

# ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT

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## MEETING AGENDA

MAY 8, 2025

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PREPARED BY:

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# ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT

May 1, 2025

Board of Supervisors

Esplanade Lake Club Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Esplanade Lake Club Community Development District will be held on **Thursday, May 8, 2025, at 11:00 A.M.** at the offices of **Atwell Engineering, 28100 Bonita Grande Drive, Suite 305, Bonita Springs, Florida 34135.**

The following Webex link and telephone number are provided to join/watch the meeting remotely:

<https://districts.webex.com/districts/j.php?MTID=m06509df0d7e2feab31b1a450bc8321b4>

Access Code: **2331 915 6463**, Event password: **Jpward**

Phone: **408-418-9388** and enter the access code **2331 915 6463**, password: **Jpward** to join the meeting.

*The Public is provided two opportunities to speak during the meeting. The first time is on each agenda item, and the second time is at the end of the agenda, on any other matter not on the agenda. These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.*

## Agenda

1. Call to Order & Roll Call.
2. Consideration of Minutes:
  - I. April 10, 2025 – Regular Meeting Minutes
3. Discussion on Proposed Fiscal Year 2026 Budget.
4. Staff Reports.
  - I. District Attorney.
  - II. District Engineer.
  - III. District Asset Manager.
  - IV. District Manager.
    - a) Supervisor of Elections Qualified Elector Report as of April 15, 2025.
    - b) **Important Board Meeting Dates for Balance of Fiscal Year 2025.**
      1. Public hearings – Proposed Budget Fiscal Year 2026 – **June 12, 2025.**
    - c) Financial Statements for the period ending April 30, 2025 (unaudited).

- 5. Supervisor’s Requests.
- 6. Public Comments.

*Public comment period is for items NOT listed on the agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes.*

- 7. Adjournment

### **Staff Review**

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

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The second order of business is the consideration of the Minutes from the Esplanade Lake Club Board of Supervisors Regular Meetings held on April 10, 2025.

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The third order of business is the review of the District’s Budget for Fiscal Year 2026.

The Budget timeline is as follows:

<b>Date of Action</b>	<b>Action Required</b>	<b>Description</b>
<b>April 10, 2025</b>	Consideration of Proposed Budget by Resolution	Approved Proposed Budget Required
<b>May 8, 2025</b>	Continued Discussion/Amendments of Proposed Budget	No Action required
<b>June 12, 2025</b>	Public Hearing to Adopt Proposed Budget	ADOPTION REQUIRED
<b>Week of August 21, 2025</b>	Adopted Assessment Rate to Property Appraiser/Tax Collector	Manager Responsibility

During this discussion, Members will be allowed to offer amendments to delete or reduce any line item in the Budget as well as propose any additional item(s) that a Board Member wants to add to the Budget.

With the Fiscal Year 2026 Budget, the District is addressing the operations and maintenance of the infrastructure within the District, which includes the Stormwater Management System, i.e. Lakes, Littorals, Lake Banks and Stormwater pipes, Main Irrigation Station, the Front Entrance landscaping,

The Fiscal Year 2026 Budget for operations and capital continue with the goal to keep the Community’s assets well maintained ensuring that the District’s operations include a forward objective for the future in identifying life expectancy and evaluating certain assets that are nearing the end of their useful life.

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The fourth order of business is the consideration of an agreement between the Esplanade Lake Club Homeowners Association and the Esplanade Lake Club Community Development District for the operation, maintenance, and repair of various systems, facilities and infrastructure including, but not limited to, stormwater management improvements, landscaping, and other improvements within the District.

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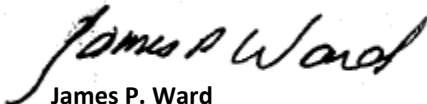
The fifth order of business are staff reports by the District Attorney, District Engineer, and District Asset Manager. The District Manager will review important meeting dates for the remainder of the Fiscal Year.

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The remainder of the agenda is general in nature and if you have any questions and/or comments before the meeting, please do not hesitate to contact me directly by phoning (954) 658-4900.

Sincerely,

**Esplanade Lake Club Community Development District**



**James P. Ward**  
District Manager

***The Fiscal Year 2025 schedule is as follows:***

June 12, 2025 – Public Hearings	July 10, 2025
August 14, 2025	September 11, 2025

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

10 The Regular Meeting of the Board of Supervisors of the Esplanade Lake Club Community Development  
11 District was held on Thursday, April 10, 2025, at 11:00 A.M. at the offices of Atwell Engineering, 28100  
12 Bonita Grande Drive, Suite 304, Bonita Springs, Florida 34135.  
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**Present and constituting a quorum:**

21 Felipe Gonzalez	Chairperson
22 Valerie McChesney	Vice Chairperson
23 Tim Byal	Assistant Secretary
24 Jeff Lux	Assistant Secretary
25 Ryan Futch	Assistant Secretary

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**Also present were:**

32 James P. Ward	District Manager
33 Wes Haber	District Attorney
34 Denise Ganz	Bond Counsel

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**Audience:**

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

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**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. James P. Ward called the meeting to order at approximately 11:00 a.m. He conducted roll call, and all Members of the Board were present, with the exception of Supervisor McChesney, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Discussion of Vacancy**

**Consideration of Resolution 2025-4, a Resolution Re-Designating the Officers of the Esplanade Lake Club Community Development District**

Mr. Ward asked how the Board would like to designate the officers of the Esplanade Lake Club Community Development District.

47 The Board chose to appoint Felipe Gonzalez as Chairperson, Valerie McChesney as Vice Chair and the  
48 remaining Board Members as Assistant Secretaries while Jim Ward would act as Secretary and  
49 Treasurer.

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**On MOTION made by Tim Byal, seconded by Felipe Gonzalez, and with all in favor, Resolution 2025-4 was adopted, and the Chair was authorized to sign.**

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56 **THIRD ORDER OF BUSINESS**

**Consideration of Minutes**

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58 **February 13, 2025 – Regular Meeting Minutes**

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

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**On MOTION made by Ryan Futch, seconded by Felipe Gonzalez, and with all in favor, the February 13, 2025 Regular Meeting Minutes were approved.**

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68 **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-5**

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70 **Consideration of Resolution 2025-5, a Resolution of the Board of Supervisors approving the Proposed**  
71 **Fiscal Year 2026 Budget and setting the Public Hearing on Thursday, June 12, 2025, at 11:00 A.M. at**  
72 **the offices of Atwell Engineering, 28100 Bonita Grande Drive, Suite 304, Bonita Springs, Florida 34135**

73

74 Mr. Ward explained Resolution 2025-5 started the budget process for Fiscal Year 2026 which ran from  
75 October 1, 2025 through September 30, 2026. He indicated this Resolution included a budget for  
76 approval and set the public hearing date for Thursday, June 12, 2025, at 11:00 A.M. He explained  
77 approval of the budget would not bind the Board to anything within the budget but allowed the Board  
78 to move forward with the budget approval process and ultimately set the assessment rate.

79

80 Mr. Jeff Lux asked about the budget approval process.

81

82 Mr. Ward explained the Board had this meeting to discuss and change the budget, and another meeting  
83 could be held in May if the Board chose, but on June 12, the budget had to be adopted and set in place.

84

85 Discussion ensued regarding the budget, when it had to be adopted, and whether the Board would be  
86 able to make adjustments between line items after adoption.

87

88 *Mr. Ward: Your assessment rate for next year is \$1,345.80 per unit. It is \$1,145.78 in the current year.*  
89 *The changes are related mostly to growth occurring in this District at this time. I hope this will level out*  
90 *and 2026 will be the last year of leveling out, and then we should be able to get on a more routine basis.*  
91 *There are 819 units in this District for operations, which includes the annexed parcel, the FGCU*  
92 *annexation parcel, and there was a small annexation in what we call the Northeast Annexation Area.*  
93 *We added 5 units up there, so from the original unit count we added 99 with FGCU and then the*

94 *Northeast Annexation Area, to reach 819 units. Tim pointed out some math errors in here for me, which*  
95 *I will correct before the next meeting, but it won't affect the assessment rates. I'm definitely going to*  
96 *keep the totals the same.* He asked if there were any additional questions; hearing none, he called for a  
97 motion.

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99 Mr. Tim Byal stated he would make the motion but was interested in having the optional meeting in  
100 May to discuss the budget in more detail.

101  
102 The other Board Members agreed a May meeting to discuss the budget and why the assessment rate  
103 was increasing was important. The Board indicated it would like to have Jackie Laroque present at the  
104 next meeting to discuss the District boundaries.

105  
106 Mr. Ward indicated a May meeting would be organized and he would request Jackie Laroque's presence.  
107

**On MOTION made by Tim Byal, seconded by Ryan Futch, and with all in favor, Resolution 2025-5 was adopted, and the Chair was authorized to sign.**

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**FIFTH ORDER OF BUSINESS** **Consideration of Proposals**

**Consideration of Proposals to provide Audit Services to the District for the Fiscal Years 2025-2029**

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117 Mr. Ward stated Florida State law requires special districts to go through a qualification and price-based  
118 process of analysis for audit services. He stated these RFQs were done on a five year basis, so the CDD  
119 would retain an auditor for five years, and at the end of five years the CDD would re-advertise and  
120 obtain new proposals. He stated the CDD received two proposals, one from Grau and Associates, and  
121 the other from Berger Toombs. He indicated over the past 7 to 8 years the prices for these audits  
122 decreased dramatically, but along with the price decrease, the number of companies doing these audits  
123 also decreased dramatically which was why only two companies submitted proposals. He indicated his  
124 team prepared qualification sheet. He stated based on qualifications and pricing, he recommended  
125 ranking Grau #1 and Berger Toombs #2 and authorizing the District Manager to enter into an agreement  
126 with Grau and Associates for auditing services. He asked if there were any questions; hearing none, he  
127 called for a motion.

**On MOTION made by Tim Byal, seconded by Felipe Gonzalez, and with all in favor, Grau was rated #1, Berger Toombs was rated #2, and the District Manager was authorized to move forward with an agreement between Grau and Associates and the CDD for auditing services.**

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134 Discussion ensued regarding the changes to the auditing process for CDDs over the years.

**SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2025-6**

**Consideration of Resolution 2025-6, A Resolution Of The Esplanade Lake Club Community Development District Authorizing The Issuance Of Not Exceeding \$4,500,000 In Aggregate Principal**

141 **Amount Of Its Capital Improvement Revenue Bonds, Series 2025 (Assessment Area Two) To Finance**  
142 **All Or A Portion Of The Cost Of A Series Project Consisting Of Certain Infrastructure And Facilities**  
143 **Benefiting Certain District Lands, Paying Capitalized Interest On The Series 2025 Bonds, Funding The**  
144 **Series Reserve Account For The Series 2025 Bonds And Paying Costs Of Issuance Of The Series 2025**  
145 **Bonds, As More Fully Described Herein; Approving A Third Supplemental Trust Indenture In**  
146 **Connection With The Series 2025 Bonds And Authorizing The Execution Thereof; Ratifying The**  
147 **Appointment Of A Trustee, Paying Agent And Bond Registrar For The Series 2025 Bonds; Providing For**  
148 **Redemption Of The Series 2025 Bonds; Authorizing The Application Of The Proceeds Of The Series**  
149 **2025 Bonds; Approving The Form, And Authorizing Execution, Of A Bond Purchase Contract Providing**  
150 **For The Negotiated Sale Of The Series 2025 Bonds; Delegating To The Chairperson Or Vice-**  
151 **Chairperson, Or In Their Absence Any Member Of The Board Of Supervisors, The Authority To Award**  
152 **The Series 2025 Bonds Within The Parameters Specified Herein; Approving The Form, And Authorizing**  
153 **The Use, Of A Preliminary Limited Offering Memorandum For The Series 2025 Bonds; Approving The**  
154 **Distribution Of A Final Limited Offering Memorandum For The Series 2025 Bonds And The Execution**  
155 **Thereof; Approving The Form, And Authorizing Execution, Of A Continuing Disclosure Agreement;**  
156 **Authorizing Preparation Of Assessment Methodology Reports And Their Use In The Preliminary**  
157 **Limited Offering Memorandum And Final Limited Offering Memorandum, As Applicable, For The**  
158 **Series 2025 Bonds; Providing For Miscellaneous Matters And Authority; Providing For Severability;**  
159 **And Providing An Effective Date**

160

161 *Mr. Ward: Resolution 2025-6 is an award resolution, and Resolution 2025-7 is a completion resolution.*  
162 *We are getting ready to issue bonds for the last phase of development that we have in this project. They*  
163 *are essentially the FGCU lots plus the Northeast Annexation Area for a total of 99 units. We are going to*  
164 *be authorizing a bond amount not to exceed \$4.5 million dollars. I will ask our bond counsel to go*  
165 *through the details. The underwriter is FMS Bonds, out of Miami. Then once we authorize this, they will*  
166 *go through the process of preparing the preliminary offering memorandum which is in process. We will*  
167 *market the bonds, and then it delegates to the Chair the authority to set the pricing for the bonds, and*  
168 *then we will come back with you at another meeting which just confirms the actions of the Chair at that*  
169 *point. Your bond counsel in this is Denise Ganz with Holland and Knight.*

170

171 *Ms. Denise Ganz: This Resolution replaces a resolution which was adopted in the fall because it basically*  
172 *does exactly the same things as the resolution that was adopted in the fall but redesignates everything*  
173 *for the current year. The purpose of this is to put in place the authorization we need to move forward, to*  
174 *market and close the bond issue. It delegates authority to the Chair within the parameters set forth in*  
175 *Resolution, the ability to sign a bond purchase agreement and it approves the negotiated sale of these*  
176 *bonds to FMS bonds. It also appoints a trustee for the bonds, US Bank. The documents attached to the*  
177 *resolution are approved substantially in the forms that are presented. It is the supplemental trust*  
178 *indenture that will ultimately set forth all of the details of the bonds after the pricing. It's the bond*  
179 *purchase contract pursuant to which the bonds will be sold to FMS subject to the parameters that are in*  
180 *the resolutions. It has the form of the preliminary limited offering memorandum that will be used to*  
181 *market the bonds and ultimately turned into a final limited offering memorandum reflecting the pricing*  
182 *details. It has a form of a continuing disclosure agreement that is a customarily required document that*  
183 *the District has entered into with respect to its previously issued bonds to provide continuing information*  
184 *on an annual basis with respect to operating and financial data that's in the offering statements. The*  
185 *parameters are in the document. The maximum principal amount of the bonds won't exceed \$4.5 million*  
186 *dollars. As we will discuss in the next resolution, the bonds will only pay a portion of the cost of the*  
187 *project that's described in the Engineer's Report that was approved last year, noting again that the*  
188 *Engineer's Report referred to the project as the 2024 project, but we are now referring to it as a 2025*



189 *project and before we close the bond issue we will come back to the Board with a supplemental*  
190 *assessment resolution that will set the assessments based on the final pricing details of the bonds. With*  
191 *respect to the bonds, we will not have to do anything more after this resolution is considered and*  
192 *approved to be able to move forward to closing of the bonds.*

193

194 Mr. Byal asked whether the bonds were for the whole community or just FGCU.

195

196 *Mr. Ward: It is only for FGCU and the five lots in the Northeast. It will not affect any of the assessments*  
197 *on the existing lots.*

198

199 *Ms. Ganz: The \$31 million dollar number was the amount initially authorized in 2019 that we validated*  
200 *and then within that cap we've issued the 2019 A1 and A2, and then these bonds. These are all inside*  
201 *that \$31 million dollar umbrella.*

202

203 Discussion ensued regarding the number of lots in the FGCU and Northeast Annexation areas.

204

205 *Mr. Ward: The Northeast Annexation Area never paid a debt assessment. When we annexed them into*  
206 *the CDD in 2024 they paid the operating assessment.*

207

208 *Mr. Byal: So, whatever the disclosure was regarding fees, are they bound to a certain amount or was the*  
209 *bond sized to make the assessment consistent with the other units? How do you bond after the fact?*

210

211 *Mr. Ganz: When you went through the assessment process to levy an assessment on the annexed area*  
212 *including the five lots, for 99 lots, the Engineer's Report determined that the overall infrastructure*  
213 *described in the Master Engineer's Report approved in 2019 functioned as a system of improvements*  
214 *benefiting all of the properties in the District, including the ones that were brought into the District and*  
215 *this project that we are going to be funding a portion of through bonds, is part of that overall system of*  
216 *improvements. The findings of benefit for the project, notwithstanding where it is located, with respect*  
217 *to it being located where the FGCU parcel is, not where the other five units are, the findings were already*  
218 *put into place by the District using the engineer's determinations that the whole system benefits the*  
219 *whole District. So, now what you're doing is putting into place an assessment using the methodology*  
220 *that was approved last year that supplements the methodology that was approved in 2019 and basically*  
221 *uses the same methodology for allocating benefit. We are just taking the costs of this additional*  
222 *component of the project, which is a system of improvements, and are now allocating the cost of that to*  
223 *these units.*

224

225 *Mr. Ward: The total cost that's in the engineer's Report when we levied the assessments in the FGCU and*  
226 *Northeast Annexation areas would be a high number, whatever it was, and we did levy those*  
227 *assessments. We did the mailed notice. We did everything that we normally would do in an assessment*  
228 *levy. What we are doing here, we are not issuing bonds for a higher amount. It's a number that's lower*  
229 *than that. Once we issue, then it will be on there. I can't tell you what Taylor Morrison has disclosed. I*  
230 *do not have that information but it's not as high as what was actually levied on the FGCU property. It is*  
231 *going to be lower than that, but it's going to be different than what's on the rest of the properties.*

232

233 *Mr. Byal: But the bond issue doesn't affect any of the earlier portions of the property development.*

234

235 *Ms. Ganz: Right. There were two separate assessment areas created during the process called*  
236 *Assessment Area 1 and Assessment Area 2 and so we are now in Assessment Area 2, and it is my*

237 *understanding there is no overlap on the debt assessments between Assessment Area 1, which is what's*  
238 *assessed for the 2019 bonds, and Assessment Area 2 which will be what will be assessed for the 2025*  
239 *bonds.*

240

241 *Mr. Lux: Is there an electronic map showing these areas so I can get a better understanding?*

242

243 *Mr. Ward: I do not have a map.*

244

245 *Ms. Ganz: Let me see if there is one in the Engineer's Report I can share.*

246

247 Discussion ensued regarding the bonds.

248

249 Ms. Ganz found a map and shared the map with the Board. *This is in the Engineer's Report. It shows the*  
250 *existing CDD boundary. It shows this expansion parcel, and it shows the northeast expansion parcel.*  
251 *Does that help?*

252

253 *Mr. Ward: This little corner up here is the five lots in what we call the Northeast Annexation.*

254

255 Discussion ensued regarding the map, what each line indicated, where the annexation parcels were  
256 located and what bonds were associated with each area.

257

258 Mr. Lux asked if it was effective to issue a bond for an amount as low as \$4.5 million dollars.

259

260 *Mr. Ward: Yes, it works. And remember the \$4.5 million is a high number for what we are going to do.*

261

262 *Mr. Lux: There wasn't any opportunity to refinance because everything else was lower interest rates than*  
263 *where we are now.*

264

265 *Mr. Ward: And we are still within the 10 year time period. We could not refinance those bonds until*  
266 *2029 at the earliest. Even then it's still going to be hard. The interest rates are in the 5 percent range at*  
267 *the moment.*

268

269 **On MOTION made by Felipe Gonzalez, seconded by Tim Byal, and with**  
270 **all in favor, Resolution 2025-6 was adopted, and the Chair was**  
271 **authorized to sign.**

272

273 *Mr. Ward: The Resolution I am asking you to add to the Agenda is 2025-7. He asked Mr. Wes Haber to*  
274 *present.*

275

276 *Mr. Wes Haber: This is a project completion resolution. It is a resolution that is commonly adopted after*  
277 *bonds are issued. In this case the project that the CDD is going to fund with the proceeds of these bonds*  
278 *is complete and will be acquired by the CDD when the bonds are issued as set forth in the Engineer's*  
279 *Report and Assessment Methodology. Chapter 170 of Florida Statutes provides that when a project is*  
280 *complete, a CDD is to declare the project complete and then credit the difference between the amount of*  
281 *the assessment that was originally levied and the amount of the assessment that will be levied to pay for*  
282 *the project. What this Resolution does is, for purposes of assessments in Chapter 170, it declares the*  
283 *2025 project complete and it also credits what we presently have levied on the property that will secure*

