,984.76	\$ 20,404.07	\$ 21,832.36
LANDS TO BE ANNEXED (5)														
Single Family 50' - 59'	0.85	32	27.2	\$ 670,770.87	\$ 29,000.00	\$ 641,770.87	4.8561%	\$ 683,742.35	\$ 21,366.95	\$ 1,311.75	\$ 91.82	\$ 1,403.57	\$ 41,976.00	\$ 44,914.32
Single Family 60' - 69'	1	21	21	\$ 517,874.57	\$ 35,300.00	\$ 482,574.57	3.6515%	\$ 514,134.70	\$ 24,482.60	\$ 1,503.02	\$ 105.21	\$ 1,608.24	\$ 31,563.52	\$ 33,772.97
Totals:	653	563.65	563.65	\$ 13,900,000.00	\$ 684,300.00	\$ 13,215,700.00	100.0000%	\$ 14,080,000.00					\$ 864,392.92	
												Estimated Max Annual Debt Service:	\$ 864,392.92	
												Rounding:	\$ (0.00)	
Sub-Construction Account:				\$ 1,188,645.44	\$ 6,300.00	\$ 1,124,345.44								
Construction Account:				\$ 12,711,354.56	\$ (690,600.00)	\$ 12,091,354.56								
Total Deposited to Construction and Sub-Construction				\$ 13,900,000.00	\$ (684,300.00)	\$ 13,215,700.00								

- (1) Excludes Discounts/Collection Costs
- (2) Estimated at 4% for Discounts and 3% for Collection Costs by County
- (4) Includes Discounts and Collection Costs
- (5) Amounts Calculated as a percentage of "Construction Allocation Per Unit"

**Esplanade Lake Club Community Development District
Assessment Allocation - Series 2019 A-2 Project
Table IV**

Description of Product	EAU Factor	Development Plan	Total EAU	Total Apportioned Costs	Amount Not Financed of Apportioned Costs	NET Apportioned Costs after Amount Not Financed	Percent of Apportioned Costs	Total Par Debt Allocation	Total Par Debt Allocation Per Unit	Estimated Annual Debt Service (1)	Estimated Discounts and Collections (2)	Estimated Total Annual Debt Service Per Unit	Estimated Total Annual Debt Service (1)	Total Annual Debt Service (4)
Single Family 30' - 39'	0.65	186	120.9	\$ 1,951,902.78	\$ 1,951,902.78	\$ -	0.0000%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Single Family 50' - 59'	0.85	192	163.2	\$ 2,634,826.58	\$ -	\$ 2,634,826.58	37.9447%	\$ 2,971,067.19	\$ 15,474.31	\$ 1,006.63	\$ 70.46	\$ 1,077.09	\$ 193,272.18	\$ 206,801.24
Single Family 60' - 69'	1	134	134	\$ 2,163,399.27	\$ -	\$ 2,163,399.27	31.1555%	\$ 2,439,479.19	\$ 18,205.07	\$ 1,184.27	\$ 82.90	\$ 1,267.16	\$ 158,691.62	\$ 169,800.04
Single Family 70' - 89'	1.1	77	84.7	\$ 1,367,462.08	\$ -	\$ 1,367,462.08	19.6931%	\$ 1,541,969.31	\$ 20,025.58	\$ 1,302.69	\$ 91.19	\$ 1,393.88	\$ 100,307.32	\$ 107,328.83
Single Family 80' and up	1.15	11	12.65	\$ 204,231.35	\$ 204,231.35	\$ -	0.0000%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LANDS TO BE ANNEXED (5)														
Single Family 50' - 59'	0.85	32	27.2	\$ 439,137.76	\$ -	\$ 439,137.76	6.3241%	\$ 495,177.87	\$ 15,474.31	\$ 1,006.63	\$ 70.46	\$ 1,077.09	\$ 32,212.03	\$ 34,466.87
Single Family 60' - 69'	1	21	21	\$ 339,040.18	\$ -	\$ 339,040.18	4.8826%	\$ 382,306.44	\$ 18,205.07	\$ 1,184.27	\$ 82.90	\$ 1,267.16	\$ 24,869.58	\$ 26,610.45
Total Units:	653	563.65	563.65	\$ 9,100,000.00	\$ 2,156,134.13	\$ 6,943,865.87	100.00%	\$ 7,830,000.00					\$ 509,352.74	\$ 545,007.43
												Estimated Max Annual Debt Service:	\$ 509,352.74	
												Rounding:	\$ 0.00	
Sub-Construction Account:				\$ 778,177.95	\$ -	\$ 778,177.95								
Construction Account:				\$ 8,321,822.05	\$ (2,156,134.13)	\$ 6,165,687.93								
Total Deposited to Construction and Sub-Construction				\$ 9,100,000.00	\$ (2,156,134.13)	\$ 6,943,865.87								

- (1) Excludes Discounts/Collection Costs
- (2) Estimated at 4% for Discounts and 3% for Collection Costs by County
- (4) Includes Discounts and Collection Costs
- (5) Amounts Calculated as a percentage of "Construction Allocation Per Unit"

**Esplanade Lake Club Community Development District
EXHIBIT 1 - Supplemental Assessment Roll - Series 2019 Capital Improvement Program**

New Lot Number	Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number					Total Planned Units
							30' - 39'	50' - 59'	60' - 69'	70' - 80'	>80'	
Debt Allocation by Product Type (A-1 and A-2)							\$ 16,533.61	\$ 36,835.71	\$ 42,689.64	\$ 47,196.87	\$ 30,214.51	
N/A	10593507	90.87		Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232	\$ 98,792.08	\$ 8,977,236.61	136	81	76	11	0	304
N/A	10593495	10.68		Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232	\$ 98,792.08	\$ 1,055,099.45		32				32
N/A	10593508	18.22		Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232	\$ 98,792.08	\$ 1,799,991.76		45				45
1	10593220	0.13	10593220	PULTE HOME COMPANY LLC, 24311 WALDEN CENTER DR STE 300, BONITA SPRINGS, FL 34134		\$ 16,533.61	1					1
2	10593221	0.13	10593221	PULTE HOME COMPANY LLC, 24311 WALDEN CENTER DR STE 300, BONITA SPRINGS, FL 34134		\$ 16,533.61	1					1
3	10593222	0.18	10593222	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
4	10593223	0.21	10593223	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
5	10593224	0.23	10593224	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
6	10593225	0.23	10593225	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
7	10593226	0.18	10593226	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
8	10593227	0.18	10593227	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
9	10593228	0.21	10593228	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
10	10593229	0.21	10593229	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
11	10593230	0.26	10593230	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
12	10593231	0.26	10593231	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
13	10593232	0.31	10593232	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 30,214.51					1	1
14	10593233	0.30	10593233	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
15	10593234	0.28	10593234	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1

