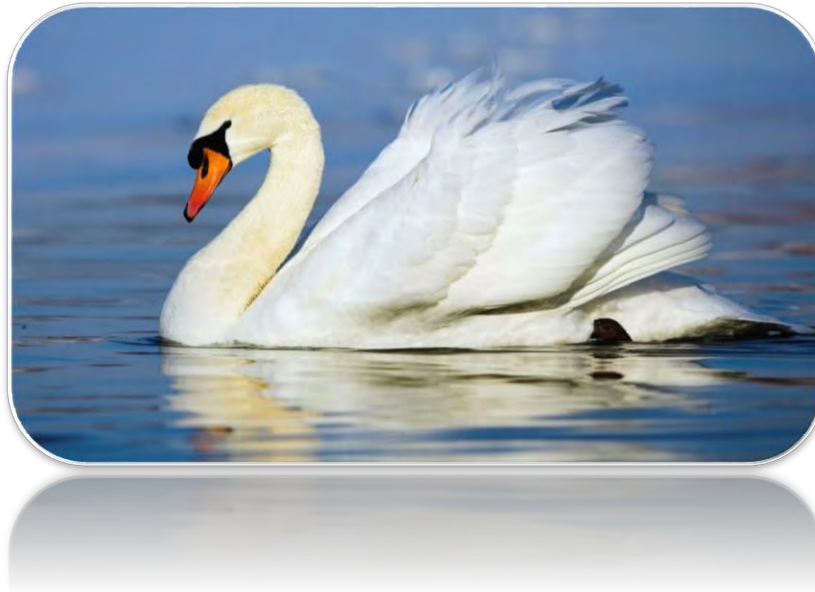


ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

JUNE 12, 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NE 37TH STREET, FORT LAUDERDALE, FL 33308

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

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT

June 5, 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, June 12, 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=m8be4d1c5f4c690a2774f4842f4b58162>

Access Code: **2345 010 6553**, Event password: **Jpward**

Phone: **408-418-9388** and enter the access code **2345 010 6553**, 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. Notice of Advertisement of Public Hearings.
3. Consideration of Minutes:
 - I. May 8, 2025 – Regular Meeting Minutes
4. **PUBLIC HEARINGS.**
 - a. **FISCAL YEAR 2026 BUDGET.**
 - I. Public Comment and Testimony.
 - II. Board Comment.
 - III. Consideration of **Resolution 2025-8**, a resolution of the Board of Supervisors adopting the annual appropriation and Budget for Fiscal Year 2026.

Staff Review

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

The second order of business is the Notice of Advertisement of Public Hearings.

The third order of business is the consideration of the Minutes from the Esplanade Lake Club Board of Supervisors Regular Meetings held on May 8, 2025.

The fourth order of business deals with two (2) required Public Hearings, each to consider the adoption of the District's Fiscal Year 2026 Budget, Assessments, and/or the General Fund Special Assessment Methodology.

The first Public Hearing deals with the adoption of the Fiscal Year 2026 Budget, which includes the General Fund operations. At the conclusion of the first Public Hearing, there will be the consideration of **Resolution 2025-8**, which adopts the Fiscal Year 2026 Budget.

The second Public Hearing is a consequence of the Budget Adoption process and sets in place the required documents that are all contained in the Fiscal Year 2026 Budget. **Resolution 2025-9** does essentially three (3) things: (i) first, it imposes the special assessments for the general fund; (ii) second, it arranges for the certification of an assessment roll by the Chairman or his designee, which in this case is the District Manager to the Lee County Tax Collector and permits the District Manager to update the roll as it may be modified as limited by law subsequent to the adoption date of the Resolution.

The fifth order of business is the consideration of **Resolution 2025-10**, a Resolution of the Board of Supervisors setting the proposed meeting schedule for Fiscal Year 2026. As you may re-call, to the extent that the district has a regular meeting schedule, the District is required to advertise this schedule (legal advertisement) on a periodic basis at the beginning of the Fiscal Year.

The proposed meeting schedule is at **11:00 A.M.** at the offices of **Atwell Engineering, 28100 Bonita Grande Drive, Suite 304, Bonita Springs, Florida 34135.**

The Fiscal Year 2025 schedule is as follows:

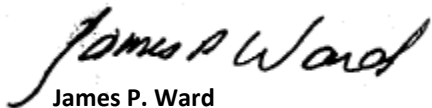
October 16, 2025	November 13, 2025
December 11, 2025	January 8, 2026
February 12, 2026	March 12, 2026
April 9, 2026	May 14, 2026
June 11, 2026	July 9, 2026
August 13, 2026	September 10, 2026

The sixth 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.