284 *these bonds is a Master Lien that is set as the prior amount of the 6.5 number, and that's what the*  
285 *Master Lien is. But because we know we are going to be issuing bonds in an amount that's less than that*  
286 *project amount plus related finance charges, we are saying that the assessments are going to be credited*  
287 *such that the assessment is going to be, not the higher master amount, but the amount that actually*  
288 *gets allocated when we finalize and issue the bonds to each of those properties based on the amount of*  
289 *the bonds together with those related financing costs. Cost of issuance, reserve accounts, those types of*  
290 *things. This is just a procedural step to deem it complete in accordance with Florida Statute and will be*  
291 *recognized going forward as part of the process when the CDD acquires that project with the proceeds of*  
292 *these bonds.*

293

294 *Mr. Byal: So, the assessment would drop from the \$6.5 million to the \$4.5 million that's in the bond or it*  
295 *drops again from the \$4.5 million if that all doesn't get spent. How does that work?*

296

297 *Mr. Haber: The \$6.5 million is where the assessment is today. That's the Master Lien that was noticed.*  
298 *The \$4.5 million is not final. That is the not to exceed amount that you just approved with your prior*  
299 *bond delegation resolution. What this resolution provides is that the final assessment amount will be*  
300 *when we actually issue the bonds. The final amount will be somewhere under \$4.5 and when we actually*  
301 *know the amount of the bonds and how the assessments are allocated based on that amount, and the*  
302 *interest rate, and what the payments will be, that's what's going to be the final assessment that gets*  
303 *allocated to the property and all the benefiting properties are credited the difference. In other words,*  
304 *that higher master amount goes away, and the lower amount that will be allocated based on the actual*  
305 *bond issue is what will be allocated to all those properties. Once we get through this resolution, there is*  
306 *an additional resolution we would like to have the Board adopt which is a supplemental assessment*  
307 *resolution, which will provide all the specifics as it relates to the bond issue, the actual par amount of the*  
308 *bonds, the interest rate, what the debt service payments will be for the term of the bonds, but we can*  
309 *discuss that when we complete the discussion of this resolution.*

310

311 *Mr. Futch: Is there a true-up on any of the actual units the residents were assessed under the old*  
312 *assessment methodology.*

313

314 *Mr. Haber: Separate from this resolution, in the actual assessment resolution, and also when the bonds*  
315 *are issued, we will enter into what's called a true-up agreement that essentially says if fewer than the*  
316 *number of units planned actually get platted, the land owner, the developer, will have an obligation to*  
317 *pay off the bond debt on the lots that didn't get platted. That way we are not putting extra debt above*  
318 *what is planned for each unit.*

319

320 *Mr. Ward: True, but everything is platted, so it doesn't matter. There won't be a true-up.*

321

322 *Mr. Byal: So, none of those units that were within the expansion area will receive a CDD assessment*  
323 *relative to the financing?*

324

325 *Mr. Ward: They did. They have a larger lien on them. They didn't receive anything on their tax bills,*  
326 *however. They received a notice.*

327

328 *Mr. Byal: They didn't pay any debt financing as a part of their tax bill because there wasn't any at that*  
329 *point. So that will be an adjustment for those people.*

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331 *Mr. Ward: Right.*

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**On MOTION made by Felipe Gonzalez, seconded by Jeff Lux, and with all in favor, Resolution 2025-7 was adopted, and the Chair was authorized to sign.**

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**I. District Attorney**

*Mr. Haber: The only other thing is the supplemental assessment resolution that I mentioned. I know we talked about having another meeting in May. I don't know exactly when we will have the final numbers on these bonds, but sometime between having the final numbers and actually closing on the bonds we will want to come back and do that supplemental assessment resolution. It would be great if we could line it up with that May meeting.*

*Mr. Ward: We are going to have a May meeting for purposes of the budget. If the bond issue gets done ten days before the meeting, we can put this on the Agenda. If not, it would be in June.*

*Ms. Ganz: I don't know if it will be done before the May meeting. I think we are waiting for some diligence items and other things, so we don't really have a schedule yet.*

*Mr. Ward: My guess is we won't make it, so it will just have to be done in June.*

*Ms. Ganz: Or we can do it post-closing.*

*Mr. Haber: Yeah, we can do it post-closing as well.*

**II. District Engineer**

No report.

**III. District Asset Manager**

No report.

**IV. District Manager**

- a) Important Board Meeting Dates for Balance of Fiscal Year 2025**
  - 1. Public hearings – Proposed Budget Fiscal Year 2026 – June 12, 2025**
- b) Financial Statements for period ending February 28, 2025 (unaudited)**
- c) Financial Statements for period ending March 28, 2025 (unaudited)**

No report.

**EIGHTH ORDER OF BUSINESS**

**Public Comments**

379 **Public Comments:** - Public comment period is for items NOT listed on the agenda, and comments are  
380 limited to three (3) minutes per person and assignment of speaking time is not permitted; however,  
381 the Presiding Officer may extend or reduce the time for the public comment period consistent with  
382 Section 286.0114, Florida Statutes

383  
384 Mr. Ward asked if there were any public comments; there were none.

385  
386

387 **NINTH ORDER OF BUSINESS** **Supervisor’s Requests**

388  
389 Mr. Ward asked if there were any questions or comments from the Board; there were none.

390  
391

392 **TENTH ORDER OF BUSINESS** **Adjournment**

393  
394 Mr. Ward adjourned the meeting at approximately 11:40 a.m.

395

**On MOTION made by Felipe Gonzalez, seconded by Tim Byal, and with all in favor, the Meeting was adjourned.**

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400 Esplanade Lake Club Community Development District

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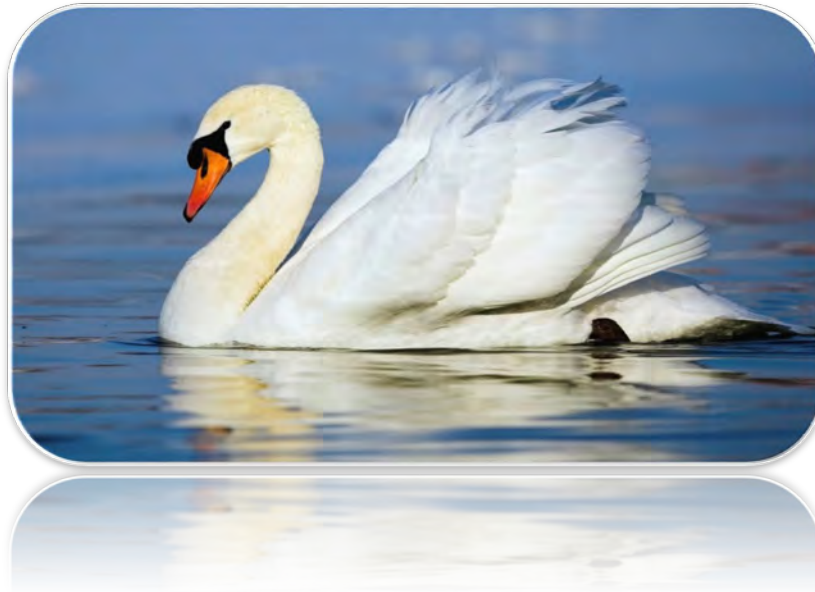
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405 \_\_\_\_\_  
406 James P. Ward, Secretary

\_\_\_\_\_   
Felipe Gonzalez, Chairperson

# ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT

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## PROPOSED BUDGET

FISCAL YEAR 2026 – May 8, 2025 Board Agenda

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FT. LAUDERDALE, FL. 33308

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

**Esplanade Lake Club Community Development District**  
**General Fund - Budget**  
**Fiscal Year 2026**

Description	FY 2025 Adopted Budget	Actual at 04/30/2025	Anticipated Fiscal Year 09/30/2025	FY 2026 Budget	Notes
<b>Revenues and Other Sources</b>					
Carryforward (Available from Prior Year)	\$ -	\$ -	\$ -	\$ -	Cash Over (Short) for Operations
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	
<b>Assessment Revenue</b>					
Assessments - On-Roll	\$ 935,116	\$ 901,300	\$ 935,116	\$ 1,102,214	Property Owners Assessments
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	All Assessments are On-Roll
<b>Contributions - Private Sources</b>					
Taylor Morrison	\$ -	\$ -	\$ -	\$ -	N/A
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 935,116</b>	<b>\$ 901,300</b>	<b>\$ 935,116</b>	<b>\$ 1,102,214</b>	
<b>Appropriations</b>					
<b>Legislative</b>					
Board of Supervisor's Fees	\$ -	\$ 800	\$ 1,800	\$ 2,400	Statutory Required Fees (Waived by Development Board Members
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	FICA (if applicable)
<b>Executive</b>					
Professional - Management	\$ 43,000	\$ 29,583	\$ 43,000	\$ 55,000	District Manager
<b>Financial and Administrative</b>					
Audit Services	\$ 4,400	\$ 4,400	\$ 4,400	\$ 4,500	Statutory required audit yearly
Accounting Services	\$ 36,000	\$ 13,500	\$ 29,250	\$ 40,000	All Funds
Assessment Roll Preparation	\$ 36,000	\$ 13,500	\$ 29,250	\$ 40,000	Par Outstanding and yearly work with Property Appraiser
Arbitrage Rebate Fees	\$ 1,000	\$ 500	\$ 1,000	\$ 1,500	IRS Required Calculation to insure interest on Bonds does not exceed interest paid on bonds
<b>Other Contractual Services</b>					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	Transcription of Board Meeting
Legal Advertising	\$ 3,500	\$ 1,330	\$ 4,067	\$ 4,000	Statutory Required Legal Advertising
Trustee Services	\$ 14,988	\$ 6,988	\$ 11,234	\$ 11,250	Trust Fees for Bonds
Dissemination Agent Services	\$ 7,000	\$ -	\$ 5,000	\$ 7,000	Required Reporting for Bonds
Bond Amortization Schedules	\$ 1,000	\$ 2,100	\$ 2,100	\$ 2,000	Required for Bonds
Property Appraiser & Tax Collector Fees	\$ 700	\$ -	\$ 650	\$ 700	Fees to place assessments on tax bills
Bank Service Fees	\$ 250	\$ -	\$ 250	\$ 250	Bank Fees - Governmental Bank Account
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	
<b>Communications and Freight Services</b>					
Telephone	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 100	\$ 138	\$ 250	\$ 250	Agenda Mailings and other misc mail
Computer Services (Web Site)	\$ 600	\$ 300	\$ 1,800	\$ 2,400	Statutory Maintenance of District Web Site
Rentals and Leases	\$ -	\$ -	\$ -	\$ -	
Insurance	\$ 17,521	\$ 17,575	\$ 17,575	\$ 18,275	General Liability and D&O Liability Insurance
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding	\$ 400	\$ -	\$ 250	\$ 300	Agenda Books and Copies
Office Supplies	\$ -	\$ -	\$ -	\$ -	
<b>Legal Services</b>					
General Counsel	\$ 7,500	\$ 1,352	\$ 7,500	\$ 7,500	District Attorney
Boundary Amendment	\$ -	\$ -	\$ -	\$ -	District Attorney
<b>Sub-Total</b>	<b>\$ 174,134</b>	<b>\$ 92,240</b>	<b>\$ 159,551</b>	<b>\$ 197,500</b>	
<b>Other General Government Services</b>					
Engineering Services					
General Engineering	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	District Engineer (General Services)
Other Assigned Services	\$ -	\$ -	\$ -	\$ -	District Engineer (Special Assigned Services)
Contingencies	\$ -	\$ -	\$ -	\$ -	