**Esplanade Lake Club Community Development District
EXHIBIT 1 - Supplemental Assessment Roll - Series 2019 Capital Improvement Program**

New Lot Number	Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number					Total Planned Units
							30' - 39'	50' - 59'	60' - 69'	70' - 80'	>80'	
Debt Allocation by Product Type (A-1 and A-2)							\$ 16,533.61	\$ 36,835.71	\$ 42,689.64	\$ 47,196.87	\$ 30,214.51	
16	10593235	0.27	10593235	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
17	10593236	0.27	10593236	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
18	10593237	0.27	10593237	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
19	10593238	0.29	10593238	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
20	10593239	0.29	10593239	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
21	10593240	0.28	10593240	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
22	10593241	0.28	10593241	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
23	10593183	0.27	10593183	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
24	10593184	0.29	10593184	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
25	10593185	0.31	10593185	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
26	10593186	0.29	10593186	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
27	10593187	0.28	10593187	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
28	10593188	0.27	10593188	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
29	10593189	0.27	10593189	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
30	10593190	0.30	10593190	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
31	10593191	0.33	10593191	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
32	10593192	0.31	10593192	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
33	10593193	0.28	10593193	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1

**Esplanade Lake Club Community Development District
EXHIBIT 1 - Supplemental Assessment Roll - Series 2019 Capital Improvement Program**

New Lot Number	Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number					Total Planned Units
							30' - 39'	50' - 59'	60' - 69'	70' - 80'	>80'	
Debt Allocation by Product Type (A-1 and A-2)							\$ 16,533.61	\$ 36,835.71	\$ 42,689.64	\$ 47,196.87	\$ 30,214.51	
34	10593194	0.28	10593194	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
35	10593195	0.29	10593195	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
36	10593196	0.30	10593196	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
37	10593197	0.29	10593197	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
38	10593198	0.30	10593198	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
39	10593199	0.28	10593199	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
40	10593200	0.29	10593200	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
41	10593201	0.35	10593201	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
42	10593202	0.33	10593202	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
43	10593203	0.40	10593203	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
44	10593204	0.46	10593204	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
45	10593205	0.38	10593205	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
46	10593206	0.34	10593206	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
47	10593207	0.35	10593207	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
48	10593208	0.55	10593208	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
49	10593209	0.46	10593209	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
50	10593210	0.35	10593210	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
51	10593242	0.26	10593242	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1

**Esplanade Lake Club Community Development District
EXHIBIT 1 - Supplemental Assessment Roll - Series 2019 Capital Improvement Program**

New Lot Number	Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number					Total Planned Units
							30' - 39'	50' - 59'	60' - 69'	70' - 80'	>80'	
Debt Allocation by Product Type (A-1 and A-2)							\$ 16,533.61	\$ 36,835.71	\$ 42,689.64	\$ 47,196.87	\$ 30,214.51	
52	10593243	0.26	15093243	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
53	10593244	0.26	10593244	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
54	10593245	0.27	10593245	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
55	10593246	0.27	10593246	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
56	10593247	0.26	10593247	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
57	10593248	0.30	10593248	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
58	10593249	0.30	10593249	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
59	10593250	0.28	10593250	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
60	10593251	0.28	10593251	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
61	10593252	0.29	10593252	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
62	10593253	0.27	10593253	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
63	10593254	0.26	10593254	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
64	10593255	0.27	10593255	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
65	10593256	0.27	10593256	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
66	10593257	0.26	10593257	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
67	10593258	0.26	10593258	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
68	10593259	0.26	10593259	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
69	10593260	0.28	10593260	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1

**Esplanade Lake Club Community Development District
EXHIBIT 1 - Supplemental Assessment Roll - Series 2019 Capital Improvement Program**

New Lot Number	Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number					Total Planned Units
							30' - 39'	50' - 59'	60' - 69'	70' - 80'	>80'	
Debt Allocation by Product Type (A-1 and A-2)							\$ 16,533.61	\$ 36,835.71	\$ 42,689.64	\$ 47,196.87	\$ 30,214.51	
70	10593261	0.26	10593261	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
71	10593262	0.26	10593262	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
72	10593263	0.28	10593263	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
73	10593264	0.28	10593264	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
74	10593265	0.27	10593265	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
75	10593266	0.28	10593266	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
76	10593267	0.28	10593267	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
77	10593268	0.27	10593268	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
78	10593269	0.29	10593269	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
79	10593270	0.27	10593270	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
80	10593271	0.28	10593271	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
81	10593272	0.27	10593272	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
82	10593273	0.26	10593273	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
83	10593274	0.26	10593274	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
84	10593275	0.26	10593275	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
85	10593276	0.23	10593276	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
86	10593277	0.27	10593277	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
87	10593278	0.21	10593278	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1

**Esplanade Lake Club Community Development District
EXHIBIT 1 - Supplemental Assessment Roll - Series 2019 Capital Improvement Program**

New Lot Number	Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number					Total Planned Units
							30' - 39'	50' - 59'	60' - 69'	70' - 80'	>80'	
Debt Allocation by Product Type (A-1 and A-2)							\$ 16,533.61	\$ 36,835.71	\$ 42,689.64	\$ 47,196.87	\$ 30,214.51	
88	10593279	0.21	10593279	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
89	10593280	0.18	10593280	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
90	10593281	0.19	10593281	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
91	10593282	0.23	10593282	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
92	10593283	0.21	10593283	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
93	10593284	0.21	10593284	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
94	10593285	0.13	10593285	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
95	10593286	0.13	10593286	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
96	10593287	0.18	10593287	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
97	10593288	0.18	10593288	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
98	10593289	0.18	10593289	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
99	10593290	0.19	10593290	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
100	10593291	0.19	10593291	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
101	10593292	0.18	10593292	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
102	10593293	0.18	10593293	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
103	10593294	0.18	10593294	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
104	10593295	0.18	10593295	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
105	10593296	0.18	10593296	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1

