

# **ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT**

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## **PUBLIC HEARING AGENDA**

November 19, 2021

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### **PREPARED BY:**

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

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

# ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT

November 12, 2020

Board of Supervisors

Esplanade Lake Club Community Development District

Dear Board Members:

The Public Hearing of the Board of Supervisors of the Esplanade Lake Club Community Development District will be held on **Thursday, November 19, 2020 at 11:00 A.M.** at the offices of **Waldrop Engineering 28100 Bonita Grande Drive, Suite 305, Bonita Springs, Florida 34135.**

The venue for this meeting is the offices of Waldrop Engineering and was specifically chosen such that the District will be able to meet the social distance guidelines for this meeting for Board Members/Staff, while accommodating an additional five (5) audience members.

Please ensure that all persons planning to be in attendance bring and wear masks during the meeting.

With the limitation for people in the meeting room, the District is requesting that audience members to please use the WebEx link and telephone number below to join the Board Meeting.

The venue is requiring the District to enforce the limitation on attendance for audience members.

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

**Weblink:**

<https://districts.webex.com/districts/onstage/g.php?MTID=ec8d0a4b3f359ec37be8664c6b79839a7>

Access Code: **173 895 2157**

Event password: Jpward

**Call in information if you choose not to use the web link:**

Phone: **408-418-9388** and enter the access code **173 895 2157** to join the meeting.

The link to the meeting will also be posted on the District's web site:  
[www.Esplanadelakeclubcdd.org](http://www.Esplanadelakeclubcdd.org).

The Agenda is as Follows:

1. Call to Order & Roll Call.
2. Consideration of **Resolution 2021-6**, a Resolution relating to the Levying of Assessments on Boundary Amendment Parcel, and making certain findings; authorizing a Capital Improvement Plan; adopting an Engineer's Report; providing an estimated cost of improvements; adopting an Assessment Report; equalizing, approving, confirming and levying Debt Assessments; addressing the finalization of Special Assessments; addressing the payment of Debt Assessments and the method of collection; providing for the allocation of Debt Assessments and true-up payments; confirming the maximum assessment liens securing the 2019A-1 Bonds and the 2019A-2 Bonds; addressing Government Property, and transfers of property to units of Local, State and Federal Government; authorizing an Assessment Notice.
3. Consideration of **Resolution 2021-7**, a Resolution addressing the release of retainage subaccounts for the District's Capital Improvement Revenue Bonds, Series 2019A-1 and Series 2019A-2; authorizing the District Chair to issue an Issuer's Certificate, and District staff to transmit notice of the same to the District's Trustee for the Bonds; authorizing an omnibus amendment to recorded 2019 assessment documents.
4. Consideration of Agreement between Esplanade Lake Club Community Development District and Calvin, Giordano, & Associates, Inc. for Field Maintenance Oversight services within the District.
5. Staff Reports
  - I. District Attorney
  - II. District Engineer
  - III. District Manager
    - a) Financial Statements for period ending October 31, 2020 (unaudited)
6. Supervisor's Requests and Audience Comments
7. Adjournment

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The Second Order of Business is the Consideration of Resolution 2021-6, a Resolution relating to the Boundary Amendment Parcel, and making certain findings; authorizing a Capital Improvement Plan; adopting an Engineer's Report; providing an estimated cost of improvements; adopting an Assessment Report; equalizing, approving, confirming and levying Debt Assessments; addressing the finalization of Special Assessments; addressing the payment of Debt Assessments and the method of collection; providing for the allocation of Debt Assessments and true-up payments; confirming the maximum assessment liens securing the 2019A-1 Bonds and the 2019A-2 Bonds; addressing Government Property, and transfers of property to units of Local, State and Federal Government; authorizing an Assessment Notice.

The Third Order of Business is the Consideration of Resolution 2021-7, a Resolution addressing the release of retainage subaccounts for the District's Capital Improvement Revenue Bonds, Series 2019A-1 and Series 2019A-2; authorizing the District Chair to issue an Issuer's Certificate, and District staff to transmit notice of the same to the District's Trustee for the Bonds; authorizing an omnibus amendment to recorded 2019 assessment documents.

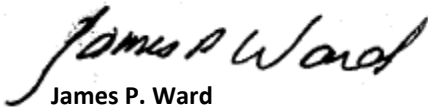
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The Fourth Order of Business is the Consideration of an Agreement between Esplanade Lake Club Community Development District and Calvin, Giordano, & Associates, Inc. for Field Maintenance Oversight services within the District.

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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**



James P. Ward  
District Manager



## RESOLUTION 2021-6

### [Section 170.08 Resolution Levying Assessments / Boundary Amendment Parcel]

A RESOLUTION RELATING TO THE BOUNDARY AMENDMENT PARCEL, AND MAKING CERTAIN FINDINGS; AUTHORIZING A CAPITAL IMPROVEMENT PLAN; ADOPTING AN ENGINEER'S REPORT; PROVIDING AN ESTIMATED COST OF IMPROVEMENTS; ADOPTING AN ASSESSMENT REPORT; EQUALIZING, APPROVING, CONFIRMING AND LEVYING DEBT ASSESSMENTS; ADDRESSING THE FINALIZATION OF SPECIAL ASSESSMENTS; ADDRESSING THE PAYMENT OF DEBT ASSESSMENTS AND THE METHOD OF COLLECTION; PROVIDING FOR THE ALLOCATION OF DEBT ASSESSMENTS AND TRUE-UP PAYMENTS; CONFIRMING THE MAXIMUM ASSESSMENT LIENS SECURING THE 2019A-1 BONDS AND THE 2019A-2 BONDS; ADDRESSING GOVERNMENT PROPERTY, AND TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE AND FEDERAL GOVERNMENT; AUTHORIZING AN ASSESSMENT NOTICE; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

**WHEREAS**, the Esplanade Lake Club Community Development District ("**District**") is a local unit of special-purpose government established by ordinance of the Board of County Commissioners of Lee County, Florida, and existing under and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended ("**Act**"); 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 a portion of its "**2019 Project**;" and

**WHEREAS**, the 2019 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 ("**Engineer's Report**"); and

**WHEREAS**, pursuant to Resolutions 2019-10, 2019-24, and 2020-08, the 2019A-1 Bonds and 2019A-2 Bonds are secured by two separately enforceable, special assessment liens (together, "**2019 Assessments**"), which are levied and imposed on all benefitted lands within the District; and

**WHEREAS**, the 2019 Assessments are further described in the *Master Special Assessment Methodology*, dated April 29, 2019, as supplemented by the *Final Supplemental Special Assessment Methodology*, dated December 4, 2019 (together, "**Assessment Report**"); and

**WHEREAS**, at the time the 2019 Bonds were issued, the District anticipated undertaking a boundary amendment process to add an additional 18 acres of land ("**Boundary Amendment Parcel**") to the District's boundaries, and an additional assessment process to levy and impose the 2019 Assessments on the Boundary Amendment Parcel, once the boundaries were amended; and

**WHEREAS**, on October 6, 2020, the Lee County Board of County Commissioners adopted Ordinance No. 20-10 adding the Boundary Amendment Parcel into the District's boundaries; and

**WHEREAS**, accordingly, the District Board of Supervisors ("**Board**") is now undertaking an assessment process to levy and impose the 2019 Assessments on the Boundary Amendment Parcel; and

**WHEREAS**, for that purpose, the District has noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments, and now desires to adopt a resolution imposing and levying such assessments on the Boundary Amendment Parcel as set forth herein.

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

1. **AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*. The recitals stated above are incorporated herein; are adopted by the Board as true and correct statements; and are further declared to be findings made and determined by the Board.

2. **FINDINGS.** The Board further finds and determines as follows:

***The Capital Improvement Plan***

- a. The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects and services necessitated by the development of, and serving lands within, the District; and
- b. On October 8, 2020, and pursuant to Section 170.03, *Florida Statutes*, among other laws, the Board adopted Resolution 2021-3 ("**Declaring Resolution**"), and in doing so determined to undertake a capital improvement plan to install, plan, establish, construct or reconstruct, enlarge, equip, acquire, operate and/or maintain the District's infrastructure improvements that constitute the 2019 Project and that are related to the Boundary Amendment Parcel; and
- c. The 2019 Project is described in the Declaring Resolution and the Engineer's Report, and the plans and specifications for the 2019 Project are on file in the offices of the District Manager at c/o JPWard & Associates, LLC, 2900 Northeast 12<sup>th</sup> Terrace, Suite 1, Oakland Park, Florida 33334 ("**District Records Office**"); and

***The Debt Assessment Process***

- d. Also as part of the Declaring Resolution, the Board expressed an intention to use funds from the 2019 Bonds to provide a portion of the funds needed for the 2019 Project, and further declared its intention to defray the whole or any part of the expense of the Project by levying the 2019 Assessments on the Boundary Amendment Parcel; and

- e. The Declaring Resolution was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met; and
- f. As directed by the Declaring Resolution, said Declaring Resolution was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the District; and
- g. As directed by the Declaring Resolution, the Board caused to be made a preliminary assessment roll as required by Section 170.06, *Florida Statutes*; and
- h. As required by Section 170.07, *Florida Statutes*, and as part of the Declaring Resolution, the Board fixed the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein could appear before the Board and be heard as to (i) the propriety and advisability of making the improvements, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specially benefited property or parcel, and the Board further authorized publication of notice of such public hearing and individual mailed notice of such public hearing in accordance with Chapters 170, 190, and 197, *Florida Statutes*; and
- i. Notice of the scheduled public hearing was given by publication and also by mail as required by Sections 170.07 and 197.3632, *Florida Statutes*, and affidavits as to such publication and mailings are on file in the office of the Secretary of the District; and
- j. On November 19, 2020, and at the time and place specified in the Declaring Resolution, the Board conducted such public hearing and heard and considered all complaints and testimony as to the matters described above; the Board further met as an "Equalization Board;" and the Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll; and

***Equalization Board Additional Findings***

- k. Having considered the estimated costs of the 2019 Project, the estimated financing costs and all comments and evidence presented at such public hearing, the Board further finds and determines that:
  - i. It is necessary to the public health, safety and welfare and in the best interests of the District that: (1) the District provide the 2019 Project for the Boundary Amendment Parcel as set forth in the Engineer's Report; (2) the cost of such 2019 Project be assessed against the lands specially benefited by such 2019 Project within the Boundary Amendment Parcel; and (3) the District issue bonds, notes or other specific financing mechanisms to provide funds for such purposes pending the receipt of such 2019 Assessments; and
  - ii. The provision of said 2019 Project, the levying of the 2019 Assessments on the Boundary Amendment Parcel, and the sale and issuance of such bonds, notes, or other specific financing mechanisms serve a proper, essential, and valid public purpose and are in the best interests of the District, its landowners and residents; and

- iii. The estimated costs of the 2019 Project are as specified in the Engineer's Report and Assessment Report (defined below), and the amount of such costs is reasonable and proper; and
- iv. It is reasonable, proper, just and right to assess the cost of such 2019 Project against the properties specially benefited thereby, using the method determined by the Board and set forth in the Assessment Report, which results in the 2019 Assessments set forth on the final assessment roll; and
- v. The 2019 Project benefits all developable property within the District, including the Boundary Amendment Parcel; and
- vi. Accordingly, the 2019 Assessments as set forth in the Assessment Report constitute a special benefit to all parcels of real property listed on said final assessment roll, including those in the Boundary Amendment Parcel, and the benefit, in the case of each such parcel, will be equal to or in excess of the 2019 Assessments imposed thereon, as set forth in **Exhibit B**; and
- vii. All developable property within the District, including the Boundary Amendment Parcel, is deemed to be benefited by the 2019 Project, and the 2019 Assessments will be allocated in accordance with the Assessment Report at **Exhibit B**; and
- viii. The 2019 Assessments are fairly and reasonably allocated across the benefitted property, as set forth in **Exhibit B**; and
- ix. It is in the best interests of the District that the 2019 Assessments be paid and collected as herein provided; and
- x. In order to provide funds with which to pay the costs of the 2019 Project which are to be assessed against the benefited properties, pending the collection of the 2019 Assessments, it is necessary for the District to use a portion of the proceeds of the 2019 Bonds to construct, acquire and/or install the 2019 Project as it relates to the Boundary Amendment Parcel.

3. **AUTHORIZATION FOR 2019 PROJECT; ADOPTION OF ENGINEER'S REPORT.** The Engineer's Report identifies and describes the infrastructure improvements to be financed in part with the 2019 Bonds, and sets forth the costs of the 2019 Project. The District hereby confirms that the 2019 Project serves a proper, essential, and valid public purpose.

4. **ESTIMATED COST OF IMPROVEMENTS.** The total estimated costs of the 2019 Project and the costs to be paid by the 2019 Assessments on all specially benefited property are set forth in **Exhibits A and B**, respectively, hereto.

5. **ADOPTION OF ASSESSMENT REPORT.** The Assessment Report setting forth the allocation of 2019 Assessments to the benefitted lands within the District, including the Boundary Amendment Parcel, is hereby approved, adopted, and confirmed.

6. **EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF 2019 ASSESSMENTS.** The 2019 Assessments imposed on the parcels specially benefited by the 2019 Project, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied as they relate to the Boundary Amendment Parcel. Immediately following the adoption of this Resolution, the lien of 2019 Assessments, as it relates to the Boundary Amendment Parcel, and as reflected in **Exhibit B**, attached hereto, shall be recorded by the Secretary of the District in the District's "**Improvement Lien Book.**" The 2019 Assessments against each respective parcel shown on such final assessment roll and interest, costs, and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid, and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

- a. **Adjustments to 2019 Assessments.** The District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary and in the best interests of the District, as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. To the extent that land is added to the District, the District may, by supplemental resolution at a regularly noticed meeting, determine such land to be benefitted by the 2019 Project and reallocate the 2019 Assessments in order to impose special assessments on the newly added and benefitted property.
- b. **Impact Fee Credits.** The District may or may not be entitled to impact fee credits as a result of the development of the 2019 Project, based on applicable laws and/or agreements governing impact fee credits. Unless otherwise addressed by supplemental assessment resolution, the proceeds from any impact fee credits received may be used in the District's sole discretion as an offset for any acquisition of any portion of the 2019 Project, for completion of the 2019 Project, or otherwise used against the outstanding indebtedness of any debt issuance that funded the improvement giving rise to the credits.

7. **FINALIZATION OF DEBT ASSESSMENTS.** When a project has been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each 2019 Assessment the difference, if any, between the 2019 Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the project. In making such credits, no credit shall be given for bond, note or other specific financing mechanism costs, capitalized interest, funded reserves or bond or other discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

8. **PAYMENT OF 2019 ASSESSMENTS AND METHOD OF COLLECTION.**

- a. **Payment.** The 2019 Assessments may be paid in not more than thirty (30) yearly installments of principal and interest, provided, however, that the Board shall at any time make such adjustments by resolution, and at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to

account for changes in long and short term debt as actually issued by the District.

- b. **Prepayment.** Any owner of property subject to the 2019 Assessments may, at its option, pre-pay the entire amount of the 2019 Assessment any time, or a portion of the amount of the 2019 Assessment one time (but only if such partial payment is made within one year from the issuance of the Bonds), plus accrued interest to the next succeeding interest payment date, attributable to the property subject to 2019 Assessment owned by such owner. Prepayment of 2019 Assessments does not entitle the property owner to any discounts for early payment. Notwithstanding the foregoing, only the project developer shall have the right to partially prepay the 2019 Assessments.
- c. **Contributions as a Form of Prepayment.** In connection with the issuance of the 2019 Bonds, and as described in the Assessment Report, the project developer has requested to prepay all or a portion of certain 2019 Assessments to meet target levels for certain product types. To accomplish any such request, and pursuant to the terms of an applicable acquisition agreement, and this resolution, the developer will agree to provide a contribution of infrastructure, comprising a portion of the 2019 Project and to meet the minimum requirements set forth in the Assessment Report, if any, and/or required by Florida law to ensure that the District's 2019A-1 Assessments and 2019A-2 Assessments, individually, remain fairly and reasonably allocated. Any such contributions shall not be eligible for payment using proceeds from the 2019 Bonds.
- d. **Uniform Method; Alternatives.** The District may elect to use the method of collecting 2019 Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* ("Uniform Method"). The District has heretofore taken all required actions to comply with Sections 197.3632 and 197.3635, *Florida Statutes*. Such 2019 Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its 2019 Assessments is not available to the District in any year, or if determined by the District to be in its best interests, and subject to the terms of any applicable trust indenture, the 2019 Assessments may be collected as is otherwise permitted by law. In particular, the District may, in its sole discretion, collect 2019 Assessments by directly billing landowners and enforcing said collection in any manner authorized by law. Any prejudgment interest on delinquent assessments that are directly billed shall accrue at the applicable rate of any bonds or other debt instruments secured by the 2019 Assessments. The decision to collect 2019 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 2019 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.
- e. **Uniform Method Agreements Authorized.** For each year the District uses the Uniform Method, the District shall enter into an agreement with the County Tax Collector who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.
- f. **Re-amortization.** Any particular lien of the 2019 Assessments shall be subject to re-amortization where the applicable series of bonds is subject to re-amortization pursuant to the applicable trust indenture.

- g. **Collection Authorized.** The District hereby certifies the 2019 Assessments for collection to ensure payment of debt service as set forth in **Exhibit B** and **Composite Exhibit C**. The District Manager is directed and authorized to take all actions necessary to collect special assessments on property using methods available to the District authorized by Florida law and the applicable trust indenture in order to provide for the timely payment of debt service (and after taking into account any capitalized interest period). Among other things, the District Manager shall prepare or cause to be prepared each year an assessment roll for purposes of effecting the collection of the 2019 Assessments and present same to the Board as required by law.

9. **ALLOCATION OF DEBT ASSESSMENTS.** The 2019A-1 Assessments and 2019A-2 Assessments shall be allocated to the Boundary Amendment Parcel in accordance with **Exhibit B**. The Assessment Report, considered herein, reflects the actual terms of the issuance of the 2019 Bonds. The 2019A-1 Assessments and 2019A-2 Assessments constitute distinct assessment liens that are separately enforceable.

10. **APPLICATION OF TRUE-UP PAYMENTS.** If a change in development due to a plat or similar modification results in a net decrease in the overall principal amount of 2019 Assessments able to be assigned to the developable lands within the District, including the Boundary Amendment Parcel – as determined by the District Manager in his reasonable discretion and without respect to any third party rights if any that may exist, and based on the Assessment Report the terms of which are incorporated herein, the applicable landowner(s) will be required to make a density reduction payment (“**True-Up Payment**”) equal to the shortfall in 2019 Assessments resulting from the reduction of planned units. Any True-Up Payment shall become due and payable that tax year by the applicable landowner, shall be in addition to the regular assessment installment payable for such lands, and shall constitute part of the debt assessment liens imposed against the applicable property until paid. A True-Up Payment shall include accrued interest on the 2019 Bonds to the next applicable interest payment date, as provided for in the applicable trust indenture. All 2019 Assessments levied run with the land, and such 2019 Assessment liens include any True-Up Payments. The District will not release any liens on property for which True-Up Payments are due, until provision for such payment has been satisfactorily made. Because the 2019A-1 Assessments and the 2019A-2 Assessments constitute distinct liens, any True-Up Payment determination shall be made separately for each lien.

11. **CONFIRMATION OF MAXIMUM ASSESSMENT LIEN SECURING THE 2019A-1 BONDS.** This Resolution sets forth the terms of the 2019A-1 Bonds and the final amount of the lien of the 2019A-1 Assessments. **Composite Exhibit C** shows: (i) the rates of interest and maturity on the 2019A-1 Bonds, (ii) the estimated sources and uses of funds of the 2019A-1 Bonds, and (iii) the debt service due on the 2019A-1 Bonds. The lien of the 2019A-1 Assessments shall be the principal amount due on the 2019A-1 Bonds, together with interest and collection costs.

12. **CONFIRMATION OF MAXIMUM ASSESSMENT LIEN SECURING THE 2019A-2 BONDS.** This Resolution sets forth the terms of the 2019A-2 Bonds and the final amount of the lien of the 2019A-2 Assessments. **Composite Exhibit C** shows: (i) the rates of interest and maturity on the 2019A-2 Bonds, (ii) the estimated sources and uses of funds of the 2019A-2 Bonds, and (iii) the debt service due on the 2019A-2 Bonds. The lien of the 2019A-2 Assessments shall be the principal amount due on the 2019A-2 Bonds, together with interest and collection costs.

13. **GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND**

**FEDERAL GOVERNMENT.** Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Debt Assessments without specific consent thereto. If at any time, any real property on which Debt Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Debt Assessments thereon), or similarly exempt entity, all future unpaid Debt Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

14. **ASSESSMENT NOTICE.** The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of Lee County, Florida for the Boundary Amendment Parcel.

15. **SEVERABILITY.** If any section or part of a section of this Resolution is 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.

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

17. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

[CONTINUED ON NEXT PAGE]



**APPROVED AND ADOPTED THIS 19<sup>th</sup> DAY OF November, 2020.**

ATTEST:

**ESPLANADE LAKE CLUB  
COMMUNITY DEVELOPMENT DISTRICT**

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James P. Ward, Secretary

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Charles Cook, Chairman

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

**Exhibit B:** *Final Supplemental Special Assessment Methodology*, dated December 4, 2019

**Comp. Ex. C:** Maturities and Coupon of 2019A-1 Bonds, Sources and Uses of Funds for 2019A-1 Bonds, and Annual Debt Service Payment Due on 2019A-1 Bonds, and

Maturities and Coupon of 2019A-2 Bonds, Sources and Uses of Funds for 2019A-2 Bonds, and Annual Debt Service Payment Due on 2019A-2 Bonds

**Esplanade Lake Club  
Community Development District  
First Supplemental Engineer's Report  
November 13, 2019**

*(Supplementing the April 2019 Master Engineer's Report)*

*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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## INTRODUCTION

On June 19, 2019, the Board of Supervisors of the Esplanade Lake Club Community Development District (“**District**”) adopted Resolution 2019-24 and thereby adopted, among other things, the Master Engineer’s Report dated April, 2019 (“**Master Engineer’s Report**”). Subsequently, it was determined that approximately 53 of the planned 653 lots contemplated under the Master Engineer’s Report may be developed outside of the District’s boundaries, on a parcel of land approximately 18 acres in size and adjacent to the CDD’s boundaries. Accordingly, this November 13, 2019 First Supplemental Engineer’s Report (“**First Supplemental Engineer’s Report**”) updates the Master Engineer’s Report to address, among other things, updates to the original development plan, and the potential of a boundary amendment to include the Expansion Parcel (defined herein). The Capital Improvement Plan, as defined and described herein, is substantively and functionally the same as the Capital Improvement Plan described in the Master Engineer’s Report.

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 District will be petitioning Lee County to add approximately 18 acres (“**Expansion Parcel**”) immediately south and adjacent to the existing District (herein, “**Amended District Boundary**” refers to the current District plus the Expansion Parcel). The project (including if the District boundary is amended) 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. Please refer to **Exhibit 2 – Location Map and Exhibit 3– Aerial Map**, for reference.

The District is part of a master planned community development (“**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, as it may be amended. Please refer to **Exhibit 5** for an overlay of the master site plan and District boundary.

The District represents only a portion of the development area within the Master Development and currently consists of approximately 778.93 acres, and as discussed above, may be expanded by approximately 18 acres. The Amended District boundary will include additional development acreage as well as removal of a 60’ strip of land at the southwest portion of the District that was inadvertently included in the original District boundary. Six hundred fifty-three (653) total dwelling units (including single and multi-family units) are planned to be developed as “Esplanade Lake Club” within the Amended District Boundary; with 600 units planned within the current District Boundary, and an additional 53 units in the proposed Expansion Parcel. Removal of the 60’ strip does not impact the development or planned public improvements. See **Exhibit 4A – Legal Description** in the appendices of the report for the current District

Boundary and **Exhibit 4B – Legal Description** – for the legal description of the Expansion Parcel. The matrix shown in **Table 1 and Table 1A**, below represents the anticipated product mix for the lands within the District and the Expansion Parcel. Please note that this table may be revised as development commences and the final site plan is further refined by the Developer, hereinafter defined.

**Table 1: Existing CDD Master Lot Matrix**

PRODUCT TYPE	UNIT COUNT	PERCENT OF TOTAL
Twin Villas	186	31.00%
52' lots	192	32.00%
62' lots	134	22.33%
76' lots	77	12.83%
90' lots	11	1.84%
TOTAL	600	100.0%

**Table 1A: District Expansion Parcel CDD Master Lot Matrix**

PRODUCT TYPE	UNIT COUNT	PERCENT OF TOTAL
Twin Villas	0	0%
52' lots	32	60.38%
62' lots	21	39.62%
76' lots	0	0%
90' lots	0	0%
TOTAL	53	100.0%

## PURPOSE AND SCOPE

The District was established for the purposes of financing, acquiring, constructing, maintaining and operating all or a portion of the public infrastructure necessary for the community development within the District. The purpose of this report is to outline the updated scope of the District's "**Capital Improvement Plan**" ("**CIP**," also known as the "**2019 Project**") and provide a description of the public infrastructure improvements necessary for future development activities including those to be financed and/or acquired by the District. The District will finance, acquire and/or, construct, operate, and maintain a portion of the public infrastructure improvements that are needed to serve Esplanade Lake Club and allocate the costs for the infrastructure improvements. A portion of these public infrastructure improvements will be completed by Taylor Morrison of Florida, Inc. (the "**Developer**"), the primary developer of lands within the District and will be acquired by the District with proceeds of bonds issued by the District (the "**Series 2019 Bonds**"). Only those improvements eligible to be funded with tax

exempt bonds will be funded by the District. The Developer will finance and construct the balance of the infrastructure improvements needed for the development that are not financed by the District and will contribute to the District portions of the 2019 Project not financed by the Series 2019 Bonds. The proposed infrastructure improvements, as outlined herein, are necessary for the functional development of the District as required by Lee County, Florida and the South Florida Water Management District (“SFWMD”).

The 2019 Project described in this report reflects the District's present intentions. 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 engineering design or complete environmental permitting. Actual costs will vary based upon final plans, design, planning, approvals from regulatory authorities, inflation, etc. Nevertheless, all costs contained herein, may be reasonably expected to adequately fund the improvements described, and contingency costs as included are reasonable.

### **CAPITAL IMPROVEMENT PLAN (2019 PROJECT)**

The CIP, or 2019 Project, includes completed and planned public infrastructure 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, water and wastewater utilities, and environmental mitigation, (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, as well as exterior landscaping and hardscaping, and (iii) soft costs such as professional fees and permitting costs.

The estimated total cost of the 2019 Project for Esplanade Lake Club, which includes the entire Amended District Boundary, is \$23,228,317. Refer to **Table 5** of this report for a summary of the costs by infrastructure category for the completed and planned 2019 Project expenditures. As a point of clarification, the entire approximately \$23 million 2019 Project is a system of improvements benefitting all lands within the existing District boundaries, and within the Amended District Boundary, if and when the Expansion Parcel is added to the District. As a practical matter, and as referenced in the District's applicable assessment methodology reports, the foregoing finding regarding benefit is predicated on the concept that the boundary amendment adding the Expansion Parcel to the District's boundaries will be completed by December 15, 2020. If the boundary amendment is timely completed, and subject to completing the necessary proceedings pursuant to Florida law, then these findings will be used to levy special assessments securing the Series 2019 Bonds on assessable land in the Expansion Parcel. The majority of the 2019 Project is expected to be completed in 2020, with the balance to be completed in no more than 3 years from the date of issuance of the Series 2019 Bonds. A sample phasing plan is attached hereto as **Exhibit 14**, but such plan is subject to change.

The 2019 Project does include one stormwater pond (“**Shared Stormwater Pond**”) that is shared with a neighboring commercial property (“**Commercial Property**”) located outside the boundaries of the District and that is identified in **Exhibit 9**. The Shared Stormwater Pond is required to serve the District infrastructure, but, however, it was over-sized to accommodate the Commercial Property. As such, the cost of said oversizing (\$190,000) is not included in the Capital Improvement Plan.

## PERMITS AND APPROVALS

**Exhibit 15** attached hereto lists the status of all applicable permits and approvals for the 2019 Project. The Developer received zoning approval from Lee County in 2014 (Ordinance No. Z-17-014). Compliance with the conditions of the zoning approval and permitting requirements is currently being accomplished. It is our opinion that the 2019 Project is feasible, there are no technical reasons existing at this time which would prohibit the implementation of the 2019 Project as presented herein and that permits normally obtained by site development engineers not heretofore issued and which are necessary to effect the improvements described herein will be obtained during the ordinary course of development.

## LAND USE

As stated, current District includes approximately 778.93 acres. **Table 3** below, illustrates the current land use plan in acreage for the District. Such information is subject to change. **Table 3A** includes the land use summary for the Expansion Parcel.

**Table 3: Land Use Summary for the current District**

TYPE OF USE <sup>1</sup>	ACRES +/-	PERCENT OF TOTAL
Storm Water Management	47.7	6.1%
Recreational Lakes	340.1	43.7%
Residential Tracts	118.7	15.2%
Road Rights-of-Way	37.0	4.8%
Preservation Areas	23.7	3.0%
Parks and Amenities	9.3	1.2%
Other (Uplands, Open Space, etc.)	202.4	26.0%
<b>TOTAL</b>	<b>778.9</b>	<b>100.0%</b>

**Table 3A: Land Use Summary for the Expansion Parcel**

TYPE OF USE	ACRES +/-	PERCENT OF TOTAL
Storm Water Management	2.79	15.31
Residential Tracts	8.31	45.61
Road Rights-of-Way	1.60	8.78
Other	5.52	30.30
<b>Total</b>	<b>18.22</b>	<b>100.00</b>

1. Areas for “Type of Use” are not meant to represent the areas for potential CDD funding or acquisitions. Refer to Tables 2 and 3 for this information.

## **ROADWAYS**

The 2019 Project includes a public roadway from Alico Road to Esplanade Lake Club through the commercial project outside of the District’s boundaries. See **Exhibit 10**, which identifies the location of the roadway. There are no impact fee credits available from the construction and/or acquisition of the “**CDD Roadways**,” as identified in **Exhibit 10**. Construction of the CDD Roadway through the commercial tract is a requirement of the local zoning ordinance approval and the Lee County Comprehensive Plan. This roadway will provide for future interconnectivity from Alico Road to the Florida Gulf Coast University campus and does not provide entrance to gated entries into Esplanade Lake Club.

Three additional access points to Esplanade Lake Club will be provided from the existing Alico Road right-of-way. These access points and related roadway improvements are not included in the 2019 Project. Alico Road is currently a two-lane roadway which runs east/west along the District’s frontage. Alico Road is currently being expanded (by others) into a 4-lane divided roadway. Construction commenced in the fourth quarter of 2018. It is anticipated that the road construction along the frontage will take two years to complete. The proposed entrance locations can be seen in final build out form on **Exhibit 5 – Overall Site Plan** for reference. Please note that the Alico Road widening improvements are not part of the District’s 2019 Project nor funded by the Developer but are a Lee County Department of Transportation funded and managed project.