**Esplanade Lake Club Community Development District**  
**General Fund - Budget**  
**Fiscal Year 2026**

Description	FY 2025 Adopted Budget	Actual at 04/30/2025	Anticipated Fiscal Year 09/30/2025	FY 2026 Budget	Notes
<b>Sub-Total:</b>	<b>\$ 5,000</b>	<b>\$ -</b>	<b>\$ 5,000</b>	<b>\$ 5,000</b>	
<b>Emergency &amp; Disaster Relief Services</b>					
Emergency & Disaster Relief	\$ -	\$ 41,825	\$ 41,825	\$ -	Hurrican Milton Damage
<b>Sub-Total</b>	<b>\$ -</b>	<b>\$ 41,825</b>	<b>\$ 41,825</b>	<b>\$ -</b>	
<b>Stormwater Management Services</b>					
Professional Services					
Asset Management	\$ 39,000	\$ 16,250	\$ 39,000	\$ 68,000	Field Operations Manager
NPDES Monitoring	\$ -	\$ -	\$ -	\$ -	Federal Pollution Discharge Required Monitoring
Utility Services					
Electric	\$ -	\$ -	\$ -	\$ -	N/A for FY 2026
Repairs & Maintenance					
Lake System					
Aquatic Weed Control	\$ 38,000	\$ 28,925	\$ 39,000	\$ 44,000	Monthly Spraying of Lakes (Additional Lakes)
Lake Bank Maintenance	\$ 20,000	\$ 17,542	\$ 34,000	\$ 34,000	Lake Bank Repairs as needed
Slope Survey Monitoring	\$ -	\$ -	\$ -	\$ -	N/A for FY 2026
Fountain and Aeration Maintenance				\$ 1,500	Quartly PM
Water Quality Reporting	\$ 69,000	\$ 46,920	\$ 68,220	\$ 69,000	Lee County Reporting Requirements
Water Quality Testing (Eagles Key)	\$ 19,000	\$ 5,150	\$ 15,450	\$ 16,000	Tri-Annual water quality sampling & water quality standards rpt
Stormwater Structures	\$ 40,000	\$ -	\$ 40,000	\$ 40,000	Periodic Inspection/Cleaning of Interconnect Pipes
Midge Fly Control	\$ 2,500	\$ 2,242	\$ 3,500	\$ 3,500	Periodic Control of Midge Fly's
Lake 5/6 Fish Stocking	\$ 25,000	\$ -	\$ 26,500	\$ 38,000	Improve Water Quality, Midge Fly Treatment, Improve Fishing
Rip-Rap Repairs	\$ 20,000	\$ -	\$ 30,000	\$ 20,000	Periodic Repairs as needed
Wetland Preserves System					
Wetland Maintenance	\$ 8,000	\$ 11,205	\$ 13,000	\$ 12,000	Periodic Maintenance to remove exotics as needed
Permit Monitoring	\$ -	\$ -	\$ -	\$ -	Release from Monitoring for FY 2026
Contingencies	\$ 15,505	\$ -	\$ 15,000	\$ 13,900	5% of Repairs and Maintenance
Capital Outlay					
Stormwater Structures	\$ -			\$ -	
<b>Sub-Total</b>	<b>\$ 296,005</b>	<b>\$ 128,234</b>	<b>\$ 323,670</b>	<b>\$ 359,900</b>	
<b>Road and Street Services</b>					
Professional Management					
Asset Management	\$ 500	\$ 208	\$ 500	\$ 1,000	
Utility Services					
Electric	\$ -	\$ -	\$ -	\$ -	
Repairs and Maintenance					
Miscellaneous Repairs	\$ 2,000	\$ -	\$ 1,000	\$ 2,000	Center Place Boulevard
Pressure Cleaning of Sidewalk incl. Curb & Gutter	\$ 6,000	\$ -	\$ 2,500	\$ 4,000	Pressure Cleaning of Sidewalk and Curb and Gutter
Contingencies	\$ -	\$ -	\$ -	\$ -	N/A for FY 2026
<b>Sub-Total:</b>	<b>\$ 8,500</b>	<b>\$ 208</b>	<b>\$ 4,000</b>	<b>\$ 7,000</b>	
<b>Landscaping Services</b>					
Professional Services					
Asset Management	\$ 18,000	\$ 7,500	\$ 18,000	\$ 30,000	Field Operatons Manager
Utility Services					
Electric	\$ -	\$ -	\$ -	\$ -	N/A for FY 2026
Repairs & Maintenance					
Landscaping Maintenance	\$ 95,000	\$ 35,173	\$ 85,520	\$ 110,000	Alico Road, Centerplace Blvd & Eagle's Nest
Eagle Key Maintenance	\$ 20,000	\$ 5,150	\$ 15,000	\$ 19,000	Trim non -natives around Palm Tree beds & Trim of Palm Trees



**Esplanade Lake Club Community Development District  
General Fund - Budget  
Fiscal Year 2026**

Description	FY 2025 Adopted Budget	Actual at 04/30/2025	Anticipated Fiscal Year 09/30/2025	FY 2026 Budget	Notes
Tree Trimming	\$ 18,000	\$ -	\$ 12,000	\$ 18,000	Trimming of palms trees in the median and ROW
Landscape Replacements	\$ 10,000	\$ 8,626	\$ 26,000	\$ 10,000	Yearly Replacements as needed
Mulch Installation	\$ 8,000	\$ 7,704	\$ 13,000	\$ 13,000	One (1) full mulch, at 6 month interval touch up
Annuals	\$ 18,000	\$ 6,265	\$ 25,060	\$ 20,000	Three (3) times/year
Landscape Lighting	\$ -	\$ -	\$ -	\$ 1,000	Periodic repair of decorative lighting fixtures
Irrigation System Repairs	\$ 3,000	\$ 819	\$ 1,500	\$ 1,500	Periodic repairs as needed
Hoilday Lighting	\$ -	\$ -	\$ -	\$ 5,000	Center Place Blvd
Miscellaneous Repairs	\$ 2,000	\$ -	\$ 2,000	\$ 2,000	Other Miscellaneous items not accounted for separately
Contingencies	\$ 13,580	\$ -	\$ 10,000	\$ 9,975	5% of Repairs and Maintenance
Capital Outlay					
Eagle Key Improvements	\$ 5,000	\$ -	\$ 11,000	\$ 5,000	Replacement of Dead Palms as needed
Center Pl Blvd Landscape Improvements	\$ 10,000	\$ -	\$ -	\$ 20,000	Replacement of Plants as needed
Fountain and Aeration	\$ -	\$ -	\$ -	\$ 30,000	Identify Lakes for Use of Fountain/Aeration
Contingencies/CEI Services	\$ -	\$ -	\$ -	\$ 19,250	
<b>Sub-Total:</b>	<b>\$ 220,580</b>	<b>\$ 71,237</b>	<b>\$ 219,080</b>	<b>\$ 313,725</b>	
<b>Reserves</b>					
District Asset Restoration	\$ 174,790	\$ -	\$ 125,883	\$ 175,000	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures.
<b>Sub-Total:</b>	<b>\$ 174,790</b>	<b>\$ -</b>	<b>\$ 125,883</b>	<b>\$ 175,000</b>	
<b>Other Fees and Charges</b>					
Discounts/Collection Fees	\$ 56,107	\$ -	\$ 56,107	\$ 44,089	
<b>Sub-Total:</b>	<b>\$ 56,107</b>	<b>\$ -</b>	<b>\$ 56,107</b>	<b>\$ 44,089</b>	
<b>Total Appropriations</b>	<b>\$ 935,116</b>	<b>\$ 333,745</b>	<b>\$ 935,116</b>	<b>\$ 1,102,214</b>	
<b>Fund Balance:</b>					
<b>Change from Current Year Operations</b>	\$ -	\$ 567,555	\$ (0)	\$ -	Cash Over (Short) at Fiscal Year End
Beginning Fund Balance	\$ 522,354	N/A	\$ 522,354	\$ 648,236	
Current Year Reserve Allocation	\$ 174,790	N/A	\$ 125,883	\$ 175,000	Budgeted Funds for Long Term Capital Planning
<b>Ending Fund Balance</b>	<b>\$ 697,144</b>	<b>N/A</b>	<b>\$ 648,236</b>	<b>\$ 823,236</b>	
<b>Fund Balance - Allocations (Use of Funds)</b>					
Operations Reserve	\$ 233,779	N/A	\$ 233,779	\$ 275,553	Required to meet Cash Needs until Assessment Rec'd.
District Asset Restoration Reserve	\$ 463,365	N/A	\$ 414,457	\$ 547,683	Long Term Capital Planning - Balance of Funds - (See Note Above)
<b>Totals:</b>	<b>\$ 697,144</b>	<b>N/A</b>	<b>\$ 648,236</b>	<b>\$ 823,236</b>	
<b>Assessment Rate</b>	<b>\$ 1,141.78</b>			<b>\$ 1,345.80</b>	
<b>CAP Rate - Adopted FY 2024</b>	<b>\$ 1,370.49</b>			<b>\$ 1,370.49</b>	
<b>Total Units Subject to Assessment</b>	<b>819</b>			<b>819</b>	

**Esplanade Lake Club Community Development District**  
**Debt Service Fund - Series 2019 A-1 Bonds - Budget**  
**Fiscal Year 2026**