**Esplanade Lake Club Community Development District
EXHIBIT 1 - Supplemental Assessment Roll - Series 2019 Capital Improvement Program**

New Lot Number	Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number					Total Planned Units
							30' - 39'	50' - 59'	60' - 69'	70' - 80'	>80'	
Debt Allocation by Product Type (A-1 and A-2)							\$ 16,533.61	\$ 36,835.71	\$ 42,689.64	\$ 47,196.87	\$ 30,214.51	
106	10593405	0.13	10593405	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
107	10593406	0.13	10593406	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
108	10593407	0.13	10593407	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
109	10593408	0.18	10593408	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
110	10593409	0.19	10593409	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
111	10593410	0.16	10593410	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
112	10593411	0.13	10593411	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
113	10593412	0.15	10593412	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
114	10593413	0.16	10593413	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
115	10593414	0.13	10593414	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
116	10593415	0.15	10593415	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
117	10593416	0.16	10593416	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
118	10593417	0.16	10593417	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
119	10593418	0.13	10593418	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
120	10593419	0.13	10593419	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
121	10593420	0.13	10593420	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
122	10593421	0.13	10593421	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
123	10593422	0.13	10593422	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1

Esplanade Lake Club Community Development District
EXHIBIT 1 - Supplemental Assessment Roll - Series 2019 Capital Improvement Program

New Lot Number	Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number					Total Planned Units
							30' - 39'	50' - 59'	60' - 69'	70' - 80'	>80'	
Debt Allocation by Product Type (A-1 and A-2)							\$ 16,533.61	\$ 36,835.71	\$ 42,689.64	\$ 47,196.87	\$ 30,214.51	
124	10593423	0.13	10593423	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
125	10593424	0.13	10593424	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
126	10593425	0.13	10593425	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
127	10593426	0.13	10593426	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
128	10593427	0.13	10593427	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
129	10593428	0.12	10593428	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
130	10593429	0.12	10593429	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
131	10593430	0.13	10593430	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
132	10593431	0.14	10593431	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
133	10593432	0.13	10593432	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
134	10593433	0.14	10593433	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
135	10593434	0.13	10593434	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
136	10593435	0.15	10593435	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
137	10593436	0.15	10593436	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
138	10593437	0.14	10593437	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
139	10593438	0.13	10593438	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
140	10593439	0.13	10593439	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
141	10593440	0.12	10593440	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1

Esplanade Lake Club Community Development District
EXHIBIT 1 - Supplemental Assessment Roll - Series 2019 Capital Improvement Program

New Lot Number	Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number					Total Planned Units
							30' - 39'	50' - 59'	60' - 69'	70' - 80'	>80'	
Debt Allocation by Product Type (A-1 and A-2)							\$ 16,533.61	\$ 36,835.71	\$ 42,689.64	\$ 47,196.87	\$ 30,214.51	
142	10593441	0.12	10593441	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
143	10593442	0.12	10593442	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
144	10593443	0.12	10593443	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
145	10593444	0.13	10593444	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
146	10593445	0.13	10593445	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
147	10593446	0.13	10593446	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
148	10593447	0.13	10593447	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
149	10593448	0.13	10593448	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
150	10593449	0.12	10593449	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
151	10593450	0.11	10593450	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,533.61	1					1
152	10593451	0.19	10593451	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
153	10593452	0.18	10593452	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
154	10593453	0.18	10593453	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
155	10593454	0.19	10593454	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
156	10593455	0.19	10593455	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
157	10593456	0.18	10593456	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
158	10593457	0.18	10593457	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
159	10593458	0.18	10593458	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1

Esplanade Lake Club Community Development District
EXHIBIT 1 - Supplemental Assessment Roll - Series 2019 Capital Improvement Program

New Lot Number	Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number					Total Planned Units
							30' - 39'	50' - 59'	60' - 69'	70' - 80'	>80'	
Debt Allocation by Product Type (A-1 and A-2)							\$ 16,533.61	\$ 36,835.71	\$ 42,689.64	\$ 47,196.87	\$ 30,214.51	
160	10593459	0.18	10593459	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
161	10593460	0.23	10593460	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
162	10593461	0.23	10593461	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
163	10593462	0.22	10593462	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
164	10593463	0.22	10593463	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
165	10593464	0.18	10593464	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
166	10593465	0.19	10593465	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
167	10593466	0.20	10593466	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
168	10593467	0.18	10593467	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
169	10593468	0.18	10593468	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
170	10593469	0.18	10593469	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
171	10593470	0.18	10593470	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
172	10593471	0.19	10593471	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
173	10593472	0.19	10593472	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
174	10593473	0.18	10593473	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
175	10593474	0.18	10593474	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
176	10593475	0.18	10593475	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
177	10593476	0.19	10593476	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1

**Esplanade Lake Club Community Development District
EXHIBIT 1 - Supplemental Assessment Roll - Series 2019 Capital Improvement Program**

New Lot Number	Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number					Total Planned Units
							30' - 39'	50' - 59'	60' - 69'	70' - 80'	>80'	
Debt Allocation by Product Type (A-1 and A-2)							\$ 16,533.61	\$ 36,835.71	\$ 42,689.64	\$ 47,196.87	\$ 30,214.51	
178	10593477	0.18	10593477	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
179	10593478	0.18	10593478	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
180	10593479	0.18	10593479	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
181	10593480	0.18	10593480	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
182	10593481	0.18	10593481	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
183	10593482	0.19	10593482	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
184	10593483	0.19	10593483	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
185	10593484	0.18	10593484	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
186	10593485	0.18	10593485	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
187	10593486	0.18	10593486	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
188	10593487	0.18	10593487	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
189	10593488	0.18	10593488	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
190	10593489	0.18	10593489	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
191	10593490	0.18	10593490	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
192	10593491	0.19	10593491	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
193	10593297	0.19	10593297	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
194	10593298	0.18	10593298	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
195	10593299	0.18	10593299	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1

**Esplanade Lake Club Community Development District
EXHIBIT 1 - Supplemental Assessment Roll - Series 2019 Capital Improvement Program**