All other roads within Esplanade Lake Club except for the road as identified on **Exhibit 10** as a CDD Roadway are to be private and will be funded by the Developer and dedicated to the Homeowner’s Association for ownership and maintenance. All roads will be designed and constructed in accordance with Lee County standards.

## **UNDERGROUND AND STREET LIGHTING ELECTRICAL SYSTEM**

The District lies within the area served by the Florida Power and Light (“**FP&L**”) service area. FP&L will provide underground electric service to the site from lines located within the public right-of-way of Alico Road. Any lines and transformers would be owned by FP&L and not paid for by the District. The 2019 Project does not include streetlights or undergrounding of electric utilities.

## **STORMWATER MANAGEMENT**

Lee County and the South Florida Water Management District (“**SFWMD**”) regulate the design criterion for the stormwater management system within the District. The District is located within the Ester River Watershed. The existing site was historically utilized as a commercial mining facility with operations ceasing in approximately 2008. The mining operation left an existing 402-acre lake within the project limits known as “**Lake 5**.” Stabilization of the bank of Lake 5 adjacent to the development is a requirement of the Environmental Resource Permit. The majority of the upland portions of the site were cleared and its terrain altered from the existing condition by either dredging and/or filling operations associated with the mining operations facility. The existing, onsite, naturally occurring wetlands have been delineated by SFWMD and will be preserved according to the existing Environmental Resource Permit for the project. The Stormwater Management Plan for the District focuses on utilizing newly constructed ponds in the



uplands for stormwater treatment in conjunction with dry detention facilities throughout the site. Lake 5 provides additional required storm water attenuation.

The primary requirements of the stormwater management system for the District are:

1. To provide a stormwater conveyance and storage system, which includes stormwater quality treatment.
2. To adequately protect development within the District from regulatory-defined rainfall events.
3. To maintain wetland hydroperiods.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of the development.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas that naturally drains through the District. Accommodating existing drainage conditions is a requirement of more than one regulatory agency and is an integral part of the infrastructure improvements constructed with development projects.
6. Preserve the function of the floodplain storage during the 25-year storm event.

The stormwater collection and outfall systems will be a combination of curb inlets, pipe culverts, control structures and open waterways and will include the Lake 5 bank stabilization in a District easement or other District-owned right-of-way, in the event Lake No. 5 is not conveyed by the Developer to the District without charge as currently contemplated. Wetland hydroperiods (normal pool and season high water elevations) will be maintained through proper design and maintenance of the outfall control structures. The storm water collection system financed by the District does not include any roadway features (i.e. curbs, etc.).

The District will finance, own, operate and maintain the stormwater system, with the exception that the County will own, operate and maintain the inlets and storm sewer systems within County right-of-way. The District's stormwater improvements can be found on **Exhibit 9 – Storm Water Management Facilities**.

NOTE: No private earthwork is included in the 2019 Project. Accordingly, the District will not fund any costs of mass grading of lots, and lake excavation for stormwater ponds within the 2019 Project includes only the portion from the control elevation to the depth required to meet water quality criteria set forth by the SFWMD. Moreover, the purpose of the lakes is to manage stormwater, with any use of such water for irrigation on private lots being incidental to that purpose. Further, all lakes included in the 2019 Project will be constructed in accordance with the applicable requirements of governmental authorities with jurisdiction over lands in the District and not for the purpose of creating fill for private property. Additionally, all improvements within the District-funded stormwater management plan will be located on publicly owned land or within public easements or public rights-of-way. Finally, it is less expensive to allow the developer of the land in the District to use any excess fill generated by construction of the improvements in the stormwater system than to haul such fill off-site.

As identified on the development plan, some portions of the Lake 5 shoreline will be modified from the existing condition to provide additional residential water front access to the recreation lake. The modifications to the existing Lake 5 will be a Developer-funded improvement and are not included as part of the lake bank stabilization that is included in the 2019 Project. No other modifications are intended at this time. Lake 5 will be CDD owned and maintained as identified in **Table 4**.

## **GROUND IMPROVEMENT**

As previously mentioned, the District lands were historically utilized as a commercial mining and rock processing facility. A large portion of the District's lands were excavated, and the material processed on-site for varying uses such as site development fill and limestone for roadway construction throughout Lee County. As a result of the processing and on-site wash plant, much of the mined lakes have been backfilled over time with the tailing byproduct of the processed material. Based upon geotechnical engineering analysis including, soil borings, test pits, test cuts, and cone penetration tests it was determined that ground improvement will be required to remove some of the tailing byproduct strata considered unsuitable for structural development. Ground improvement costs included in the 2019 Project are only for those areas required to facilitate the construction of public utilities associated with the 2019 Project. All other ground improvements for the development of private property is considered a private improvement and will be developer funded.

## **ENVIRONMENTAL CONSERVATION/MITIGATION**

There are 37.7 acres of forested/herbaceous wetland and indigenous preserve areas associated with the proper construction of the District's infrastructure and required by SFWMD and the existing Environmental Resource Permit. The District will be responsible for the design, permitting, construction, maintenance, and government reporting of the on-site environmental mitigation. Please refer to the site plans. Only the costs of improving these areas will be included in the 2019 Project; no monitoring costs are included in the 2019 Project. The land underlying the environmental conservation/mitigation areas will be conveyed to the District without charge.

## **WASTEWATER COLLECTION**

The District falls within the Lee County utility service area with wastewater treatment service to be provided by the Lee County Public Works Department and its existing infrastructure in the area. The County has sufficient capacity to serve the District's water and wastewater needs at build out. Facilities will be designed and constructed in accordance with County and Florida Department of Environmental Protection Standards. The project's wastewater needs will be served via the existing infrastructure within the Alico Road right-of-way via an existing 12-inch force main along the southern right-of-way line of Alico Road. Wastewater facilities include gravity collection lines with individual services, lift stations, and force mains to connect to the existing County system that runs along the south side of the Alico Road ROW. Approximately 4.8 miles of 8-inch gravity collection lines and 1 mile of on-site 4 to 10-inch force main, and 4 sewage lift stations are to be constructed. Please refer to **Exhibit 7 – Sanitary Sewer Facilities Exhibit** for the project's internal sanitary sewer collections system layout.

The wastewater collection systems for all phases – including but not limited to the off-site systems identified in **Exhibit 7** – will be constructed and/or acquired by the District and then dedicated to Lee County for ownership, operation and maintenance. As such, they are all included within the 2019 Project. There are no impact fee credits associated with the construction of any of these improvements.

## **WATER DISTRIBUTION SYSTEM**

The District falls within the Lee County utility service area with potable water service to be provided by the Lee County Public Works Department and its existing infrastructure in the area. The County has

sufficient capacity to serve the District's water and wastewater needs at build out. Facilities will be designed and constructed in accordance with County and Florida Department of Environmental Protection Standards.

The project's potable water needs will be served via the existing infrastructure within the Alico Road right-of-way. Potable water service will be provided via the existing two (2) 24" potable water mains. Please note that these mains are scheduled to be placed out of service with the construction of the Alico Road Widening project and a single 36" potable water main will be constructed along the northern right-of-way line in their place. The water facilities include potable distribution mains along with necessary valving, fire hydrants and water services to individual units and common areas. Approximately 6 miles of 8 to 12-inch water mains will be constructed. The planned water distribution system is shown in **Exhibit 6 – Potable Water Facilities Exhibit**.

The water distribution systems for all phases – including but not limited to the off-site systems identified in **Exhibit 6** – will be constructed and/or acquired by the District and then dedicated to Lee County for ownership, operation and maintenance. As such, they are all included within the 2019 Project. There are no impact fee credits associated with the construction of any of these improvements.

### **LANDSCAPING, IRRIGATION, & HARDSCAPING**

Significant landscape, sound buffer walls, and associated irrigation systems are planned for Esplanade Lake Club. Walls, landscaping, and hardscaping within what is identified as a "**CDD Landscape Buffer**" will be owned and maintained by the District. Please refer to **Exhibit 11 – Exterior Landscape Exhibit** for the location of the public, hardscape and landscaping facilities. Irrigation for the required landscaping will be provided by the HOA through an agreement with the District. Such infrastructure, to the extent that it is located in right-of-ways owned by the County will be maintained pursuant to a right-of-way agreement to be entered into with the County. All other landscaping, hardscape, and lighting is to be considered private and shall be funded by the Developer and maintained by the Homeowner's Association.

The project's irrigation demands will be served by surface water from proposed lakes with re-charge wells. The back-bone irrigation facilities, i.e., pump stations, wells, piping, and appurtenances will be Developer funded. Please refer to **Exhibit 8 – Irrigation Facilities Exhibit** for the location of Developer funded irrigation facilities. The 2019 Project does not include the cost of irrigation improvements.

### **RECREATIONAL FACILITIES**

Esplanade Lake Club will have two main recreational amenities for the exclusive use by Esplanade Lake Club's residents. The amenities locations will provide the typical programming such as clubhouses, pools, parks, and sports courts. In addition to these facilities, the amenities will accommodate boating access to the large recreational Lake No. 5 within and adjacent to the CDD boundary. This lake is shared by the residents of the Miromar Lakes Development and the Florida Gulf Coast University. Boating and the use of the Lake 5 will be in accordance with the approved Tri-Party boaters management plan. All amenity facilities are considered common elements for the benefit of the community. Further, all amenity facilities will be funded by the Developer to be owned and maintained by the HOA. Although the 2019 Project benefits the recreational amenities, they are not assessed pursuant to state law, as they are a common element for the Esplanade Lake Club development.

## CONTINGENCY

This category includes the cost for adjustments as a result of unexpected field conditions, requirements of governmental agencies and other unknown factors that may occur throughout the course of development of the infrastructure. In general, the contingency amount is based on a percentage of the total Infrastructure cost estimate.

## PROFESSIONAL FEES

Professional fees include civil engineering, costs for site design, permitting, inspection and master planning, survey costs for construction staking and record drawings as well as preparation of preliminary and final plats, geotechnical cost for pre-design soil borings, under drain analysis and construction testing, and architectural cost for landscaping. Also included in this category are fees associated with environmental consultation and permitting and legal fees

## OWNERSHIP AND MAINTENANCE

The ownership and maintenance responsibilities of the proposed infrastructure improvements are set forth in **Table 4** below. Any CDD-financed components of the 2019 Project maintained by an HOA will be pursuant to an arrangement that is reviewed by bond counsel to the CDD.

**Table 4: Ownership and Maintenance Responsibilities**

FACILITY	FUNDED BY	O & M	OWNERSHIP
Private Roadways	Developer	HOA	HOA
Recreational Facilities	Developer	HOA	HOA
Exterior Landscaping, & Hardscape	CDD	CDD/HOA	CDD
Interior Landscaping	Developer	HOA	HOA
Water & Wastewater Facilities	CDD	COUNTY	COUNTY
Public Irrigation Facilities	Developer	HOA	HOA
Stormwater Management	CDD	CDD/HOA	CDD
CDD Roadways	CDD	CDD/HOA	CDD
Preserve Areas	CDD	CDD/HOA	CDD
Existing Lake 5	CDD	CDD	CDD

## PROJECT COSTS

The 2019 Project identifiable total costs associated with the infrastructure improvements are estimated to be \$23,228,317. The public infrastructure improvements include: public CDD Roadways as identified on **Exhibit 10** (including landscaping, and sound buffer walls), exterior landscape and hardscape, and sewer, water, storm water management systems, including Lake 5 bank stabilization, and preserve areas that will benefit the developable, assessable land within the District. Private infrastructure, which is not included with the 2019 Project, includes landscaping/hardscaping, irrigation, internal roadways, portions of the excavation and grading, modifications to Lake 5 and the various amenity centers serving the Esplanade Lake Club development.

The Summary of Estimated Project costs shown below in **Table 5**, 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.

[CONTINUED ON FOLLOWING PAGE]

**Table 5: Cost Estimates**

No.	Facility	2019 Project	
		Series 2019 Public Improvements <sup>1</sup>	Developer Funded
1	Landscaping & Sound Buffer 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	\$4,050,000	\$0.00
4	Irrigation Facilities	\$0.00	\$1,620,000.00
5	Storm Water Facilities <sup>3</sup>	\$4,220,000.00	\$190,000.00
6	Ground Improvement	\$1,810,000.00	\$9,860,000.00
7	Excavation – Including Lake 5 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
<b>Subtotal (Improvements Benefiting All Units)</b>		<b>\$19,297,000</b>	<b>\$38,196,000.00</b>
15	<b>Contingency</b>	<b>\$1,491,317.00</b>	<b>\$3,819,600.00</b>
16	<b>Professional Fees</b>	<b>\$2,440,000.00</b>	<b>\$2,060,000.00</b>
<b>Total Improvements</b>		<b>\$23,228,317.00<sup>2</sup></b>	<b>\$44,075,600.00</b>

1 The costs of the Shared Improvements attributable to the Commercial Parcel have been removed from the 2019 Project costs shown herein.

2 The Series 2019 Bonds will fund only a portion of the costs of the 2019 Project.

3 The \$209,346 cost to construction the shared pond was allocated according to the respective area contributing storm water run-off to the pond. The total basin area of the shared pond is 57.49 acres, of which 5.30 acres lies within the right-of-way of the CDD Roadway to be financed by the District. As such, 9.2% of the capital cost (i.e.  $5.30 / 57.49 = 0.092$ ) is included in the CIP and the 2019 Project.

The cost estimates set forth herein are estimates based on current plans and market conditions, which are subject to change. Accordingly, the CIP, or 2019 Project, 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 as it currently exists and within the Amended District Boundary, in the event the boundaries of the District are amended to include the Expansion Parcel . All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) of the *Florida Statutes*. Further, the 2019 Project functions as a system of improvements benefitting all lands within the District as it currently exists and within the Amended District Boundary, in the event the boundaries of the District are amended to include the Expansion Parcel.

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*

**EXHIBIT 1**  
**COVER SHEET**



CDD EXHIBITS FOR  
**ESPLANADE LAKE CLUB**  
 PART OF SECTION 11,12 & 13 TOWNSHIP 46 SOUTH, RANGE 25 EAST  
 LEE COUNTY, FLORIDA

**SHEET INDEX**

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2	LOCATION MAP EXHIBIT
3	AERIAL MAP EXHIBIT
4	EXISTING CDD LEGAL DESCRIPTION
5	OVERALL SITE PLAN EXHIBIT
6	POTABLE WATER FACILITIES EXHIBIT
7	SANITARY SEWER FACILITIES EXHIBIT
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11	EXTERIOR LANDSCAPE EXHIBIT
12	EXISTING ZONING MAP
13	FUTURE LAND USE MAP
14	AERIAL MAP EXHIBIT
15	PERMIT APPROVALS
16	EXPANSION PARCEL LEGAL DESCRIPTION

PLAN REVISIONS		REV00 <<SUBMITTED>> 11/14/2004

**ESPLANADE LAKE CLUB**

**COVER SHEET**

PREPARED FOR:  
**TAYLOR MORRISON OF FLORIDA, INC.**  
 551 NORTH CATTLEMEN ROAD  
 SARASOTA, FLORIDA 34232  
 PHONE: (941) 371-0008 FAX: (941) 371-7998

SECTION: TOWNSHIP: RANGE:  
 11, 12, 13 46S 25E  
**LEE COUNTY, FLORIDA**  
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 SHEET: 1 OF 16

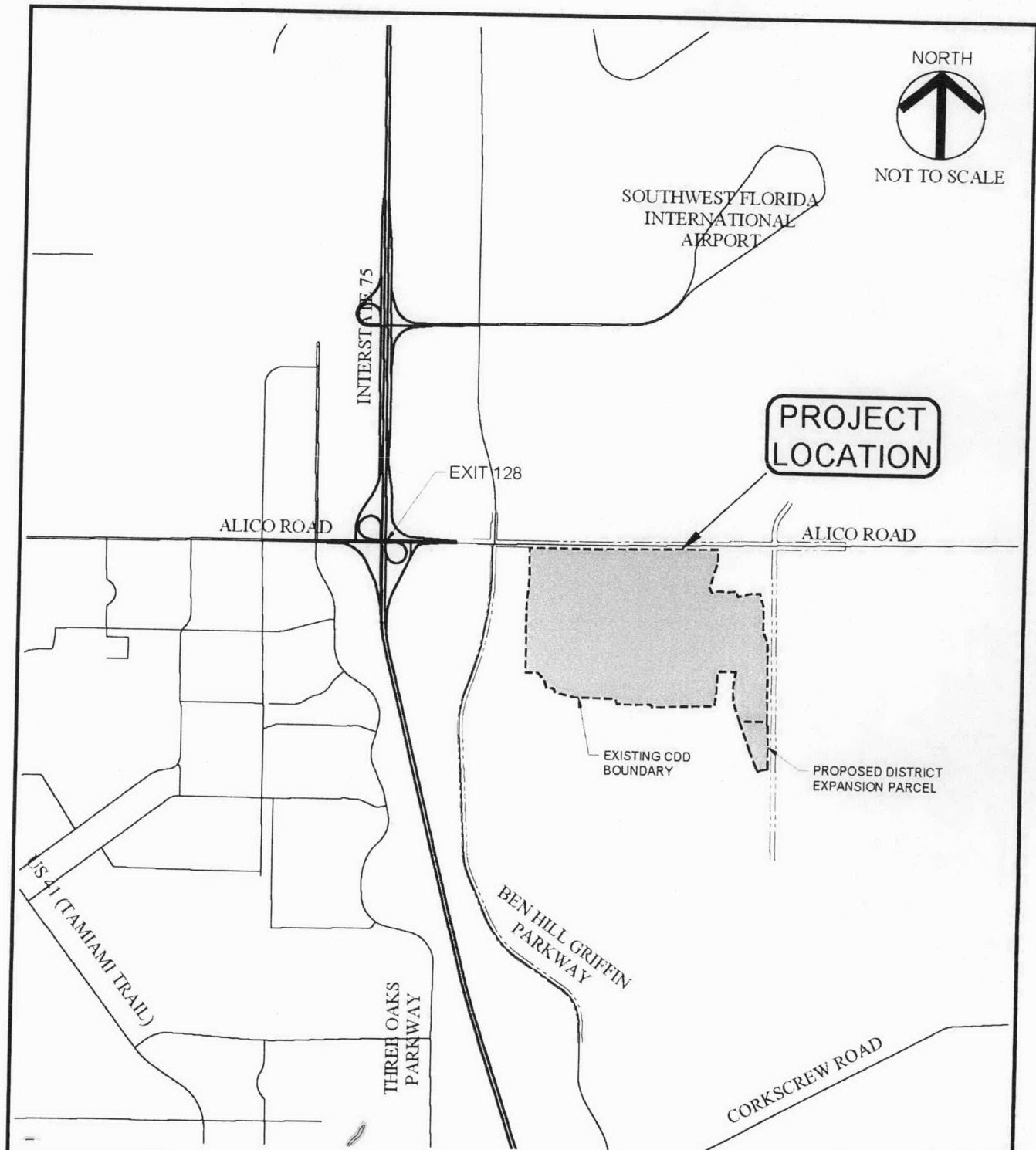
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25100 BONITA GRANDE DRIVE - SUITE 305  
 BONITA SPRINGS, FL 34135  
 P: 239-405-7777 F: 239-405-7599  
 EMAIL: info@waldropengineering.com

## **EXHIBIT 2**

### **LOCATION MAP**



# ESPLANADE LAKE CLUB

## LOCATION MAP EXHIBIT

PREPARED FOR:

TAYLOR MORRISON OF FLORIDA, INC.

551 NORTH CATTLEMEN ROAD  
SARASOTA, FLORIDA 34232  
PHONE: (941) 371-0008 FAX: (941) 371-7998

SECTION: TOWNSHIP: RANGE:

11, 12, 13 46S 25E  
LEE COUNTY, FLORIDA

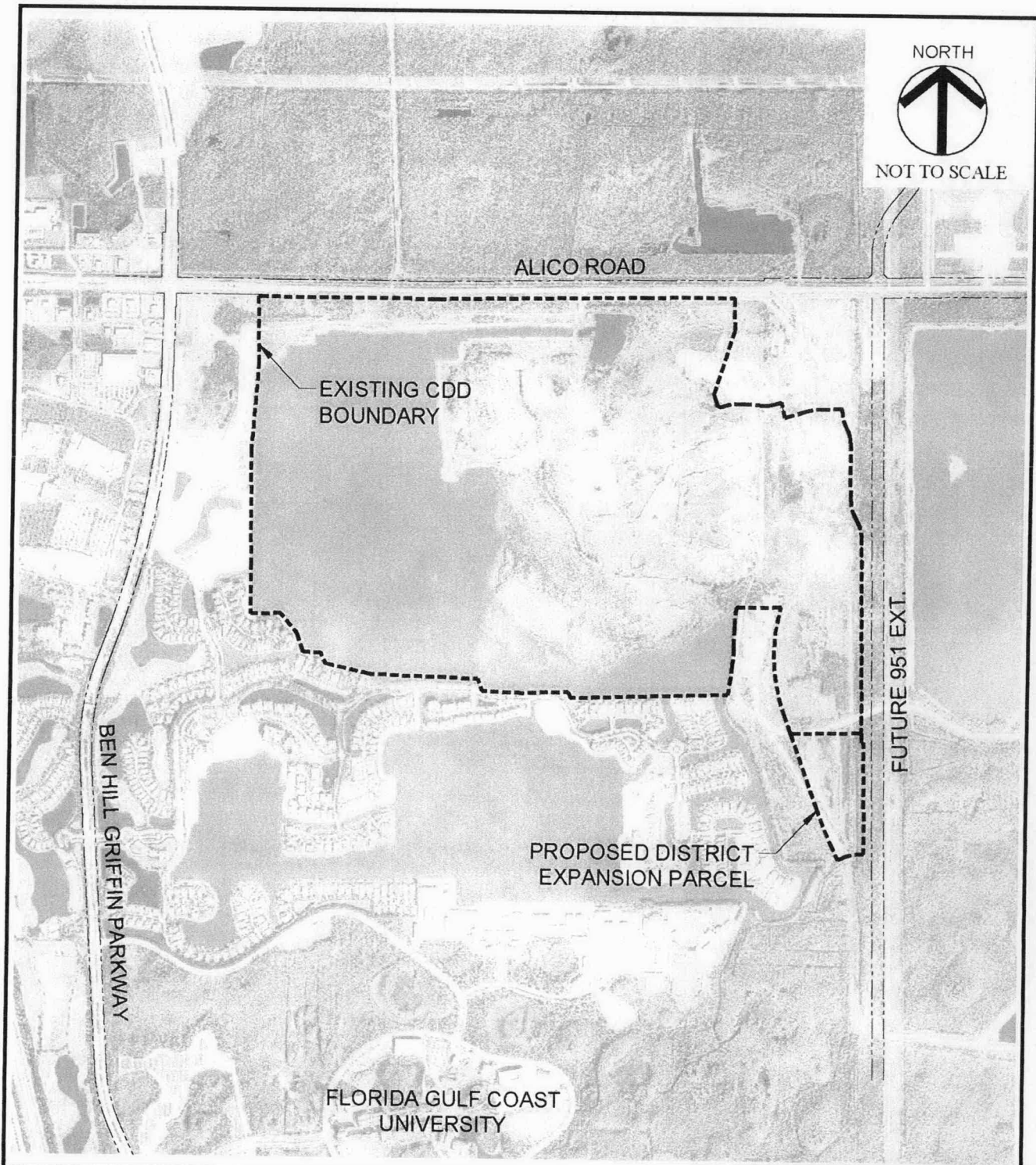
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FLORIDA CERTIFICATE OF AUTHORIZATION #6036

**WALDROP**  
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25100 BONITA GRANDE DRIVE - SUITE 305  
BONITA SPRINGS, FL 34135  
P: 239-405-7777 F: 239-405-7699  
EMAIL: info@waldropengineering.com

**EXHIBIT 3**  
**AERIAL MAP**



# ESPLANADE LAKE CLUB

## AERIAL MAP EXHIBIT

PREPARED FOR:

**TAYLOR MORRISON OF FLORIDA, INC.**

551 NORTH CATTLEMAN ROAD  
SARASOTA, FLORIDA 34232  
PHONE: (941) 371-0008 FAX: (941) 371-7998

SECTION: TOWNSHIP: RANGE:

11, 12, 13 46S 25E  
LEE COUNTY, FLORIDA

FILE NAME: 684050103.dwg  
SHEET: 3 OF 16

FLORIDA CERTIFICATE OF AUTHORIZATION #6036



25100 BONITA GRANDE DRIVE - SUITE 305  
BONITA SPRINGS, FL 34135  
P: 239-405-7777 F: 239-405-7899  
EMAIL: info@waldropengineering.com

**EXHIBIT 4A**  
**LEGAL DESCRIPTION**  
**EXISTING BOUNDARIES**

**LEGAL DESCRIPTION:**

**PARCEL 1**

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 11, 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, SAID TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11 RUN N89°43'01"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 11 FOR 2,244.43 FEET TO AN INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 3165, AT PAGE 1800, LEE COUNTY RECORDS; THENCE RUN S01°00'21"E ALONG SAID NORTHERLY PROLONGATION AND CONTINUING ALONG SAID EASTERLY LINE OF LANDS FOR 125.03 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF ALICO ROAD, BEING 125 FEET SOUTH AS MEASURED PERPENDICULAR TO THE CENTER LINE THEREOF, AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2015000025953, LEE COUNTY RECORDS AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING RUN ALONG SAID SOUTH RIGHT OF WAY LINE FOLLOWING THREE (3) COURSES: S89°43'01"E FOR 2,243.03 FEET; N88°58'52"E FOR 2,674.00 FEET AND N89°27'22"E FOR 1,065.43 FEET; THENCE RUN S00°32'38"E FOR 408.17 FEET; THENCE RUN S17°15'51"W FOR 835.69 FEET; THENCE RUN S16°27'38"E FOR 126.05 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 50.00 FEET (DELTA 94°29'05") (CHORD BEARING S63°42'10"E) (CHORD 73.42 FEET) FOR 82.45 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN EASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 615.00 FEET (DELTA 25°21'45") (CHORD BEARING N81°44'10"E) (CHORD 270.02 FEET) FOR 272.24 FEET TO A POINT OF TANGENCY; THENCE RUN S85°34'57"E FOR 257.22 FEET TO A POINT OF CURVATURE; THENCE RUN EASTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 335.00 FEET (DELTA 20°59'28") (CHORD BEARING N83°55'19"E) (CHORD 122.05 FEET) FOR 122.73 FEET TO A POINT OF TANGENCY; THENCE RUN N73°25'35"E FOR 101.88 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE RUN SOUTHERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 1,250.00 FEET (DELTA 07°35'07") (CHORD BEARING S12°46'52"E) (CHORD 165.36 FEET) FOR 165.48 FEET TO A POINT OF TANGENCY; THENCE RUN S16°34'25"E FOR 31.50 FEET; THENCE RUN N73°25'35"E FOR 291.52 FEET TO A POINT OF CURVATURE; THENCE RUN EASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 718.50 FEET (DELTA 15°43'39") (CHORD BEARING N81°17'24"E) (CHORD 196.61 FEET) FOR 197.22 FEET TO A POINT OF TANGENCY; THENCE RUN N89°09'13"E FOR 229.65 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 20.00 FEET (DELTA 90°00'00") (CHORD BEARING S45°50'47"E) (CHORD 28.28 FEET) FOR 31.42 FEET TO A POINT OF TANGENCY; THENCE RUN S00°50'47"E FOR 20.40 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 400.00 FEET (DELTA 23°15'15") (CHORD BEARING S12°28'24"E) (CHORD 161.23 FEET) FOR 162.34 FEET TO A POINT OF TANGENCY; THENCE RUN S24°06'02"E FOR 109.25 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 300.00 FEET (DELTA 23°15'15") (CHORD BEARING S12°28'24"E) (CHORD 120.92 FEET) FOR 121.76 FEET TO A POINT OF TANGENCY; THENCE RUN S00°50'47"E FOR 690.09 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 550.00 FEET (DELTA 25°57'46") (CHORD BEARING S13°49'40"E) (CHORD 247.10 FEET) FOR 249.22 FEET TO A POINT OF TANGENCY; THENCE RUN S26°48'32"E FOR 85.62 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 450.00 FEET (DELTA 25°57'46") (CHORD BEARING S13°49'40"E) (CHORD 202.17 FEET) FOR 203.91 FEET TO A POINT OF TANGENCY; THENCE RUN S00°50'47"E FOR 2,423.60 FEET; THENCE RUN S89°09'13"W FOR 893.46 FEET; THENCE RUN N20°03'48"W FOR 267.98 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 2,150.00 FEET (DELTA 35°48'07") (CHORD BEARING N02°09'45"W) (CHORD 1,321.71 FEET) FOR 1,343.46 FEET; THENCE RUN S89°09'13"W ALONG A NON-TANGENT LINE FOR 563.00 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE RUN SOUTHERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 2,000.00 FEET (DELTA 06°22'28") (CHORD BEARING S04°16'59"W) (CHORD 222.39 FEET) FOR 222.51 FEET TO A POINT OF TANGENCY; THENCE RUN S01°05'46"W FOR 292.24 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 2,000.00 FEET (DELTA 06°33'04") (CHORD BEARING S04°22'18"W) (CHORD 228.56 FEET) FOR 228.68 FEET TO A POINT OF TANGENCY; THENCE RUN S07°38'50"W FOR 351.57 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 3345, AT PAGE 815, LEE COUNTY RECORDS; THENCE RUN S88°10'32"W ALONG THE NORTHERLY LINE OF SAID LANDS AND CONTINUING ALONG THE WESTERLY PROLONGATION THEREOF FOR 1,980.90 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 3165, AT PAGE 1800, LEE COUNTY RECORDS; THENCE RUN ALONG THE NORTHERLY AND EASTERLY LINE OF SAID LANDS THE FOLLOWING FIFTEEN (15) COURSES: N21°30'12"W FOR 81.17 FEET; S88°02'24"W FOR 612.22 FEET; N87°09'14"W FOR 469.81 FEET; N19°42'33"W FOR 157.74 FEET; N88°10'13"W FOR 1,363.08 FEET; N77°09'26"W FOR 573.01 FEET; N24°26'51"W FOR 150.17 FEET; N88°53'18"W FOR 216.95 FEET; N19°01'18"W FOR 249.76 FEET; N40°48'12"W FOR 322.81 FEET; S88°47'46"W FOR 376.79 FEET; N00°16'17"W FOR 606.52 FEET; N00°39'26"W FOR 1,432.24 FEET; N04°19'45"E FOR 1,091.78 FEET AND N01°00'21"W FOR 832.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 33,930.196 SQUARE FEET OR 778.930 ACRES, MORE OR LESS.