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

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGETS; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION AND LEVY OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS; ADOPTION OF AN ASSESSMENT ROLL, AND THE USE OF THE UNIFORM COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for Esplanade Lake Club Community Development District will hold two public hearings and a regular meeting on **Thursday, June 12, 2025, at 11:00 a.m.** at the offices of **Atwell Engineering, 28100 Bonita Grande Drive, Suite 304, Bonita Springs, Florida 34135**. The meeting is being held for the necessary public purpose of considering such business as more fully identified in the meeting agenda, a copy of which will be posted on the District's website at www.esplanadelakeclubcdd.org.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2026 Proposed Budgets. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed operation and maintenance budget for Fiscal Year 2026 upon the lands located within the District, a depiction of which lands is shown below, for the uniform collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt the budgets and levy assessments to fund the operation and maintenance budget as finally approved by the Board.

A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budgets, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Ph: (954) 658-4900, during normal business hours or on the District's website www.esplanadelakeclubcdd.org, at least seven (7) days in advance of the meeting.

The special assessments are annually recurring assessments and are in addition to previously levied capital debt assessments. The table below presents the proposed schedule of operation and maintenance assessments for Fiscal Year 2026. The amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by the uniform collection law. Note that the operations and maintenance assessments stated below do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2026.

Fiscal Year 2026	
Proposed Schedule of Assessments	
Per Unit	\$1,345.80

The tax collector will collect the assessments pursuant to the uniform method. The District may choose to collect the assessments for developer owned land not pursuant to the uniform method.

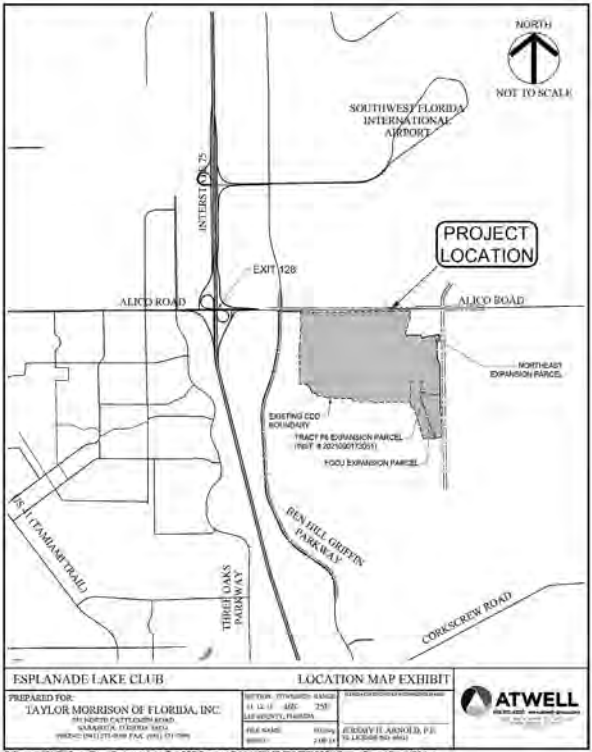
Failure to pay the assessments collected by the Tax Collector using the uniform method will cause a tax certificate to be issued against the property which may result in a tax deed and loss of title. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

Any person requiring special accommodation at this meeting because of a disability or physical impairment should contact the District Office at (954) 658-4900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Esplanade Lake Club Community Development District
James P. Ward, District Manager



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

10 The Regular Meeting of the Board of Supervisors of the Esplanade Lake Club Community Development
11 District was held on Thursday, May 8, 2025, at 11:00 A.M. at the offices of Atwell Engineering, 28100
12 Bonita Grande Drive, Suite 304, Bonita Springs, Florida 34135.
13

14 **Present and constituting a quorum:**

15 Felipe Gonzalez Chairperson
16 Jeff Lux Assistant Secretary
17 Ryan Futch Assistant Secretary
18

19 **Absent:**

20 Valerie McChesney Vice Chairperson
21 Tim Byal Assistant Secretary
22

23 **Also present were:**

24 James P. Ward District Manager
25 Wes Haber District Attorney
26

27 **Audience:**

28 All residents' names were not included with the minutes. If a resident did not identify
29 themselves or the audio file did not pick up the name, the name was not recorded in these
30 minutes.
31

32
33 **PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE
34 TRANSCRIBED IN *ITALICS*.**
35

36 **FIRST ORDER OF BUSINESS**

37 **Call to Order/Roll Call**

38 Mr. James P. Ward called the meeting to order at approximately 11:00 a.m. He conducted roll call, and
39 all Members of the Board were present, with the exception of Supervisor McChesney and Supervisor
40 Byal, constituting a quorum.
41

42 **SECOND ORDER OF BUSINESS**

43 **Consideration of Minutes**

44 **April 10, 2025 – Regular Meeting Minutes**

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

On MOTION made by Felipe Gonzalez, seconded by Jeff Lux, and with all in favor, the April 10, 2025 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Budget Discussion

Discussion on Proposed Fiscal Year 2026 Budget

Mr. Ward stated the proposed budget was presented at the previous meeting. He asked if there were any questions.