New Lot Number	Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number					Total Planned Units
							30' - 39'	50' - 59'	60' - 69'	70' - 80'	>80'	
Debt Allocation by Product Type (A-1 and A-2)							\$ 16,533.61	\$ 36,835.71	\$ 42,689.64	\$ 47,196.87	\$ 30,214.51	
196	10593300	0.18	10593300	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
197	10593301	0.18	10593301	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
198	10593302	0.18	10593302	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
199	10593303	0.18	10593303	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
200	10593304	0.19	10593304	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
201	10593305	0.19	10593305	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
202	10593306	0.18	10593306	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
203	10593307	0.18	10593307	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
204	10593308	0.18	10593308	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 36,835.71		1				1
205	10593309	0.21	10593309	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
206	10593310	0.21	10593310	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
207	10593311	0.21	10593311	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
208	10593312	0.23	10593312	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
209	10593313	0.23	10593313	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
210	10593314	0.21	10593314	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
211	10593315	0.21	10593315	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
212	10593316	0.21	10593316	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
213	10593317	0.21	10593317	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1

**Esplanade Lake Club Community Development District
EXHIBIT 1 - Supplemental Assessment Roll - Series 2019 Capital Improvement Program**

New Lot Number	Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number					Total Planned Units
							30' - 39'	50' - 59'	60' -69'	70' -80'	>80'	
Debt Allocation by Product Type (A-1 and A-2)							\$ 16,533.61	\$ 36,835.71	\$ 42,689.64	\$ 47,196.87	\$ 30,214.51	
214	10593318	0.22	10593318	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
215	10593319	0.23	10593319	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
216	10593320	0.24	10593320	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
217	10593321	0.27	10593321	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
218	10593322	0.21	10593322	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
219	10593323	0.24	10593323	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
220	10593324	0.25	10593324	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
221	10593325	0.22	10593325	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
222	10593326	0.22	10593326	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
223	10593327	0.22	10593327	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
224	10593328	0.21	10593328	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
225	10593329	0.21	10593329	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
226	10593330	0.21	10593330	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
227	10593331	0.21	10593331	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
228	10593332	0.23	10593332	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
229	10593333	0.23	105493333	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
230	10593334	0.21	10593334	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
231	10593335	0.21	10593335	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1

**Esplanade Lake Club Community Development District
EXHIBIT 1 - Supplemental Assessment Roll - Series 2019 Capital Improvement Program**

New Lot Number	Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number					Total Planned Units
							30' - 39'	50' - 59'	60' - 69'	70' - 80'	>80'	
Debt Allocation by Product Type (A-1 and A-2)							\$ 16,533.61	\$ 36,835.71	\$ 42,689.64	\$ 47,196.87	\$ 30,214.51	
232	10593336	0.26	10593336	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
233	10593337	0.34	10593337	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
234	10593338	0.34	10593338	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
235	10593339	0.21	10593339	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
236	10593340	0.21	10593340	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
237	10593341	0.24	10593341	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
238	10593342	0.27	10593342	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
239	10593343	0.28	10593343	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
240	10593344	0.21	10593344	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
241	10593345	0.21	10593345	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
242	10593346	0.23	10593346	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
243	10593347	0.23	10593347	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
244	10593348	0.21	10593348	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
245	10593349	0.21	10593349	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
246	10593350	0.21	10593350	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
247	10593351	0.21	10593351	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
248	10593352	0.22	10593352	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
249	10593353	0.22	10593353	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1

**Esplanade Lake Club Community Development District
EXHIBIT 1 - Supplemental Assessment Roll - Series 2019 Capital Improvement Program**

New Lot Number	Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number					Total Planned Units
							30' - 39'	50' - 59'	60' - 69'	70' - 80'	>80'	
Debt Allocation by Product Type (A-1 and A-2)							\$ 16,533.61	\$ 36,835.71	\$ 42,689.64	\$ 47,196.87	\$ 30,214.51	
250	10593354	0.22	10593354	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
251	10593355	0.23	10593355	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
252	10593356	0.26	10593356	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
253	10593357	0.21	10593357	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 42,689.64			1			1
254	10593358	0.26	10593358	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
255	10593359	0.26	10593359	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
256	10593360	0.26	10593360	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
257	10593361	0.26	10593361	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
258	10593362	0.28	10593362	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
259	10593363	0.28	10593363	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
260	10593364	0.26	10593364	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
261	10593365	0.26	10593365	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
262	10593366	0.26	10593366	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 47,196.87				1		1
263	10593367	0.30	10593367	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 30,214.51					1	1
264	10593368	0.30	10593368	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 30,214.51					1	1
265	10593369	0.30	10593369	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 30,214.51					1	1
266	10593370	0.31	10593370	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 30,214.51					1	1
267	10593371	0.31	10593371	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 30,214.51					1	1

Esplanade Lake Club Community Development District
EXHIBIT 1 - Supplemental Assessment Roll - Series 2019 Capital Improvement Program

New Lot Number	Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number					Total Planned Units
							30' - 39'	50' - 59'	60' -69'	70' -80'	>80'	
Debt Allocation by Product Type (A-1 and A-2)							\$ 16,533.61	\$ 36,835.71	\$ 42,689.64	\$ 47,196.87	\$ 30,214.51	
268	10593372	0.30	10593372	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 30,214.51					1	1
269	10593373	0.30	10593373	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 30,214.51					1	1
270	10593374	0.30	10593374	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 30,214.51					1	1
271	10593375	0.32	10593375	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 30,214.51					1	1
272	10593376	0.39	10593376	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 30,214.51					1	1
Totals:		778.90				\$ 21,910,000.00	186	224	155	77	11	653

Total Assessment - All Assessment Area	21,910,000.00
Total Assessment - Assigned to Platted Lots	10,077,672.18
Total Assessment - Assigned to Unplatted Acreage	11,832,327.82
Unplatted Per Acre Assessment	98,792.08