**PARCEL 2:**

A NON-EXCLUSIVE EASEMENT FOR THE PURPOSES OF DRAINAGE, WATER STORAGE OR RETENTION AND RELATED PURPOSES OVER PARCEL FOUR AS SET FORTH AND DESCRIBED IN SECTION A 3 (A) OF THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3165 PAGE 1800, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

**ESPLANADE LAKE CLUB**

**EXISTING CDD LEGAL DESCRIPTION**

PREPARED FOR:

**TAYLOR MORRISON OF FLORIDA, INC.**

551 NORTH CATTLEMEN ROAD

SARASOTA, FLORIDA 34232

PHONE: (941) 371-0008 FAX: (941) 371-7998

SECTION: TOWNSHIP: RANGE:

11, 12, 13 46S 25E

LEE COUNTY, FLORIDA

FILE NAME: 684050104.dwg

SHEET: 4 OF 16

FLORIDA CERTIFICATE OF AUTHORIZATION #2636



25100 BONITA GRANDE DRIVE - SUITE 305  
BONITA SPRINGS, FL 34135  
P: 239-405-7777 F: 239-405-7589  
EMAIL: info@waldropengineering.com

**EXHIBIT 4B**  
**LEGAL DESCRIPTION**  
**BOUNDARY AMENDMENT PARCEL**



LEGAL DESCRIPTION:

A TRACT OR PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTION 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, SAID TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 13 RUN N00°50'47"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 13 FOR 420.00 FEET TO A POINT ON A NON-TANGENT CURVE AND AN INTERSECTION WITH THE SOUTHERLY LINE OF LANDS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2012000163077, LEE COUNTY RECORDS; THENCE RUN NORTHWESTERLY ALONG SAID SOUTHERLY LINE AND ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 500.00 FEET (DELTA 34°50'08") (CHORD BEARING N55°08'02"W) (CHORD 299.34 FEET) FOR 304.00 FEET TO A POINT ON A NON-TANGENT CURVE AND BEING THE SOUTHERLY MOST COMER OF LANDS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2014000111812, LEE COUNTY RECORDS; THENCE RUN NORTHEASTERLY ALONG THE NORTHERLY LINE OF AN INGRESS, EGRESS AND UTILITY EASEMENT DESCRIBED IN INSTRUMENT NUMBER 2010000230562, LEE COUNTY RECORDS ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 567.95 FEET (DELTA 06°03'34") (CHORD BEARING N82°30'50"E) (CHORD 60.04 FEET) FOR 60.07 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF AN ACCESS AND UTILITY EASEMENT DESCRIBED IN INSTRUMENT NUMBER 2014000111813, LEE COUNTY RECORDS AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING RUN ALONG THE EASTERLY LINE OF SAID ACCESS AND UTILITY EASEMENT THE FOLLOWING THREE (3) COURSES: N25°27'56"W FOR 196.81 FEET TO A POINT OF CURVATURE; NORTHWESTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 4,990.00 FEET (DELTA 05°24'07") (CHORD BEARING N22°45'52"W) (CHORD 470.30 FEET) FOR 470.47 FEET TO A POINT OF TANGENCY AND N20°03'48"W FOR 874.46 FEET; THENCE RUN N89°09'13"E FOR 814.75 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 80 FEET OF SAID SECTION 18; THENCE RUN S00°50'47"E ALONG SAID EAST LINE FOR 1,393.41 FEET; THENCE RUN S89°09'13"W FOR 41.92 FEET TO A POINT OF CURVATURE AND AN INTERSECTION WITH THE EASTERLY PROLONGATION OF SAID NORTHERLY LINE OF AN INGRESS, EGRESS AND UTILITY EASEMENT DESCRIBED IN INSTRUMENT NUMBER 2010000230562, LEE COUNTY RECORDS; THENCE RUN WESTERLY ALONG SAID PROLONGATION AND CONTINUING ALONG SAID NORTHERLY LINE ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 567.95 FEET (DELTA 23°36'36") (CHORD BEARING S77°20'55"W) (CHORD 232.38 FEET) FOR 234.04 FEET TO THE POINT OF BEGINNING.

BEARINGS AND DISTANCES HEREINABOVE MENTIONED ARE STATE PLANE FOR THE FLORIDA WEST ZONE (1983/NSRS 2007) AND ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 13 TO BEAR N00°50'47"W. (GRID/GROUND SCALE FACTOR= 0.999947).

**ESPLANADE LAKE CLUB      EXPANSION PARCEL LEGAL DESCRIPTION**

PREPARED FOR:

**TAYLOR MORRISON OF FLORIDA, INC.**

551 NORTH CATTLEMAN ROAD  
SARASOTA, FLORIDA 34232  
PHONE: (941) 371-0008 FAX: (941) 371-7998

SECTION: TOWNSHIP: RANGE:

11, 12, 13    46S    25E  
LEE COUNTY, FLORIDA

FILE NAME: 6840501016.dwg

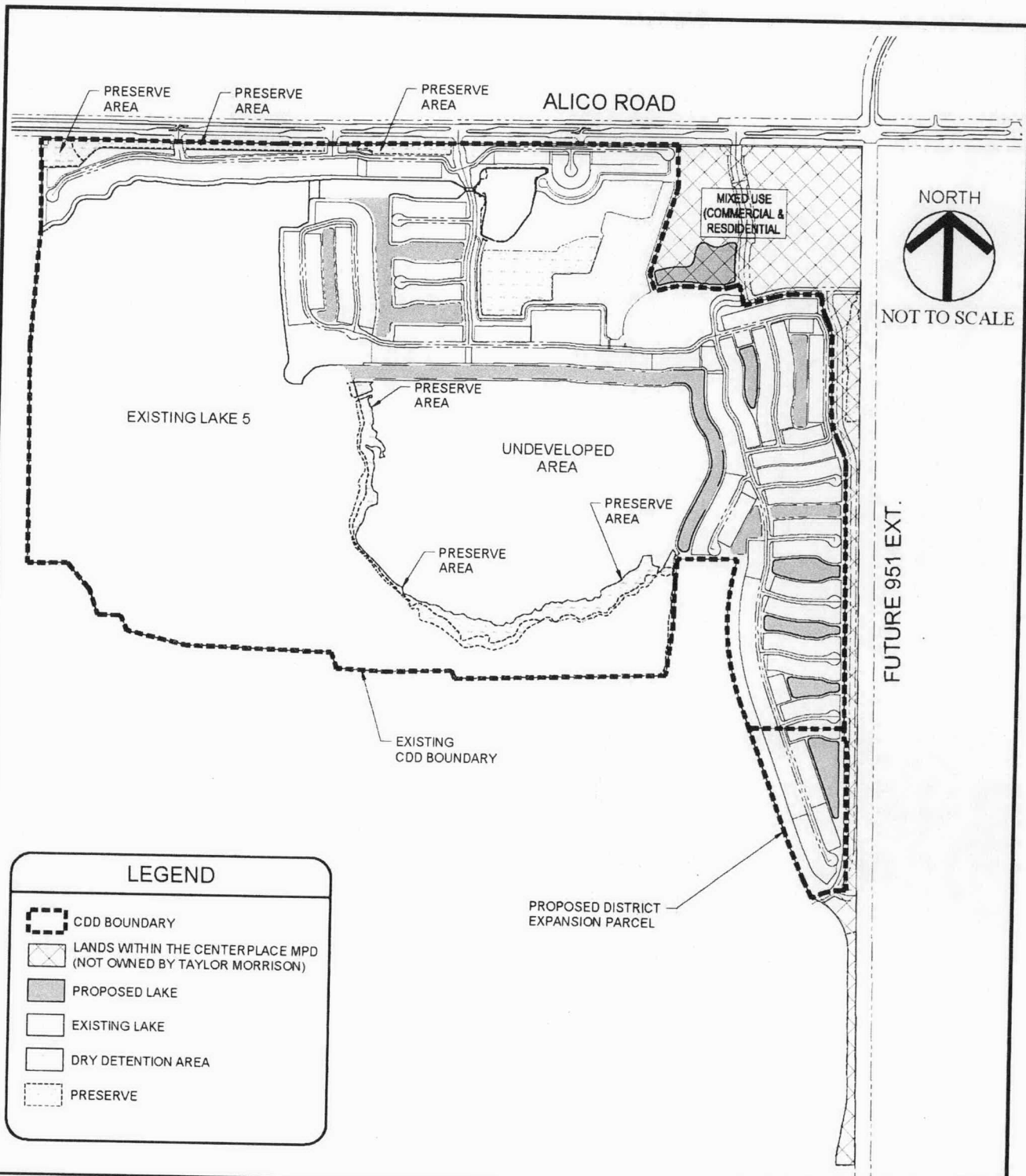
SHEET: 16 OF 16

FLORIDA CERTIFICATE OF AUTHORIZATION CODE



25100 BONITA GRANDE DRIVE - SUITE 305  
BONITA SPRINGS, FL 33435  
P: 239-405-7777 F: 239-405-7889  
EMAIL: info@waldropengineering.com

**EXHIBIT 5**  
**OVERALL SITE PLAN**



# ESPLANADE LAKE CLUB

## OVERALL SITE PLAN EXHIBIT

PREPARED FOR:

TAYLOR MORRISON OF FLORIDA, INC.

551 NORTH CATTLEMEN ROAD  
SARASOTA, FLORIDA 34232  
PHONE: (941) 371-0008 FAX: (941) 371-7998

SECTION: TOWNSHIP: RANGE:

11, 12, 13 46S 25E

LEE COUNTY, FLORIDA

FILE NAME: 684050105.dwg

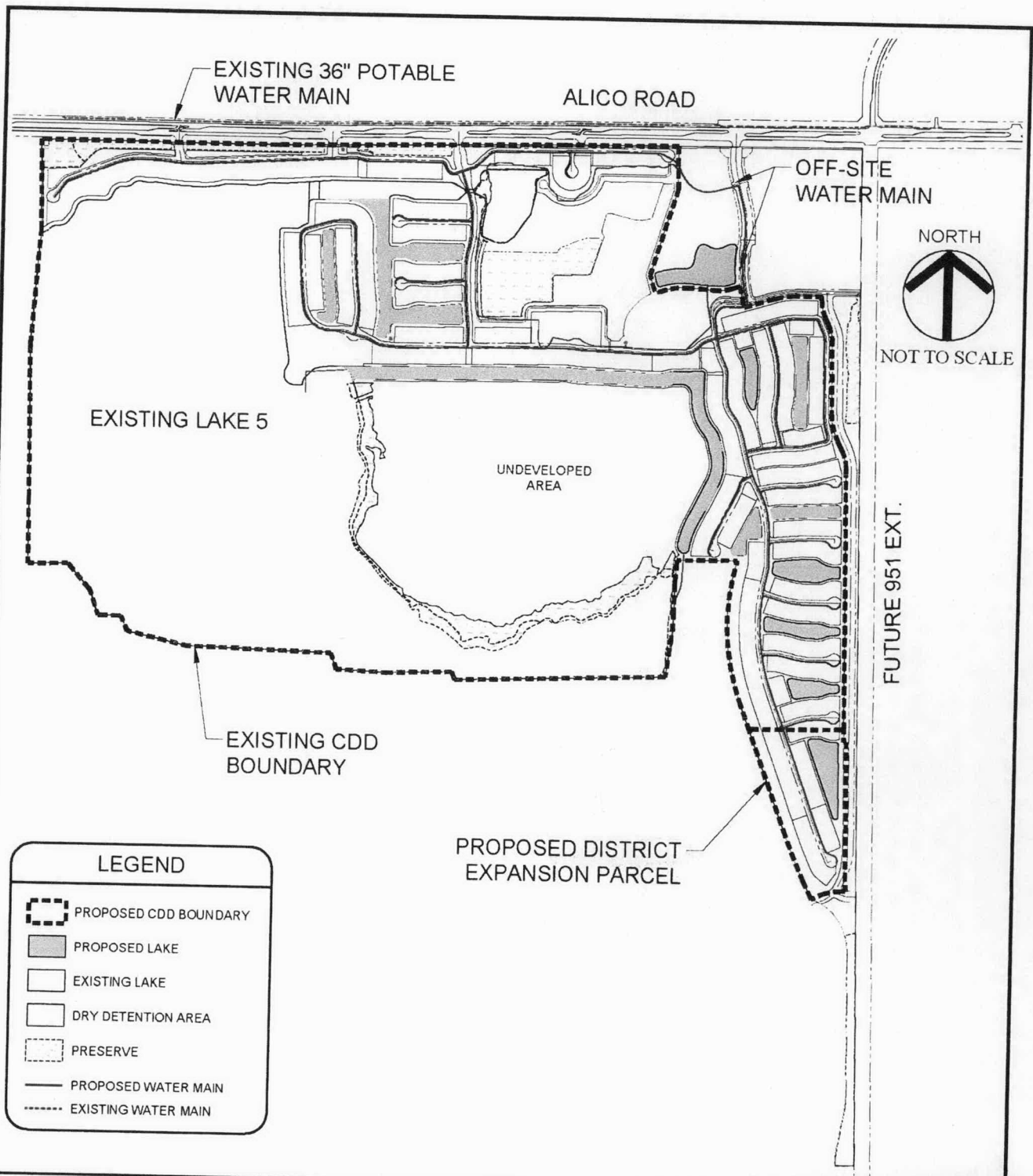
SHEET: 5 OF 16

FLORIDA CERTIFICATE OF AUTHORIZATION #6036

**WALDROP**  
**ENGINEERING**  
CIVIL ENGINEERING | PLANNING | LANDSCAPE ARCHITECTURE

25100 BONITA GRANDE DRIVE - SUITE 305  
BONITA SPRINGS, FL 34135  
P: 239-405-7777 F: 239-405-7699  
EMAIL: info@waldropengineering.com

**EXHIBIT 6**  
**POTABLE WATER FACILITIES EXHIBIT**

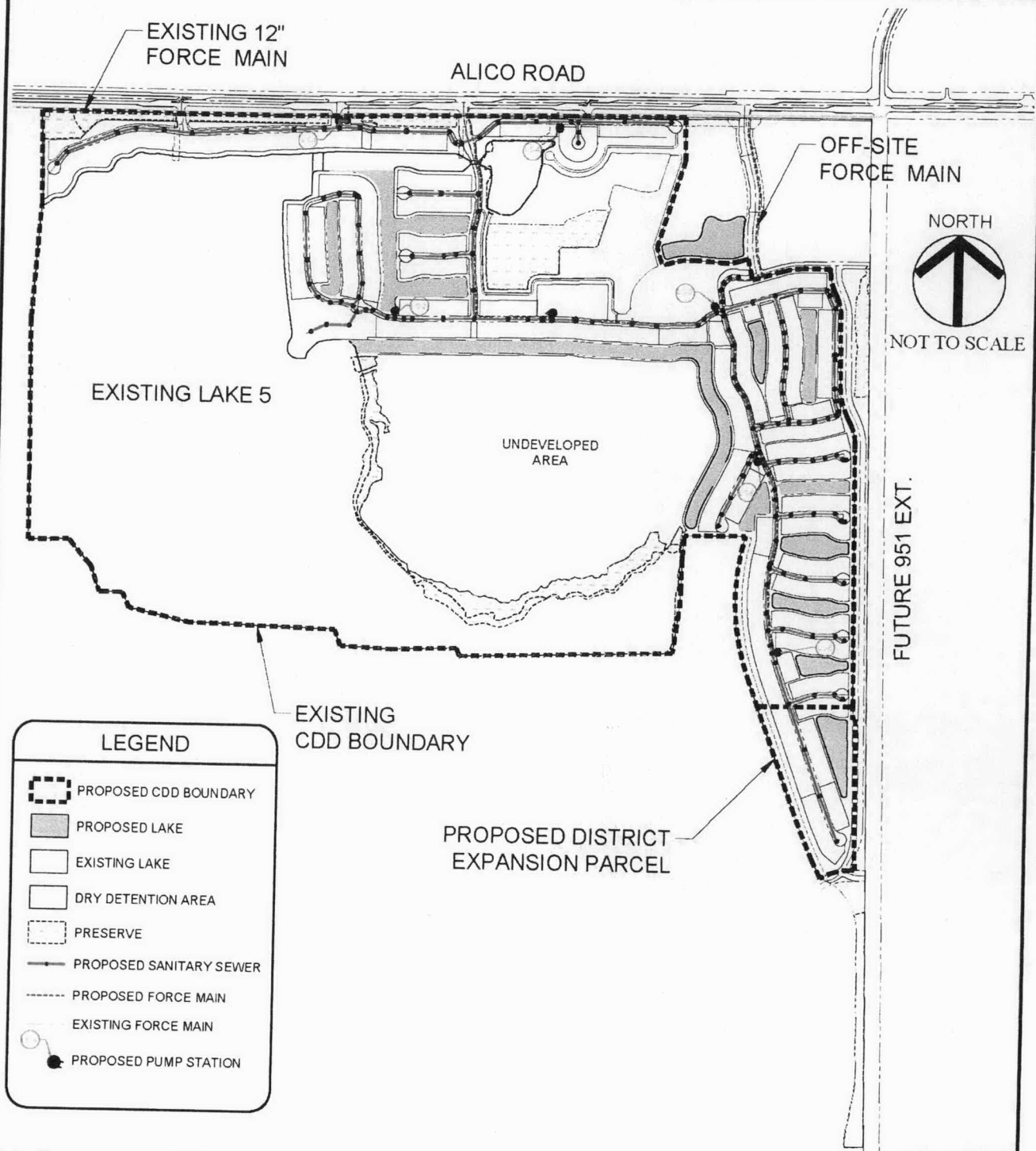


**LEGEND**

- PROPOSED CDD BOUNDARY
- PROPOSED LAKE
- EXISTING LAKE
- DRY DETENTION AREA
- PRESERVE
- PROPOSED WATER MAIN
- EXISTING WATER MAIN

<b>ESPLANADE LAKE CLUB      POTABLE WATER FACILITIES EXHIBIT</b>		 <b>WALDROP ENGINEERING</b> <small>CIVIL ENGINEERING   PLANNING   LANDSCAPE ARCHITECTURE</small>
PREPARED FOR: <b>TAYLOR MORRISON OF FLORIDA, INC.</b> 551 NORTH CATTLEMEN ROAD SARASOTA, FLORIDA 34232 PHONE: (941) 371-0008 FAX: (941) 371-7998		
SECTION: TOWNSHIP: RANGE: 11, 12, 13    46S    25E <b>LEE COUNTY, FLORIDA</b>	FLORIDA CERTIFICATE OF AUTHORIZATION #6636  FILE NAME: 684050106.dwg SHEET: 6 OF 16	
25100 BONITA GRANDE DRIVE - SUITE 305 BONITA SPRINGS, FL 34135 P: 239-405-7777 F: 239-405-7599 EMAIL: info@waldropengineering.com		

**EXHIBIT 7**  
**SANITARY SEWER FACILITIES EXHIBIT**



ESPLANADE LAKE CLUB

SANITARY SEWER FACILITIES EXHIBIT

PREPARED FOR:

TAYLOR MORRISON OF FLORIDA, INC.

551 NORTH CATTLEMEN ROAD  
SARASOTA, FLORIDA 34232

PHONE: (941) 371-0008 FAX: (941) 371-7998

SECTION: TOWNSHIP: RANGE:

11, 12, 13 46S 25E

LEE COUNTY, FLORIDA

FILE NAME: 684050107.dwg

SHEET: 7 OF 16

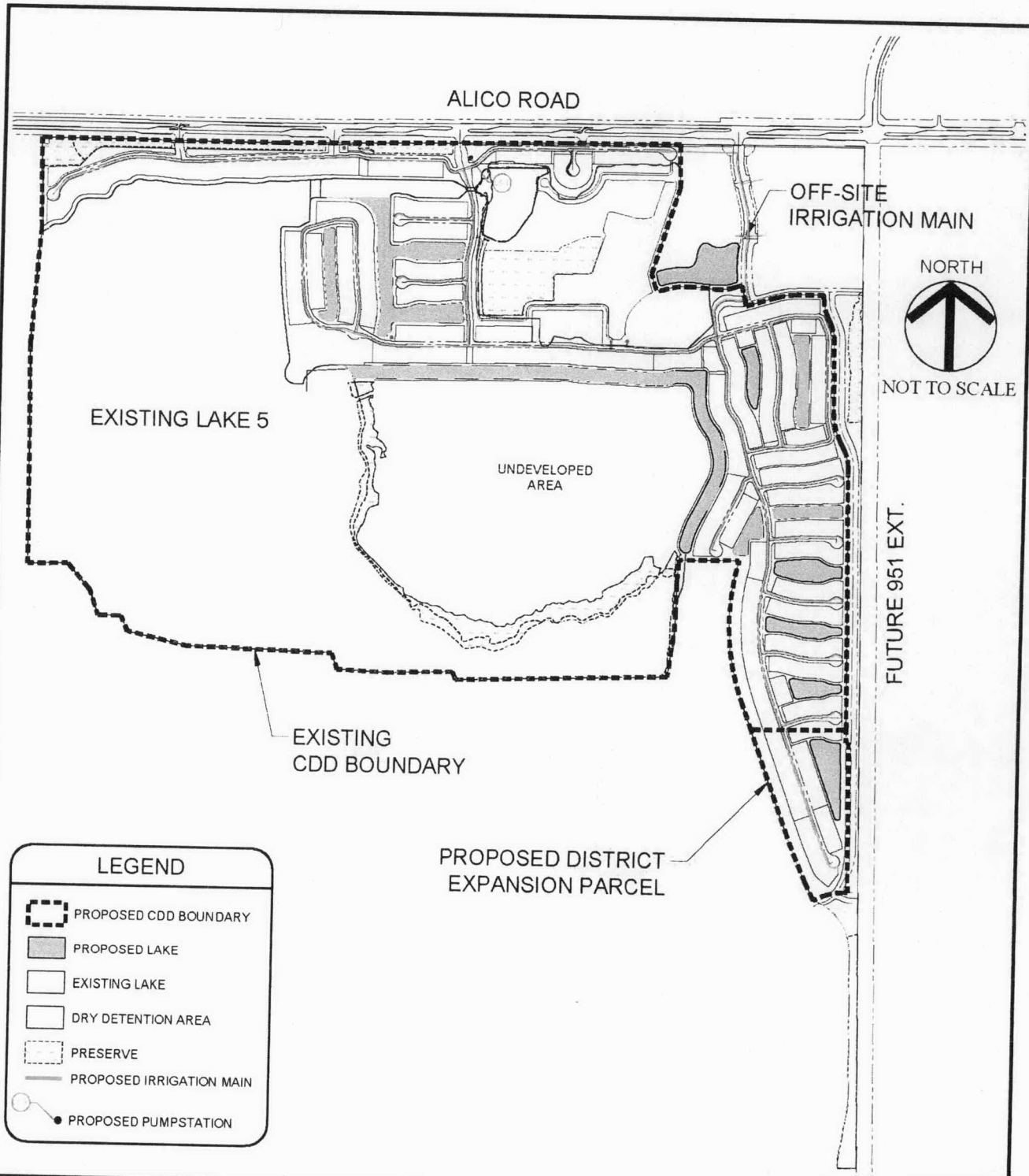
FLORIDA CERTIFICATE OF AUTHORIZATION #6636

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CIVIL ENGINEERING | PLANNING | LANDSCAPE ARCHITECTURE

25100 BONITA GRANDE DRIVE - SUITE 305  
BONITA SPRINGS, FL 34135  
P: 239-405-7777 F: 239-405-7699  
EMAIL: info@waldropengineering.com

**EXHIBIT 8**  
**IRRIGATION FACILITIES EXHIBIT**





# ESPLANADE LAKE CLUB

## IRRIGATION FACILITIES EXHIBIT

PREPARED FOR:

TAYLOR MORRISON OF FLORIDA, INC.

551 NORTH CATTLEMEN ROAD

SARASOTA, FLORIDA 34232

PHONE: (941) 371-0008 FAX: (941) 371-7998

SECTION: TOWNSHIP: RANGE:

11, 12, 13 46S 25E

LEE COUNTY, FLORIDA

FILE NAME: 68-4050108.dwg

SHEET: 8 OF 16

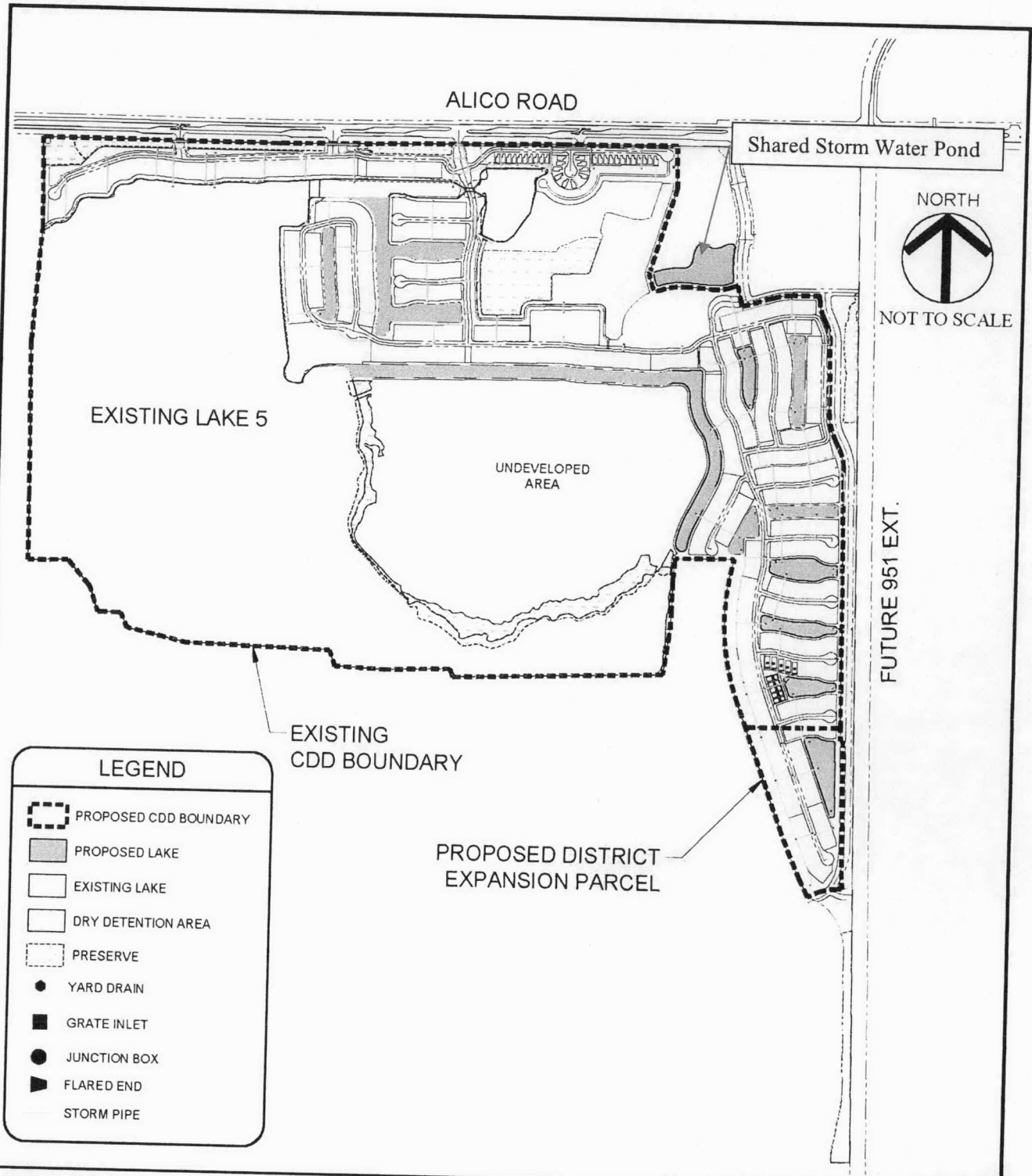
FLORIDA CERTIFICATE OF AUTHORIZATION #6636

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ENGINEERING  
CIVIL ENGINEERING | PLANNING | LANDSCAPE ARCHITECTURE

25100 BONITA GRANDE DRIVE - SUITE 305  
BONITA SPRINGS, FL 34135  
P: 239-405-7777 F: 239-405-7999  
EMAIL: info@waldropengineering.com

# **EXHIBIT 9**

## **STORMWATER MANAGEMENT FACILITIES**



ESPLANADE LAKE CLUB STORM WATER MANAGEMENT FACILITIES EXHIBIT

PREPARED FOR:

TAYLOR MORRISON OF FLORIDA, INC.

551 NORTH CATTLEMEN ROAD

SARASOTA, FLORIDA 34232

PHONE: (941) 371-0008 FAX: (941) 371-7998

SECTION: TOWNSHIP: RANGE:

11, 12, 13 46S 25E

LEE COUNTY, FLORIDA

FLORIDA CERTIFICATE OF AUTHORIZATION #0636

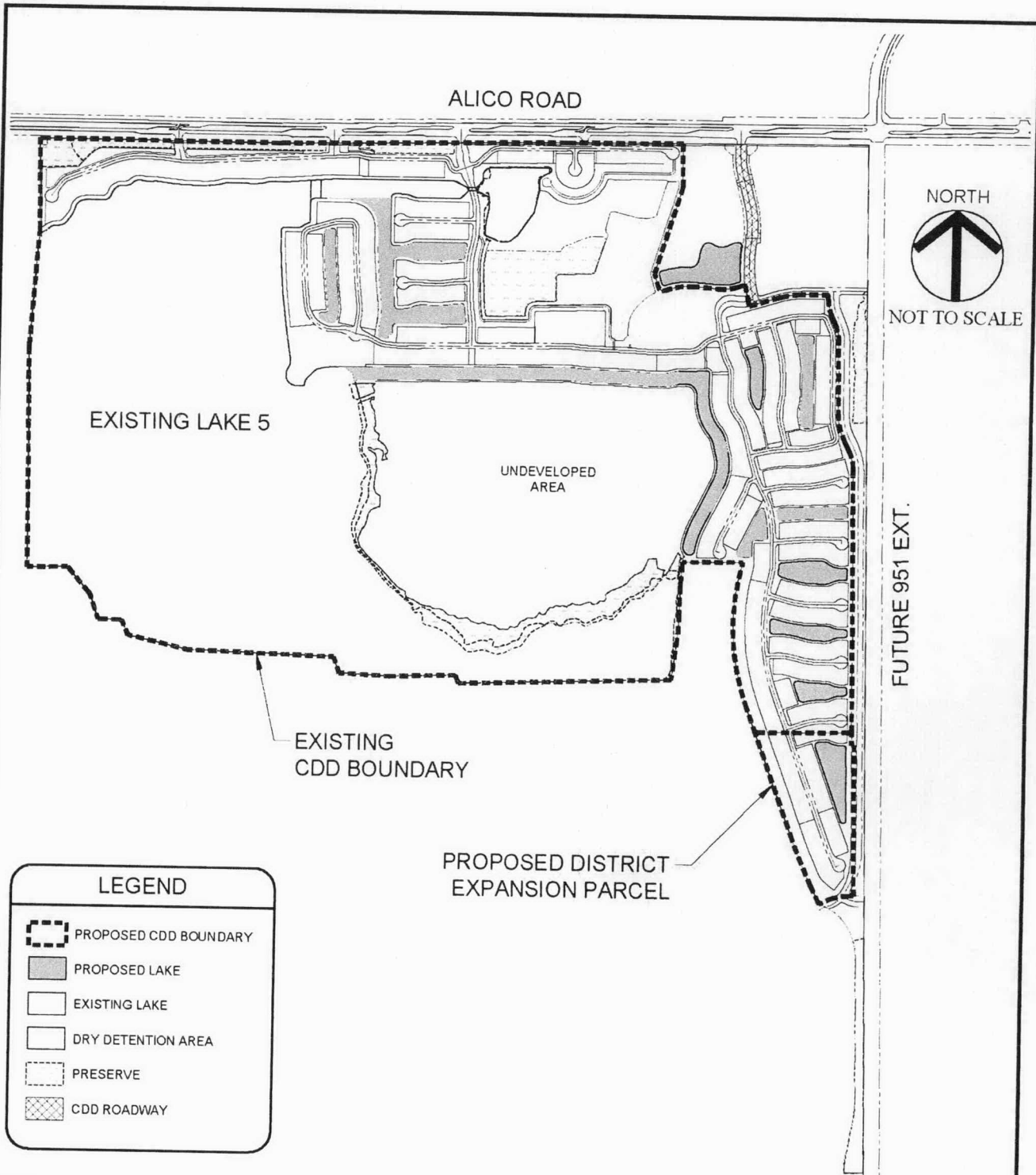
FILE NAME: 684050109.dwg

SHEET: 9 OF 16



25100 BONITA GRANDE DRIVE - SUITE 305  
BONITA SPRINGS, FL 34135  
P: 239-405-7777 F: 239-405-7599  
EMAIL: info@waldropengineering.com

**EXHIBIT 10**  
**ROADWAY EXHIBIT**



# ESPLANADE LAKE CLUB

## ROADWAY EXHIBIT

PREPARED FOR:

TAYLOR MORRISON OF FLORIDA, INC.