Description	FY 2025 Adopted Budget	Actual at 04/30/2025	Anticipated Fiscal Year 09/30/2025	FY 2026 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Reserve Account	\$ 17,000	\$ 11,215	\$ 19,226	\$ 18,265
Revenue Account	\$ 18,000	\$ 18,645	\$ 31,963	\$ 30,365
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ 1	\$ 3	\$ -
Capitalized Interest Account		\$ -	\$ -	
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 924,979	\$ 886,285	\$ 924,979	\$ 924,979
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	
<b>Debt Proceeds</b>				
Series 2019 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 959,979</b>	<b>\$ 916,146</b>	<b>\$ 976,172</b>	<b>\$ 973,609</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
Principal Debt Service - Mandatory	\$ 305,000	\$ 305,000	\$ 305,000	\$ 310,000
Principal Debt Service - Early Redemptions		\$ 160,000	\$ 160,000	
Interest Expense	\$ 551,944	\$ 278,553	\$ 548,838	\$ 535,531
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ 60,513	\$ -	\$ 60,513	\$ 60,513
<b>Inerfund Transfers Out</b>		\$ 11,215	\$ 11,215	
<b>Total Expenditures and Other Uses</b>	<b>\$ 917,457</b>	<b>\$ 754,769</b>	<b>\$ 1,085,566</b>	<b>\$ 906,045</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ 42,522	\$ 161,378	\$ (109,394)	\$ 67,565
<b>Fund Balance - Beginning</b>	\$ 1,337,184	\$ 1,337,184	\$ 1,337,184	\$ 1,227,791
<b>Fund Balance - Ending</b>	<b>\$ 1,379,707</b>	<b>\$ 1,498,562</b>	<b>\$ 1,227,791</b>	<b>\$ 1,295,356</b>

**Restricted Fund Balance:**

Reserve Account Requirement	\$ 432,147
Restricted for November 1, 2026	
Principal Due	\$ 320,000
Interest Due	\$ 265,247
<b>Total - Restricted Fund Balance:</b>	<b>\$ 1,017,394</b>

Product Type	Number of Units	Fiscal Year 2025	Fiscal Year 2026
MF 30'-39'	104	\$ 434.90	\$ 434.90
Single Family 30'-39' TV	186	\$ 1,031.41	\$ 1,031.41
Single Family 50' - 59'	182	\$ 1,411.80	\$ 1,411.80
Single Family 60' - 69'	149	\$ 1,633.75	\$ 1,633.75
Single Family 70' - 79'	83	\$ 1,870.97	\$ 1,870.97
Single Family 80' & up	11	\$ 1,956.01	\$ 1,956.01
<b>Total:</b>	<b>715</b>		

**Esplanade Lake Club Community Development District**

**Debt Service Fund - Series 2019 A-1 Bonds - Budget**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service (Calendar)	Par Debt Outstanding
<b>Par Amount Issued:</b>		<b>\$ 14,840,000</b>	<b>Varies</b>			
5/1/2020				\$ 212,761.28		
11/1/2020				\$ 292,343.75	\$ 505,105.03	\$ 14,840,000
5/1/2021				\$ 292,343.75		
11/1/2021		\$ 275,000	3.250%	\$ 292,343.75	\$ 859,687.50	\$ 14,565,000
5/1/2022				\$ 287,875.00		
11/1/2022		\$ 285,000	3.250%	\$ 287,875.00	\$ 860,750.00	\$ 14,280,000
5/1/2023				\$ 283,243.75		
11/1/2023		\$ 295,000	3.250%	\$ 283,243.75	\$ 861,487.50	\$ 13,985,000
5/1/2024				\$ 278,450.00		
11/1/2024	\$ 150,000	\$ 305,000	3.250%	\$ 278,450.00	\$ 861,900.00	\$ 13,530,000
5/1/2025	2/1/2025 \$ 10,000			\$ 270,284.38		\$ 13,520,000
11/1/2025		\$ 310,000	3.250%	\$ 270,284.38	\$ 850,568.76	\$ 13,210,000
5/1/2026				\$ 265,246.88		
11/1/2026		\$ 320,000	3.625%	\$ 265,246.88	\$ 850,493.76	\$ 12,890,000
5/1/2027				\$ 259,446.88		
11/1/2027		\$ 335,000	3.625%	\$ 259,446.88	\$ 853,893.76	\$ 12,555,000
5/1/2028				\$ 253,375.00		
11/1/2028		\$ 345,000	3.625%	\$ 253,375.00	\$ 851,750.00	\$ 12,210,000
5/1/2029				\$ 247,121.88		
11/1/2029		\$ 360,000	3.625%	\$ 247,121.88	\$ 854,243.76	\$ 11,850,000
5/1/2030				\$ 240,596.88		
11/1/2030		\$ 370,000	3.625%	\$ 240,596.88	\$ 851,193.76	\$ 11,480,000
5/1/2031				\$ 233,890.63		
11/1/2031		\$ 385,000	4.000%	\$ 233,890.63	\$ 852,781.26	\$ 11,095,000
5/1/2032				\$ 226,190.63		
11/1/2032		\$ 400,000	4.000%	\$ 226,190.63	\$ 852,381.26	\$ 10,695,000
5/1/2033				\$ 218,190.63		
11/1/2033		\$ 415,000	4.000%	\$ 218,190.63	\$ 851,381.26	\$ 10,280,000
5/1/2034				\$ 209,890.63		
11/1/2034		\$ 435,000	4.000%	\$ 209,890.63	\$ 854,781.26	\$ 9,845,000
5/1/2035				\$ 201,190.63		
11/1/2035		\$ 450,000	4.000%	\$ 201,190.63	\$ 852,381.26	\$ 9,395,000
5/1/2036				\$ 192,190.63		
11/1/2036		\$ 470,000	4.000%	\$ 192,190.63	\$ 854,381.26	\$ 8,925,000
5/1/2037				\$ 182,790.63		
11/1/2037		\$ 485,000	4.000%	\$ 182,790.63	\$ 850,581.26	\$ 8,440,000
5/1/2038				\$ 173,090.63		
11/1/2038		\$ 505,000	4.000%	\$ 173,090.63	\$ 851,181.26	\$ 7,935,000
5/1/2039				\$ 162,990.63		
11/1/2039		\$ 525,000	4.000%	\$ 162,990.63	\$ 850,981.26	\$ 7,410,000
5/1/2040				\$ 152,490.63		
11/1/2040		\$ 545,000	4.000%	\$ 152,490.63	\$ 849,981.26	\$ 6,865,000
5/1/2041				\$ 141,590.63		
11/1/2041		\$ 570,000	4.125%	\$ 141,590.63	\$ 853,181.26	\$ 6,295,000
5/1/2042				\$ 129,834.38		
11/1/2042		\$ 590,000	4.125%	\$ 129,834.38	\$ 849,668.76	\$ 5,705,000
5/1/2043				\$ 117,665.63		
11/1/2043		\$ 615,000	4.125%	\$ 117,665.63	\$ 850,331.26	\$ 5,090,000
5/1/2044				\$ 104,981.25		
11/1/2044		\$ 640,000	4.125%	\$ 104,981.25	\$ 849,962.50	\$ 4,450,000
5/1/2045				\$ 91,781.25		
11/1/2045		\$ 670,000	4.125%	\$ 91,781.25	\$ 853,562.50	\$ 3,780,000
5/1/2046				\$ 77,962.50		

**Esplanade Lake Club Community Development District**

**Debt Service Fund - Series 2019 A-1 Bonds - Budget**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service (Calendar)	Par Debt Outstanding
11/1/2046		\$ 695,000	4.125%	\$ 77,962.50	\$ 850,925.00	\$ 3,085,000
5/1/2047				\$ 63,628.13		
11/1/2047	\$	725,000	4.125%	\$ 63,628.13	\$ 852,256.26	\$ 2,360,000
5/1/2048				\$ 48,675.00		
11/1/2048	\$	755,000	4.125%	\$ 48,675.00	\$ 852,350.00	\$ 1,605,000
5/1/2049				\$ 33,103.13		
11/1/2049	\$	785,000	4.125%	\$ 33,103.13	\$ 851,206.26	\$ 820,000
5/1/2050				\$ 16,912.50		
11/1/2050	\$	820,000	4.125%	\$ 16,912.50	\$ 853,825.00	\$ -

**Esplanade Lake Club Community Development District  
Debt Service Fund - Series 2019 A-2 Bonds - Budget  
Fiscal Year 2026**

Description	FY 2025 Adopted Budget	Actual at 04/30/2025	Anticipated Fiscal Year 09/30/2025	FY 2026 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Revenue Account	\$ 650	\$ 1,582	\$ 2,712	\$ 2,577
Reserve Account	\$ 4,500	\$ 48	\$ 82	\$ 78
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ 5,400	\$ 8,507	\$ 14,584	\$ 13,854
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Off-Roll	\$ 159,144	\$ 123,098	\$ 123,098	\$ 94,437
Special Assessment - Prepayment	\$ -	\$ 732,716	\$ 732,716	\$ -
<b>Debt Proceeds</b>				
Series 2019 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 169,694</b>	<b>\$ 865,951</b>	<b>\$ 873,192</b>	<b>\$ 110,947</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>	\$ 55,000	\$ 55,000	\$ 55,000	\$ 40,000
<b>Principal Debt Service - Early Redemptions</b>	\$ -	\$ 710,000	\$ 710,000	\$ -
<b>Interest Expense</b>	\$ 104,144	\$ 45,506	\$ 72,059	\$ 52,456
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ -	\$ -	\$ -	\$ -
<b>Inerfund Transfers Out</b>	\$ -	\$ 1,582	\$ 1,582	\$ 1,981
<b>Total Expenditures and Other Uses</b>	<b>\$ 159,144</b>	<b>\$ 812,088</b>	<b>\$ 838,641</b>	<b>\$ 94,437</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ 10,550	\$ 53,863	\$ 34,551	\$ 16,509
<b>Fund Balance - Beginning</b>	\$ 397,720	\$ 397,720	\$ 397,720	\$ 432,270
<b>Fund Balance - Ending</b>	<b>\$ 397,720</b>	<b>\$ 451,583</b>	<b>\$ 432,270</b>	<b>\$ 448,780</b>

**Restricted Fund Balance:**

Reserve Account Requirement	\$ 435,369
Restricted for November 1, 2026	
Principal Due	\$ 30,000
Interest Due	\$ 25,903
<b>Total - Restricted Fund Balance:</b>	<b>\$ 491,272</b>

Product Type	Number of Units	FY 2025 Rate	FY 2026 Rate
Single Family 30' - 39'	0	N/A	N/A
Single Family 50' - 59'	167	\$ 922.84	\$ 922.84
Single Family 60' - 69'	65	\$ 1,079.62	\$ 1,079.62
Single Family 70' - 79'	15	\$ 1,165.79	\$ 1,165.79
Single Family 80' & up	0	\$ -	\$ -
<b>LANDS TO BE ANNEXED</b>			
Single Family 50' - 59'	0	\$ 946.55	\$ 946.55
Multi Family Product	104	\$ 291.25	\$ 291.25
Single Family 60' - 69'	0	\$ 1,113.59	\$ 1,113.59
<b>Total:</b>	<b>351</b>		