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JULY, 2020

FISCAL YEAR 2020

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2900 NORTHEAST 12TH TERRACE, SUITE 1, OAKLAND PARK, FL 33334

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

Esplanade Lake Club Community Development District

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JPWard & Associates LLC

2900 Northeast 12th Terrace

Suite 1

Oakland Park, Florida 33334

Phone: (954) 658-4900

**Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending July 31, 2020**

	Governmental Funds				
	General Fund	Debt Service Fund	Capital Projects Fund		Totals (Memorandum Only)
		Series 2019A-1 & 2019A12	Series 2019A-1 & 2019A12		Account Groups General Long Term Debt
Assets					
Cash and Investments					
General Fund - Invested Cash	\$ 21,677	\$ -	\$ -	\$ -	\$ 21,677
Debt Service Fund					
Interest Account					
Series 2019A-1	-	-	-	-	-
Series 2019A-2	-	-	-	-	-
Sinking Account					
Series 2019A-1	-	-	-	-	-
Series 2019A-2	-	-	-	-	-
Reserve Account					
Series 2019A-1	-	432,147	-	-	432,147
Series 2019A-2	-	217,684	-	-	217,684
Revenue					
Series 2019A-1	-	-	-	-	-
Series 2019A-2	-	-	-	-	-
Prepayment Account					
Series 2019A-1	-	-	-	-	-
Series 2019A-2	-	-	-	-	-
General Redemption Account					
Series 2019A-1	-	-	-	-	-
Series 2019A-2	-	-	-	-	-
Capitalized Interest					
Series 2019A-1	-	292,658	-	-	292,658
Series 2019A-2	-	147,186	-	-	147,186
Retainage Account					
Series 2019A-1	-	-	1,124,725	-	1,124,725
Series 2019A-2	-	-	778,451	-	778,451

Prepared by:

JWARD and Associates, LLC

**Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending July 31, 2020**

	Governmental Funds				Totals (Memorandum Only)
	General Fund	Debt Service Fund	Capital Projects Fund	Account Groups	
		Series 2019A-1 & 2019A12	Series 2019A-1 & 2019A12	General Long Term Debt	
Construction					
Series 2019A-1	-	-	247,992	-	247,992
Series 2019A-2	-	-	5,973,695	-	5,973,695
Cost of Issuance					
Series 2019A-1	-	-	-	-	-
Series 2019A-2	-	-	-	-	-
Due from Other Funds					
General Fund	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-
Market Valuation Adjustments	-	-	-	-	-
Accrued Interest Receivable	-	-	-	-	-
Assessments Receivable/Deposits	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	1,089,675	1,089,675
Amount to be Provided by Debt Service Funds	-	-	-	21,215,325	21,215,325
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-
Total Assets	\$ 21,677	\$ 1,089,675	\$ 8,124,864	\$ 22,305,000	\$ 31,541,216

Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending July 31, 2020

	Governmental Funds					Totals (Memorandum Only)
	General Fund	Debt Service Fund	Capital Projects Fund		Account Groups	
		Series 2019A-1 & 2019A12	Series 2019A-1 & 2019A12	Series 2019A-1 & 2019A12	General Long Term Debt	
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-
Bonds Payable						
Current Portion	-	-	-	-	-	-
Long Term	-	-	-	22,305,000	22,305,000	22,305,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-
Total Liabilities	\$ -	\$ -	\$ -	\$ 22,305,000	\$ 22,305,000	\$ 22,305,000
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, 2019 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	-	1,089,675	8,170,635	-	-	9,260,310
Unassigned						
Beginning: October 1, 2019 (Unaudited)	10,194	-	-	-	-	10,194
Results from Current Operations	11,483	-	-	-	-	11,483
Total Fund Equity and Other Credits	\$ 21,677	\$ 1,089,675	\$ 8,124,864	\$ -	\$ -	\$ 9,236,216
Total Liabilities, Fund Equity and Other Credits	\$ 21,677	\$ 1,089,675	\$ 8,124,864	\$ 22,305,000	\$ -	\$ 31,541,216

Prepared by:

JWARD and Associates, LLC

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2020

Description	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	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Developer Contribution	35,000			30,000	-	-	30,000	-	95,000	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 35,000	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ 30,000	\$ -	95,000	\$ -	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	33,333	-	N/A
Financial and Administrative											
Audit Services	-	-	-	-	-	-	-	-	-	-	N/A
Accounting Services	667	667	667	667	3,333	1,333	1,333	1,333	11,333	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services											
Legal Advertising	1,844	-	580	-	-	-	-	-	2,724	-	N/A
Trustee Services	-	-	-	-	-	-	-	-	-	-	N/A
Dissemination Agent Services	-	-	-	-	-	-	-	-	-	-	N/A
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	25	24	24	25	23	23	25	24	242	-	N/A
Communications & Freight Services											
Postage, Freight & Messenger	30	-	30	38	-	-	68	51	246	-	N/A
Computer Services - Website Development	100	50	50	50	-	100	50	50	500	-	N/A
Insurance	-	-	-	-	-	-	-	-	5,125	-	N/A

**Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2020**

Description	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Printing & Binding	294	-	-	-	-	179	172	197	1,186	-	N/A
Subscription & Memberships	-	-	-	-	-	-	-	-	175	-	N/A
Legal Services											
Legal - General Counsel	4,190	-	8,669	1,656	-	4,006	2,695	2,525	23,742	-	N/A
Legal - Series 2019 Bonds	-	-	540	-	-	-	-	-	540	-	N/A
Legal - Boundary Amendment	213	-	-	-	171	343	1,398	2,248	4,371	-	N/A
Other General Government Services											
Engineering Services	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges	-	-	-	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees											
Sub-Total:	10,696	4,074	13,892	5,769	6,862	9,317	9,074	9,762	83,517	-	N/A
Total Expenditures and Other Uses:	\$ 10,696	\$ 4,074	\$ 13,892	\$ 5,769	\$ 6,862	\$ 9,317	\$ 9,074	\$ 9,762	\$ 83,517	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	24,304	(4,074)	(13,892)	24,231	(6,862)	(9,317)	20,926	(9,762)	11,483	-	
Fund Balance - Beginning	(3,877)	20,426	16,352	2,460	26,692	19,830	10,513	31,439	10,194	-	
Fund Balance - Ending	\$ 20,426	\$ 16,352	\$ 2,460	\$ 26,692	\$ 19,830	\$ 10,513	\$ 31,439	\$ 21,677	21,677	\$ -	