551 NORTH CATTLEMEN ROAD

SARASOTA, FLORIDA 34232

PHONE: (941) 371-0008 FAX: (941) 371-7998

SECTION: TOWNSHIP: RANGE:

11, 12, 13 46S 25E

LEE COUNTY, FLORIDA

FILE NAME: 6840501010.dwg

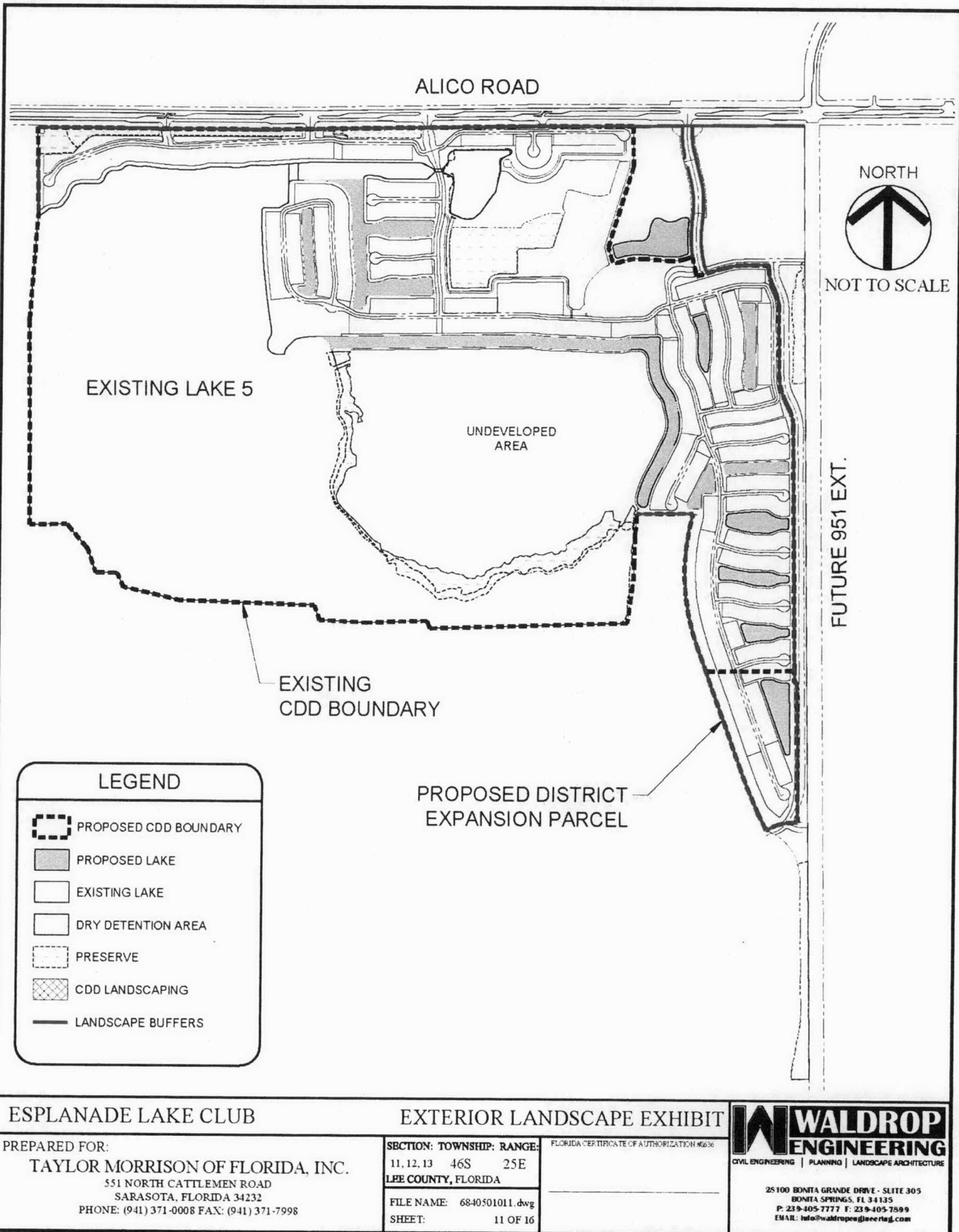
SHEET: 10 OF 16

FLORIDA CERTIFICATE OF AUTHORIZATION #6636



25100 BONITA GRANDE DRIVE - SUITE 305  
BONITA SPRINGS, FL 34135  
P: 239-405-7777 F: 239-405-7699  
EMAIL: info@waldropengineering.com

**EXHIBIT 11**  
**EXTERIOR LANDSCAPE EXHIBIT**



**EXHIBIT 12**  
**EXISTING ZONING MAP**



ZONING: MPD/ DRI  
GULF COAST TOWN CENTER  
DEVELOPED

ALICO ROAD

NORTH



NOT TO SCALE






FUTURE 951 EXT.

ZONING: MPD/ DRI  
MIROMAR LAKES  
DEVELOPED

ZONING: MPD  
WILD BLUE  
UNDEVELOPED

ZONING: A6-2  
FLORIDA GULF COAST UNIVERSITY  
DEVELOPED

TITLE

-  PROPOSED CDD BOUNDARY
-  PROPOSED LAKE
-  EXISTING LAKE
-  DRY DETENTION AREA
-  PRESERVE

ESPLANADE LAKE CLUB

EXISTING ZONING MAP

PREPARED FOR:

TAYLOR MORRISON OF FLORIDA, INC.

551 NORTH CATTLEMEN ROAD  
SARASOTA, FLORIDA 34232

PHONE: (941) 371-0008 FAX: (941) 371-7998

SECTION: TOWNSHIP: RANGE:

11, 12, 13 46S 25E

LEE COUNTY, FLORIDA

FILE NAME: 6840501012.dwg

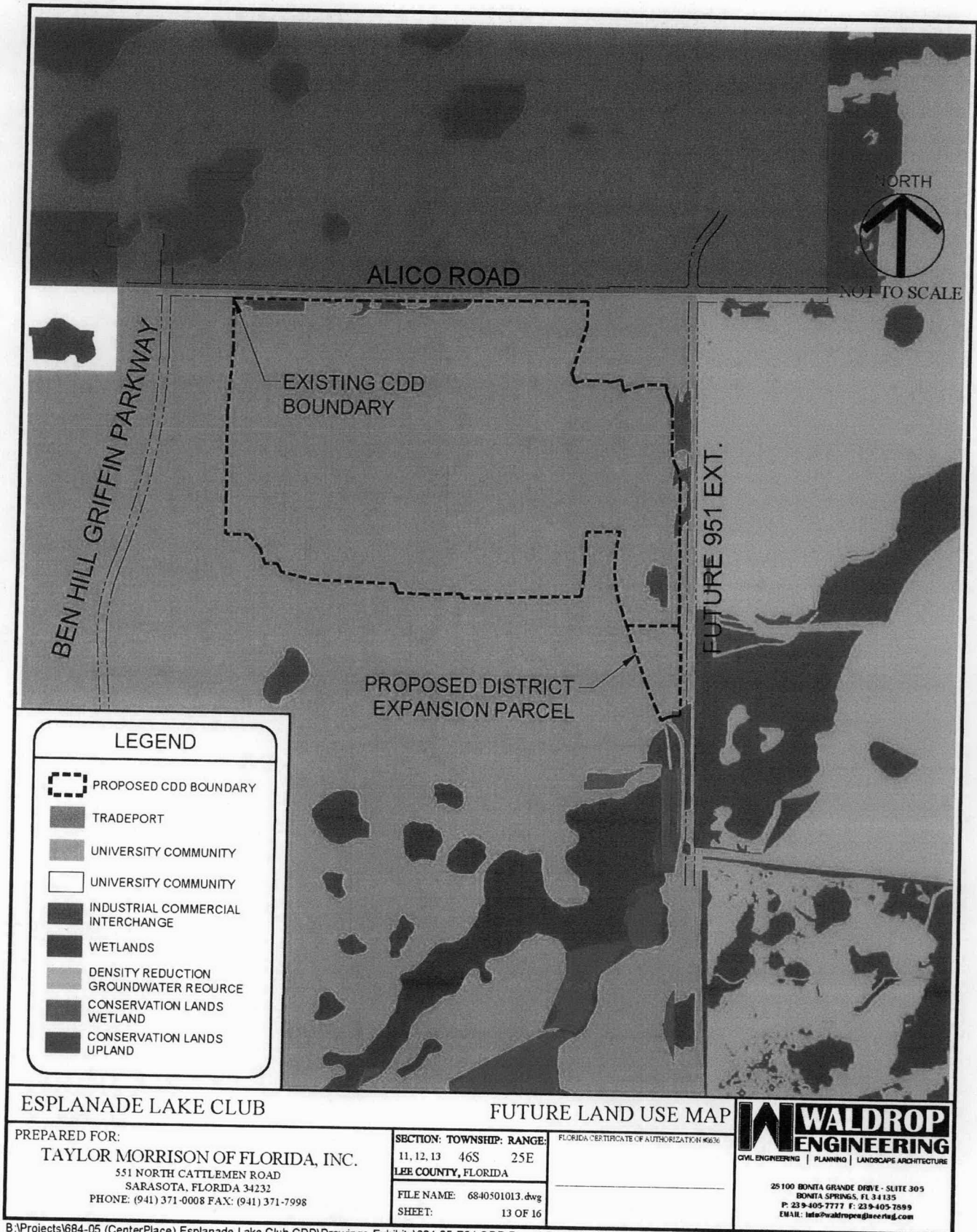
SHEET: 12 OF 16

FLORIDA CERTIFICATE OF AUTHORIZATION #0636



25100 BONITA GRANDE DRIVE - SUITE 305  
BONITA SPRINGS, FL 34135  
P: 239-405-7777 F: 239-405-7899  
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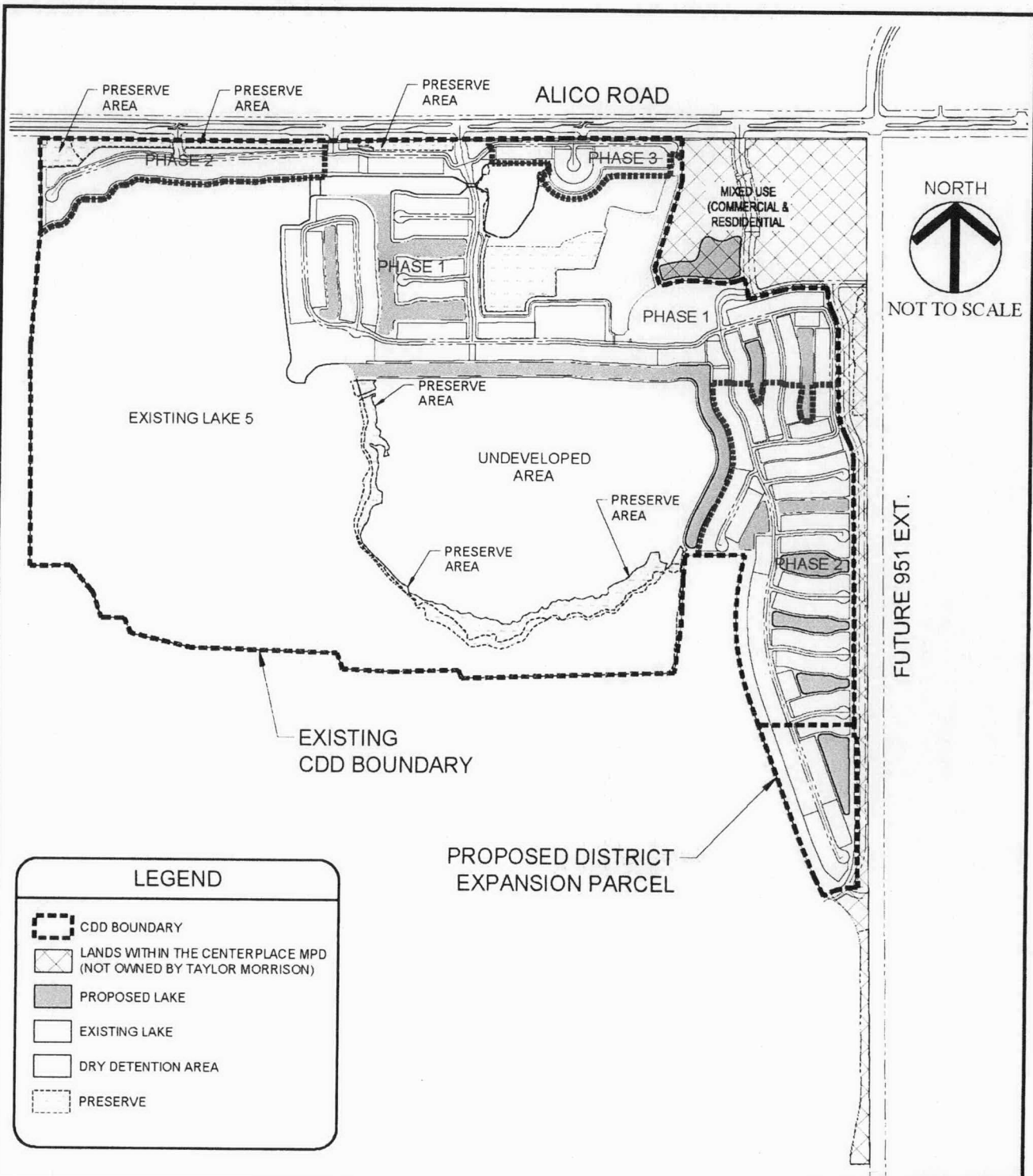
**EXHIBIT 13**  
**FUTURE LAND USE MAP**



B:\Projects\684-05 (CenterPlace) Esplanade Lake Club CDD\Drawings-Exhibits\684-05-E04 CDD Parcel Expansion\Current Plans\6840501013.dwg

# **EXHIBIT 14**

## **PHASING PLAN**



# ESPLANADE LAKE CLUB

## CONCEPTUAL PHASING PLAN

PREPARED FOR:

TAYLOR MORRISON OF FLORIDA, INC.

551 NORTH CATTLEMEN ROAD  
SARASOTA, FLORIDA 34232  
PHONE: (941) 371-0008 FAX: (941) 371-7998

SECTION: TOWNSHIP: RANGE:  
11, 12, 13 46S 25E  
LEE COUNTY, FLORIDA

FILE NAME: 6840501014.dwg  
SHEET: 14 OF 16

FLORIDA CERTIFICATE OF AUTHORIZATION #6636

**WALDROP**  
**ENGINEERING**  
CIVIL ENGINEERING | PLANNING | LANDSCAPE ARCHITECTURE

25100 BONTA GRANDE DRIVE - SUITE 305  
BONTA SPRINGS, FL 34135  
P: 239-405-7777 F: 239-405-7899  
EMAIL: info@waldropengineering.com

**EXHIBIT 15**  
**PERMIT APPROVALS**

Approval Date	Anticipated Date	Agency	Application/Permit No.	Permit Name
7/16/2017	--	Lee County	Z-17-014	MPD (Zoning Approval)
10/9/2017		Lee County	ADD2017-00139	MPD (Administrative Amendment)
4/2/2018		Lee County	ADD2017-00170	MPD (Administrative Amendment)
7/6/2018		Lee County	ADD2018-00100	MPD (Administrative Amendment)
4/27/2016		Lee County	DOS2016-00008	Development Order
5/26/2017		Lee County	DOS2016-00008 A01	Development Order Admendment
10/4/2018		Lee County	DOS2018-00039	Development Order
6/15/2018		South Florida Water Management District	36-03568-P-05	Environmental Reasource Permit
3/20/2019		Lee County	DOS2018-10082	Development Order

# ESPLANADE LAKE CLUB

# PERMIT APPROVALS

PREPARED FOR:

TAYLOR MORRISON OF FLORIDA, INC.

551 NORTH CATTLEMEN ROAD

SARASOTA, FLORIDA 34232

PHONE: (941) 371-0008 FAX: (941) 371-7998

SECTION: TOWNSHIP: RANGE:

11, 12, 13 46S 25E

LEE COUNTY, FLORIDA

FILE NAME: 6840501015.dwg

SHEET: 15 OF 16

FLORIDA CERTIFICATE OF AUTHORIZATION No.:



25100 BOWTA GRANDE DRIVE - SUITE 305

BOWTA SPRINGS, FL 34435

P: 239-405-7777 F: 239-405-7689

EMAIL: info@waldropengineering.com

# Final Supplemental Special Assessment Methodology

Prepared for final Limited Offering Memorandum:

12/4/2019

*JPWard & Associates LLC*

**JAMES P. WARD**

**954.658.4900**

[JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)





## ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT

### 1.0 INTRODUCTION

This Final 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 final 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.<sup>1</sup> 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.

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<sup>1</sup> 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.

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. The aggregate principal amount of the A-1 Bonds is estimated to be \$14,840,000.00. The aggregate principal amount of the A-2 Bonds is \$7,465,000.00. 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-1 Bonds and A-2 Bonds (which capitalized interest period is through November 1, 2020). The general terms of the A-1 Bonds and A-2 Bonds are fully summarized in the tables attached hereto.

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**Master Lot Matrix**

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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 Final 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, the District will issue an aggregate principal amount of \$14,840,000.00 in A-1 Bonds and \$7,465,000.00 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, a period of capitalized interest, also noted in Table III.

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 and A-2 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 \$488,931.37 for the A-1 Bonds and \$2,354,171.67 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 1<sup>st</sup> *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.

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	<b>600</b>
<i>Land to be Annexed</i>	0	32	21	0	0	<b>53</b>
<b>Total</b>	<b>186</b>	<b>224</b>	<b>155</b>	<b>77</b>	<b>11</b>	<b>653</b>

**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	<b>600</b>
<i>Land to be Annexed</i>	0	32	21	0	0	<b>53</b>
<b>Total</b>	<b>186</b>	<b>224</b>	<b>155</b>	<b>77</b>	<b>11</b>	<b>653</b>

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 <sup>(1)(2)(3)</sup>	\$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:
- <sup>(1)</sup> Public Stormwater/Floodplain mgmt includes storm sewer pipes, inlets, catch basins, control structures, headwalls
  - <sup>(2)</sup> Developer Funded Stormwater/Floodplain mgmt includes lake excavations, lot pad grading, road grading.
  - <sup>(3)</sup> 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  
FINAL - Source and Use of Funds - Series 2019 A-1 Bonds**

<b>Table III</b>		
<b>Sources:</b>		
Bond Proceeds		
Par Amount	\$	14,840,000.00
Original Issue Discount	\$	(30,462.90)
Total Source of Funds:	\$	<b>14,809,537.10</b>
<b>Uses:</b>		
Project Funds Deposit		
Const of Construction	\$	13,410,768.19
Rounding Proceeds		
	\$	<b>13,410,768.19</b>
Other Funds Deposits:		
Capitalized Interest (through 11/01/2020)		\$505,105.03
Debt Service Reserve at 50% MADS		\$432,146.88
		<b>\$937,251.91</b>
Delivery Date Expenses		
Cost of Issuance	\$	164,717.00
Underwriter's Discount	\$	296,800.00
	\$	<b>461,517.00</b>
Total Use of Funds:	\$	<b>14,809,537.10</b>
<b>Average Coupon:</b>		
		<b>4.0457%</b>
<b>Anticipated Issuance Date</b>		
		<b>12/20/2019</b>
<b>Capitalized Interest</b>		
		<b>11/1/2020</b>
<b>Max Annual Debt Service</b>		
		<b>\$864,283.76</b>

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

<b>Table III</b>		
<b>Sources:</b>		
Bond Proceeds		
Par Amount	\$	7,465,000.00
Original Issue Discount	\$	(15,308.10)
	\$	<b>7,449,691.90</b>
<b>Uses:</b>		
Project Funds Deposit		
Const of Construction	\$	6,745,828.39
Rounding Proceeds		
	\$	<b>6,745,828.39</b>
Other Funds Deposits:		
Capitalized Interest (through 11/01/2020)		\$254,021.13
Debt Service Reserve at 50% of MADS		\$217,684.38
		<b>\$471,705.51</b>
Delivery Date Expenses		
Cost of Issuance	\$	82,858.00
Underwriter's Discount	\$	149,300.00
	\$	<b>232,158.00</b>
	\$	<b>7,449,691.90</b>
<b>Average Coupon:</b>		
		<b>4.0457%</b>
<b>Anticipated Issuance Date</b>		
		<b>12/20/2019</b>
<b>Capitalized Interest</b>		
		<b>11/1/2020</b>
<b>Max Annual Debt Service</b>		
		<b>\$435,368.76</b>

**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	\$ 200,000.00	\$ 2,781,477.87	20.7402%	\$ 3,077,840.60	\$ 16,547.53	\$963.93	\$ 67.48	\$ 1,031.41	\$ 179,291.90	\$ 191,842.33
Single Family 50' - 59'	0.85	192	163.2	\$ 4,024,625.21	\$ 94,500.00	\$ 3,930,125.21	29.3051%	\$ 4,348,874.78	\$ 22,650.39	\$1,319.44	\$ 92.36	\$ 1,411.80	\$ 253,332.82	\$ 271,066.11
Single Family 60' - 69'	1	134	134	\$ 3,304,532.95	\$ 130,431.37	\$ 3,174,101.58	23.6678%	\$ 3,512,297.85	\$ 26,211.18	\$1,526.87	\$ 106.88	\$ 1,633.75	\$ 204,600.12	\$ 218,922.13
Single Family 70' - 89'	1.1	77	84.7	\$ 2,088,760.76	\$ -	\$ 2,088,760.76	15.5749%	\$ 2,311,315.41	\$ 30,017.08	\$1,748.57	\$ 122.40	\$ 1,870.97	\$ 134,639.89	\$ 144,064.69
Single Family 80' and up	1.15	11	12.65	\$ 311,957.78	\$ -	\$ 311,957.78	2.3261%	\$ 345,196.46	\$ 31,381.50	\$1,828.05	\$ 127.96	\$ 1,956.01	\$ 20,108.56	\$ 21,516.15
<b>LANDS TO BE ANNEXED (5)</b>														
Single Family 50' - 59'	0.85	32	27.2	\$ 670,770.87	\$ 15,000.00	\$ 655,770.87	4.8898%	\$ 725,642.37	\$ 22,676.32	\$1,320.95	\$ 92.47	\$ 1,413.42	\$ 42,270.48	\$ 45,229.41
Single Family 60' - 69'	1	21	21	\$ 517,874.57	\$ 49,000.00	\$ 468,874.57	3.4962%	\$ 518,832.52	\$ 24,706.31	\$1,439.20	\$ 100.74	\$ 1,539.95	\$ 30,223.29	\$ 32,338.92
<b>Totals:</b>	<b>653</b>	<b>563.65</b>	<b>\$ 13,900,000.00</b>	<b>\$ 488,931.37</b>	<b>\$ 13,411,068.63</b>	<b>100.0000%</b>	<b>\$ 14,840,000.00</b>							<b>\$ 864,467.06</b>
<b>Sub-Construction Account:</b>												<b>Estimated Max Annual Debt Service:</b>		
<b>Amount Deposited - Sub-Construction Account:</b>												<b>\$ 864,283.76</b>		
<b>Rounding (Not Material):</b>												<b>\$ 183.30</b>		
<b>Construction Account:</b>														
<b>Amount Deposited - Sub-Construction Account:</b>														
<b>Rounding (Not Material):</b>														
<b>Total Deposited to Construction and Sub-Construction</b>												<b>\$13,410,768.19</b>		

- (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	\$ 66,000.00	\$ 2,568,826.58	38.0802%	\$ 2,842,688.76	\$ 14,805.67	\$ 862.47	\$ 60.37	\$ 922.84	\$ 165,593.72	\$ 177,185.28
Single Family 60' - 69'	1	134	134	\$ 2,163,399.27	\$ 66,000.00	\$ 2,097,399.27	31.0918%	\$ 2,321,002.67	\$ 17,320.92	\$ 1,008.99	\$ 70.63	\$ 1,079.62	\$ 135,204.20	\$ 144,668.50
Single Family 70' - 89'	1.1	77	84.7	\$ 1,367,462.08	\$ 66,037.54	\$ 1,301,424.54	19.2923%	\$ 1,440,169.20	\$ 18,703.50	\$ 1,089.53	\$ 76.27	\$ 1,165.79	\$ 83,893.45	\$ 89,765.99
Single Family 80' and up	1.15	11	12.65	\$ 204,231.35	\$ 204,231.35	\$ -	0.0000%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>LANDS TO BE ANNEXED (5)</b>														
Single Family 50' - 59'	0.85	32	27.2	\$ 439,137.76	\$ -	\$ 439,137.76	6.5098%	\$ 485,954.17	\$ 15,186.07	\$ 884.63	\$ 61.92	\$ 946.55	\$ 28,308.04	\$ 30,289.61
Single Family 60' - 69'	1	21	21	\$ 339,040.18	\$ -	\$ 339,040.18	5.0259%	\$ 375,185.20	\$ 17,865.96	\$ 1,040.74	\$ 72.85	\$ 1,113.59	\$ 21,855.48	\$ 23,385.36
<b>Total Units:</b>	<b>653</b>	<b>563.65</b>	<b>\$ 9,100,000.00</b>	<b>\$ 2,354,171.67</b>	<b>\$ 6,745,828.33</b>	<b>100.00%</b>	<b>\$ 7,465,000.00</b>							<b>\$ 434,854.89</b>
<b>Sub-Construction Account:</b>												<b>Estimated Max Annual Debt Service:</b>		
<b>Amount Deposited - Sub-Construction Account:</b>												<b>\$ 435,368.76</b>		
<b>Rounding (Not Material):</b>												<b>\$ 513.87</b>		
<b>Construction Account:</b>														
<b>Amount Deposited - Construction Account:</b>														
<b>Rounding (Not Material):</b>														
<b>Total Deposited to Construction and Sub-Construction</b>												<b>\$ 6,745,828.39</b>		

- (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**

							Planned Units by Folio Number					
New Lot Number	Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio (1)	30' - 39'	50' - 59'	60' -69'	70' -80'	>80'	Total Planned Units
				Debt Allocation by Prodduct Type (A-1 and A-2)			\$ 16,547.53	\$ 37,456.06	\$ 43,532.09	\$ 48,720.58	\$ 31,381.50	
N/A	10593507	90.87		Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232	\$ 100,239.91	\$ 9,108,800.19	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	\$ 100,239.91	\$ 1,070,562.19		32				32
N/A	10593508	18.22		Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232	\$ 100,239.91	\$ 1,826,371.07		45				45
1	10593220	0.13	10593220	PULTE HOME COMPANY LLC, 24311 WALDEN CENTER DR STE 300, BONITA SPRINGS, FL 34134		\$ 16,547.53	1					1
2	10593221	0.13	10593221	PULTE HOME COMPANY LLC, 24311 WALDEN CENTER DR STE 300, BONITA SPRINGS, FL 34134		\$ 16,547.53	1					1
3	10593222	0.18	10593222	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 37,456.06		1				1
4	10593223	0.21	10593223	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 43,532.09			1			1
5	10593224	0.23	10593224	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 43,532.09			1			1
6	10593225	0.23	10593225	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 43,532.09			1			1
7	10593226	0.18	10593226	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 37,456.06		1				1
8	10593227	0.18	10593227	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 37,456.06		1				1
9	10593228	0.21	10593228	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 43,532.09			1			1
10	10593229	0.21	10593229	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 43,532.09			1			1
11	10593230	0.26	10593230	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 48,720.58				1		1
12	10593231	0.26	10593231	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 48,720.58				1		1
13	10593232	0.31	10593232	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 31,381.50					1	1
14	10593233	0.30	10593233	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 48,720.58				1		1
15	10593234	0.28	10593234	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 48,720.58				1		1



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

							Planned Units by Folio Number					
New Lot Number	Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio (1)	30' - 39'	50' - 59'	60' -69'	70' -80'	>80'	Total Planned Units
				Debt Allocation by Prodduct Type (A-1 and A-2)			\$ 16,547.53	\$ 37,456.06	\$ 43,532.09	\$ 48,720.58	\$ 31,381.50	
16	10593235	0.27	10593235	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
17	10593236	0.27	10593236	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
18	10593237	0.27	10593237	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
19	10593238	0.29	10593238	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
20	10593239	0.29	10593239	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
21	10593240	0.28	10593240	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
22	10593241	0.28	10593241	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
23	10593183	0.27	10593183	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
24	10593184	0.29	10593184	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
25	10593185	0.31	10593185	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
26	10593186	0.29	10593186	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
27	10593187	0.28	10593187	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
28	10593188	0.27	10593188	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
29	10593189	0.27	10593189	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
30	10593190	0.30	10593190	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
31	10593191	0.33	10593191	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
32	10593192	0.31	10593192	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
33	10593193	0.28	10593193	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1