**Esplanade Lake Club Community Development District**

**Debt Service Fund - Series 2019 A-2 Bonds - Budget**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service (Calander)	Par Debt Outstanding
<b>Par Amount Issued:</b>		<b>\$ 7,465,000</b>	<b>Varies</b>			
5/1/2020				\$ 106,999.25		
11/1/2020	\$ 185,000			\$ 147,021.88	\$ 254,021.13	\$ 7,280,000
5/1/2021	\$ 835,000			\$ 147,021.88		
11/1/2021	\$ 465,000		3.250%	\$ 147,021.88	\$ 404,043.76	\$ 5,980,000
5/1/2022	\$ 1,265,000			\$ 107,600.00		
11/1/2022	\$ 155,000	\$ 110,000	3.250%	\$ 107,600.00	\$ 325,200.00	\$ 4,450,000
5/1/2023	\$ 1,160,000			\$ 105,812.50		\$ 3,290,000
11/1/2023	\$ 155,000	\$ 90,000	3.250%	\$ 65,181.25	\$ 260,993.75	\$ 3,045,000
5/1/2024	\$ 950,000			\$ 52,568.75		\$ 2,095,000
11/1/2024	\$ 330,000	\$ 55,000	3.250%	\$ 52,568.75	\$ 160,137.50	\$ 1,710,000
5/1/2025	\$ 380,000			\$ 26,553.13		\$ 1,330,000
11/1/2025		\$ 40,000	3.250%	\$ 26,553.13	\$ 93,106.26	\$ 1,290,000
5/1/2026				\$ 25,903.13		
11/1/2026		\$ 30,000	3.625%	\$ 25,903.13	\$ 81,806.26	\$ 1,260,000
5/1/2027				\$ 25,359.38		
11/1/2027		\$ 35,000	3.625%	\$ 25,359.38	\$ 85,718.76	\$ 1,225,000
5/1/2028				\$ 24,725.00		
11/1/2028		\$ 35,000	3.625%	\$ 24,725.00	\$ 84,450.00	\$ 1,190,000
5/1/2029				\$ 24,090.63		
11/1/2029		\$ 35,000	3.625%	\$ 24,090.63	\$ 83,181.26	\$ 1,155,000
5/1/2030				\$ 23,456.25		
11/1/2030		\$ 35,000	3.625%	\$ 23,456.25	\$ 81,912.50	\$ 1,120,000
5/1/2031				\$ 22,821.88		
11/1/2031		\$ 35,000	4.000%	\$ 22,821.88	\$ 80,643.76	\$ 1,085,000
5/1/2032				\$ 22,121.88		
11/1/2032		\$ 40,000	4.000%	\$ 22,121.88	\$ 84,243.76	\$ 1,045,000
5/1/2033				\$ 21,321.88		
11/1/2033		\$ 40,000	4.000%	\$ 21,321.88	\$ 82,643.76	\$ 1,005,000
5/1/2034				\$ 20,521.88		
11/1/2034		\$ 40,000	4.000%	\$ 20,521.88	\$ 81,043.76	\$ 965,000
5/1/2035				\$ 19,721.88		
11/1/2035		\$ 45,000	4.000%	\$ 19,721.88	\$ 84,443.76	\$ 920,000
5/1/2036				\$ 18,821.88		
11/1/2036		\$ 45,000	4.000%	\$ 18,821.88	\$ 82,643.76	\$ 875,000
5/1/2037				\$ 17,921.88		
11/1/2037		\$ 45,000	4.000%	\$ 17,921.88	\$ 80,843.76	\$ 830,000
5/1/2038				\$ 17,021.88		
11/1/2038		\$ 50,000	4.000%	\$ 17,021.88	\$ 84,043.76	\$ 780,000
5/1/2039				\$ 16,021.88		
11/1/2039		\$ 50,000	4.000%	\$ 16,021.88	\$ 82,043.76	\$ 730,000
5/1/2040				\$ 15,021.88		
11/1/2040		\$ 55,000	4.000%	\$ 15,021.88	\$ 85,043.76	\$ 675,000
5/1/2041				\$ 13,921.88		
11/1/2041		\$ 55,000	4.125%	\$ 13,921.88	\$ 82,843.76	\$ 620,000
5/1/2042				\$ 12,787.50		

**Esplanade Lake Club Community Development District**

**Debt Service Fund - Series 2019 A-2 Bonds - Budget**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service (Calander)	Par Debt Outstanding
11/1/2042		\$ 60,000	4.125%	\$ 12,787.50	\$ 85,575.00	\$ 560,000
5/1/2043				\$ 11,550.00		
11/1/2043		\$ 60,000	4.125%	\$ 11,550.00	\$ 83,100.00	\$ 500,000
5/1/2044				\$ 10,312.50		
11/1/2044		\$ 65,000	4.125%	\$ 10,312.50	\$ 85,625.00	\$ 435,000
5/1/2045				\$ 8,971.88		
11/1/2045		\$ 65,000	4.125%	\$ 8,971.88	\$ 82,943.76	\$ 370,000
5/1/2046				\$ 7,631.25		
11/1/2046		\$ 70,000	4.125%	\$ 7,631.25	\$ 85,262.50	\$ 300,000
5/1/2047				\$ 6,187.50		
11/1/2047		\$ 70,000	4.125%	\$ 6,187.50	\$ 82,375.00	\$ 230,000
5/1/2048				\$ 4,743.75		
11/1/2048		\$ 75,000	4.125%	\$ 4,743.75	\$ 84,487.50	\$ 155,000
5/1/2049				\$ 3,196.88		
11/1/2049		\$ 75,000	4.125%	\$ 3,196.88	\$ 81,393.76	\$ 80,000
5/1/2050				\$ 1,650.00		
11/1/2050		\$ 80,000	4.125%	\$ 1,650.00	\$ 83,300.00	\$ -
				<b>\$ 1,011,737.67</b>		

**IN WITNESS WHEREOF**, the parties execute this Agreement to be effective the day and year first written above.

**ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT**

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

Its: \_\_\_\_\_

**ESPLANADE LAKE CLUB HOMEOWNERS ASSOCIATION, INC.**

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

Its: \_\_\_\_\_

**EXHIBIT A:** Scope of Work

**DRAFT**



**EXHIBIT A  
SCOPE OF WORK**

**DISTRICT IMPROVEMENTS**

The Association shall operate, maintain and repair the following District improvements:

- ***Buffer along Alico Road as depicted below:***

**MAINTENANCE PROGRAM**

- ***Conservation (If Any)*** - On a schedule necessary to meet the applicable District permit requirements, HOA shall conduct any monitoring and maintenance of any conservation / mitigation areas – including removal of nuisance / exotic species – to ensure that the District is in compliance with applicable permit requirements.
- ***Landscaping/Irrigation***
  - HOA shall conduct common mowing of the District common areas (every other week from March 1 through November 1, and once per month from November 1 through March 1).
  - HOA shall conduct weeding, edging and tree trimming on an as needed basis.
  - HOA shall provide pest control, fertilizer and mulch to all common area flower/tree beds and other landscaping on a schedule necessary to meet community standards.
  - HOA shall inspect and maintain the irrigation system within the District common areas on an as-needed basis and to ensure that it is properly functioning.

# J.P. WARD AND ASSOCIATES, LLC.

2301 N.E. 37<sup>th</sup> ST  
FORT LAUDERDALE FL 33308

Lee County – Community Development Districts  
FLORIDA

04/15/2025

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2025
Esplanade Lake Club	1,115
Ibis Landing	164
Miromar Lakes	1,344
Palermo	669
Timber Creek Southwest	1,544

Tammy Lipa – Voice: 239-533-6329

Email: [tlipa@lee.vote](mailto:tlipa@lee.vote)

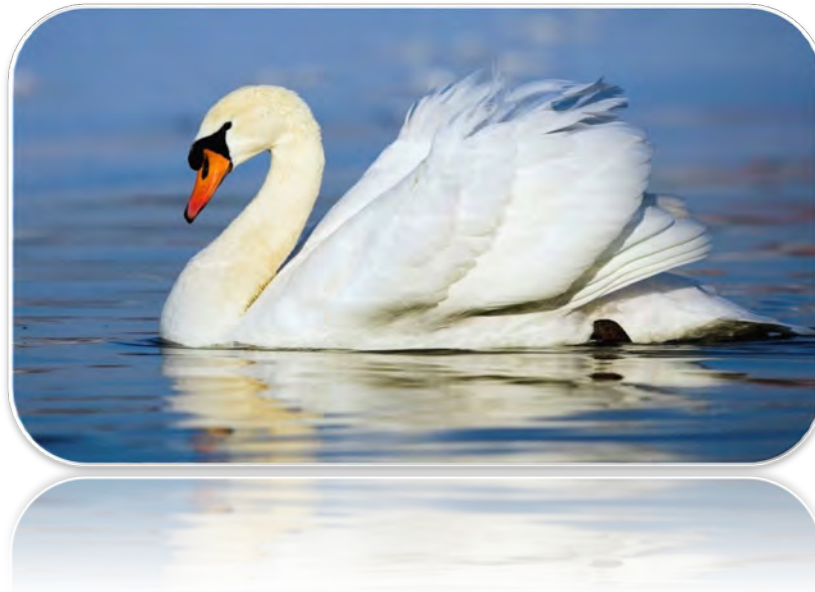
Send to: James P. Ward [jimward@jpwardassociates.com](mailto:jimward@jpwardassociates.com) Phone: 954-658-4900

Cc: Cori Dissinger [coridissinger@jpwardassociates.com](mailto:coridissinger@jpwardassociates.com) Phone: 407-913-3545

Cc: Katey Selchan [katherineselchan@jpwardassociates.com](mailto:katherineselchan@jpwardassociates.com)

# ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - APRIL 2025

FISCAL YEAR 2025

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 333308

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

*Esplanade Lake Club Community Development District*

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*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