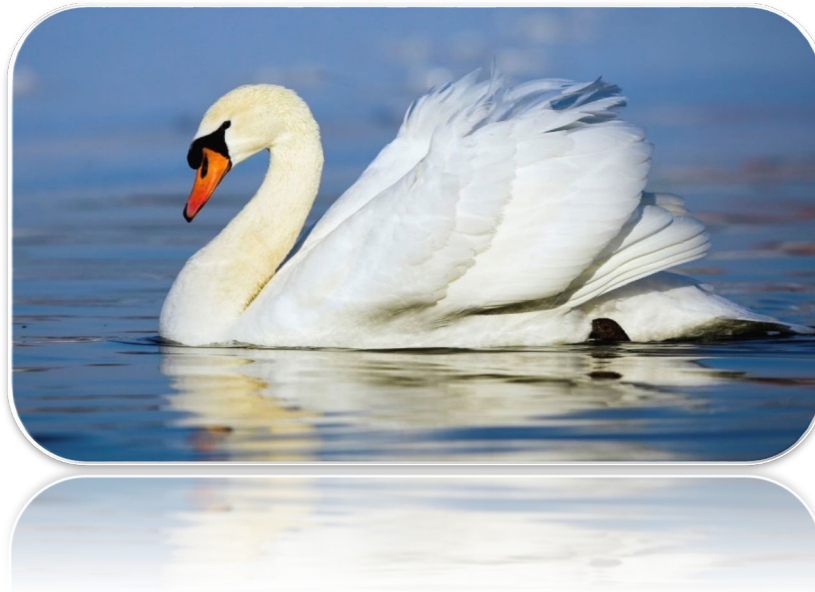
Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2020

Description	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											
Series 2019A-1	-	-	-	-	-	-	-	-	-	-	N/A
Series 2019A-2	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund											
Series 2019A-1	-	-	-	-	-	-	-	-	-	-	N/A
Series 2019A-2	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account											
Series 2019A-1	-	16	55	45	20	4	4	2	146	-	N/A
Series 2019A-2	-	11	28	23	10	2	2	1	76	-	N/A
Prepayment Account											
Series 2019A-1	-	-	-	-	-	-	-	-	-	-	N/A
Series 2019A-2	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account											
Series 2019A-1	-	-	-	-	-	-	-	-	-	-	N/A
Series 2019A-2	-	-	-	-	-	-	-	-	-	-	N/A
Capitalized Interest											
Series 2019A-1	-	19	64	53	24	4	2	1	168	-	N/A
Series 2019A-2	-	13	32	27	12	2	1	1	88	-	N/A
Special Assessment Revenue											
Special Assessments - On-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayment	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfers In	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds											
Debt Proceeds Series 2019A-1	937,252	-	-	-	-	-	-	-	937,252	-	N/A
Debt Proceeds Series 2019A-1	471,706	-	-	-	-	-	-	-	471,706	-	N/A
Total Revenue and Other Sources:	\$ 1,408,957	\$ 58	\$ 179	\$ 148	\$ 67	\$ 12	\$ 9	\$ 5	1,409,436	\$ -	N/A
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2019A-1 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Series 2019A-2 Bonds	-	-	-	-	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions											
Series 2019A-1 Bonds	-	-	-	-	-	-	-	-	-	-	N/A
Series 2019A-2 Bonds	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense											
Series 2019A-1 Bonds	-	-	-	-	-	212,761	-	-	212,761	-	N/A
Series 2019A-2 Bonds	-	-	-	-	-	106,999	-	-	106,999	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 319,761	\$ -	\$ -	319,761	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	1,408,957	58	179	148	67	(319,749)	9	5	1,089,675	-	
Fund Balance - Beginning	-	1,408,957	1,409,015	1,409,194	1,409,343	1,409,409	1,089,660	1,089,670	-	-	
Fund Balance - Ending	\$ 1,408,957	\$ 1,409,015	\$ 1,409,194	\$ 1,409,343	\$ 1,409,409	\$ 1,089,660	\$ 1,089,670	\$ 1,089,675	1,089,675	\$ -	

Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2020

Description	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income										
Construction Account										
Series 2019A-1	-	217	559	463	209	36	35	15	1,534	-
Series 2019A-2	-	294	758	628	283	49	51	29	2,092	-
Cost of Issuance										
Series 2019A-1	-	0	2	1	1	0	0	-	4	-
Series 2019A-2	-	0	1	0	0	0	0	-	2	-
Retainage Account										
Series 2019A-1	-	42	143	118	53	9	10	6	380	-
Series 2019A-2	-	38	99	82	37	6	7	4	273	-
Debt Proceeds										
Debt Proceeds Series 2019A-1	13,902,748	-	-	-	-	-	-	-	13,902,748	-
Debt Proceeds Series 2019A-2	6,993,294	-	-	-	-	-	-	-	6,993,294	-
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-
Total Revenue and Other Sources:	\$ 20,896,043	\$ 592	\$ 1,561	\$ 1,293	\$ 583	\$ 101	\$ 102	\$ 54	\$ 20,900,328	\$ -
Expenditures and Other Uses										
Executive										
Professional Management	50,000	-	-	-	-	-	-	-	50,000	-
Other Contractual Services										
Trustee Services	10,350	-	-	-	-	-	-	-	10,350	-
Printing & Binding										
	-	-	1,500	-	-	-	-	-	1,500	-
Legal Services										
Legal - Series 2019	170,500	-	540	-	-	-	-	-	171,040	-
Capital Outlay										
Water-Sewer Combination-Construction	4,635,734	-	-	-	-	727,900	1,354,057	-	6,717,691	-
Stormwater Mgmt-Construction	2,250,934	-	-	-	-	-	562,384	-	2,813,318	-
Engineering Services	494,481	-	-	-	-	-	820,582	-	1,315,063	-
Other Physical Environment	-	-	-	-	-	-	285,745	-	285,745	-
Road Improvements	504,665	-	-	-	-	-	414,222	-	918,887	-
Underwriters Discount										
Series 2019A-1	296,800	-	-	-	-	-	-	-	296,800	-
Series 2019A-2	149,300	-	-	-	-	-	-	-	149,300	-
Cost of Issuance										
Series 2019A-1	-	-	-	-	-	-	-	-	-	-
Series 2019A-2	-	-	-	-	-	-	-	-	-	-
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-
Total Expenditures and Other Uses:	\$ 8,562,765	\$ -	\$ 2,040	\$ -	\$ -	\$ 727,900	\$ 3,436,989	\$ -	\$ 12,729,693	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 12,333,278	\$ 592	\$ (479)	\$ 1,293	\$ 583	\$ (727,799)	\$ (3,436,887)	\$ 54	\$ 8,170,635	-
Fund Balance - Beginning	\$ -	\$ 12,333,278	\$ 12,333,870	\$ 12,333,391	\$ 12,334,684	\$ 12,335,267	\$ 11,607,468	\$ 8,170,581	\$ -	-
Fund Balance - Ending	\$ 12,333,278	\$ 12,333,870	\$ 12,333,391	\$ 12,334,684	\$ 12,335,267	\$ 11,607,468	\$ 8,170,581	\$ 8,170,635	\$ 8,170,635	\$ -