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

							Planned Units by Folio Number					
New Lot Number	Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio (1)	30' - 39'	50' - 59'	60' -69'	70' -80'	>80'	Total Planned Units
				Debt Allocation by Prodduct Type (A-1 and A-2)			\$ 16,547.53	\$ 37,456.06	\$ 43,532.09	\$ 48,720.58	\$ 31,381.50	
34	10593194	0.28	10593194	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
35	10593195	0.29	10593195	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
36	10593196	0.30	10593196	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
37	10593197	0.29	10593197	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
38	10593198	0.30	10593198	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
39	10593199	0.28	10593199	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
40	10593200	0.29	10593200	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
41	10593201	0.35	10593201	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
42	10593202	0.33	10593202	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
43	10593203	0.40	10593203	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
44	10593204	0.46	10593204	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
45	10593205	0.38	10593205	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
46	10593206	0.34	10593206	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
47	10593207	0.35	10593207	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
48	10593208	0.55	10593208	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
49	10593209	0.46	10593209	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
50	10593210	0.35	10593210	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
51	10593242	0.26	10593242	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1

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

							Planned Units by Folio Number					
New Lot Number	Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio (1)	30' - 39'	50' - 59'	60' -69'	70' -80'	>80'	Total Planned Units
				Debt Allocation by Prodduct Type (A-1 and A-2)			\$ 16,547.53	\$ 37,456.06	\$ 43,532.09	\$ 48,720.58	\$ 31,381.50	
52	10593243	0.26	15093243	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
53	10593244	0.26	10593244	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
54	10593245	0.27	10593245	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
55	10593246	0.27	10593246	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
56	10593247	0.26	10593247	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
57	10593248	0.30	10593248	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
58	10593249	0.30	10593249	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
59	10593250	0.28	10593250	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
60	10593251	0.28	10593251	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
61	10593252	0.29	10593252	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
62	10593253	0.27	10593253	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
63	10593254	0.26	10593254	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
64	10593255	0.27	10593255	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
65	10593256	0.27	10593256	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
66	10593257	0.26	10593257	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
67	10593258	0.26	10593258	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
68	10593259	0.26	10593259	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
69	10593260	0.28	10593260	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1

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

							Planned Units by Folio Number					
New Lot Number	Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio (1)	30' - 39'	50' - 59'	60' -69'	70' -80'	>80'	Total Planned Units
				Debt Allocation by Prodduct Type (A-1 and A-2)			\$ 16,547.53	\$ 37,456.06	\$ 43,532.09	\$ 48,720.58	\$ 31,381.50	
70	10593261	0.26	10593261	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
71	10593262	0.26	10593262	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
72	10593263	0.28	10593263	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
73	10593264	0.28	10593264	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
74	10593265	0.27	10593265	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
75	10593266	0.28	10593266	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
76	10593267	0.28	10593267	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
77	10593268	0.27	10593268	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
78	10593269	0.29	10593269	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
79	10593270	0.27	10593270	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
80	10593271	0.28	10593271	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
81	10593272	0.27	10593272	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
82	10593273	0.26	10593273	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
83	10593274	0.26	10593274	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
84	10593275	0.26	10593275	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
85	10593276	0.23	10593276	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
86	10593277	0.27	10593277	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
87	10593278	0.21	10593278	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1

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

							Planned Units by Folio Number					
New Lot Number	Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio (1)	30' - 39'	50' - 59'	60' -69'	70' -80'	>80'	Total Planned Units
				Debt Allocation by Prodduct Type (A-1 and A-2)			\$ 16,547.53	\$ 37,456.06	\$ 43,532.09	\$ 48,720.58	\$ 31,381.50	
88	10593279	0.21	10593279	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
89	10593280	0.18	10593280	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
90	10593281	0.19	10593281	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
91	10593282	0.23	10593282	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
92	10593283	0.21	10593283	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
93	10593284	0.21	10593284	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
94	10593285	0.13	10593285	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 16,547.53	1					1
95	10593286	0.13	10593286	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 16,547.53	1					1
96	10593287	0.18	10593287	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
97	10593288	0.18	10593288	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
98	10593289	0.18	10593289	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
99	10593290	0.19	10593290	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
100	10593291	0.19	10593291	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
101	10593292	0.18	10593292	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
102	10593293	0.18	10593293	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
103	10593294	0.18	10593294	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
104	10593295	0.18	10593295	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
105	10593296	0.18	10593296	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1

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

							Planned Units by Folio Number					
New Lot Number	Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio (1)	30' - 39'	50' - 59'	60' -69'	70' -80'	>80'	Total Planned Units
				Debt Allocation by Prodduct Type (A-1 and A-2)			\$ 16,547.53	\$ 37,456.06	\$ 43,532.09	\$ 48,720.58	\$ 31,381.50	
106	10593405	0.13	10593405	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 16,547.53	1					1
107	10593406	0.13	10593406	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 16,547.53	1					1
108	10593407	0.13	10593407	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 16,547.53	1					1
109	10593408	0.18	10593408	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 16,547.53	1					1
110	10593409	0.19	10593409	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 16,547.53	1					1
111	10593410	0.16	10593410	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 16,547.53	1					1
112	10593411	0.13	10593411	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 16,547.53	1					1
113	10593412	0.15	10593412	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 16,547.53	1					1
114	10593413	0.16	10593413	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 16,547.53	1					1
115	10593414	0.13	10593414	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 16,547.53	1					1
116	10593415	0.15	10593415	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 16,547.53	1					1
117	10593416	0.16	10593416	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 16,547.53	1					1
118	10593417	0.16	10593417	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 16,547.53	1					1
119	10593418	0.13	10593418	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 16,547.53	1					1
120	10593419	0.13	10593419	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 16,547.53	1					1
121	10593420	0.13	10593420	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 16,547.53	1					1
122	10593421	0.13	10593421	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 16,547.53	1					1
123	10593422	0.13	10593422	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 16,547.53	1					1

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

							Planned Units by Folio Number					
New Lot Number	Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio (1)	30' - 39'	50' - 59'	60' -69'	70' -80'	>80'	Total Planned Units
				Debt Allocation by Prodduct Type (A-1 and A-2)			\$ 16,547.53	\$ 37,456.06	\$ 43,532.09	\$ 48,720.58	\$ 31,381.50	
124	10593423	0.13	10593423	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,547.53	1					1
125	10593424	0.13	10593424	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,547.53	1					1
126	10593425	0.13	10593425	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,547.53	1					1
127	10593426	0.13	10593426	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,547.53	1					1
128	10593427	0.13	10593427	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,547.53	1					1
129	10593428	0.12	10593428	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,547.53	1					1
130	10593429	0.12	10593429	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,547.53	1					1
131	10593430	0.13	10593430	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,547.53	1					1
132	10593431	0.14	10593431	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,547.53	1					1
133	10593432	0.13	10593432	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,547.53	1					1
134	10593433	0.14	10593433	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,547.53	1					1
135	10593434	0.13	10593434	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,547.53	1					1
136	10593435	0.15	10593435	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,547.53	1					1
137	10593436	0.15	10593436	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,547.53	1					1
138	10593437	0.14	10593437	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,547.53	1					1
139	10593438	0.13	10593438	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,547.53	1					1
140	10593439	0.13	10593439	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,547.53	1					1
141	10593440	0.12	10593440	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,547.53	1					1

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

							Planned Units by Folio Number					
New Lot Number	Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio (1)	30' - 39'	50' - 59'	60' -69'	70' -80'	>80'	Total Planned Units
				Debt Allocation by Prodduct Type (A-1 and A-2)			\$ 16,547.53	\$ 37,456.06	\$ 43,532.09	\$ 48,720.58	\$ 31,381.50	
142	10593441	0.12	10593441	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,547.53	1					1
143	10593442	0.12	10593442	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,547.53	1					1
144	10593443	0.12	10593443	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,547.53	1					1
145	10593444	0.13	10593444	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,547.53	1					1
146	10593445	0.13	10593445	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,547.53	1					1
147	10593446	0.13	10593446	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,547.53	1					1
148	10593447	0.13	10593447	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,547.53	1					1
149	10593448	0.13	10593448	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,547.53	1					1
150	10593449	0.12	10593449	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,547.53	1					1
151	10593450	0.11	10593450	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 16,547.53	1					1
152	10593451	0.19	10593451	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 37,456.06		1				1
153	10593452	0.18	10593452	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 37,456.06		1				1
154	10593453	0.18	10593453	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 37,456.06		1				1
155	10593454	0.19	10593454	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 37,456.06		1				1
156	10593455	0.19	10593455	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 37,456.06		1				1
157	10593456	0.18	10593456	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 37,456.06		1				1
158	10593457	0.18	10593457	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 37,456.06		1				1
159	10593458	0.18	10593458	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL 34232		\$ 37,456.06		1				1



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

							Planned Units by Folio Number					
New Lot Number	Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio (1)	30' - 39'	50' - 59'	60' -69'	70' -80'	>80'	Total Planned Units
				Debt Allocation by Prodduct Type (A-1 and A-2)			\$ 16,547.53	\$ 37,456.06	\$ 43,532.09	\$ 48,720.58	\$ 31,381.50	
160	10593459	0.18	10593459	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
161	10593460	0.23	10593460	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
162	10593461	0.23	10593461	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
163	10593462	0.22	10593462	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
164	10593463	0.22	10593463	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
165	10593464	0.18	10593464	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
166	10593465	0.19	10593465	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
167	10593466	0.20	10593466	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
168	10593467	0.18	10593467	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
169	10593468	0.18	10593468	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
170	10593469	0.18	10593469	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
171	10593470	0.18	10593470	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
172	10593471	0.19	10593471	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
173	10593472	0.19	10593472	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
174	10593473	0.18	10593473	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
175	10593474	0.18	10593474	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
176	10593475	0.18	10593475	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
177	10593476	0.19	10593476	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1

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

							Planned Units by Folio Number					
New Lot Number	Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio (1)	30' - 39'	50' - 59'	60' -69'	70' -80'	>80'	Total Planned Units
				Debt Allocation by Prodduct Type (A-1 and A-2)			\$ 16,547.53	\$ 37,456.06	\$ 43,532.09	\$ 48,720.58	\$ 31,381.50	
178	10593477	0.18	10593477	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
179	10593478	0.18	10593478	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
180	10593479	0.18	10593479	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
181	10593480	0.18	10593480	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
182	10593481	0.18	10593481	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
183	10593482	0.19	10593482	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
184	10593483	0.19	10593483	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
185	10593484	0.18	10593484	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
186	10593485	0.18	10593485	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
187	10593486	0.18	10593486	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
188	10593487	0.18	10593487	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
189	10593488	0.18	10593488	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
190	10593489	0.18	10593489	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
191	10593490	0.18	10593490	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
192	10593491	0.19	10593491	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
193	10593297	0.19	10593297	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
194	10593298	0.18	10593298	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
195	10593299	0.18	10593299	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1

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

							Planned Units by Folio Number					
New Lot Number	Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio (1)	30' - 39'	50' - 59'	60' -69'	70' -80'	>80'	Total Planned Units
				Debt Allocation by Prodduct Type (A-1 and A-2)			\$ 16,547.53	\$ 37,456.06	\$ 43,532.09	\$ 48,720.58	\$ 31,381.50	
196	10593300	0.18	10593300	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
197	10593301	0.18	10593301	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
198	10593302	0.18	10593302	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
199	10593303	0.18	10593303	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
200	10593304	0.19	10593304	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
201	10593305	0.19	10593305	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
202	10593306	0.18	10593306	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
203	10593307	0.18	10593307	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
204	10593308	0.18	10593308	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 37,456.06		1				1
205	10593309	0.21	10593309	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
206	10593310	0.21	10593310	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
207	10593311	0.21	10593311	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
208	10593312	0.23	10593312	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
209	10593313	0.23	10593313	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
210	10593314	0.21	10593314	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
211	10593315	0.21	10593315	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
212	10593316	0.21	10593316	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
213	10593317	0.21	10593317	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1

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

							Planned Units by Folio Number					
New Lot Number	Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio (1)	30' - 39'	50' - 59'	60' -69'	70' -80'	>80'	Total Planned Units
				Debt Allocation by Prodduct Type (A-1 and A-2)			\$ 16,547.53	\$ 37,456.06	\$ 43,532.09	\$ 48,720.58	\$ 31,381.50	
214	10593318	0.22	10593318	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
215	10593319	0.23	10593319	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
216	10593320	0.24	10593320	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
217	10593321	0.27	10593321	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
218	10593322	0.21	10593322	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
219	10593323	0.24	10593323	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
220	10593324	0.25	10593324	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
221	10593325	0.22	10593325	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
222	10593326	0.22	10593326	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
223	10593327	0.22	10593327	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
224	10593328	0.21	10593328	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
225	10593329	0.21	10593329	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
226	10593330	0.21	10593330	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
227	10593331	0.21	10593331	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
228	10593332	0.23	10593332	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
229	10593333	0.23	105493333	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
230	10593334	0.21	10593334	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
231	10593335	0.21	10593335	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1

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

							Planned Units by Folio Number					
New Lot Number	Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio (1)	30' - 39'	50' - 59'	60' -69'	70' -80'	>80'	Total Planned Units
				Debt Allocation by Prodduct Type (A-1 and A-2)			\$ 16,547.53	\$ 37,456.06	\$ 43,532.09	\$ 48,720.58	\$ 31,381.50	
232	10593336	0.26	10593336	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
233	10593337	0.34	10593337	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
234	10593338	0.34	10593338	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
235	10593339	0.21	10593339	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
236	10593340	0.21	10593340	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
237	10593341	0.24	10593341	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
238	10593342	0.27	10593342	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
239	10593343	0.28	10593343	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
240	10593344	0.21	10593344	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
241	10593345	0.21	10593345	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
242	10593346	0.23	10593346	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
243	10593347	0.23	10593347	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
244	10593348	0.21	10593348	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
245	10593349	0.21	10593349	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
246	10593350	0.21	10593350	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
247	10593351	0.21	10593351	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
248	10593352	0.22	10593352	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
249	10593353	0.22	10593353	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1

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

							Planned Units by Folio Number					
New Lot Number	Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio (1)	30' - 39'	50' - 59'	60' -69'	70' -80'	>80'	Total Planned Units
				Debt Allocation by Prodduct Type (A-1 and A-2)			\$ 16,547.53	\$ 37,456.06	\$ 43,532.09	\$ 48,720.58	\$ 31,381.50	
250	10593354	0.22	10593354	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
251	10593355	0.23	10593355	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
252	10593356	0.26	10593356	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
253	10593357	0.21	10593357	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 43,532.09			1			1
254	10593358	0.26	10593358	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
255	10593359	0.26	10593359	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
256	10593360	0.26	10593360	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
257	10593361	0.26	10593361	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
258	10593362	0.28	10593362	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
259	10593363	0.28	10593363	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
260	10593364	0.26	10593364	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
261	10593365	0.26	10593365	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
262	10593366	0.26	10593366	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 48,720.58				1		1
263	10593367	0.30	10593367	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 31,381.50					1	1
264	10593368	0.30	10593368	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 31,381.50					1	1
265	10593369	0.30	10593369	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 31,381.50					1	1
266	10593370	0.31	10593370	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 31,381.50					1	1
267	10593371	0.31	10593371	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 31,381.50					1	1

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

							Planned Units by Folio Number					
New Lot Number	Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio (1)	30' - 39'	50' - 59'	60' -69'	70' -80'	>80'	Total Planned Units
				Debt Allocation by Prodduct Type (A-1 and A-2)			\$ 16,547.53	\$ 37,456.06	\$ 43,532.09	\$ 48,720.58	\$ 31,381.50	
268	10593372	0.30	10593372	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 31,381.50					1	1
269	10593373	0.30	10593373	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 31,381.50					1	1
270	10593374	0.30	10593374	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 31,381.50					1	1
271	10593375	0.32	10593375	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 31,381.50					1	1
272	10593376	0.39	10593376	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 31,381.50					1	1
	Totals:	778.90				\$ 22,305,000.00	186	224	155	77	11	653

<b>Total Assessment - All Assessment Area</b>	<b>22,305,000.00</b>
<b>Total Assessment - Assigned to Platted Lots</b>	<b>10,299,266.55</b>
<b>Total Assessment - Assigned to Unplatted Acreage</b>	<b>12,005,733.45</b>
<b>Unplatted Per Acre Assessment</b>	<b>100,239.91</b>

(1)The Total Assessment by Folio - includes both the A-1 and A-2 Par Debt Assessment

## SOURCES AND USES OF FUNDS

Esplanade Lake Club Community Development District  
Capital Improvement Revenue Bonds, Series 2019A-1 and Series 2019A-2

Sources:	Capital Improvement Revenue Bonds, Series 2019A-1	Capital Improvement Revenue Bonds, Series 2019A-2	Total
Bond Proceeds:			
Par Amount	14,840,000.00	7,465,000.00	22,305,000.00
Original Issue Discount	-30,462.90	-15,308.10	-45,771.00
	14,809,537.10	7,449,691.90	22,259,229.00
Uses:	Capital Improvement Revenue Bonds, Series 2019A-1	Capital Improvement Revenue Bonds, Series 2019A-2	Total
Project Fund Deposits:			
A-1 Retainage Subaccount	1,124,345.00		1,124,345.00
A-2 Retainage Subaccount		778,178.00	778,178.00
	1,124,345.00	778,178.00	1,902,523.00
Other Fund Deposits:			
DSRF (50% MADS)	432,146.88	217,684.38	649,831.26
Capitalized Interest Fund (through 11/1/20)	505,105.03	254,021.13	759,126.16
	937,251.91	471,705.51	1,408,957.42
Delivery Date Expenses:			
Cost of Issuance	164,717.00	82,858.00	247,575.00
Underwriter's Discount	296,800.00	149,300.00	446,100.00
	461,517.00	232,158.00	693,675.00
Other Uses of Funds:			
Construction Fund	12,286,423.19	5,967,650.39	18,254,073.58
	14,809,537.10	7,449,691.90	22,259,229.00



## BOND PRICING

Esplanade Lake Club Community Development District  
Capital Improvement Revenue Bonds, Series 2019A-1 and Series 2019A-2

Bond Component	Maturity Date	Amount	Rate	Yield	Price
A-1 - Term 1:	11/01/2025	1,475,000.00	3.250%	3.250%	100.000
A-1 - Term 2:	11/01/2030	1,745,000.00	3.625%	3.625%	100.000
A-1 - Term 3:	11/01/2040	4,665,000.00	4.000%	4.000%	100.000
A-1 - Term 4:	11/01/2050	6,955,000.00	4.125%	4.150%	99.562
A-2 - Term 1:	11/01/2025	750,000.00	3.250%	3.250%	100.000
A-2 - Term 2:	11/01/2030	880,000.00	3.625%	3.625%	100.000
A-2 - Term 3:	11/01/2040	2,340,000.00	4.000%	4.000%	100.000
A-2 - Term 4:	11/01/2050	3,495,000.00	4.125%	4.150%	99.562
		22,305,000.00			

Dated Date	12/20/2019	
Delivery Date	12/20/2019	
First Coupon	05/01/2020	
Par Amount	22,305,000.00	
Original Issue Discount	-45,771.00	
Production	22,259,229.00	99.794795%
Underwriter's Discount	-446,100.00	-2.000000%
Purchase Price	21,813,129.00	97.794795%
Accrued Interest		
Net Proceeds	21,813,129.00	

## BOND DEBT SERVICE

Esplanade Lake Club Community Development District  
Capital Improvement Revenue Bonds, Series 2019A-1

Period Ending	Principal	Coupon	Interest	Debt Service	Bond Balance	Total Bond Value
11/01/2020			505,105.03	505,105.03	14,840,000.00	14,840,000.00
11/01/2021	275,000.00	3.250%	584,687.50	859,687.50	14,565,000.00	14,565,000.00
11/01/2022	285,000.00	3.250%	575,750.00	860,750.00	14,280,000.00	14,280,000.00
11/01/2023	295,000.00	3.250%	566,487.50	861,487.50	13,985,000.00	13,985,000.00
11/01/2024	305,000.00	3.250%	556,900.00	861,900.00	13,680,000.00	13,680,000.00
11/01/2025	315,000.00	3.250%	546,987.50	861,987.50	13,365,000.00	13,365,000.00
11/01/2026	325,000.00	3.625%	536,750.00	861,750.00	13,040,000.00	13,040,000.00
11/01/2027	335,000.00	3.625%	524,968.76	859,968.76	12,705,000.00	12,705,000.00
11/01/2028	350,000.00	3.625%	512,825.00	862,825.00	12,355,000.00	12,355,000.00
11/01/2029	360,000.00	3.625%	500,137.50	860,137.50	11,995,000.00	11,995,000.00
11/01/2030	375,000.00	3.625%	487,087.50	862,087.50	11,620,000.00	11,620,000.00
11/01/2031	390,000.00	4.000%	473,493.76	863,493.76	11,230,000.00	11,230,000.00
11/01/2032	405,000.00	4.000%	457,893.76	862,893.76	10,825,000.00	10,825,000.00
11/01/2033	420,000.00	4.000%	441,693.76	861,693.76	10,405,000.00	10,405,000.00
11/01/2034	435,000.00	4.000%	424,893.76	859,893.76	9,970,000.00	9,970,000.00
11/01/2035	455,000.00	4.000%	407,493.76	862,493.76	9,515,000.00	9,515,000.00
11/01/2036	475,000.00	4.000%	389,293.76	864,293.76	9,040,000.00	9,040,000.00
11/01/2037	490,000.00	4.000%	370,293.76	860,293.76	8,550,000.00	8,550,000.00
11/01/2038	510,000.00	4.000%	350,693.76	860,693.76	8,040,000.00	8,040,000.00
11/01/2039	530,000.00	4.000%	330,293.76	860,293.76	7,510,000.00	7,510,000.00
11/01/2040	555,000.00	4.000%	309,093.76	864,093.76	6,955,000.00	6,955,000.00
11/01/2041	575,000.00	4.125%	286,893.76	861,893.76	6,380,000.00	6,380,000.00
11/01/2042	600,000.00	4.125%	263,175.00	863,175.00	5,780,000.00	5,780,000.00
11/01/2043	625,000.00	4.125%	238,425.00	863,425.00	5,155,000.00	5,155,000.00
11/01/2044	650,000.00	4.125%	212,643.76	862,643.76	4,505,000.00	4,505,000.00
11/01/2045	675,000.00	4.125%	185,831.26	860,831.26	3,830,000.00	3,830,000.00
11/01/2046	705,000.00	4.125%	157,987.50	862,987.50	3,125,000.00	3,125,000.00
11/01/2047	735,000.00	4.125%	128,906.26	863,906.26	2,390,000.00	2,390,000.00
11/01/2048	765,000.00	4.125%	98,587.50	863,587.50	1,625,000.00	1,625,000.00
11/01/2049	795,000.00	4.125%	67,031.26	862,031.26	830,000.00	830,000.00
11/01/2050	830,000.00	4.125%	34,237.50	864,237.50		
	14,840,000.00		11,526,542.69	26,366,542.69		

## BOND DEBT SERVICE

Esplanade Lake Club Community Development District  
Capital Improvement Revenue Bonds, Series 2019A-2

Period Ending	Principal	Coupon	Interest	Debt Service	Bond Balance	Total Bond Value
11/01/2020			254,021.13	254,021.13	7,465,000.00	7,465,000.00
11/01/2021	140,000.00	3.250%	294,043.76	434,043.76	7,325,000.00	7,325,000.00
11/01/2022	145,000.00	3.250%	289,493.76	434,493.76	7,180,000.00	7,180,000.00
11/01/2023	150,000.00	3.250%	284,781.26	434,781.26	7,030,000.00	7,030,000.00
11/01/2024	155,000.00	3.250%	279,906.26	434,906.26	6,875,000.00	6,875,000.00
11/01/2025	160,000.00	3.250%	274,868.76	434,868.76	6,715,000.00	6,715,000.00
11/01/2026	165,000.00	3.625%	269,668.76	434,668.76	6,550,000.00	6,550,000.00
11/01/2027	170,000.00	3.625%	263,687.50	433,687.50	6,380,000.00	6,380,000.00
11/01/2028	175,000.00	3.625%	257,525.00	432,525.00	6,205,000.00	6,205,000.00
11/01/2029	180,000.00	3.625%	251,181.26	431,181.26	6,025,000.00	6,025,000.00
11/01/2030	190,000.00	3.625%	244,656.26	434,656.26	5,835,000.00	5,835,000.00
11/01/2031	195,000.00	4.000%	237,768.76	432,768.76	5,640,000.00	5,640,000.00
11/01/2032	205,000.00	4.000%	229,968.76	434,968.76	5,435,000.00	5,435,000.00
11/01/2033	210,000.00	4.000%	221,768.76	431,768.76	5,225,000.00	5,225,000.00
11/01/2034	220,000.00	4.000%	213,368.76	433,368.76	5,005,000.00	5,005,000.00
11/01/2035	230,000.00	4.000%	204,568.76	434,568.76	4,775,000.00	4,775,000.00
11/01/2036	240,000.00	4.000%	195,368.76	435,368.76	4,535,000.00	4,535,000.00
11/01/2037	245,000.00	4.000%	185,768.76	430,768.76	4,290,000.00	4,290,000.00
11/01/2038	255,000.00	4.000%	175,968.76	430,968.76	4,035,000.00	4,035,000.00
11/01/2039	265,000.00	4.000%	165,768.76	430,768.76	3,770,000.00	3,770,000.00
11/01/2040	275,000.00	4.000%	155,168.76	430,168.76	3,495,000.00	3,495,000.00
11/01/2041	290,000.00	4.125%	144,168.76	434,168.76	3,205,000.00	3,205,000.00
11/01/2042	300,000.00	4.125%	132,206.26	432,206.26	2,905,000.00	2,905,000.00
11/01/2043	315,000.00	4.125%	119,831.26	434,831.26	2,590,000.00	2,590,000.00
11/01/2044	325,000.00	4.125%	106,837.50	431,837.50	2,265,000.00	2,265,000.00
11/01/2045	340,000.00	4.125%	93,431.26	433,431.26	1,925,000.00	1,925,000.00
11/01/2046	355,000.00	4.125%	79,406.26	434,406.26	1,570,000.00	1,570,000.00
11/01/2047	370,000.00	4.125%	64,762.50	434,762.50	1,200,000.00	1,200,000.00
11/01/2048	385,000.00	4.125%	49,500.00	434,500.00	815,000.00	815,000.00
11/01/2049	400,000.00	4.125%	33,618.76	433,618.76	415,000.00	415,000.00
11/01/2050	415,000.00	4.125%	17,118.76	432,118.76		
	7,465,000.00		5,790,202.63	13,255,202.63		

## BOND DEBT SERVICE

Esplanade Lake Club Community Development District  
Capital Improvement Revenue Bonds, Series 2019A-1

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bond Balance	Total Bond Value
12/20/2019						14,840,000.00	14,840,000.00
05/01/2020			212,761.28	212,761.28		14,840,000.00	14,840,000.00
11/01/2020			292,343.75	292,343.75	505,105.03	14,840,000.00	14,840,000.00
05/01/2021			292,343.75	292,343.75		14,840,000.00	14,840,000.00
11/01/2021	275,000.00	3.250%	292,343.75	567,343.75	859,687.50	14,565,000.00	14,565,000.00
05/01/2022			287,875.00	287,875.00		14,565,000.00	14,565,000.00
11/01/2022	285,000.00	3.250%	287,875.00	572,875.00	860,750.00	14,280,000.00	14,280,000.00
05/01/2023			283,243.75	283,243.75		14,280,000.00	14,280,000.00
11/01/2023	295,000.00	3.250%	283,243.75	578,243.75	861,487.50	13,985,000.00	13,985,000.00
05/01/2024			278,450.00	278,450.00		13,985,000.00	13,985,000.00
11/01/2024	305,000.00	3.250%	278,450.00	583,450.00	861,900.00	13,680,000.00	13,680,000.00
05/01/2025			273,493.75	273,493.75		13,680,000.00	13,680,000.00
11/01/2025	315,000.00	3.250%	273,493.75	588,493.75	861,987.50	13,365,000.00	13,365,000.00
05/01/2026			268,375.00	268,375.00		13,365,000.00	13,365,000.00
11/01/2026	325,000.00	3.625%	268,375.00	593,375.00	861,750.00	13,040,000.00	13,040,000.00
05/01/2027			262,484.38	262,484.38		13,040,000.00	13,040,000.00
11/01/2027	335,000.00	3.625%	262,484.38	597,484.38	859,968.76	12,705,000.00	12,705,000.00
05/01/2028			256,412.50	256,412.50		12,705,000.00	12,705,000.00
11/01/2028	350,000.00	3.625%	256,412.50	606,412.50	862,825.00	12,355,000.00	12,355,000.00
05/01/2029			250,068.75	250,068.75		12,355,000.00	12,355,000.00
11/01/2029	360,000.00	3.625%	250,068.75	610,068.75	860,137.50	11,995,000.00	11,995,000.00
05/01/2030			243,543.75	243,543.75		11,995,000.00	11,995,000.00
11/01/2030	375,000.00	3.625%	243,543.75	618,543.75	862,087.50	11,620,000.00	11,620,000.00
05/01/2031			236,746.88	236,746.88		11,620,000.00	11,620,000.00
11/01/2031	390,000.00	4.000%	236,746.88	626,746.88	863,493.76	11,230,000.00	11,230,000.00
05/01/2032			228,946.88	228,946.88		11,230,000.00	11,230,000.00
11/01/2032	405,000.00	4.000%	228,946.88	633,946.88	862,893.76	10,825,000.00	10,825,000.00
05/01/2033			220,846.88	220,846.88		10,825,000.00	10,825,000.00
11/01/2033	420,000.00	4.000%	220,846.88	640,846.88	861,693.76	10,405,000.00	10,405,000.00
05/01/2034			212,446.88	212,446.88		10,405,000.00	10,405,000.00
11/01/2034	435,000.00	4.000%	212,446.88	647,446.88	859,893.76	9,970,000.00	9,970,000.00
05/01/2035			203,746.88	203,746.88		9,970,000.00	9,970,000.00
11/01/2035	455,000.00	4.000%	203,746.88	658,746.88	862,493.76	9,515,000.00	9,515,000.00
05/01/2036			194,646.88	194,646.88		9,515,000.00	9,515,000.00
11/01/2036	475,000.00	4.000%	194,646.88	669,646.88	864,293.76	9,040,000.00	9,040,000.00
05/01/2037			185,146.88	185,146.88		9,040,000.00	9,040,000.00
11/01/2037	490,000.00	4.000%	185,146.88	675,146.88	860,293.76	8,550,000.00	8,550,000.00
05/01/2038			175,346.88	175,346.88		8,550,000.00	8,550,000.00
11/01/2038	510,000.00	4.000%	175,346.88	685,346.88	860,693.76	8,040,000.00	8,040,000.00
05/01/2039			165,146.88	165,146.88		8,040,000.00	8,040,000.00
11/01/2039	530,000.00	4.000%	165,146.88	695,146.88	860,293.76	7,510,000.00	7,510,000.00
05/01/2040			154,546.88	154,546.88		7,510,000.00	7,510,000.00
11/01/2040	555,000.00	4.000%	154,546.88	709,546.88	864,093.76	6,955,000.00	6,955,000.00
05/01/2041			143,446.88	143,446.88		6,955,000.00	6,955,000.00
11/01/2041	575,000.00	4.125%	143,446.88	718,446.88	861,893.76	6,380,000.00	6,380,000.00
05/01/2042			131,587.50	131,587.50		6,380,000.00	6,380,000.00
11/01/2042	600,000.00	4.125%	131,587.50	731,587.50	863,175.00	5,780,000.00	5,780,000.00
05/01/2043			119,212.50	119,212.50		5,780,000.00	5,780,000.00
11/01/2043	625,000.00	4.125%	119,212.50	744,212.50	863,425.00	5,155,000.00	5,155,000.00
05/01/2044			106,321.88	106,321.88		5,155,000.00	5,155,000.00
11/01/2044	650,000.00	4.125%	106,321.88	756,321.88	862,643.76	4,505,000.00	4,505,000.00
05/01/2045			92,915.63	92,915.63		4,505,000.00	4,505,000.00
11/01/2045	675,000.00	4.125%	92,915.63	767,915.63	860,831.26	3,830,000.00	3,830,000.00
05/01/2046			78,993.75	78,993.75		3,830,000.00	3,830,000.00
11/01/2046	705,000.00	4.125%	78,993.75	783,993.75	862,987.50	3,125,000.00	3,125,000.00