**Esplanade Lake Club Community Development District  
Balance Sheet  
for the Period Ending April 30, 2025**

	Governmental Funds								Totals (Memorandum Only)
	Debt Service Funds			Capital Projects Funds		Account Groups			
	General Fund	Series 2019A-1	Series 2019A-2	Series 2019A-1	Series 2019A-2	General Long Term Debt	General Fixed Assets		
<b>Assets</b>									
<b>Cash and Investments</b>									
General Fund - Invested Cash	\$ 1,089,909	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,089,909
Debt Service Fund									
Interest Account	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-
Reserve Account	-	427,391	46,553	-	-	-	-	-	473,944
Revenue	-	1,070,966	27,755	-	-	-	-	-	1,098,721
Prepayment Account	-	206	377,274	-	-	-	-	-	377,480
General Redemption Account	-	-	-	-	-	-	-	-	-
Capitalized Interest	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-
Construction	-	-	-	31,185	10,778	-	-	-	41,963
Cost of Issuance	-	-	-	-	-	-	-	-	-
<b>Due from Other Funds</b>									
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-
<b>Market Valuation Adjustments</b>									
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-
Assessments Receivable/Deposits	-	-	-	-	-	-	-	-	-
Contribution from Taylor Morrison	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	1,950,145	-	-	1,950,145
Amount to be Provided by Debt Service Funds	-	-	-	-	-	12,899,855	-	-	12,899,855
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	8,646,114	-	8,646,114
<b>Total Assets</b>	<b>\$ 1,089,909</b>	<b>\$ 1,498,563</b>	<b>\$ 451,582</b>	<b>\$ 31,185</b>	<b>\$ 10,778</b>	<b>\$ 14,850,000</b>	<b>\$ 8,646,114</b>	<b>\$ -</b>	<b>\$ 26,578,131</b>

**Esplanade Lake Club Community Development District**  
**Balance Sheet**  
**for the Period Ending April 30, 2025**

	Governmental Funds								Totals (Memorandum Only)
	Debt Service Funds			Capital Projects Funds		Account Groups			
	General Fund	Series 2019A-1	Series 2019A-2	Series 2019A-1	Series 2019A-2	General Long Term Debt	General Fixed Assets		
<b>Liabilities</b>									
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Developer</b>	-	-	-	-	-	-	-	-	-
<b>Developer Advance</b>	-	-	-	-	455,267	-	-	-	455,267
<b>Due to Other Funds</b>									
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-
<b>Bonds Payable</b>									
Current Portion (Due within 12 months)									
Series 2019A-1	-	-	-	-	-	310,000	-	-	310,000
Series 2019A-2	-	-	-	-	-	40,000	-	-	40,000
Long Term									
Series 2019A-1	-	-	-	-	-	13,210,000	-	-	13,210,000
Series 2019A-2	-	-	-	-	-	1,290,000	-	-	1,290,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	-
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 455,267</b>	<b>\$ 14,850,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,305,267</b>
<b>Fund Equity and Other Credits</b>									
<b>Investment in General Fixed Assets</b>	-	-	-	-	-	-	8,646,114	-	8,646,114
<b>Unamortized Premium/Discount on Bonds</b>									
<b>Series 2019A-1</b>	-	-	-	-	-	-	-	-	-
<b>Series 2019A-2</b>	-	-	-	-	-	-	-	-	-
<b>Retainage Payable</b>	-	-	-	-	-	-	-	-	-
<b>Fund Balance</b>									
<b>Restricted</b>									
Beginning: October 1, 2024 (Unaudited)	-	1,337,184	397,720	19,336	(446,325)	-	-	-	1,307,915
Results from Current Operations	-	161,378	53,863	11,848	1,836	-	-	-	228,925
<b>Unassigned</b>									
Beginning: October 1, 2024 (Unaudited)	522,354	-	-	-	-	-	-	-	522,354
Results from Current Operations	567,555	-	-	-	-	-	-	-	567,555
<b>Total Fund Equity and Other Credits</b>	<b>\$ 1,089,909</b>	<b>\$ 1,498,563</b>	<b>\$ 451,582</b>	<b>\$ 31,185</b>	<b>\$ (444,489)</b>	<b>\$ -</b>	<b>\$ 8,646,114</b>	<b>\$ -</b>	<b>\$ 11,272,864</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 1,089,909</b>	<b>\$ 1,498,563</b>	<b>\$ 451,582</b>	<b>\$ 31,185</b>	<b>\$ 10,778</b>	<b>\$ 14,850,000</b>	<b>\$ 8,646,114</b>	<b>\$ -</b>	<b>\$ 26,578,131</b>

Prepared by:

**JPWARD and Associates, LLC**

**Esplanade Lake Club Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2025**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest</b>										
Interest - General Checking	-	-	-	-	-	-	-	-	-	0%
<b>Special Assessment Revenue</b>										
Special Assessments - On-Roll	2,426	148,185	486,412	216,381	13,802	12,886	21,208	901,300	935,116	96%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	0%
<b>Other Fees and Charges</b>										
Discounts/Collection Fees	-	-	-	-	-	-	-	-	(56,107)	0%
<b>Developer Contribution</b>										
Developer Contribution	-	-	-	-	-	-	-	-	-	0%
<b>Intragovernmental Transfer In</b>										
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 2,426</b>	<b>\$ 148,185</b>	<b>\$ 486,412</b>	<b>\$ 216,381</b>	<b>\$ 13,802</b>	<b>\$ 12,886</b>	<b>\$ 21,208</b>	<b>\$ 901,300</b>	<b>\$ 935,116</b>	<b>96%</b>
<b>Expenditures and Other Uses</b>										
<b>Legislative</b>										
Board of Supervisor's Fees	-	-	200	-	200	-	400	800	-	0%
<b>Executive</b>										
Professional Management	3,583	3,583	3,583	8,083	3,583	3,583	3,583	29,583	43,000	69%
<b>Financial and Administrative</b>										
Audit Services	-	-	-	4,400	-	-	-	4,400	4,400	100%
Accounting Services	2,250	2,250	2,250	-	2,250	2,250	2,250	13,500	36,000	38%
Assessment Roll Services	2,250	2,250	2,250	-	2,250	2,250	2,250	13,500	36,000	38%
Arbitrage Rebate Services	-	-	-	-	-	500	-	500	1,000	50%
<b>Other Contractual Services</b>										
Legal Advertising	-	-	765	-	-	565	-	1,330	3,500	38%
Trustee Services	-	-	-	6,988	-	-	-	6,988	14,988	47%
Dissemination Agent Services	-	-	-	-	-	-	-	-	7,000	0%
Bond Amortization Schedules	-	1,000	-	-	600	-	500	2,100	1,000	210%
Property Appraiser & Tax Collector Fees	-	-	-	-	-	-	-	-	700	0%
Bank Service Fees	-	-	-	-	-	-	-	-	250	0%

**Esplanade Lake Club Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2025**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Communications &amp; Freight Services</b>										
Postage, Freight & Messenger	31	12	23	12	24	24	12	138	100	138%
<b>Computer Services - Website Development</b>	-	-	-	300	-	-	-	300	600	50%
<b>Insurance</b>	17,575	-	-	-	-	-	-	17,575	17,521	100%
<b>Printing &amp; Binding</b>	-	-	-	-	-	-	-	-	400	0%
<b>Subscription &amp; Memberships</b>	-	175	-	-	-	-	-	175	175	100%
<b>Legal Services</b>										
Legal - General Counsel	-	-	762	475	-	115	-	1,352	7,500	18%
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	0%
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	0%
<b>Other General Government Services</b>										
Engineering Services	-	-	-	-	-	-	-	-	5,000	0%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	-	0%
Other Current Charges	-	-	-	-	-	-	-	-	-	0%
<b>Emergency &amp; Disaster Relief Services</b>										
Hurricane Milton	800	-	-	41,025	-	-	-	41,825	-	0%
<b>Road and Street Services</b>										
Professional Management										
Asset Management	-	42	500	42	42	42	-	667	500	133%
Utility Services										
Electric	-	-	-	-	-	-	-	-	-	0%
Repairs and Maintenance										
Miscellaneous Repairs	-	-	-	-	-	-	-	-	2,000	0%
Pressure Cleaning	-	-	-	-	-	-	-	-	6,000	0%
Contingencies	-	-	-	-	-	-	-	-	-	0%
Capital Outlay - Roadway Improvement	-	-	-	-	-	-	-	-	-	0%



**Esplanade Lake Club Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2025**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Stormwater Management Services</b>										
Professional - Management	-	3,250	3,250	3,250	3,250	3,250	-	16,250	39,000	42%
Professional - NPDES Monitoring	-	-	-	-	-	-	-	-	-	0%
Field Operations										
Mitigation Monitoring	-	-	-	-	-	-	-	-	-	0%
Utility Services	-	-	-	-	-	-	-	-	-	0%
Electric	-	-	-	-	-	-	-	-	-	0%
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	0%
Lake System										
Aquatic Weed Control	-	5,865	12,974	6,816	5,000	5,000	5,000	40,655	38,000	107%
Lake Bank Maintenance	-	-	15,962	1,580	-	-	-	17,542	20,000	88%
Slope Survey Monitoring	-	-	-	-	-	-	-	-	-	0%
Water Quality Reporting	-	-	-	-	-	29,325	5,865	35,190	69,000	51%
Water Quality Testing	-	-	-	-	5,150	-	-	5,150	19,000	27%
Stormwater Structures	-	-	-	-	-	-	-	-	40,000	0%
Midge Fly Control	-	-	-	-	1,121	1,121	-	2,242	2,500	90%
Lake 5/6 Fish Stocking	-	-	-	-	-	-	-	-	25,000	0%
Wetland Preserves System										
Wetland Maintenance	-	2,250	-	714	2,964	4,564	714	11,205	8,000	140%
Permit Monitoring	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	15,505	0%
Capital Outlay										
Aeration Systems	-	-	-	-	-	-	-	-	-	0%
Littoral Shelf Plantings	-	-	-	-	-	-	-	-	-	0%
Erosion Restoration	-	-	-	-	-	-	-	-	-	0%
Stormwater Structures	-	-	-	-	-	-	-	-	-	0%