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - AUGUST, 2020

FISCAL YEAR 2020

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2900 NORTHEAST 12TH TERRACE, SUITE 1, OAKLAND PARK, FL 33334

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

Esplanade Lake Club Community Development District

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JPWard & Associates LLC

2900 Northeast 12th Terrace

Suite 1

Oakland Park, Florida 33334

Phone: (954) 658-4900

**Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending August 31, 2020**

	Governmental Funds				
	General Fund	Debt Service Fund	Capital Projects Fund	Account Groups	
		Series 2019A-1 & 2019A12	Series 2019A-1 & 2019A12	General Long Term Debt	Totals (Memorandum Only)
Assets					
Cash and Investments					
General Fund - Invested Cash	\$ 16,331	\$ -	\$ -	\$ -	\$ 16,331
Debt Service Fund					
Interest Account					
Series 2019A-1	-	-	-	-	-
Series 2019A-2	-	-	-	-	-
Sinking Account					
Series 2019A-1	-	-	-	-	-
Series 2019A-2	-	-	-	-	-
Reserve Account					
Series 2019A-1	-	432,147	-	-	432,147
Series 2019A-2	-	217,684	-	-	217,684
Revenue					
Series 2019A-1	-	-	-	-	-
Series 2019A-2	-	-	-	-	-
Prepayment Account					
Series 2019A-1	-	-	-	-	-
Series 2019A-2	-	84,089	-	-	84,089
General Redemption Account					
Series 2019A-1	-	-	-	-	-
Series 2019A-2	-	-	-	-	-
Capitalized Interest					
Series 2019A-1	-	292,661	-	-	292,661
Series 2019A-2	-	147,188	-	-	147,188
Retainage Account					
Series 2019A-1	-	-	1,124,731	-	1,124,731
Series 2019A-2	-	-	778,454	-	778,454

Prepared by:

JWARD and Associates, LLC

**Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending August 31, 2020**

	Governmental Funds				Totals (Memorandum Only)
	General Fund	Debt Service Fund	Capital Projects Fund	Account Groups	
		Series 2019A-1 & 2019A12	Series 2019A-1 & 2019A12	General Long Term Debt	
Construction					
Series 2019A-1	-	-	247,993	-	247,993
Series 2019A-2	-	-	5,973,723	-	5,973,723
Cost of Issuance					
Series 2019A-1	-	-	-	-	-
Series 2019A-2	-	-	-	-	-
Due from Other Funds					
General Fund	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-
Market Valuation Adjustments	-	-	-	-	-
Accrued Interest Receivable	-	-	-	-	-
Assessments Receivable/Deposits	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	1,173,769	1,173,769
Amount to be Provided by Debt Service Funds	-	-	-	21,131,231	21,131,231
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-
Total Assets	\$ 16,331	\$ 1,173,769	\$ 8,124,901	\$ 22,305,000	\$ 31,620,002

Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending August 31, 2020

	Governmental Funds				
	General Fund	Debt Service Fund	Capital Projects Fund	Account Groups	
		Series 2019A-1 & 2019A12	Series 2019A-1 & 2019A12	General Long Term Debt	Totals (Memorandum Only)
Liabilities					
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds					
General Fund	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-
Bonds Payable					
Current Portion	-	-	-	-	-
Long Term	-	-	-	22,305,000	22,305,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-
Total Liabilities	\$ -	\$ -	\$ -	\$ 22,305,000	\$ 22,305,000
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, 2019 (Unaudited)	-	-	-	-	-
Results from Current Operations	-	1,173,769	8,170,672	-	9,344,442
Unassigned					
Beginning: October 1, 2019 (Unaudited)	10,194	-	-	-	10,194
Results from Current Operations	6,137	-	-	-	6,137
Total Fund Equity and Other Credits	\$ 16,331	\$ 1,173,769	\$ 8,124,901	\$ -	\$ 9,315,002
Total Liabilities, Fund Equity and Other Credits	\$ 16,331	\$ 1,173,769	\$ 8,124,901	\$ 22,305,000	\$ 31,620,002

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2020

Description	December	January	February	March	April	May	June	July	August	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	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Developer Contribution	35,000			30,000	-	-	30,000	-	-	95,000	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 35,000	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ 30,000	\$ -	\$ -	95,000	\$ -	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	36,667	-	N/A
Financial and Administrative												
Audit Services	-	-	-	-	-	-	-	-	-	-	-	N/A
Accounting Services	667	667	667	667	3,333	1,333	1,333	1,333	1,333	12,667	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services												
Legal Advertising	1,844	-	580	-	-	-	-	-	-	2,724	-	N/A
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	N/A
Dissemination Agent Services	-	-	-	-	-	-	-	-	-	-	-	N/A
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	25	24	24	25	23	23	25	24	22	264	-	N/A
Communications & Freight Services												
Postage, Freight & Messenger	30	-	30	38	-	-	68	51	7	253	-	N/A
Computer Services - Website Development	100	50	50	50	-	100	50	50	650	1,150	-	N/A
Insurance	-	-	-	-	-	-	-	-	-	5,125	-	N/A
Printing & Binding	294	-	-	-	-	179	172	197	-	1,186	-	N/A
Subscription & Memberships	-	-	-	-	-	-	-	-	-	175	-	N/A

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2020

Description	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Legal Services												
Legal - General Counsel	4,190	-	8,669	1,656	-	4,006	2,695	2,525	-	23,742	-	N/A
Legal - Series 2019 Bonds	-	-	540	-	-	-	-	-	-	540	-	N/A
Legal - Boundary Amendment	213	-	-	-	171	343	1,398	2,248	-	4,371	-	N/A
Other General Government Services												
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges												
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	10,696	4,074	13,892	5,769	6,862	9,317	9,074	9,762	5,346	88,863	-	N/A
Total Expenditures and Other Uses:	\$ 10,696	\$ 4,074	\$ 13,892	\$ 5,769	\$ 6,862	\$ 9,317	\$ 9,074	\$ 9,762	\$ 5,346	\$ 88,863	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	24,304	(4,074)	(13,892)	24,231	(6,862)	(9,317)	20,926	(9,762)	(5,346)	6,137	-	
Fund Balance - Beginning	(3,877)	20,426	16,352	2,460	26,692	19,830	10,513	31,439	21,677	10,194	-	
Fund Balance - Ending	\$ 20,426	\$ 16,352	\$ 2,460	\$ 26,692	\$ 19,830	\$ 10,513	\$ 31,439	\$ 21,677	\$ 16,331	16,331	\$ -	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2020