## BOND DEBT SERVICE

Esplanade Lake Club Community Development District  
Capital Improvement Revenue Bonds, Series 2019A-1

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bond Balance	Total Bond Value
05/01/2047			64,453.13	64,453.13		3,125,000.00	3,125,000.00
11/01/2047	735,000.00	4.125%	64,453.13	799,453.13	863,906.26	2,390,000.00	2,390,000.00
05/01/2048			49,293.75	49,293.75		2,390,000.00	2,390,000.00
11/01/2048	765,000.00	4.125%	49,293.75	814,293.75	863,587.50	1,625,000.00	1,625,000.00
05/01/2049			33,515.63	33,515.63		1,625,000.00	1,625,000.00
11/01/2049	795,000.00	4.125%	33,515.63	828,515.63	862,031.26	830,000.00	830,000.00
05/01/2050			17,118.75	17,118.75		830,000.00	830,000.00
11/01/2050	830,000.00	4.125%	17,118.75	847,118.75	864,237.50		
	14,840,000.00		11,526,542.69	26,366,542.69	26,366,542.69		

## BOND DEBT SERVICE

Esplanade Lake Club Community Development District  
Capital Improvement Revenue Bonds, Series 2019A-2

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bond Balance	Total Bond Value
12/20/2019						7,465,000.00	7,465,000.00
05/01/2020			106,999.25	106,999.25		7,465,000.00	7,465,000.00
11/01/2020			147,021.88	147,021.88	254,021.13	7,465,000.00	7,465,000.00
05/01/2021			147,021.88	147,021.88		7,465,000.00	7,465,000.00
11/01/2021	140,000.00	3.250%	147,021.88	287,021.88	434,043.76	7,325,000.00	7,325,000.00
05/01/2022			144,746.88	144,746.88		7,325,000.00	7,325,000.00
11/01/2022	145,000.00	3.250%	144,746.88	289,746.88	434,493.76	7,180,000.00	7,180,000.00
05/01/2023			142,390.63	142,390.63		7,180,000.00	7,180,000.00
11/01/2023	150,000.00	3.250%	142,390.63	292,390.63	434,781.26	7,030,000.00	7,030,000.00
05/01/2024			139,953.13	139,953.13		7,030,000.00	7,030,000.00
11/01/2024	155,000.00	3.250%	139,953.13	294,953.13	434,906.26	6,875,000.00	6,875,000.00
05/01/2025			137,434.38	137,434.38		6,875,000.00	6,875,000.00
11/01/2025	160,000.00	3.250%	137,434.38	297,434.38	434,868.76	6,715,000.00	6,715,000.00
05/01/2026			134,834.38	134,834.38		6,715,000.00	6,715,000.00
11/01/2026	165,000.00	3.625%	134,834.38	299,834.38	434,668.76	6,550,000.00	6,550,000.00
05/01/2027			131,843.75	131,843.75		6,550,000.00	6,550,000.00
11/01/2027	170,000.00	3.625%	131,843.75	301,843.75	433,687.50	6,380,000.00	6,380,000.00
05/01/2028			128,762.50	128,762.50		6,380,000.00	6,380,000.00
11/01/2028	175,000.00	3.625%	128,762.50	303,762.50	432,525.00	6,205,000.00	6,205,000.00
05/01/2029			125,590.63	125,590.63		6,205,000.00	6,205,000.00
11/01/2029	180,000.00	3.625%	125,590.63	305,590.63	431,181.26	6,025,000.00	6,025,000.00
05/01/2030			122,328.13	122,328.13		6,025,000.00	6,025,000.00
11/01/2030	190,000.00	3.625%	122,328.13	312,328.13	434,656.26	5,835,000.00	5,835,000.00
05/01/2031			118,884.38	118,884.38		5,835,000.00	5,835,000.00
11/01/2031	195,000.00	4.000%	118,884.38	313,884.38	432,768.76	5,640,000.00	5,640,000.00
05/01/2032			114,984.38	114,984.38		5,640,000.00	5,640,000.00
11/01/2032	205,000.00	4.000%	114,984.38	319,984.38	434,968.76	5,435,000.00	5,435,000.00
05/01/2033			110,884.38	110,884.38		5,435,000.00	5,435,000.00
11/01/2033	210,000.00	4.000%	110,884.38	320,884.38	431,768.76	5,225,000.00	5,225,000.00
05/01/2034			106,684.38	106,684.38		5,225,000.00	5,225,000.00
11/01/2034	220,000.00	4.000%	106,684.38	326,684.38	433,368.76	5,005,000.00	5,005,000.00
05/01/2035			102,284.38	102,284.38		5,005,000.00	5,005,000.00
11/01/2035	230,000.00	4.000%	102,284.38	332,284.38	434,568.76	4,775,000.00	4,775,000.00
05/01/2036			97,684.38	97,684.38		4,775,000.00	4,775,000.00
11/01/2036	240,000.00	4.000%	97,684.38	337,684.38	435,368.76	4,535,000.00	4,535,000.00
05/01/2037			92,884.38	92,884.38		4,535,000.00	4,535,000.00
11/01/2037	245,000.00	4.000%	92,884.38	337,884.38	430,768.76	4,290,000.00	4,290,000.00
05/01/2038			87,984.38	87,984.38		4,290,000.00	4,290,000.00
11/01/2038	255,000.00	4.000%	87,984.38	342,984.38	430,968.76	4,035,000.00	4,035,000.00
05/01/2039			82,884.38	82,884.38		4,035,000.00	4,035,000.00
11/01/2039	265,000.00	4.000%	82,884.38	347,884.38	430,768.76	3,770,000.00	3,770,000.00
05/01/2040			77,584.38	77,584.38		3,770,000.00	3,770,000.00
11/01/2040	275,000.00	4.000%	77,584.38	352,584.38	430,168.76	3,495,000.00	3,495,000.00
05/01/2041			72,084.38	72,084.38		3,495,000.00	3,495,000.00
11/01/2041	290,000.00	4.125%	72,084.38	362,084.38	434,168.76	3,205,000.00	3,205,000.00
05/01/2042			66,103.13	66,103.13		3,205,000.00	3,205,000.00
11/01/2042	300,000.00	4.125%	66,103.13	366,103.13	432,206.26	2,905,000.00	2,905,000.00
05/01/2043			59,915.63	59,915.63		2,905,000.00	2,905,000.00
11/01/2043	315,000.00	4.125%	59,915.63	374,915.63	434,831.26	2,590,000.00	2,590,000.00
05/01/2044			53,418.75	53,418.75		2,590,000.00	2,590,000.00
11/01/2044	325,000.00	4.125%	53,418.75	378,418.75	431,837.50	2,265,000.00	2,265,000.00
05/01/2045			46,715.63	46,715.63		2,265,000.00	2,265,000.00
11/01/2045	340,000.00	4.125%	46,715.63	386,715.63	433,431.26	1,925,000.00	1,925,000.00
05/01/2046			39,703.13	39,703.13		1,925,000.00	1,925,000.00
11/01/2046	355,000.00	4.125%	39,703.13	394,703.13	434,406.26	1,570,000.00	1,570,000.00

## BOND DEBT SERVICE

Esplanade Lake Club Community Development District  
Capital Improvement Revenue Bonds, Series 2019A-2

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bond Balance	Total Bond Value
05/01/2047			32,381.25	32,381.25		1,570,000.00	1,570,000.00
11/01/2047	370,000.00	4.125%	32,381.25	402,381.25	434,762.50	1,200,000.00	1,200,000.00
05/01/2048			24,750.00	24,750.00		1,200,000.00	1,200,000.00
11/01/2048	385,000.00	4.125%	24,750.00	409,750.00	434,500.00	815,000.00	815,000.00
05/01/2049			16,809.38	16,809.38		815,000.00	815,000.00
11/01/2049	400,000.00	4.125%	16,809.38	416,809.38	433,618.76	415,000.00	415,000.00
05/01/2050			8,559.38	8,559.38		415,000.00	415,000.00
11/01/2050	415,000.00	4.125%	8,559.38	423,559.38	432,118.76		
	7,465,000.00		5,790,202.63	13,255,202.63	13,255,202.63		

## NET DEBT SERVICE

Esplanade Lake Club Community Development District  
Capital Improvement Revenue Bonds, Series 2019A-1

Period Ending	Total Debt Service	DSRF (50% MADS)	Capitalized Interest Fund (through 11/1/20)	Net Debt Service
11/01/2020	505,105.03		505,105.03	
11/01/2021	859,687.50			859,687.50
11/01/2022	860,750.00			860,750.00
11/01/2023	861,487.50			861,487.50
11/01/2024	861,900.00			861,900.00
11/01/2025	861,987.50			861,987.50
11/01/2026	861,750.00			861,750.00
11/01/2027	859,968.76			859,968.76
11/01/2028	862,825.00			862,825.00
11/01/2029	860,137.50			860,137.50
11/01/2030	862,087.50			862,087.50
11/01/2031	863,493.76			863,493.76
11/01/2032	862,893.76			862,893.76
11/01/2033	861,693.76			861,693.76
11/01/2034	859,893.76			859,893.76
11/01/2035	862,493.76			862,493.76
11/01/2036	864,293.76			864,293.76
11/01/2037	860,293.76			860,293.76
11/01/2038	860,693.76			860,693.76
11/01/2039	860,293.76			860,293.76
11/01/2040	864,093.76			864,093.76
11/01/2041	861,893.76			861,893.76
11/01/2042	863,175.00			863,175.00
11/01/2043	863,425.00			863,425.00
11/01/2044	862,643.76			862,643.76
11/01/2045	860,831.26			860,831.26
11/01/2046	862,987.50			862,987.50
11/01/2047	863,906.26			863,906.26
11/01/2048	863,587.50			863,587.50
11/01/2049	862,031.26			862,031.26
11/01/2050	864,237.50	432,146.88		432,090.62
	26,366,542.69	432,146.88	505,105.03	25,429,290.78



## NET DEBT SERVICE

Esplanade Lake Club Community Development District  
Capital Improvement Revenue Bonds, Series 2019A-2

Period Ending	Total Debt Service	DSRF (50% MADS)	Capitalized Interest Fund (through 11/1/20)	Net Debt Service
11/01/2020	254,021.13		254,021.13	
11/01/2021	434,043.76			434,043.76
11/01/2022	434,493.76			434,493.76
11/01/2023	434,781.26			434,781.26
11/01/2024	434,906.26			434,906.26
11/01/2025	434,868.76			434,868.76
11/01/2026	434,668.76			434,668.76
11/01/2027	433,687.50			433,687.50
11/01/2028	432,525.00			432,525.00
11/01/2029	431,181.26			431,181.26
11/01/2030	434,656.26			434,656.26
11/01/2031	432,768.76			432,768.76
11/01/2032	434,968.76			434,968.76
11/01/2033	431,768.76			431,768.76
11/01/2034	433,368.76			433,368.76
11/01/2035	434,568.76			434,568.76
11/01/2036	435,368.76			435,368.76
11/01/2037	430,768.76			430,768.76
11/01/2038	430,968.76			430,968.76
11/01/2039	430,768.76			430,768.76
11/01/2040	430,168.76			430,168.76
11/01/2041	434,168.76			434,168.76
11/01/2042	432,206.26			432,206.26
11/01/2043	434,831.26			434,831.26
11/01/2044	431,837.50			431,837.50
11/01/2045	433,431.26			433,431.26
11/01/2046	434,406.26			434,406.26
11/01/2047	434,762.50			434,762.50
11/01/2048	434,500.00			434,500.00
11/01/2049	433,618.76			433,618.76
11/01/2050	432,118.76	217,684.38		214,434.38
	13,255,202.63	217,684.38	254,021.13	12,783,497.12

## BOND SUMMARY STATISTICS

Esplanade Lake Club Community Development District  
Capital Improvement Revenue Bonds, Series 2019A-1

Dated Date	12/20/2019
Delivery Date	12/20/2019
Last Maturity	11/01/2050
Arbitrage Yield	4.044787%
True Interest Cost (TIC)	4.206022%
Net Interest Cost (NIC)	4.160542%
All-In TIC	4.297573%
Average Coupon	4.045677%
Average Life (years)	19.199
Duration of Issue (years)	12.766
Par Amount	14,840,000.00
Bond Proceeds	14,809,537.10
Total Interest	11,526,542.69
Net Interest	11,853,805.59
Total Debt Service	26,366,542.69
Maximum Annual Debt Service	864,293.76
Average Annual Debt Service	854,284.53
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	97.794724

Bond Component	Par Value	Price	Average Coupon	Average Life
A-1 - Term 1	1,475,000.00	100.000	3.250%	3.932
A-1 - Term 2	1,745,000.00	100.000	3.625%	8.936
A-1 - Term 3	4,665,000.00	100.000	4.000%	16.685
A-1 - Term 4	6,955,000.00	99.562	4.125%	26.698
	14,840,000.00			19.199

	TIC	All-In TIC	Arbitrage Yield
Par Value	14,840,000.00	14,840,000.00	14,840,000.00
+ Accrued Interest			
+ Premium (Discount)	-30,462.90	-30,462.90	-30,462.90
- Underwriter's Discount	-296,800.00	-296,800.00	
- Cost of Issuance Expense		-164,717.00	
- Other Amounts			
Target Value	14,512,737.10	14,348,020.10	14,809,537.10
Target Date	12/20/2019	12/20/2019	12/20/2019
Yield	4.206022%	4.297573%	4.044787%

## BOND SUMMARY STATISTICS

Esplanade Lake Club Community Development District  
Capital Improvement Revenue Bonds, Series 2019A-2

Dated Date	12/20/2019
Delivery Date	12/20/2019
Last Maturity	11/01/2050
Arbitrage Yield	4.044787%
True Interest Cost (TIC)	4.205881%
Net Interest Cost (NIC)	4.160452%
All-In TIC	4.297537%
Average Coupon	4.045445%
Average Life (years)	19.173
Duration of Issue (years)	12.751
Par Amount	7,465,000.00
Bond Proceeds	7,449,691.90
Total Interest	5,790,202.63
Net Interest	5,954,810.73
Total Debt Service	13,255,202.63
Maximum Annual Debt Service	435,368.76
Average Annual Debt Service	429,472.86
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	97.794935

Bond Component	Par Value	Price	Average Coupon	Average Life
A-2 - Term 1	750,000.00	100.000	3.250%	3.931
A-2 - Term 2	880,000.00	100.000	3.625%	8.932
A-2 - Term 3	2,340,000.00	100.000	4.000%	16.674
A-2 - Term 4	3,495,000.00	99.562	4.125%	26.697
	7,465,000.00			19.173

	TIC	All-In TIC	Arbitrage Yield
Par Value	7,465,000.00	7,465,000.00	7,465,000.00
+ Accrued Interest			
+ Premium (Discount)	-15,308.10	-15,308.10	-15,308.10
- Underwriter's Discount	-149,300.00	-149,300.00	
- Cost of Issuance Expense		-82,858.00	
- Other Amounts			
Target Value	7,300,391.90	7,217,533.90	7,449,691.90
Target Date	12/20/2019	12/20/2019	12/20/2019
Yield	4.205881%	4.297537%	4.044787%

## FORM 8038 STATISTICS

Esplanade Lake Club Community Development District  
Capital Improvement Revenue Bonds, Series 2019A-1 and Series 2019A-2Dated Date 12/20/2019  
Delivery Date 12/20/2019

Bond Component	Date	Principal	Coupon	Price	Issue Price	Redemption at Maturity
A-1 - Term 1:						
	11/01/2021	275,000.00	3.250%	100.000	275,000.00	275,000.00
	11/01/2022	285,000.00	3.250%	100.000	285,000.00	285,000.00
	11/01/2023	295,000.00	3.250%	100.000	295,000.00	295,000.00
	11/01/2024	305,000.00	3.250%	100.000	305,000.00	305,000.00
	11/01/2025	315,000.00	3.250%	100.000	315,000.00	315,000.00
A-1 - Term 2:						
	11/01/2026	325,000.00	3.625%	100.000	325,000.00	325,000.00
	11/01/2027	335,000.00	3.625%	100.000	335,000.00	335,000.00
	11/01/2028	350,000.00	3.625%	100.000	350,000.00	350,000.00
	11/01/2029	360,000.00	3.625%	100.000	360,000.00	360,000.00
	11/01/2030	375,000.00	3.625%	100.000	375,000.00	375,000.00
A-1 - Term 3:						
	11/01/2031	390,000.00	4.000%	100.000	390,000.00	390,000.00
	11/01/2032	405,000.00	4.000%	100.000	405,000.00	405,000.00
	11/01/2033	420,000.00	4.000%	100.000	420,000.00	420,000.00
	11/01/2034	435,000.00	4.000%	100.000	435,000.00	435,000.00
	11/01/2035	455,000.00	4.000%	100.000	455,000.00	455,000.00
	11/01/2036	475,000.00	4.000%	100.000	475,000.00	475,000.00
	11/01/2037	490,000.00	4.000%	100.000	490,000.00	490,000.00
	11/01/2038	510,000.00	4.000%	100.000	510,000.00	510,000.00
	11/01/2039	530,000.00	4.000%	100.000	530,000.00	530,000.00
	11/01/2040	555,000.00	4.000%	100.000	555,000.00	555,000.00
A-1 - Term 4:						
	11/01/2041	575,000.00	4.125%	99.562	572,481.50	575,000.00
	11/01/2042	600,000.00	4.125%	99.562	597,372.00	600,000.00
	11/01/2043	625,000.00	4.125%	99.562	622,262.50	625,000.00
	11/01/2044	650,000.00	4.125%	99.562	647,153.00	650,000.00
	11/01/2045	675,000.00	4.125%	99.562	672,043.50	675,000.00
	11/01/2046	705,000.00	4.125%	99.562	701,912.10	705,000.00
	11/01/2047	735,000.00	4.125%	99.562	731,780.70	735,000.00
	11/01/2048	765,000.00	4.125%	99.562	761,649.30	765,000.00
	11/01/2049	795,000.00	4.125%	99.562	791,517.90	795,000.00
	11/01/2050	830,000.00	4.125%	99.562	826,364.60	830,000.00
A-2 - Term 1:						
	11/01/2021	140,000.00	3.250%	100.000	140,000.00	140,000.00
	11/01/2022	145,000.00	3.250%	100.000	145,000.00	145,000.00
	11/01/2023	150,000.00	3.250%	100.000	150,000.00	150,000.00
	11/01/2024	155,000.00	3.250%	100.000	155,000.00	155,000.00
	11/01/2025	160,000.00	3.250%	100.000	160,000.00	160,000.00
A-2 - Term 2:						
	11/01/2026	165,000.00	3.625%	100.000	165,000.00	165,000.00
	11/01/2027	170,000.00	3.625%	100.000	170,000.00	170,000.00
	11/01/2028	175,000.00	3.625%	100.000	175,000.00	175,000.00
	11/01/2029	180,000.00	3.625%	100.000	180,000.00	180,000.00
	11/01/2030	190,000.00	3.625%	100.000	190,000.00	190,000.00

## FORM 8038 STATISTICS

Esplanade Lake Club Community Development District  
Capital Improvement Revenue Bonds, Series 2019A-1 and Series 2019A-2

Bond Component	Date	Principal	Coupon	Price	Issue Price	Redemption at Maturity
A-2 - Term 3:						
	11/01/2031	195,000.00	4.000%	100.000	195,000.00	195,000.00
	11/01/2032	205,000.00	4.000%	100.000	205,000.00	205,000.00
	11/01/2033	210,000.00	4.000%	100.000	210,000.00	210,000.00
	11/01/2034	220,000.00	4.000%	100.000	220,000.00	220,000.00
	11/01/2035	230,000.00	4.000%	100.000	230,000.00	230,000.00
	11/01/2036	240,000.00	4.000%	100.000	240,000.00	240,000.00
	11/01/2037	245,000.00	4.000%	100.000	245,000.00	245,000.00
	11/01/2038	255,000.00	4.000%	100.000	255,000.00	255,000.00
	11/01/2039	265,000.00	4.000%	100.000	265,000.00	265,000.00
	11/01/2040	275,000.00	4.000%	100.000	275,000.00	275,000.00
A-2 - Term 4:						
	11/01/2041	290,000.00	4.125%	99.562	288,729.80	290,000.00
	11/01/2042	300,000.00	4.125%	99.562	298,686.00	300,000.00
	11/01/2043	315,000.00	4.125%	99.562	313,620.30	315,000.00
	11/01/2044	325,000.00	4.125%	99.562	323,576.50	325,000.00
	11/01/2045	340,000.00	4.125%	99.562	338,510.80	340,000.00
	11/01/2046	355,000.00	4.125%	99.562	353,445.10	355,000.00
	11/01/2047	370,000.00	4.125%	99.562	368,379.40	370,000.00
	11/01/2048	385,000.00	4.125%	99.562	383,313.70	385,000.00
	11/01/2049	400,000.00	4.125%	99.562	398,248.00	400,000.00
	11/01/2050	415,000.00	4.125%	99.562	413,182.30	415,000.00
		22,305,000.00			22,259,229.00	22,305,000.00

	Maturity Date	Interest Rate	Issue Price	Stated Redemption at Maturity	Weighted Average Maturity	Yield
Final Maturity	11/01/2050	4.125%	1,239,546.90	1,245,000.00		
Entire Issue			22,259,229.00	22,305,000.00	19.1748	4.0448%

Proceeds used for accrued interest	0.00
Proceeds used for bond issuance costs (including underwriters' discount)	693,675.00
Proceeds used for credit enhancement	0.00
Proceeds allocated to reasonably required reserve or replacement fund	649,831.26

## PROOF OF ARBITRAGE YIELD

Esplanade Lake Club Community Development District  
Capital Improvement Revenue Bonds, Series 2019A-1

Date	Debt Service	Present Value to 12/20/2019 @ 4.0447865630%
05/01/2020	212,761.28	209,683.47
11/01/2020	292,343.75	282,403.39
05/01/2021	292,343.75	276,805.30
11/01/2021	567,343.75	526,539.98
05/01/2022	287,875.00	261,874.69
11/01/2022	572,875.00	510,803.59
05/01/2023	283,243.75	247,547.70
11/01/2023	578,243.75	495,352.09
05/01/2024	278,450.00	233,805.52
11/01/2024	583,450.00	480,192.84
05/01/2025	273,493.75	220,629.68
11/01/2025	588,493.75	465,331.96
05/01/2026	268,375.00	208,002.03
11/01/2026	593,375.00	450,774.41
05/01/2027	262,484.38	195,451.03
11/01/2027	597,484.38	436,079.38
05/01/2028	256,412.50	183,435.20
11/01/2028	606,412.50	425,222.39
05/01/2029	250,068.75	171,874.68
11/01/2029	610,068.75	410,994.25
05/01/2030	243,543.75	160,819.40
11/01/2030	618,543.75	400,346.81
05/01/2031	236,746.88	150,194.74
11/01/2031	626,746.88	389,732.94
05/01/2032	228,946.88	139,544.96
11/01/2032	633,946.88	378,736.18
05/01/2033	220,846.88	129,324.17
11/01/2033	640,846.88	367,830.03
05/01/2034	212,446.88	119,521.97
11/01/2034	647,446.88	357,031.09
05/01/2035	203,746.88	110,127.90
11/01/2035	658,746.88	349,003.23
05/01/2036	194,646.88	101,079.44
11/01/2036	669,646.88	340,851.90
05/01/2037	185,146.88	92,372.09
11/01/2037	675,146.88	330,162.02
05/01/2038	175,346.88	84,048.77
11/01/2038	685,346.88	321,994.37
05/01/2039	165,146.88	76,052.36
11/01/2039	695,146.88	313,778.66
05/01/2040	154,546.88	68,377.24
11/01/2040	709,546.88	307,706.67
05/01/2041	143,446.88	60,974.94
11/01/2041	718,446.88	299,336.35
05/01/2042	131,587.50	53,738.30
11/01/2042	731,587.50	292,846.51
05/01/2043	119,212.50	46,773.52
11/01/2043	744,212.50	286,206.65
05/01/2044	106,321.88	40,078.36
11/01/2044	756,321.88	279,446.33
05/01/2045	92,915.63	33,650.00
11/01/2045	767,915.63	272,592.71
05/01/2046	78,993.75	27,485.14
11/01/2046	783,993.75	267,375.94

## PROOF OF ARBITRAGE YIELD

Esplanade Lake Club Community Development District  
Capital Improvement Revenue Bonds, Series 2019A-1

Date	Debt Service	Present Value to 12/20/2019 @ 4.0447865630%
05/01/2047	64,453.13	21,545.58
11/01/2047	799,453.13	261,945.97
05/01/2048	49,293.75	15,831.24
11/01/2048	814,293.75	256,335.52
05/01/2049	33,515.63	10,341.41
11/01/2049	828,515.63	250,574.80
05/01/2050	17,118.75	5,074.73
11/01/2050	847,118.75	246,144.40
	26,366,542.69	14,809,738.96

Proceeds Summary

Delivery date	12/20/2019
Par Value	14,840,000.00
Premium (Discount)	-30,462.90
Target for yield calculation	14,809,537.10

## PROOF OF ARBITRAGE YIELD

Esplanade Lake Club Community Development District  
Capital Improvement Revenue Bonds, Series 2019A-2

Date	Debt Service	Present Value to 12/20/2019 @ 4.0447865630%
05/01/2020	106,999.25	105,451.40
11/01/2020	147,021.88	142,022.80
05/01/2021	147,021.88	139,207.48
11/01/2021	287,021.88	266,379.06
05/01/2022	144,746.88	131,673.62
11/01/2022	289,746.88	258,352.60
05/01/2023	142,390.63	124,445.72
11/01/2023	292,390.63	250,476.22
05/01/2024	139,953.13	117,514.15
11/01/2024	294,953.13	242,753.25
05/01/2025	137,434.38	110,869.46
11/01/2025	297,434.38	235,186.39
05/01/2026	134,834.38	104,502.37
11/01/2026	299,834.38	227,777.82
05/01/2027	131,843.75	98,173.45
11/01/2027	301,843.75	220,303.39
05/01/2028	128,762.50	92,115.54
11/01/2028	303,762.50	213,001.24
05/01/2029	125,590.63	86,319.66
11/01/2029	305,590.63	205,871.87
05/01/2030	122,328.13	80,777.01
11/01/2030	312,328.13	202,151.54
05/01/2031	118,884.38	75,421.51
11/01/2031	313,884.38	195,184.19
05/01/2032	114,984.38	70,083.90
11/01/2032	319,984.38	191,166.90
05/01/2033	110,884.38	64,932.00
11/01/2033	320,884.38	184,179.58
05/01/2034	106,684.38	60,020.31
11/01/2034	326,684.38	180,148.34
05/01/2035	102,284.38	55,286.07
11/01/2035	332,284.38	176,043.83
05/01/2036	97,684.38	50,727.15
11/01/2036	337,684.38	171,882.17
05/01/2037	92,884.38	46,341.18
11/01/2037	337,884.38	165,233.07
05/01/2038	87,984.38	42,173.43
11/01/2038	342,984.38	161,143.27
05/01/2039	82,884.38	38,169.37
11/01/2039	347,884.38	157,029.68
05/01/2040	77,584.38	34,326.19
11/01/2040	352,584.38	152,904.01
05/01/2041	72,084.38	30,640.90
11/01/2041	362,084.38	150,860.17
05/01/2042	66,103.13	26,995.50
11/01/2042	366,103.13	146,547.10
05/01/2043	59,915.63	23,508.15
11/01/2043	374,915.63	144,183.75
05/01/2044	53,418.75	20,136.36
11/01/2044	378,418.75	139,818.42
05/01/2045	46,715.63	16,918.37
11/01/2045	386,715.63	137,275.32
05/01/2046	39,703.13	13,814.33
11/01/2046	394,703.13	134,610.92



## PROOF OF ARBITRAGE YIELD

Esplanade Lake Club Community Development District  
Capital Improvement Revenue Bonds, Series 2019A-2

Date	Debt Service	Present Value to 12/20/2019 @ 4.0447865630%
05/01/2047	32,381.25	10,824.50
11/01/2047	402,381.25	131,842.81
05/01/2048	24,750.00	7,948.74
11/01/2048	409,750.00	128,987.21
05/01/2049	16,809.38	5,186.61
11/01/2049	416,809.38	126,059.09
05/01/2050	8,559.38	2,537.37
11/01/2050	423,559.38	123,072.20
	13,255,202.63	7,449,490.04

Proceeds Summary

Delivery date	12/20/2019
Par Value	7,465,000.00
Premium (Discount)	-15,308.10
Target for yield calculation	7,449,691.90

## COST OF ISSUANCE

Esplanade Lake Club Community Development District  
Capital Improvement Revenue Bonds, Series 2019A-1 and Series 2019A-2

Cost of Issuance	\$/1000	Amount
Bond Counsel	2.95898	66,000.00
District Counsel	2.24165	50,000.00
Underwriter's Counsel	2.24165	50,000.00
District Manager - AM	2.24165	50,000.00
Trustee and Counsel	0.76552	17,075.00
Engineer	0.58283	13,000.00
Printing	0.06725	1,500.00
	11.09953	247,575.00

## RESOLUTION 2021-7

**A RESOLUTION ADDRESSING THE RELEASE OF RETAINAGE SUBACCOUNTS FOR THE DISTRICT'S CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2019A-1 AND SERIES 2019A-2; AUTHORIZING THE DISTRICT CHAIR TO ISSUE AN ISSUER'S CERTIFICATE, AND DISTRICT STAFF TO TRANSMIT NOTICE OF THE SAME TO THE DISTRICT'S TRUSTEE FOR THE BONDS; AUTHORIZING AN OMNIBUS AMENDMENT TO RECORDED 2019 ASSESSMENT DOCUMENTS; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**WHEREAS**, the Esplanade Lake Club Community Development District ("**District**") is a local unit of special-purpose government established by ordinance of the Board of County Commissioners of Lee County, Florida, and existing under and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended ("**Act**"); 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 a portion of its "**2019 Project**;" and

**WHEREAS**, the 2019A-1 Bonds and 2019A-2 Bonds are secured by two separately enforceable, special assessment liens (together, "**2019 Assessments**"), which are levied and imposed on all benefitted lands within the District; and

**WHEREAS**, at the time of bond issuance, the District contemplated that an additional 18 acres of land ("**Boundary Amendment Parcel**") would be added to the District, and that the District would conduct proceedings to levy and impose the 2019 Assessments on the Boundary Amendment Parcel; and

**WHEREAS**, in connection with the issuance of the 2019A-1 Bonds and 2019A-2 Bonds, the District entered into a *First Supplemental Trust Indenture* and a *Second Supplemental Trust Indenture*, both dated December 1, 2019 (together, "**Supplemental Trust Indentures**"); and

**WHEREAS**, Section 4.03(a)(1) of the *First Supplemental Trust Indenture* provides as follows (a parallel provision exists at Section 4.03(a)(1) of the *Second Supplemental Trust Indenture*):

"The District shall direct the Trustee in writing, no later than December 15, 2020 as to whether to immediately transfer the amounts on deposit in the Series 2019A-1 Retainage Subaccount to (i) the Series 2019A-1 Acquisition and Construction Account . . . . If such written direction directs the Trustee to make a transfer to the Series 2019A-1 Acquisition

and Construction Account, the direction shall be accompanied by a certificate of the Issuer stating that: (i) the boundaries of the Issuer have been amended to include approximately 18 acres of land as described in the Assessment Methodology; and (ii) the Series 2019A-1 Assessment Proceedings adopted prior to the date of issuance of the Series 2019A-1 Bonds have been supplemented as necessary to subject such land to the lien of the Series 2019A-1 Assessments;" and

**WHEREAS**, on October 6, 2020, the Board of County Commissioners of Lee County, Florida, adopted Ordinance 20-10 incorporating the Boundary Amendment Parcel into the District's boundaries; and

**WHEREAS**, pursuant to Resolutions 2021-3 and 2021-6, adopted on October 8, 2020 and November 19, 2020, respectively, the District levied and imposed the 2019 Assessments on the Boundary Amendment Parcel; and

**WHEREAS**, accordingly, and because the conditions for the release of the monies in the Series 2019A-1 Retainage Subaccount and the Series 2019A-2 Retainage Subaccount have occurred, the District's Board of Supervisors ("**Board**") now desires to authorize the District to provide formal notice to the Trustee, and to request, that the Trustee release the monies in the Retainage Subaccounts and transfer such monies to the applicable Acquisition and Construction Accounts.