Mr. Jeff Lux: Professional management fees, it looks like we budgeted \$43,000 dollars for 2025, we are on track to spend that, and in 2026 we budgeted \$55,000 dollars. What's behind that?

Mr. Ward: Those fees are my fees. Management and accounting and assessment roll are my services fees. My costs exponentially increased these last few years and I'm adjusting my fee structure to accommodate that.

Mr. Lux: A similar thing in the accounting services.

Mr. Ward: Yes. Accounting and assessment rolls are all my services.

Mr. Lux: Under communications, the website, it's increasing from \$1,800 to \$2,400 dollars. That would seem like a fixed cost, no?

Mr. Ward: I have a contract with a firm that has been a low fee for many years. I adjusted it, it was like \$700 dollars, in 2024 to a more reasonable number and going into 2026 it's changing to \$2,400 dollars for all of my CDDs. That's more consistent with what website services are costing.

Mr. Felipe Gonzalez: Are these services going up every year, or is this something you hadn't increased and trued up those costs?

Mr. Ward: These are mostly just true ups from over the last couple of years.

Mr. Lux: Next, under stormwater management fees, asset management, going from \$39,000 dollars projected, to spend this year up to \$68,000 dollars.

Mr. Ward: In my CDDs, where we have asset management, we have a firm that does that for us, Calvin Giordano. We have staff on the operations side for all of the CDDs. I think two things are happening, one is these asset managers have individual fee structures that are high, plus when you add benefits and the costs of the engineering services associated with that, I really have had to increase the service fees to get the right people to do the job. The people we have had haven't been doing the work because the fee structure was so low we really couldn't afford qualified staff. It's Richard and his team.

Mr. Gonzalez: A little perspective from the development side, a lot of the management of the actual system is done by the developer. So, as we are leaving the community, it is time to be proactive about

bringing in the management to the CDD to get the level of service needed to take over the services demanded by residents and it increases as the CDD takes over.

Discussion ensued regarding how much work Taylor Morrison did in the community, which would now be the responsibility of the CDD as Taylor Morrison was pulling out of the community.

Mr. Lux: The term asset management refers to somebody making the assessment of what needs to be done to the lakes when, or is it something else?

Mr. Ward: The firm handles, and Richard is the individual responsible for it, all of the operations, all of the contract work with respect to landscaping, water management system, rip rap repairs, stormwater pipe repairs, absolutely everything that goes on operationally is in his ball court.

Mr. Lux: Okay. The next one is aquatic weed control; it says additional lakes. It seems like the number of lakes would be fixed. Is this talking about the new retention ponds that get created as construction develops?

Mr. Ward: Generally speaking, most of your system is completed, other than the system within the FGCU parcel. These are the additional lakes that are being transitioned to the CDD this year. Tim asked me a question yesterday about the stormwater structures. We budgeted \$40,000 dollars. We anticipate spending \$40,000 dollars. That is a program where you go through and clean out all of the drainage pipes on a yearly basis. We don't have the number yet. The inspection report is due within the next week. I have a distinct feeling, based upon the storm events from last year, that we are going to spend more than \$40,000 dollars.

Mr. Lux: Back to aquatic weed control. It says monthly spraying of the lakes. I am noticing that there seems to be more weeds in the lakes now than there was before.

Mr. Ryan Futch: As the water comes up it will choke them out.

Mr. Lux: The next was lake 5/6 fish stocking. Again, there was a big jump of almost 50% up to \$12,000 dollars.

Mr. Ward: The fish stocking is a joint program we have with the Miromar Lakes CDD. We are going into year 4 of the program itself. We have pretty much finished the restoration of the ecosystem. We got rid of all of the fish, the grass carp, which were eating everything and killed basically everything that was in the system. We have restored the system ecologically at this point by installing new plant materials, restocking some fish, so in the next two years or so we are going to handle the restocking of the fish, the fishery part of both lakes 5 and 6, and that is jointly paid for, but the costs are going up. Not really going up. These were the costs that were predicated when we made the original plan, so we knew this would happen back at the beginning. Lake 5 and lake 6 are the two big lakes. I will point out one other thing. The rip rap repair, we budgeted to spend about \$30,000 dollars, and \$20,000 dollars going into next year. We just finished the rip rap review, and I think we are going to be at about \$55,000 dollars. I wanted to leave the \$20,000 dollars for fiscal year 2026 and not reduce that because we don't know what will happen next year.

Discussion ensued regarding rip rap repairs and it being prudent to keep \$20,000 dollars in the fiscal year 2026 budget for potential rip rap repair needs.