Description	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income												
Interest Account												
Series 2019A-1	-	-	-	-	-	-	-	-	-	-	-	N/A
Series 2019A-2	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund												
Series 2019A-1	-	-	-	-	-	-	-	-	-	-	-	N/A
Series 2019A-2	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account												
Series 2019A-1	-	16	55	45	20	4	4	2	2	148	-	N/A
Series 2019A-2	-	11	28	23	10	2	2	1	1	77	-	N/A
Prepayment Account												
Series 2019A-1	-	-	-	-	-	-	-	-	-	-	-	N/A
Series 2019A-2	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account												
Series 2019A-1	-	-	-	-	-	-	-	-	-	-	-	N/A
Series 2019A-2	-	-	-	-	-	-	-	-	-	-	-	N/A
Capitalized Interest												
Series 2019A-1	-	19	64	53	24	4	2	1	1	169	-	N/A
Series 2019A-2	-	13	32	27	12	2	1	1	1	88	-	N/A
Special Assessment Revenue												
Special Assessments - On-Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayment 2019A-1	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayment 2019A-2	-	-	-	-	-	-	-	-	84,089	84,089	-	N/A
Intragovernmental Transfers In												
Debt Proceeds												
Debt Proceeds Series 2019A-1	937,252	-	-	-	-	-	-	-	-	937,252	-	N/A
Debt Proceeds Series 2019A-2	471,706	-	-	-	-	-	-	-	-	471,706	-	N/A
Total Revenue and Other Sources:	\$ 1,408,957	\$ 58	\$ 179	\$ 148	\$ 67	\$ 12	\$ 9	\$ 5	\$ 84,094	1,493,530	\$ -	N/A
Expenditures and Other Uses												
Debt Service												
Principal Debt Service - Mandatory												
Series 2019A-1 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Series 2019A-2 Bonds	-	-	-	-	-	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions												
Series 2019A-1 Bonds	-	-	-	-	-	-	-	-	-	-	-	N/A
Series 2019A-2 Bonds	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense												
Series 2019A-1 Bonds	-	-	-	-	-	212,761	-	-	-	212,761	-	N/A
Series 2019A-2 Bonds	-	-	-	-	-	106,999	-	-	-	106,999	-	N/A
Operating Transfers Out (To Other Funds)												
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 319,761	\$ -	\$ -	\$ -	319,761	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	1,408,957	58	179	148	67	(319,749)	9	5	84,094	1,173,769	-	
Fund Balance - Beginning	-	1,408,957	1,409,015	1,409,194	1,409,343	1,409,409	1,089,660	1,089,670	1,089,675	-	-	
Fund Balance - Ending	\$ 1,408,957	\$ 1,409,015	\$ 1,409,194	\$ 1,409,343	\$ 1,409,409	\$ 1,089,660	\$ 1,089,670	\$ 1,089,675	\$ 1,173,769	1,173,769	\$ -	

Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2020

Description	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income											
Construction Account											
Series 2019A-1	-	217	559	463	209	36	35	15	1	1,535	-
Series 2019A-2	-	294	758	628	283	49	51	29	28	2,120	-
Cost of Issuance											
Series 2019A-1	-	0	2	1	1	0	0	-	-	4	-
Series 2019A-2	-	0	1	0	0	0	0	-	-	2	-
Retainage Account											
Series 2019A-1	-	42	143	118	53	9	10	6	5	386	-
Series 2019A-2	-	38	99	82	37	6	7	4	4	276	-
Debt Proceeds											
Debt Proceeds Series 2019A-1	13,902,748	-	-	-	-	-	-	-	-	13,902,748	-
Debt Proceeds Series 2019A-2	6,993,294	-	-	-	-	-	-	-	-	6,993,294	-
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-
Total Revenue and Other Sources:	\$ 20,896,043	\$ 592	\$ 1,561	\$ 1,293	\$ 583	\$ 101	\$ 102	\$ 54	\$ 38	\$ 20,900,365	\$ -
Expenditures and Other Uses											
Executive											
Professional Management	50,000	-	-	-	-	-	-	-	-	50,000	-
Other Contractual Services											
Trustee Services	10,350	-	-	-	-	-	-	-	-	10,350	-
Printing & Binding	-	-	1,500	-	-	-	-	-	-	1,500	-
Legal Services											
Legal - Series 2019	170,500	-	540	-	-	-	-	-	-	171,040	-
Capital Outlay											
Water-Sewer Combination-Construction	4,635,734	-	-	-	-	727,900	1,354,057	-	-	6,717,691	-
Stormwater Mgmt-Construction	2,250,934	-	-	-	-	-	562,384	-	-	2,813,318	-
Engineering Services	494,481	-	-	-	-	-	820,582	-	-	1,315,063	-
Other Physical Environment	-	-	-	-	-	-	285,745	-	-	285,745	-
Road Improvements	504,665	-	-	-	-	-	414,222	-	-	918,887	-
Underwriters Discount											
Series 2019A-1	296,800	-	-	-	-	-	-	-	-	296,800	-
Series 2019A-2	149,300	-	-	-	-	-	-	-	-	149,300	-
Cost of Issuance											
Series 2019A-1	-	-	-	-	-	-	-	-	-	-	-
Series 2019a-2	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures and Other Uses:	\$ 8,562,765	\$ -	\$ 2,040	\$ -	\$ -	\$ 727,900	\$ 3,436,989	\$ -	\$ -	\$ 12,729,693	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 12,333,278	\$ 592	\$ (479)	\$ 1,293	\$ 583	\$ (727,799)	\$ (3,436,887)	\$ 54	\$ 38	\$ 8,170,672	-
Fund Balance - Beginning	\$ -	\$ 12,333,278	\$ 12,333,870	\$ 12,333,391	\$ 12,334,684	\$ 12,335,267	\$ 11,607,468	\$ 8,170,581	\$ 8,170,635	-	-
Fund Balance - Ending	\$ 12,333,278	\$ 12,333,870	\$ 12,333,391	\$ 12,334,684	\$ 12,335,267	\$ 11,607,468	\$ 8,170,581	\$ 8,170,635	\$ 8,170,672	\$ 8,170,672	\$ -