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

1. **AUTHORIZATION.** The Board hereby declares that the conditions set forth in Section 4.03 of the respective *Supplemental Trust Indentures* have been satisfied. Accordingly, the Board hereby directs the Chairperson (or Vice Chairperson in the Chairperson's absence) to issue a Certificate of Issuer in the form attached hereto as **Exhibit A**, and the District's Manager to issue a Notice to Trustee in the form attached hereto as **Exhibit B**. Further, the Board directs District Staff to have executed and recorded an omnibus amendment to all recorded documents relating to the 2019 Assessments, in the form attached hereto as **Exhibit C**.

2. **SEVERABILITY.** If any section or part of a section of this Resolution is 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.

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

4. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**APPROVED AND ADOPTED THIS 19 OF NOVEMBER, 2020.**

ATTEST:

**ESPLANADE LAKE CLUB  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Charles Cook, Chairman

**Exhibit A:**     *Certificate of Issuer*

**Exhibit B:**     *Notice to Trustee*

**Exhibit C:**     *Omnibus Amendment to Recorded 2019 Assessment Documents*

# ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT

November 19, 2020

## CERTIFICATE OF THE ISSUER

U.S. Bank National Association  
500 W. Cypress Creek Road, Suite 460  
Fort Lauderdale, Florida 33309  
Attn: Robert Hedgecock  
Assistant Vice President  
Corporate Trust Department  
E-mail: Robert.Hedgecock@usbank.com

RE: Boundary Amendment / Release of Retainage Subaccounts  
Esplanade Lake Club Community Development District (Lee County, Florida) \$14,840,000 Capital  
Improvement Revenue Bonds, Series 2019A-1, and  
Esplanade Lake Club Community Development District (Lee County, Florida) \$7,465,000 Capital  
Improvement Revenue Bonds, Series 2019A-2

Ladies and Gentlemen:

The undersigned, hereby certifies that, based on representations from District Staff, the boundaries of the District have been amended to include approximately 18 acres of land as described in the Assessment Methodology; the Series 2019A-1 Assessment Proceedings adopted prior to the date of issuance of the Series 2019A-1 Bonds have been supplemented as necessary to subject such land to the lien of the Series 2019A-1 Assessments; and the Series 2019A-2 Assessment Proceedings adopted prior to the date of issuance of the Series 2019A-2 Bonds have been supplemented as necessary to subject such land to the lien of the Series 2019A-2 Assessments.

Please let me know if you have any questions regarding this certification.

Sincerely,

Esplanade Lake Club Community  
Development District

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**James P. Ward**  
District Manager

Receipt Acknowledged by:

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**Robert Hedgecock,**  
Assistant Vice-President  
U.S. Bank National Association

# ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT

November 19, 2020

U.S. Bank National Association

500 W. Cypress Creek Road, Suite 460  
Fort Lauderdale, Florida 33309

Attn: Robert Hedgecock  
Assistant Vice President  
Corporate Trust Department  
E-mail: Robert.Hedgecock@usbank.com

RE: Boundary Amendment / Release of Retainage Subaccounts  
Esplanade Lake Club Community Development District (Lee County, Florida) \$14,840,000 Capital Improvement Revenue Bonds, Series 2019A-1 ("**Series 2019A-1 Bonds**"), and  
Esplanade Lake Club Community Development District (Lee County, Florida) \$7,465,000 Capital Improvement Revenue Bonds, Series 2019A-2 ("**Series 2019A-2 Bonds**" and together with the 2019A-1 Bonds, "**Bonds**")

Dear Robert,

We are writing pursuant to Sections 4.03 of the *First Supplemental Trust Indenture*, and the Second Supplemental Trust Indenture, both dated December 1, 2019 (together, "**Supplemental Indentures**"), which are applicable to the Series 2019A-1 Bonds and Series 2019A-2 Bonds, respectively, referenced above. Specifically, we are writing to inform you that the boundary amendment-related conditions set forth in Sections 4.03 of the Supplemental Indentures have been satisfied, and, accordingly, to request that the Trustee: (i) transfer all moneys in the Series 2019A-1 Retainage Subaccount into the Series 2019A-1 Acquisition and Construction Account, and (ii) transfer all moneys in the Series 2019A-2 Retainage Subaccount into the Series 2019A-2 Acquisition and Construction Account.

Section 4.03(a)(1) of the First Supplemental Trust Indenture provides as follows (a parallel provision exists at Section 4.03 of the Second Supplemental Trust Indenture):

"The District shall direct the Trustee in writing, no later than December 15, 2020 as to whether to immediately transfer the amounts on deposit in the Series 2019A-1 Retainage Subaccount to (i) the Series 2019A-1 Acquisition and Construction Account . . . . If such written direction directs the Trustee to make a transfer to the Series 2019A-1 Acquisition and Construction Account, the direction shall be accompanied by a certificate of the Issuer stating that: (i) the boundaries of the Issuer have been amended to include approximately 18 acres of land as described in the Assessment Methodology; and (ii) the Series 2019A-1 Assessment Proceedings adopted prior to the date of issuance of the Series 2019A-1 Bonds have been supplemented as necessary to subject such land to the lien of the Series 2019A-1 Assessments."

As evidenced by the attached certificate, the boundaries of the Issuer have been amended to include approximately 18 acres of land as described in the Assessment Methodology; the Series 2019A-1 Assessment Proceedings adopted prior to the date of issuance of the Series 2019A-1 Bonds have been supplemented as necessary to subject such land to the lien of the Series 2019A-1 Assessments; and the Series 2019A-2 Assessment Proceedings adopted prior to the date of issuance of the Series 2019A-2 Bonds have been supplemented as necessary to subject such land to the lien of the Series 2019A-2 Assessments. Accordingly, the District is hereby requesting that the Trustee make the transfers requested above.

Thank you for your attention to this matter. If you have any questions, please do not hesitate to contact us at 954.658.4900.

Esplanade Lake Club Community Development District

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**James P. Ward**  
**District Manger**

Receipt Acknowledged:

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**Robert Hedgecock,**  
**Assistant Vice-President**  
**U.S. Bank National Association**



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

HOPPING GREEN & SAMS P.A.  
119 South Monroe Street, Suite 300  
Tallahassee, Florida 32301

(This space reserved for Clerk)

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**ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT**  
**OMNIBUS AMENDMENT TO RECORDED 2019 ASSESSMENT DOCUMENTS**  
**FOR BOUNDARY AMENDMENT PARCEL**

The Esplanade Lake Club Community Development District ("**District**"), is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*. 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**"). The 2019A-1 Bonds and 2019A-2 Bonds are secured by two separately enforceable, special assessment liens (together, "**2019 Assessments**"), which are levied and imposed on all benefitted lands within the District. At the time of bond issuance, the District contemplated that an additional 18 acres of land ("**Boundary Amendment Parcel**") would be added to the District, and that the District would conduct proceedings to levy and impose the 2019 Assessments on the Boundary Amendment Parcel. The legal description of the "**Revised District Boundaries**," which include the Boundary Amendment Parcel, is attached hereto as **Exhibit A**. On October 6, 2020, the County Commission for Lee County, Florida adopted Ordinance #20-10, incorporating the Boundary Amendment Parcel into the District's boundaries, and, pursuant to Resolutions 2021-3 and 2021-4, adopted on October 8, 2020 and November 19, 2020, respectively, the District has now levied and imposed the 2019 Assessments on the Boundary Amendment Parcel.

This "**Omnibus Amendment**" is intended to supplement the following documents relating to the 2019 Assessments (defined herein) securing the 2019 Bonds, which include ("**Recorded Documents**"):

1. *Collateral Assignment Agreement* recorded at Instrument # 2019000295818, and in the Official Records of Lee County, Florida; and
2. *Declaration of Consent* recorded at Instrument # 2019000295820, and in the Official Records of Lee County, Florida; and
3. *Notice of Imposition of Special Assessments and Lien of Record (2019 Debt Assessments)*, recorded at Instrument # 2019000295821, and in the Official Records of Lee County, Florida; and
4. *True-Up Agreement* recorded at Instrument # 2019000295822, and in the Official Records of Lee County, Florida; and
5. *Disclosure of Public Finance* recorded at Instrument # 2019000295819, and in the Official Records of Lee County, Florida.

By executing this Omnibus Amendment, all parties agree that the Recorded Documents are hereby amended to replace the legal descriptions attached thereto with the Revised District Boundaries, as described in **Exhibit A**. All references to the District's boundaries in such Recorded Documents shall be deemed to additionally include the Boundary Amendment Parcel, and all acreage amounts, "true-up" calculations, assessment allocations, and other similar references shall be deemed to be updated based on the Revised District Boundaries.

**WHEREFORE**, the part(ies) below execute the above Omnibus Amendment.

**WITNESS**

**ESPLANADE LAKE CLUB COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_

Name: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

**STATE OF FLORIDA**

**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by \_\_\_\_\_, as \_\_\_\_\_ of **ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT**, who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: \_\_\_\_\_

(Name of Notary Public, Printed, Stamped or Typed as  
Commissioned)

**WITNESS**

**TAYLOR MORRISON OF FLORIDA, INC.**

By: \_\_\_\_\_  
Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by \_\_\_\_\_, as an authorized representative of **TAYLOR MORRISON OF FLORIDA, INC.**, who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed, Stamped or Typed as  
Commissioned)

**Exhibit A**  
**LEGAL DESCRIPTION OF REVISED DISTRICT BOUNDARIES**

***RHODES & RHODES LAND SURVEYING, INC***

88100 BONITA GRANDE DRIVE SUITE 107  
BONITA SPRINGS, FLORIDA 34135  
PHONE (889) 405-8166 FAX (889) 405-8168

**ESPLANADE LAKE CLUB CDD, AS AMENDED**

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 11, 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, SAID TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11 RUN N89°43'01"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 11 FOR 2,244.43 FEET TO AN INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 3165, AT PAGE 1800, LEE COUNTY RECORDS; THENCE RUN S01°00'21"E ALONG SAID NORTHERLY PROLONGATION AND CONTINUING ALONG SAID EASTERLY LINE OF LANDS FOR 125.03 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF ALICO ROAD, BEING 125 FEET SOUTH AS MEASURED PERPENDICULAR TO THE CENTER LINE THEREOF, AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2015000025953, LEE COUNTY RECORDS AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING RUN ALONG SAID SOUTH RIGHT OF WAY LINE FOLLOWING THREE (3) COURSES: S89°43'01"E FOR 2,243.03 FEET; N88°58'52"E FOR 2,674.00 FEET AND N89°27'22" E FOR 1,065.43 FEET; THENCE RUN S00°32'38" E FOR 408.17 FEET; THENCE RUN S17°15'51" W FOR 835.69 FEET; THENCE RUN S16°27'38" E FOR 126.05 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 50.00 FEET (DELTA 94°29'05") (CHORD BEARING S63°42'10" E) (CHORD 73.42 FEET) FOR 82.45 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN EASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 615.00 FEET (DELTA 25°21'45") (CHORD BEARING N81°44'10" E) (CHORD 270.02 FEET) FOR 272.24 FEET TO A POINT OF TANGENCY; THENCE RUN S85°34'57" E FOR 257.22 FEET TO A POINT OF CURVATURE; THENCE RUN EASTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 335.00 FEET (DELTA 20°59'28") (CHORD BEARING N83°55'19" E) (CHORD 122.05 FEET) FOR 122.73 FEET TO A POINT OF TANGENCY; THENCE RUN N73°25'35" E FOR 101.88 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE RUN SOUTHERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 1,250.00 FEET (DELTA 07°35'07") (CHORD BEARING S12°46'52" E) (CHORD 165.36 FEET) FOR 165.48 FEET TO A POINT OF TANGENCY; THENCE RUN S16°34'25" E FOR 31.50 FEET; THENCE RUN N73°25'35" E FOR 291.52 FEET TO A POINT OF CURVATURE; THENCE RUN EASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 718.50 FEET (DELTA 15°43'39") (CHORD BEARING N81°17'24" E) (CHORD 196.61 FEET) FOR 197.22 FEET TO A POINT OF TANGENCY; THENCE RUN N89°09'13" E FOR 229.65 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 20.00 FEET (DELTA 90°00'00") (CHORD BEARING S45°50'47" E) (CHORD 28.28 FEET) FOR 31.42 FEET TO A POINT OF TANGENCY; THENCE RUN S00°50'47" E FOR 20.40 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 400.00 FEET (DELTA 23°15'15") (CHORD BEARING S12°28'24" E) (CHORD 161.23 FEET) FOR 162.34 FEET TO A POINT OF TANGENCY; THENCE RUN S24°06'02" E FOR 109.25 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 300.00 FEET (DELTA 23°15'15") (CHORD BEARING S12°28'24" E) (CHORD 120.92 FEET) FOR 121.76 FEET TO A POINT OF TANGENCY; THENCE RUN S00°50'47" E FOR 690.09 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 550.00 FEET (DELTA 25°57'46") (CHORD BEARING S13°49'40" E) (CHORD 247.10 FEET) FOR 249.22 FEET TO A POINT OF TANGENCY; THENCE RUN S26°48'32" E FOR 85.62 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 450.00 FEET (DELTA 25°57'46") (CHORD BEARING S13°49'40" E) (CHORD 202.17 FEET) FOR 203.91 FEET TO A POINT OF TANGENCY; THENCE S00°50'47"E, A DISTANCE OF 2,538.82 FEET; THENCE N 89°09'13" E, A DISTANCE OF 25.00 FEET; THENCE S00°50'47"E, A DISTANCE OF 1,393.41 FEET; THENCE S89°09'13"W, A DISTANCE OF 41.92 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, 179.83 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 567.95 FEET, THROUGH A CENTRAL ANGLE OF 18°08'31" AND BEING SUBTENDED BY A CHORD THAT BEARS S80°04'58"W, 179.08 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHWESTERLY, 54.20 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 358.73 FEET, THROUGH A CENTRAL ANGLE OF 08°39'24" AND BEING SUBTENDED BY A CHORD THAT BEARS S67°27'03"W, 54.15 FEET; THENCE N25°27'42"W, A DISTANCE OF 197.59 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, 470.65 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 4,990.00 FEET, THROUGH A CENTRAL ANGLE OF 05°24'15" AND BEING SUBTENDED BY A CHORD THAT BEARS N22°45'48"W, 470.48 FEET; THENCE N20°03'48"W, A DISTANCE OF 1,285.19 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, 1,305.96 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,090.00 FEET, THROUGH A CENTRAL ANGLE OF 35°48'07" AND BEING SUBTENDED BY A CHORD THAT BEARS N02°09'45"W, 1,284.82 FEET; THENCE N74°15'41"W, A DISTANCE OF 60.00 FEET; THENCE S89°09'13"W, A DISTANCE OF 563.00 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE RUN SOUTHERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 2,000.00 FEET (DELTA 06°22'28") (CHORD BEARING S04°16'59"W) (CHORD 222.39 FEET) FOR 222.51 FEET TO A POINT OF

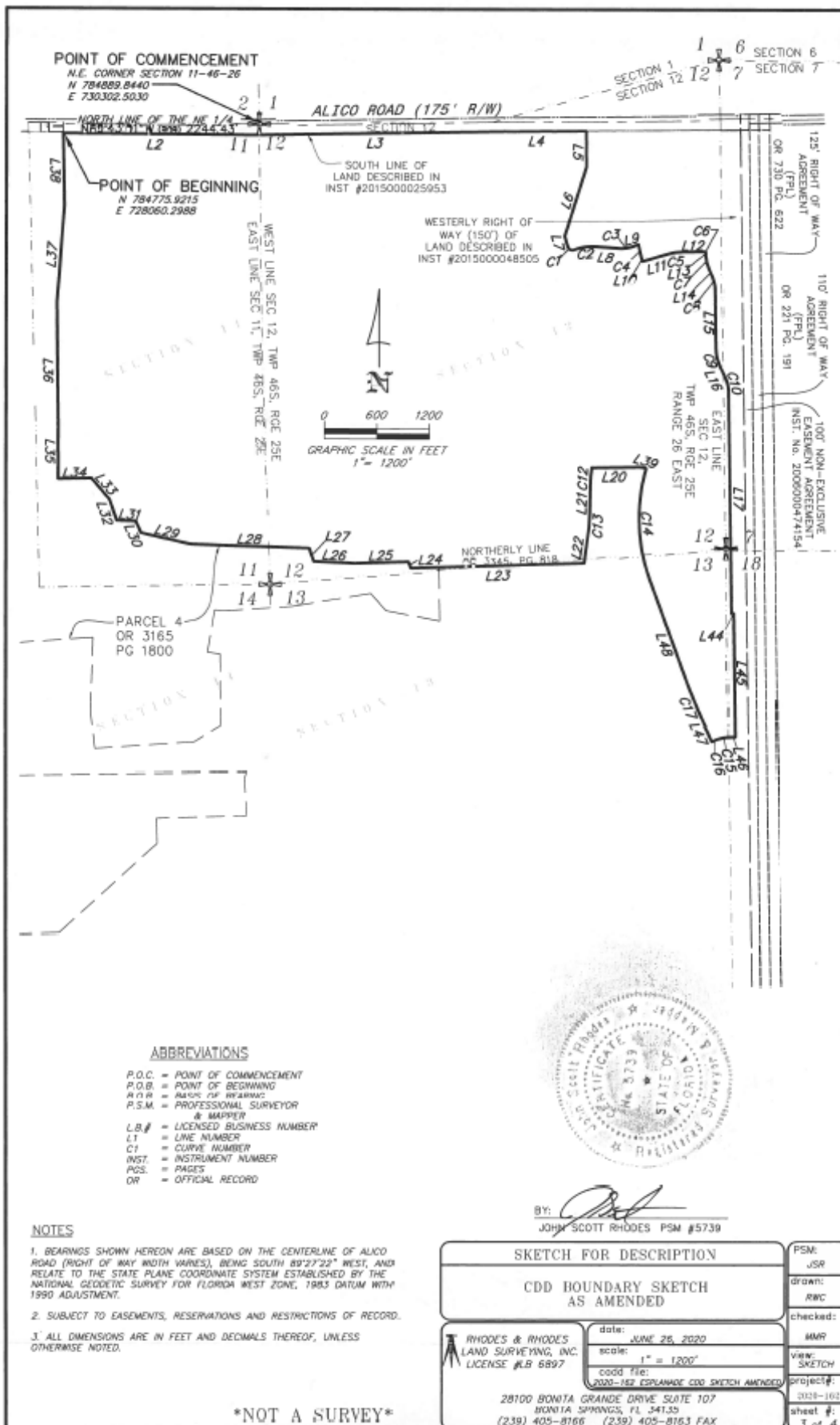
Z:\CENTERPLACE - ESPLANADE LAKE CLUB\CDD Boundary\CDD CONSENT AND JOINER SKETCH AND LEGAL\Overall CDD Boundary sketch and Legal for county\2020-162 ESPLANADE LAKES CDD AS AMENDED DESC FOR COUNTY.docx

***RHODES & RHODES LAND SURVEYING, INC***

***88100 BONITA GRANDE DRIVE SUITE 107  
BONITA SPRINGS, FLORIDA 34135  
PHONE (889) 405-8166 FAX (889) 405-8168***

TANGENCY; THENCE RUN S01°05'46"W FOR 292.24 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 2,000.00 FEET (DELTA 06°33'04") (CHORD BEARING S04°22'18"W) (CHORD 228.56 FEET) FOR 228.68 FEET TO A POINT OF TANGENCY; THENCE RUN S07°38'50"W FOR 351.57 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 3345, AT PAGE 815, LEE COUNTY RECORDS; THENCE RUN S88°10'32"W ALONG THE NORTHERLY LINE OF SAID LANDS AND CONTINUING ALONG THE WESTERLY PROLONGATION THEREOF FOR 1,980.90 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 3165, AT PAGE 1800, LEE COUNTY RECORDS; THENCE RUN ALONG THE NORTHERLY AND EASTERLY LINE OF SAID LANDS THE FOLLOWING FIFTEEN (15) COURSES: N21°30'12"W FOR 81.17 FEET; S88°02'24"W FOR 612.22 FEET; N87°09'14"W FOR 469.81 FEET; N19°42'33"W FOR 157.74 FEET; N88°10'13"W FOR 1,363.08 FEET; N77°09'26"W FOR 573.01 FEET; N24°26'51"W FOR 150.17 FEET; N88°53'18"W FOR 216.95 FEET; N19°01'18"W FOR 249.76 FEET; N40°48'12"W FOR 322.81 FEET; S88°47'46"W FOR 376.79 FEET; N00°16'17"W FOR 606.52 FEET; N00°39'26"W FOR 1,432.24 FEET; N04°19'45"E FOR 1,091.78 FEET AND N01°00'21"W FOR 832.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 34,720,865 SQUARE FEET OR 797.081 ACRES, MORE OR LESS.



LINE TABLE		
LINE	LENGTH	BEARING
L1	125.03'	S 01°00'21" E
L2	2243.03'	S 89°43'01" E
L3	2674.00'	N 88°58'52" E
L4	1065.43'	N 89°27'22" E
L5	408.17'	S 00°32'38" E
L6	835.68'	S 17°15'51" W
L7	126.05'	S 16°27'38" E
L8	257.22'	S 85°34'57" E
L9	101.88'	N 73°25'35" E
L10	31.50'	S 16°34'25" E
L11	291.52'	N 73°25'35" E
L12	229.65'	N 89°09'13" E
L13	20.40'	S 00°50'47" E
L14	109.25'	S 24°06'02" E
L15	690.09'	S 00°50'47" E
L16	85.62'	S 26°48'32" E
L17	2538.82'	S 00°50'47" E
INTENTIONALLY REMOVED		
INTENTIONALLY REMOVED		
L20	563.00'	S 89°09'13" W
L21	292.24'	S 01°05'46" W
L22	351.57'	S 07°38'50" W
L23	1980.90'	S 88°10'32" W
L24	81.17'	N 21°30'12" W

LINE TABLE		
LINE	LENGTH	BEARING
L25	612.22'	S 88°02'24" W
L26	469.81'	N 87°09'14" W
L27	157.74'	N 19°42'33" W
L28	1363.08'	N 88°10'13" W
L29	573.01'	N 77°09'26" W
L30	150.17'	N 24°26'51" W
L31	216.95'	N 88°53'18" W
L32	249.76'	N 19°01'18" W
L33	322.81'	N 40°48'12" W
L34	376.79'	S 88°47'46" W
L35	606.52'	N 00°16'17" W
L36	1432.24'	N 00°39'26" W
L37	1091.78'	N 04°19'45" E
L38	832.93'	N 01°00'21" W
L39	60.00'	S 74°15'41" E
INTENTIONALLY REMOVED		
INTENTIONALLY REMOVED		
INTENTIONALLY REMOVED		
INTENTIONALLY REMOVED		
L44	25.00'	N 89°09'13" E
L45	1393.41'	S 00°50'47" E
L46	41.92'	S 89°09'13" W
L47	197.59'	N 25°27'42" W
L48	1285.19'	N 20°03'48" W

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	50.00'	94°29'05"	82.45'	73.42'	S 63°42'10" E
C2	615.00'	25°21'45"	272.24'	270.02'	N 81°44'10" E
C3	335.00'	20°59'28"	122.73'	122.05'	N 83°55'19" E
C4	1250.00'	7°35'07"	165.48'	165.36'	S 12°46'52" E
C5	718.50'	15°43'39"	197.22'	196.61'	N 81°17'24" E
C6	20.00'	90°00'00"	31.42'	28.28'	S 45°30'47" E
C7	400.00'	23°15'15"	162.34'	161.23'	S 12°28'24" E
C8	300.00'	23°15'15"	121.76'	120.92'	N 12°28'24" W
C9	550.00'	25°57'46"	249.22'	247.10'	S 13°49'40" E
C10	450.00'	25°57'46"	203.91'	202.17'	S 13°49'40" E
INTENTIONALLY REMOVED					
C12	2000.00'	6°22'28"	222.51'	222.39'	S 04°16'59" W
C13	2000.00'	6°33'04"	228.68'	228.56'	N 04°22'18" E
C14	2090.00'	35°48'07"	1305.96'	1284.82'	S 02°09'43" E
C15	567.95'	18°08'31"	179.83'	179.08'	S 80°04'58" W
C16	358.73'	8°39'24"	54.20'	54.15'	S 67°27'03" W
C17	4990.00'	5°24'15"	470.65'	470.48'	N 22°45'48" W

\*NOT A SURVEY\*

SKETCH FOR DESCRIPTION		PSM: JSR
TABLES		drawn: RWC
 RHODES & RHODES LAND SURVEYING, INC. LICENSE #LB 6897		checked: MMR
date: JUNE 28, 2020		view: SKETCH
scale: N/A		project: 2020-182 EXPLANATION CDD SKETCH AMENDMENT
28100 BONITA GRANDE DRIVE SUITE 107 BONITA SPRINGS, FL 34135 (239) 405-8166 (239) 405-8163 FAX		sheet #: 4 of 4



## **AGREEMENT FOR FIELD MAINTENANCE OVERSIGHT SERVICES**

**THIS AGREEMENT FOR FIELD MAINTENANCE OVERSIGHT SERVICES** (this "Agreement") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2020, by and between **ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Lee County, Florida ("District") and **CALVIN, GIORDANO & ASSOCIATES, INC.**, a Florida corporation ("Contractor"). District and Contractor are sometimes referred to herein collectively as the "Parties" and individually as a "Party".

### **WITNESSETH:**

**WHEREAS**, District has the responsibility for operating and/or maintaining those certain public facilities in accordance with Chapter 190 F.S. including, without limitation, a storm water management system, landscaping preserves, and berms within District's boundaries and certain improvements and facilities outside the boundaries of the District ("CDD Facilities"); and

**WHEREAS**, District has engaged or will engage periodically certain independent contractors to perform maintenance work on the CDD Facilities ("CDD Maintenance Contractors"); and

**WHEREAS**, District desires to employ Contractor to provide oversight of the maintenance work of the CDD Facilities and the CDD Maintenance Contractors, and to otherwise provide consultation, advice, guidance, and management to District Manager relating to the CDD Facilities; and

**WHEREAS**, Contractor has employed, and otherwise has available to it, management and service personnel experienced in providing the services described in this Agreement; and

**WHEREAS**, Contractor has represented that it can provide such services as required by District; and

**WHEREAS**, District desires to employ Contractor, as an independent contractor, to provide oversight, consultation, advice, guidance, and management of the CDD Facilities and Contractor desires to provide such oversight, consultation, advice, guidance and management of the CDD Facilities, for the compensation and upon the terms, conditions and provisions set forth in this Agreement.

**NOW THEREFORE**, in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, including the mutual benefits provided to each Party by this Agreement, receipt of which is acknowledged by the Parties, it is mutually agreed by and between the Parties as follows:

**1. RECITALS:** The above recitals are true and correct and are incorporated by reference.

**2. TERM:** District engages Contractor as an independent contractor and Contractor accepts such engagement for the term beginning on October 1, 2020. This Agreement shall be continuing in nature unless and until terminated in accordance with Section 3 below or as otherwise provided in this Agreement.

**3. TERMINATION:** District agrees that Contractor may terminate this Agreement with or without cause by providing ninety (90) days written notice of termination to District; provided, however, that District shall be provided a reasonable opportunity to cure any breach under this Agreement by District. Contractor agrees that District may terminate this Agreement immediately with cause by providing written notice of termination to Contractor. District shall provide ninety (90) days written notice of termination without cause. Upon any termination of this Agreement, Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets District may have against Contractor. Contractor shall be paid for services rendered up through the date of termination. All obligations arising under this Agreement shall be null and void as of the termination date, except for Contractor's obligations to turn over all District books, records, or other property (including, without limitation, data stored electronically) in Contractor's possession which relate directly or indirectly to District.