**Esplanade Lake Club Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2025**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Landscaping</b>										
Professional Services										
Asset Management	-	1,500	1,042	1,500	1,500	1,500	-	7,042	18,000	39%
Utility Services										
Electric	-	-	-	-	-	-	-	-	-	0%
Repairs & Maintenance										
Landscape Maintenance	-	1,667	5,417	8,377	1,667	8,377	6,710	32,213	95,000	34%
Eagle Key Maintenance	-	5,150	2,960	-	-	-	-	8,110	20,000	41%
Tree Trimming	-	-	-	-	-	-	-	-	18,000	0%
Landscape Replacements	-	-	-	5,172	-	-	3,454	8,626	10,000	86%
Landscape & Shrub Replacements	-	-	-	-	-	-	-	-	-	0%
Mulch Installation	-	-	-	7,704	-	-	-	7,704	8,000	96%
Annuals	-	-	3,492	-	-	2,773	-	6,265	18,000	35%
Landscape Lighting	-	-	-	-	-	-	-	-	-	0%
Irrigation System Repairs	-	819	-	-	-	-	-	819	3,000	27%
Rip-Rap Repairs	-	-	-	-	-	-	-	-	20,000	0%
Miscellaneous Repairs	-	-	-	-	-	-	-	-	2,000	0%
Mulch Repairs	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	13,580	0%
Capital Outlay										
Eagle Key Improvements	-	-	-	-	-	-	-	-	5,000	0%
Center PI Blvd Landscape Improvements	-	-	-	-	-	-	-	-	10,000	0%

**Esplanade Lake Club Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2025**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Reserves</b>										
District Asset Restoration	-	-	-	-	-	-	-	-	174,790	0%
<b>Sub-Total:</b>	<b>26,490</b>	<b>29,812</b>	<b>55,430</b>	<b>96,436</b>	<b>29,600</b>	<b>65,239</b>	<b>30,738</b>	<b>333,745</b>	<b>879,009</b>	<b>38%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 26,490</b>	<b>\$ 29,812</b>	<b>\$ 55,430</b>	<b>\$ 96,436</b>	<b>\$ 29,600</b>	<b>\$ 65,239</b>	<b>\$ 30,738</b>	<b>\$ 333,745</b>	<b>\$ 879,009</b>	<b>38%</b>
Net Increase/ (Decrease) in Fund Balance	(24,064)	118,373	430,982	119,944	(15,798)	(52,352)	(9,530)	567,555	-	
Fund Balance - Beginning	522,354	498,290	616,663	1,047,645	1,167,589	1,151,791	1,099,439	522,354	522,354	
<b>Fund Balance - Ending</b>	<b>\$ 498,290</b>	<b>\$ 616,663</b>	<b>\$ 1,047,645</b>	<b>\$ 1,167,589</b>	<b>\$ 1,151,791</b>	<b>\$ 1,099,439</b>	<b>\$ 1,089,909</b>	<b>\$ 1,089,909</b>	<b>\$ 522,354</b>	

**Esplanade Lake Club Community Development District**  
**Debt Service Fund - Series 2019A-1**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2025**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>										
Interest Account	-	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	-	0%
Reserve Account	1,788	1,737	1,614	1,600	1,542	1,393	1,542	11,215	17,000	66%
Prepayment Account	1	1	-	-	-	-	-	1	-	0%
Revenue Account	3,102	3,030	690	1,831	2,921	3,326	3,745	18,645	18,000	104%
Capitalized Interest	-	-	-	-	-	-	-	-	-	0%
<b>Special Assessment Revenue</b>										
Special Assessments - On-Roll	2,385	145,716	478,308	212,776	13,572	12,672	20,855	886,285	924,979	96%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayment 2019A-1	-	-	-	-	-	-	-	-	-	0%
<b>Other Fees and Charges</b>										
Discounts for Early Payment	-	-	-	-	-	-	-	-	(60,513)	0%
<b>Developer Contribution</b>										
Developer Contribution	-	-	-	-	-	-	-	-	-	0%
<b>Intragovernmental Transfers In</b>										
Intragovernmental Transfers In	-	-	-	-	-	-	-	-	-	0%
<b>Debt Proceeds</b>										
Debt Proceeds Series 2019A-1	-	-	-	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 7,276</b>	<b>\$ 150,484</b>	<b>\$ 480,612</b>	<b>\$ 216,207</b>	<b>\$ 18,036</b>	<b>\$ 17,390</b>	<b>\$ 26,141</b>	<b>916,147</b>	<b>\$ 899,466</b>	<b>102%</b>
<b>Expenditures and Other Uses</b>										
<b>Debt Service</b>										
Principal Debt Service - Mandatory	-	305,000	-	-	-	-	-	305,000	305,000	100%
Principal Debt Service - Early Redemptions	-	150,000	-	-	10,000	-	-	160,000	-	0%
Interest Expense	-	278,450	-	-	103	-	-	278,553	551,944	50%
Operating Transfers Out (To Other Funds)	1,788	1,737	1,614	1,600	1,542	1,393	1,542	11,215	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 1,788</b>	<b>\$ 735,187</b>	<b>\$ 1,614</b>	<b>\$ 1,600</b>	<b>\$ 11,645</b>	<b>\$ 1,393</b>	<b>\$ 1,542</b>	<b>754,769</b>	<b>\$ 856,944</b>	<b>88%</b>
Net Increase/ (Decrease) in Fund Balance	5,489	(584,703)	478,998	214,607	6,390	15,997	24,600	161,378	42,522	
Fund Balance - Beginning	1,337,184	1,342,673	757,970	1,236,968	1,451,575	1,457,966	1,473,963	1,337,184	1,337,184	
<b>Fund Balance - Ending</b>	<b>\$ 1,342,673</b>	<b>\$ 757,970</b>	<b>\$ 1,236,968</b>	<b>\$ 1,451,575</b>	<b>\$ 1,457,966</b>	<b>\$ 1,473,963</b>	<b>\$ 1,498,563</b>	<b>1,498,563</b>	<b>\$ 1,379,706</b>	

**Esplanade Lake Club Community Development District**  
**Debt Service Fund - Series 2019A-2**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2025**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>										
Interest Account	-	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	-	0%
Reserve Account	287	263	244	225	199	180	184	1,582	4,500	35%
Prepayment Account	992	1,708	695	1,224	1,581	1,114	1,193	8,507	5,400	158%
Revenue Account	-	38	-	-	1	1	9	48	650	7%
Capitalized Interest	-	-	-	-	-	-	-	-	-	0%
<b>Special Assessment Revenue</b>										
Special Assessments - On-Roll	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Off-Roll	96,684	-	-	3,781	-	-	22,632	123,098	130,835	94%
Special Assessments - Prepayment 2019A-2	134,616	117,874	142,220	274,994	12,173	12,173	38,666	732,716	30,290	2419%
<b>Intragovernmental Transfers In</b>										
Debt Proceeds	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds Series 2019A-2	-	-	-	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 232,580</b>	<b>\$ 119,883</b>	<b>\$ 143,159</b>	<b>\$ 280,224</b>	<b>\$ 13,953</b>	<b>\$ 13,467</b>	<b>\$ 62,685</b>	<b>\$ 865,951</b>	<b>\$ 171,675</b>	<b>504%</b>
<b>Expenditures and Other Uses</b>										
<b>Debt Service</b>										
Principal Debt Service - Mandatory	-	55,000	-	-	-	-	-	55,000	55,000	100%
Principal Debt Service - Early Redemptions	-	330,000	-	-	380,000	-	-	710,000	-	0%
Interest Expense	-	41,688	-	-	3,819	-	-	45,506	104,144	44%
Operating Transfers Out (To Other Funds)	287	263	244	225	199	180	184	1,582	1,981	80%
<b>Total Expenditures and Other Uses:</b>	<b>287</b>	<b>426,951</b>	<b>244</b>	<b>225</b>	<b>384,018</b>	<b>180</b>	<b>184</b>	<b>812,088</b>	<b>\$ 161,125</b>	<b>504%</b>
Net Increase/ (Decrease) in Fund Balance	232,293	(307,068)	142,915	279,999	(370,064)	13,288	62,501	53,863	10,550	
Fund Balance - Beginning	397,720	630,013	322,945	465,859	745,858	375,794	389,082	397,720	397,720	
<b>Fund Balance - Ending</b>	<b>\$ 630,013</b>	<b>\$ 322,945</b>	<b>\$ 465,859</b>	<b>\$ 745,858</b>	<b>\$ 375,794</b>	<b>\$ 389,082</b>	<b>\$ 451,582</b>	<b>\$ 451,582</b>	<b>\$ 408,270</b>	

**Esplanade Lake Club Community Development District**  
**Capital Project Fund - Series 2019A-1**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2025**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>									
Construction Account	79	85	85	92	95	91	106	633	-
Cost of Issuance	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-
<b>Debt Proceeds</b>									
Debt Proceeds Series 2019A-1	-	-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	1,788	1,737	1,614	1,600	1,542	1,393	1,542	11,215	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,867</b>	<b>\$ 1,822</b>	<b>\$ 1,699</b>	<b>\$ 1,691</b>	<b>\$ 1,637</b>	<b>\$ 1,484</b>	<b>\$ 1,648</b>	<b>\$ 11,848</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>									
Printing & Binding	-	-	-	-	-	-	-	-	-
<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	-	-	-	-	-	-	-	-	-
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	\$ 1,867	\$ 1,822	\$ 1,699	\$ 1,691	\$ 1,637	\$ 1,484	\$ 1,648	\$ 11,848	-
Fund Balance - Beginning	\$ 19,336	\$ 21,203	\$ 23,026	\$ 24,725	\$ 26,416	\$ 28,053	\$ 29,537	\$ 19,336	-
<b>Fund Balance - Ending</b>	<b>\$ 21,203</b>	<b>\$ 23,026</b>	<b>\$ 24,725</b>	<b>\$ 26,416</b>	<b>\$ 28,053</b>	<b>\$ 29,537</b>	<b>\$ 31,185</b>	<b>\$ 31,185</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 April 30, 2025**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>									
Construction Account	37	37	36	37	36	34	38	254	-
Cost of Issuance	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-
<b>Debt Proceeds</b>									
Debt Proceeds Series 2019A-2	-	-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	287	263	244	225	199	180	184	1,582	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 324</b>	<b>\$ 300</b>	<b>\$ 280</b>	<b>\$ 262</b>	<b>\$ 235</b>	<b>\$ 213</b>	<b>\$ 222</b>	<b>\$ 1,836</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>									
Legal Services	-	-	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-	-	-
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	\$ 324	\$ 300	\$ 280	\$ 262	\$ 235	\$ 213	\$ 222	\$ 1,836	-
Fund Balance - Beginning	\$ (446,325)	\$ (446,002)	\$ (445,701)	\$ (445,421)	\$ (445,159)	\$ (444,924)	\$ (444,711)	(446,325)	-
<b>Fund Balance - Ending</b>	<b>\$ (446,002)</b>	<b>\$ (445,701)</b>	<b>\$ (445,421)</b>	<b>\$ (445,159)</b>	<b>\$ (444,924)</b>	<b>\$ (444,711)</b>	<b>\$ (444,489)</b>	<b>\$ (444,489)</b>	<b>\$ -</b>