**4. DUTIES OF CONTRACTOR:** In general, Contractor shall provide oversight, consultation, advice, guidance, and management of the CDD Facilities and the CDD Maintenance Contractors. Specifically, the services to be performed by Contractor are set forth on Exhibit "A", attached hereto and incorporated herein by reference (collectively, the "Services"). In addition, to the extent not already included in the scope of services set forth on Exhibit "A", the Services to be performed by Contractor shall also include:

- a. Bruce Bernard, or another representative from Contractor acceptable to District, shall attend all regular meetings of the Board of Supervisors of District in order to provide status reports on Contractor's performance of the Services.
- b. Contractor shall have an option to engage a manager to perform certain Services as delegated to it by Contractor, which manager shall be located in the Southwest Florida area. Prior to Contractor engaging the local manager, District Manager shall, in its sole discretion, have the right to approve or disapprove of any candidates for manager selected by Contractor. Unless otherwise waived by the District Contract shall provide no less than three (3) candidates for the District Manager to review for the manager position. In the event District Manager disapproves of any manager candidate proposed by Contractor, Contractor shall select either from any approved candidates or submit additional candidates for the District Manager to review. The District Manager shall have the right to approve any replacement of the manager by Contractor in the same manner described above; provided, however, that prior to any such final appointment of a replacement Contractor may employ an interim person in said manager position.
- c. Coordinate, oversee and monitor maintenance of any other CDD Facilities as directed by District Manager from time to time.
- d. Contractor shall promptly investigate and make a full written report as to all accidents or claims for damage relating to the ownership, operation and maintenance of the CDD Facilities and the estimated cost of repair. Contractor shall incur no liability for failure, in good faith, to discover facts, which may have changed the outcome of a claim against or by District.
- e. Contractor shall prepare for the District a monthly report, which content shall be the responsibility of the Contractor provided; however, that any and all requests by the District Manager shall be included in the monthly report after which the final report shall be provided to the District Manager at the beginning of each month for the preceding month. The report shall advise District on business matters between District and CDD Maintenance Contractors maintaining CDD Facilities and provide recommended solutions and/or options to the District. Contractor shall maintain files for all such correspondence as well as correspondence received.
- f. Contractor shall prepare SWPPP reports (if applicable) of the CDD property in conjunction with annual NPDES requirements. Contractor shall coordinate with District Manager and other necessary parties to compile the documents and data needed for the submittal of annual NPDES reporting to Lee County. In this regard, Contractor shall complete the NPDES annual submittal form with CDD specific data, and obtain the required signature(s). Upon completion, Contractor shall submit the completed form / package to Lee County. Contractor shall attend annual audit and periodic local County meetings with Lee County for NPDES compliance, and information dissemination.

**5. INDEPENDENT CONTRACTOR:** This Agreement does not create an employee/employer relationship between the Parties. It is the intent of the Parties that Contractor is an independent contractor under this Agreement and not District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to the Services performed shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations relating to the use of Contractor's funds provided by this Agreement. Contractor agrees that it is a separate and independent enterprise from District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize the skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between Contractor and District and District will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums. Contractor shall not incur expenses on behalf of District, enter into any contract on behalf of District, either written or oral, or in any other way attempt to obligate or bind District except upon the express prior written approval of District, which approval may be granted, conditioned, or withheld in District's sole and absolute discretion.



**6. INSURANCE:** Contractor shall obtain and carry, at all times during its performance of the Services hereunder, the following insurance:

- a. Workers' Compensation insurance on behalf of all employees who are to provide a service under this Contract, as required under applicable Florida law and Employer's Liability with limits of not less than \$100,000 per employee per accident, \$500,000 disease aggregate, and \$100,000 per employee per disease.
- b. Commercial General Liability insurance on comprehensive basis including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than (1,000,000.00) per occurrence, (\$2,000,000.00) aggregate covering all work performed under this Agreement.
- c. Contractual liability insurance covering all liability arising out of the terms of this Agreement.
- d. Automobile liability insurance for bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than (\$1, 000,000.00) combined single limit covering all work performed under this Agreement.

District shall be named as an additional insured on the commercial general liability policy and the policy shall be endorsed that such coverage shall be primary to any similar coverage carried by District. Certificates of insurance acceptable to District shall be filed by Contractor with District prior to the commencement of the Services. Said certificate shall clearly indicate type of insurance, amount and classification in strict accordance with the foregoing requirements. These certificates shall contain a provision that coverage afforded under Contractor's policies will not be cancelled until at least thirty (30) days prior written notice has been given to District by certified mail. All insurance policies required of Contractor shall be issued by a company authorized to do business under the laws of the State of Florida, with a minimum A.M. Best Rating of "A". The acceptance by District of any Certificate of Insurance does not constitute approval or agreement by District that the insurance requirements have been satisfied or that the insurance policy shown on the Certificate of Insurance is in compliance with the requirements of this Agreement. Should at any time Contractor fail for any or no reason to maintain the insurance coverage required, District may immediately terminate this Agreement. If the initial or any subsequently issued certificate of insurance expires prior to the completion of the Services, Contractor shall furnish to District renewal or replacement certificate(s) of insurance not later than thirty (30) calendar days prior to the date of their expiration.

**7. INDEMNIFICATION:** Contractor shall protect, defend, indemnify and hold District and its officers, manager, Board of Supervisors, employees, and agents harmless from and against any and all losses, penalties, damages, professional fees, including attorneys' fees and all costs of litigation and judgments arising out of any willful or intentional misconduct or negligent act, error or omission of Contractor, its sub-consultants, subcontractors, agents or employees, arising out of or incidental to the performance of this Agreement or the Services or other work performed hereunder. Contractor's obligation under this paragraph shall not be limited in any way by the agreed-upon Professional Fees (defined below) as shown in this Agreement or Contractor's limit of, or lack of, sufficient insurance protection.

**8. PROFESSIONAL FEES; ADDITIONAL SERVICES:** District agrees and covenants to pay Contractor certain professional fees ("Professional Fees") for its full and faithful performance of the Services herein. The initial schedule for Professional Fees is set forth on Exhibit "B" attached hereto and made a part hereof. The Professional Fees shall be payable in equal monthly installments at the beginning of each month, and the amount of said Professional Fees may be amended annually as evidenced by the budget adopted by District. In no event shall the total and cumulative amount of fees paid to Contractor under this Agreement exceed the amount of funds annually budgeted for the Services. For the first year of Services, the monthly amount of Professional Fees shall be \$2,916.67. Notwithstanding the fixed monthly fee arrangement, Contractor shall maintain accurate and detailed records of the hours it has actually spent performing the Services with descriptions and categories of the related work performed. Contractor shall provide written documentation of such hours to District upon request, which documentation shall be in a form reasonably acceptable to District.

**9. OTHER SERVICES:** The District Manager of District may engage Contractor to perform necessary work which is outside the scope of the Services (as set forth on Exhibit "A" and described in Section 4 above) ("Additional Work"). The fees paid to Contractor for such Additional Work authorized by the District Manager, however in no event shall the cost of such Additional Work exceed One Thousand Dollars (\$1,000.00) without the prior approval of the Board of Supervisors. Except as expressly provided herein, the Additional Work shall be subject to all other terms and conditions of this Agreement.



**10. COSTS AND EXPENSES:** District shall pay or reimburse Contractor for all costs which may be incurred by Contractor in the performance of the Services and its obligations, duties and undertakings for District, provided such costs are approved in writing and in advance by the District's Manager or District's Board of Supervisors. District shall not be required to reimburse Contractor for salaries of officers (or employees) of Contractor and general overhead of Contractor, as said mentioned items and services are included within the Professional Fees provided. Contractor will give District all discounts, rebates or commissions provided by any supplier or service contractor where applicable. If Contractor advances for and on behalf of District any costs approved by District, then Contractor shall submit a statement of such costs on or about the first of each month for the costs incurred during the prior month. District shall reimburse Contractor for approved costs prior to the twenty-fifth (25<sup>th</sup>) day of each month for the costs incurred during the prior month.

**11. PUBLIC RECORDS.** The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law.

**12. SEVERABILITY:** In the event any term or provision of this Agreement is determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be deleted and the remainder of this Agreement shall be construed to be in full force and effect.

**13. EXHIBITS:** All the exhibits attached to this Agreement are incorporated in, and made a part of, this Agreement.

**14. PERSONS BOUNDING ASSIGNMENT:** The provisions of this Agreement shall be binding upon and shall inure to the benefits of all Parties and their respective successors, legal representatives and assigns. Notwithstanding the preceding, neither Party shall be permitted to assign this Agreement without the written consent of the other Party. No person or entity shall be deemed to be a third-party beneficiary of this Agreement or any portion of it.

**15. COMPLETE AGREEMENT:** This Agreement (and any exhibits or proposals expressly incorporated) constitutes the entire and complete agreement between the Parties and supersedes all prior correspondence, discussions, agreements and understandings between the Parties relating to the matters contained.

**16. MODIFICATIONS:** This Agreement may not be amended or modified in any manner other than by an agreement in writing signed by both Parties.

**17. WAIVER:** No waiver of any of the terms of this Agreement shall be valid, unless such is in writing and signed by the Party against whom such waiver is asserted. In any event, no waiver shall operate or be constructed as a waiver of any future required action or of any subsequent breach.

**18. CONSTRUCTION OF THIS AGREEMENT:**

(a) **TITLES:** The titles of paragraphs and sub-paragraphs are for reference purposes only, and shall not in any way limit the contents, application or effect of it.

(b) **ORDER OF PARAGRAPHS:** This Agreement shall be construed as a whole with no importance being placed upon the order of the paragraphs as they appear.

(c) **PRONOUNS:** Pronouns used shall refer to every other and all genders and any word used shall refer to the singular or plural as required or appropriate to the context.

(d) **FLORIDA LAWS:** This Agreement shall be construed, governed and interpreted in accordance with the laws of the State of Florida.

(e) **NEGOTIATION OF AGREEMENT:** The Parties have participated fully in the negotiation and preparation of the Agreement and accordingly, this Agreement shall not be more strictly construed against one or the other Parties.

(f) **INTERPRET TO BIND AND TO DO JUSTICE:** This Agreement shall be interpreted in a manner to uphold and enforce the binding effect of all provisions of this Agreement and, at the same time, to do justice to all Parties in the event of doubt or ambiguity as to any term, expression or meaning.

**19. NOTICES:** All notices, demands, requests or other communications made pursuant to, under or by virtue of this Agreement must be in writing and either hand-delivered, delivered by overnight courier or express mail, or mailed through the United States Postal Service, to the Party to which the notice, demand, request or communication is made, as follows:

IF TO DISTRICT:

Esplanade Lake Club Community Development District

c/o JP Ward and Associates, LLC

2900 Northeast 12<sup>th</sup> Terrace, Ste. 1

Oakland Park, Florida, 33334

IF TO CONTRACTOR:

Calvin, Giordano & Associates, Inc.

Attn: Christopher Giordano

1800 Eller Drive, Suite 600

Fort Lauderdale, Florida 33316

Such addresses may be changed by written notice given to the address noted above. Any notice, demand, request or other communication shall be deemed to be given upon actual receipt in the case of hand-delivery or delivery by overnight courier, or two (2) business days after depositing the same in a letter box or by other means placed within the possession of the United States Postal Service, properly addressed to the Party in accordance with the foregoing and with the proper amount of postage affixed.

**20. COUNTERPARTS:** This Agreement may be executed simultaneously in two (2) or more counterparts, each of which shall be deemed to be original, but all of which together shall constitute one and the same instrument.

**21. VENUE, PREVAILING PARTY ATTORNEY'S FEES AND COSTS:** In the event of litigation arising out of either Party's obligations under this Agreement, sole and exclusive venue for any action shall lie in Lee County, Florida and the prevailing Party shall be entitled to recover its reasonable attorney's fees and costs from the non-prevailing Party, including, but not limited to, trial level fees, bankruptcy fees and appellate fees.

*(Remainder of Page Intentionally Left Blank---Signatures Begin on Next Page)*

The Parties execute this Agreement and further agree that it shall take effect as of the date first written above.

**DISTRICT:**

Attest: **ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT**

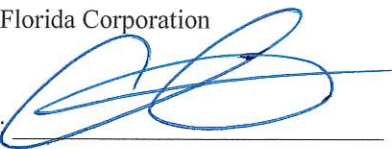
\_\_\_\_\_  
James P. Ward, Secretary

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Esplanade Lake Club CDD, Chairman

**CONTRACTOR:**

**CALVIN, GIORDANO & ASSOCIATES, INC.,**  
a Florida Corporation

By:  \_\_\_\_\_

Print Name: CHRIS GIORDANO

Title: VICE PRESIDENT

Dated: 09/02/2020



**WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT  
FIELD ASSET MANAGEMENT - SCOPE OF SERVICES  
EXHIBIT "A"**

The scope of services under this section shall include oversight, consultation, and contract management services and for the CDD's Maintenance Contractors tasked with maintaining these areas. Specific services include:

1. Procurement and Bidding Scope of Services

A. General Outline:

The scope of services under this section includes establishing procurement guidelines and bidding services. The procurement guidelines will establish rules and regulations for purchasing requirements based on total purchase cost. The goal is to develop a procurement procedure that does not hinder day to day activities, but ensure cost effective purchasing and bidding for all services.

- I. Establish Procurement Procedures & Guidelines.
- II. Establish limits of authority for services.

B. Prepare Base Contract for all Services

- I. Establish base contract tailored for Wentworth Estates which can be utilized for all services purchased.

C. Prepare Specifications and Exhibits for Specific Services

- I. Create specifications utilizing industry standards (ASTM, ASCE, etc.) for each specific service being procured.
- II. Produce Complete Bid Package (Contract, Specifications, Reports, Plans, Exhibits)

D. Bidding Services

- I. Distribute complete bid packages to all interested, qualified service providers.
- II. Coordinate Pre-Bid Meeting to allow for site visits and any last Inquiries from service providers.
- III. Respond to all service providers in writing and issue bid document addenda as necessary.
- IV. Review submitted bid packages to establish the lowest responsive service provider.
- V. Matrix of value, experience, references and insurance requirements.
- VI. Provide recommendation for award to the provider which poses the best value to the CDD.

E. Negotiation and Contract Execution

- I. Provide final negotiations to establish unit rates and Not To Exceed contractual amounts.

- II. Obtain required Certificates of Insurance listing CDD as additional insured.
- III. Obtain fully executed contract documents.
- IV. Retain files of all bid packages submitted, contracts executed, insurance certificates, etc. both hard copy and electronically.

2. Operations and Maintenance Services.

A. Programs subject to the operations and maintenance Field Asset Management.

- I. Stormwater Management System.
  - 1. Lakes and Ponds, including aerators.
  - 2. Wetlands
  - 3. Littoral Shelves Monitoring and Plantings
- II. Street Lighting (if applicable)
- III. District Roadways (if applicable)

B. Reading and becoming familiar with the CDD's permits and any governing documents for the purposes of delivery of the services described herein.

C. Coordinate, oversee and monitor the programs to include:

- I. Participate in weekly walk-throughs and on-site inspections of the systems with the CDD Maintenance Contractor(s).
- II. Review Weekly/Monthly Reports provided by the CDD Maintenance Contractor(s)
- III. Coordination with outside vendors for regular maintenance and emergency repairs to damaged components on an as-need basis, with 2 hour emergency response team, and 24 hour emergency response via coordination with outside Vendors to repair damaged facilities.
- IV. Review Maintenance contractor pay applications against purchase order/contract quantities and requirements and provide recommended payment due.
- V. Properly coded and submitted pay applications to District Accounting for timely payment.
- VI. Respond and coordinate CDD Maintenance Contractor(s) responses to emergency situations.

3. Asset Monitoring:

- A. Observe and document necessary repairs to the District's Stormwater Management System Components via regular inspections, including lake aerators.
- B. Obtain quotes from Qualified Contractors and Vendors to perform additional maintenance and repairs to the District's Stormwater Management System, as necessary based on the observations and inspections, above.
- C. Oversee and monitor the additional maintenance and repairs above, and report to the District Manager providing recommendations for issuance of purchase orders and other coordination as necessary with the District Manager.

- D. Coordinate with District's Aquatic Maintenance Vendor for yearly "Fixed Structures Inspection", which shall include review of the Vendor's report, field confirmation of any items needing repair and coordination of quotes and overseeing of work, pursuant to items band c, above.

4. NPDES Compliance / Reporting

- A. Prepare quarterly SWPPP reports (if applicable) of the CDD property in conjunction with annual NPDES requirements. Coordinate with District Manager and other necessary parties to compile the documents and data needed for the submittal of annual NPDES reporting to Lee County.
- B. Complete the NPDES annual submittal form with CDD specific data, and obtain the required signature(s). Upon completion, submit the completed form / package to Lee County.
- C. Attend annual audit and periodic local County meetings with Lee County for NPDES compliance, and information dissemination.

5. Administrative Services:

- A. Maintain electronic files for all correspondence, reports, contracts, purchase orders and documents relating to these services and upload all documents to the District's electronic filing system and have a representative attend meetings of the CDD's Board of Supervisors as deemed reasonably necessary by the District Manager in his sole and absolute discretion to present reports to the District's Board of Supervisors.
- B. Prepare and advise the District Manager on business matters between the CDD and the Maintenance Contractor(s) maintaining the systems and services provided by the District.



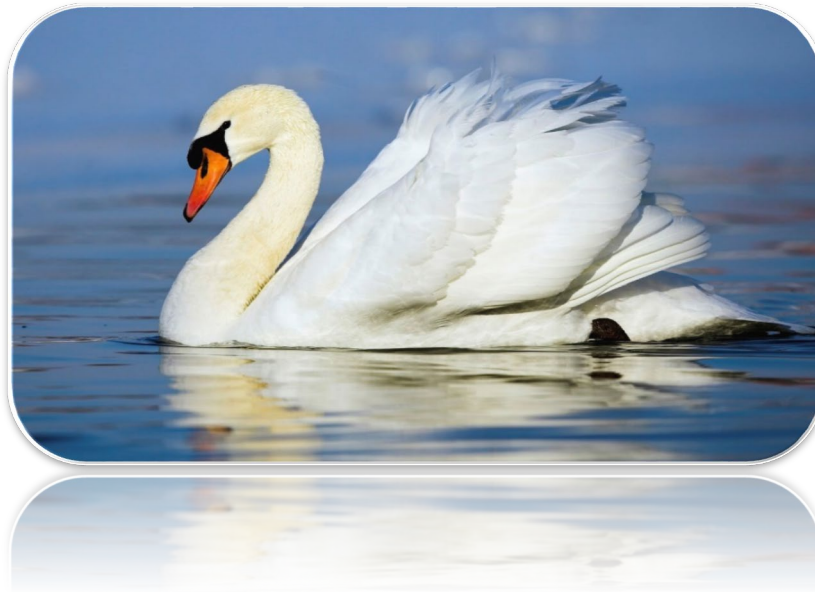
**ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT  
EXHIBIT "B"**

<u>Description of Service</u>	<u>Hourly Rate</u>	<u>Hours</u>	<u>Total Fee</u>
<b>STORMWATER MANAGEMENT SERVICES</b>			
Procurement and Bidding Services	\$ 100.00	12	\$ 1,200.00
Prepare Scope of Services for Contract	\$ 100.00	12	\$ 1,200.00
Prepare Specifications and Exhibits	\$ 100.00	30	\$ 3,000.00
Negotiation and Contract Execution	\$ 100.00	45	\$ 4,500.00
Operations and Maintenance Services	\$ 100.00	206	\$ 20,600.00
Administrative Services	\$ 75.00	60	\$ 4,500.00
<b>Total:</b>			\$ 35,000.00

Calvin, Giordano & Associates, Inc.

# **ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT**

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## **FINANCIAL STATEMENTS - OCTOBER 2020**

FISCAL YEAR 2021

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**PREPARED BY:**

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

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

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*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 October 31, 2020**

Governmental Funds									
	Debt Service Funds			Capital Projects Funds		Account Groups		Totals (Memorandum Only)	
	General Fund	Series 2019A-1	Series 2019A-2	Series 2019A-1	Series 2019A-2	General Long Term Debt	General Fixed Assets		
Assets									
Cash and Investments									
General Fund - Invested Cash	\$ 10,173	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,173	
Debt Service Fund									
Interest Account		292,344	147,022	-	-	-	-	439,366	
Sinking Account	-	-	-	-	-	-	-	-	
Reserve Account	-	432,147	217,684	-	-	-	-	649,831	
Revenue	-	-	-	-	-	-	-	-	
Prepayment Account	-	-	337,990	-	-	-	-	337,990	
General Redemption Account	-	-	-	-	-	-	-	-	
Capitalized Interest	-	324	169	-	-	-	-	492	
Retainage Account	-			1,124,740	778,461	-	-	1,903,201	
Construction	-	-	-	247,995	5,973,773	-	-	6,221,768	
Cost of Issuance	-	-	-	-	-	-	-	-	
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	-	-	-	-	-	724,814	-	724,814	
Amount to be Provided by Debt Service Funds	-	-	-	-	-	21,395,186	-	21,395,186	
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	
Total Assets	\$ 10,173	\$ 724,814	\$ 702,865	\$ 1,372,735	\$ 6,752,234	\$ 22,120,000	\$ -	\$ 31,682,821	

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

Governmental Funds									
	Debt Service Funds			Capital Projects Funds		Account Groups		Totals (Memorandum Only)	
	General Fund	Series 2019A-1	Series 2019A-2	Series 2019A-1	Series 2019A-2	General Long Term Debt	General Fixed Assets		
<b>Liabilities</b>									
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Due to Other Funds									
General Fund	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	
Capital Projects Fund(s)									
Bonds Payable									
Current Portion	-	-	-	-	-	\$0	-	-	
Long Term						\$22,120,000		22,120,000	
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-		-	-	
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 22,120,000</b>	<b>\$ -</b>	<b>\$ 22,120,000</b>	
<b>Fund Equity and Other Credits</b>									
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	
Unamortized Premium/Discount on Bonds									
Series 2019A-1	-	-	-	(30,463)	-	-		(30,463)	
Series 2019A-2	-	-	-	(15,308)	-	-		(15,308)	
<b>Fund Balance</b>									
Restricted									
Beginning: October 1, 2020 (Unaudited)	-	724,811	547,858	1,418,501	6,752,206	-	-	9,443,376	
Results from Current Operations	-	3	155,008	6	28	-	-	155,044	
Unassigned									
Beginning: October 1, 2020 (Unaudited)	3,327	-	-	-	-	-	-	3,327	
Results from Current Operations	6,846	-	-			-	-	6,846	
<b>Total Fund Equity and Other Credits</b>	<b>\$ 10,173</b>	<b>\$ 724,814</b>	<b>\$ 702,865</b>	<b>\$ 1,372,735</b>	<b>\$ 6,752,234</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 9,562,821</b>	
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 10,173</b>	<b>\$ 724,814</b>	<b>\$ 702,865</b>	<b>\$ 1,372,735</b>	<b>\$ 6,752,234</b>	<b>\$ 22,120,000</b>	<b>\$ -</b>	<b>\$ 31,682,821</b>	

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

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	-	\$ -	N/A
Interest				
Interest - General Checking	-	-	-	N/A
Special Assessment Revenue				
Special Assessments - On-Roll	-	-	\$ 444,770	0%
Special Assessments - Off-Roll	20,000	20,000	44,985	44%
Developer Contribution	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 20,000</b>	<b>20,000</b>	<b>\$ 489,755</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>				
Executive				
Professional Management	3,333	3,333	40,000	8%
Financial and Administrative				
Audit Services	-	-	4,500	0%
Accounting Services	1,333	1,333	16,000	8%
Assessment Roll Services	1,333	1,333	8,000	17%
Arbitrage Rebate Services	-	-	500	0%
Other Contractual Services				
Legal Advertising	401	401	5,000	8%
Trustee Services	-	-	8,250	0%
Dissemination Agent Services	917	917	500	183%
Property Appraiser Fees	-	-	-	N/A
Bank Service Fees	25	25	350	7%
Communications & Freight Services				
Postage, Freight & Messenger	56	56	750	7%

Prepared by:

**JPWARD and Associates, LLC**

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

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Computer Services - Website Development</b>	50	50	1,500	3%
<b>Insurance</b>	5,381	5,381	5,200	103%
<b>Printing &amp; Binding</b>	150	150	330	46%
<b>Subscription &amp; Memberships</b>	175	175	175	100%
<b>Legal Services</b>				
Legal - General Counsel	-	-	15,000	0%
Legal - Series 2019 Bonds	-	-	-	N/A
Legal - Boundary Amendment	-	-	-	N/A
<b>Other General Government Services</b>				
Engineering Services	-	-	7,500	0%
Contingencies	-	-	-	N/A
Other Current Charges	-	-	-	N/A
<b>Stormwater Management Services</b>				
Professional - Management	-	-	35,000	0%
Field Operations				
Mitigation Monitoring	-	-	-	N/A
Utility Services	-	-	-	N/A
Electric	-	-	-	N/A
Repairs & Maintenance				
Lake System				
Aquatic Weed Control	-	-	59,200	0%
Lake Bank Maintenance	-	-	150,000	0%
Slope Survey Monitoring	-	-	5,000	0%
Water Quality Reporting/Testing	-	-	15,000	0%
Capital Outlay				
Aeration Systems	-	-	-	N/A
Littoral Shelf Plantings	-	-	-	N/A
Erosion Restoration	-	-	-	N/A

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

<b>Description</b>	<b>October</b>	<b>Year to Date</b>	<b>Total Annual Budget</b>	<b>% of Budget</b>
Contingencies	-	-	-	N/A
Contingencies - OVERALL	-	-	12,000	0%
<b>Landscaping</b>				
Repairs & Maintenance	-	-	100,000	0%
<b>Reserves</b>				
Operational Reserve (Future Years)	-	-	-	N/A
<b>Other Fees and Charges</b>	-	-	-	N/A
Discounts/Collection Fees		-	-	
<b>Sub-Total:</b>	<b>13,154</b>	<b>13,154</b>	<b>489,755</b>	<b>3%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 13,154</b>	<b>\$ 13,154</b>	<b>\$ 489,755</b>	<b>3%</b>
Net Increase/ (Decrease) in Fund Balance	6,846	6,846	-	
Fund Balance - Beginning	3,327	3,327	-	
<b>Fund Balance - Ending</b>	<b>\$ 10,173</b>	<b>10,173</b>	<b>\$ -</b>	



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

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	-	\$ -	N/A
<b>Interest Income</b>				
Interest Account	-	-		N/A
Sinking Fund	-	-		N/A
Reserve Account	2	2		N/A
Prepayment Account	-	-		N/A
Revenue Account	-	-		N/A
Capitalized Interest	1	1		N/A
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	-	-	737,770	0%
Special Assessments - Off-Roll	-	-	72,494	N/A
Special Assessments - Prepayment 2019A-1	-	-	-	N/A
<b>Intragovernmental Transfers In</b>	-	-		N/A
<b>Debt Proceeds</b>				
Debt Proceeds Series 2019A-1	-	-		N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 3</b>	<b>3</b>	<b>\$ 810,264</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
Principal Debt Service - Mandatory	\$ -	-	\$ 275,000	0%
Principal Debt Service - Early Redemptions	\$ -	-	\$ -	N/A
Interest Expense	\$ -	-	\$ -	N/A
<b>Operating Transfers Out (To Other Funds)</b>	\$ -	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>-</b>	<b>\$ 275,000</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	3	3	535,264	
Fund Balance - Beginning	724,811	724,811	-	
<b>Fund Balance - Ending</b>	<b>\$ 724,814</b>	<b>724,814</b>	<b>\$ 535,264</b>	

**Esplanade Lake Club Community Development District**  
**Debt Service Fund - Series 2019A-2**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through October 31, 2020**

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	-	\$ -	N/A
<b>Interest Income</b>				
Interest Account	-	-		N/A
Sinking Fund	-	-		N/A
Reserve Account	1	1		N/A
Prepayment Account	1	1		N/A
Revenue Account	-	-		N/A
Capitalized Interest	1	1		N/A
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	-	-	358,214	N/A
Special Assessments - Off-Roll	-	-	50,164	N/A
Special Assessments - Prepayment 2019A-2	155,006	155,006	-	N/A
<b>Intragovernmental Transfers In</b>	-	-		N/A
<b>Debt Proceeds</b>				
Debt Proceeds Series 2019A-2	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 155,008</b>	<b>155,008</b>	<b>\$ 408,378</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
Principal Debt Service - Mandatory	\$ -	-	\$ -	N/A
Principal Debt Service - Early Redemptions	\$ -	-	\$ -	N/A
Interest Expense	\$ -	-	\$ 294,044	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>-</b>	<b>\$ 294,044</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	155,008	155,008	114,334	
Fund Balance - Beginning	547,858	547,858	-	
<b>Fund Balance - Ending</b>	<b>\$ 702,865</b>	<b>702,865</b>	<b>\$ 114,334</b>	

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

Description	October	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>			
Carryforward	\$ -	-	\$ -
<b>Interest Income</b>			
Construction Account	1	1	-
Cost of Issuance	-	-	-
Retainage Account	5	5	-
<b>Debt Proceeds</b>			
Debt Proceeds Series 2019A-1	-	-	-
<b>Operating Transfers In (From Other Funds)</b>	-	-	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 6</b>	<b>\$ 6</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>			
<b>Executive</b>			
Professional Management	-	\$ -	\$ -
<b>Other Contractual Services</b>			
Trustee Services	-	\$ -	\$ -
<b>Printing &amp; Binding</b>	-	\$ -	\$ -
<b>Legal Services</b>			
Legal - Series 2019	-	\$ -	-
<b>Capital Outlay</b>			
Water-Sewer Combination-Construction	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	\$ -	\$ -
Engineering Services	-	\$ -	\$ -
Other Physical Environment	-	\$ -	\$ -
Road Improvements	-	\$ -	-
<b>Underwriters Discount</b>			
Series 2019A-1	-	\$ -	\$ -
<b>Cost of Issuance</b>			
Series 2019A-1	-	\$ -	\$ -
<b>Operating Transfers Out (To Other Funds)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	\$ 6	\$ 6	-
Fund Balance - Beginning	\$ 1,418,501	1,418,501	-
<b>Fund Balance - Ending</b>	<b>\$ 1,418,506</b>	<b>\$ 1,418,506</b>	<b>\$ -</b>

**Esplanade Lake Club Community Development District**  
**Capital Project Fund - Series 2019A-2**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through October 31, 2020**

Description	October	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>			
<b>Carryforward</b>	\$ -	-	\$ -
<b>Interest Income</b>			
Construction Account	24	24	-
Cost of Issuance	-	-	-
Retainage Account	3	3	-
<b>Debt Proceeds</b>			
Debt Proceeds Series 2019A-2	-	-	-
<b>Operating Transfers In (From Other Funds)</b>	-	-	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 28</b>	<b>\$ 28</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>			
<b>Executive</b>			
Professional Management	-	\$ -	\$ -
<b>Other Contractual Services</b>			
Trustee Services	-	\$ -	\$ -
<b>Printing &amp; Binding</b>	-	\$ -	\$ -
<b>Legal Services</b>			
Legal - Series 2019	-	\$ -	-
<b>Capital Outlay</b>			
Water-Sewer Combination-Construction	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	\$ -	\$ -
Engineering Services	-	\$ -	\$ -
Other Physical Environment	-	\$ -	\$ -
Road Improvements	-	\$ -	-
<b>Underwriters Discount</b>			
Series 2019A-2	-	\$ -	\$ -
<b>Cost of Issuance</b>			
Series 2019A-2	-	\$ -	\$ -
<b>Operating Transfers Out (To Other Funds)</b>	\$ -	\$ -	-
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	\$ 28	\$ 28	-
Fund Balance - Beginning	\$ 6,752,206	6,752,206	-
<b>Fund Balance - Ending</b>	<b>\$ 6,752,234</b>	<b>\$ 6,752,234</b>	<b>\$ -</b>