Mr. Ward: I did indicate to Tim, I have 5% contingency here for repair and maintenance items. I was going to reduce that to 3% just to help a little bit with the fee structure if that's okay with everybody. It was okay with everybody.

Mr. Lux: The next one I had was landscaping maintenance going from \$85,000 dollars to \$110,000 dollars. It says Alico Road, Centerplace Blvd, and Eagles Nest.

Mr. Ward: Both of the next two line items Tim also asked me about and I went back and looked at them. I think we can reduce the landscaping to \$95,000 dollars and be good with that and the \$19,000 dollars for Eagle Key I can reduce to \$16,000 dollars and I will do that.

Mr. Lux: That's it for my questions.

FOURTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

Mr. Wes Haber: There have been a number of emails going around with respect to the bond issue. That's progressing. I have nothing else.

II. District Engineer

No report.

III. District Asset Manager

No report.

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 period ending April 30, 2025 (unaudited)

Mr. Ward noted statute required the number of qualified electors residing in a district be reported annually. He reported the District had 1,115 qualified electors in residence. He noted the District has already started to transition the Board to qualified electors which meant in the 2026 general election, Seat 1 and Seat 2 would be up for election. He stated the seats would qualify in July 2026 and would transition in November after the general election. He indicated the public hearing was on June 12, 2025 and he would send out calendar invites.

Discussion ensued regarding whether there was a need for a larger venue for the public hearing.

189 *Mr. Ward: The only time you are going to see residents even at a budget public hearing is*
190 *when we have to do mailed notice. We don't have to do mailed notice this year. We can*
191 *move the venue after the public hearing if you would like.*

192
193 Discussion continued regarding moving the meeting venue after the public hearing.
194

195
196 **FIFTH ORDER OF BUSINESS**

Public Comments

197
198 **Public Comments: - Public comment period is for items NOT listed on the agenda, and comments are**
199 **limited to three (3) minutes per person and assignment of speaking time is not permitted; however,**
200 **the Presiding Officer may extend or reduce the time for the public comment period consistent with**
201 **Section 286.0114, Florida Statutes**
202

203 Mr. Ward asked if there were any public comments; there were none.
204

205
206 **SIXTH ORDER OF BUSINESS**

Supervisor's Requests

207
208 Mr. Ward asked if there were any questions or comments from the Board; there were none.
209

210
211 **SEVENTH ORDER OF BUSINESS**

Adjournment

212
213 Mr. Ward adjourned the meeting at approximately 11:19 a.m.
214

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

217
218
219 Esplanade Lake Club Community Development District
220
221

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224
225 _____
James P. Ward, Secretary

Felipe Gonzalez, Chairperson

RESOLUTION 2025-8

THE ANNUAL APPROPRIATION RESOLUTION OF THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

RECITALS

WHEREAS, the District Manager has, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Esplanade Lake Club Community Development District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set June 12, 2025, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET.

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, and hereby approves the Proposed Budget, subject to certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget, attached hereto as Exhibit "A", as amended by the Board pursuant to the adoption of this Resolution (and as amended by the District Manager, as permitted), is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes*, and incorporated herein by reference; provided; however,

RESOLUTION 2025-8

THE ANNUAL APPROPRIATION RESOLUTION OF THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

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RESOLUTION 2025-8

THE ANNUAL APPROPRIATION RESOLUTION OF THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures and/or revised projections.

- c. That the adopted budget, as amended, shall be maintained by the District Manager and identified as "The Budget for Esplanade Lake Club Community Development District for the Fiscal Year Ending September 30, 2026," as adopted by the Board of Supervisors on June 12, 2025.

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the Esplanade Lake Club Community Development District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of **\$2,491,695.00** to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

FUND	AMOUNT
General Fund	\$1,070,089.00
Debt Service Fund – A1 2019 Bonds	\$ 973,609.00
Debt Service Fund – A2 2019 Bonds	\$ 110,947.00
Debt Service Fund – 2025 Bonds	\$ 337,050.00
TOTAL	\$ 2,491,695.00

SECTION 3. SUPPLEMENTAL APPROPRIATIONS. Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within 60 days following the end of the Fiscal Year 2025/2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by the Board approving the expenditure.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation within a fund so long as it does not exceed \$15,000 previously approved transfers included, to the original budget appropriation for the receiving program.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida Law.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

RESOLUTION 2025-8

THE ANNUAL APPROPRIATION RESOLUTION OF THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

SECTION 5. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Esplanade Lake Club Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Esplanade Lake Club Community Development District, Lee County, Florida, this 12th day of June 2025.

ATTEST:

**ESPLANADE LAKE CLUB
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Felipe Gonzalez, Chairperson

Exhibit A: Fiscal Year 2026 Proposed Budget

Exhibit A
Fiscal Year 2026 Proposed Budget

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2026

PREPARED BY:

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

T: 954-658-4900 E: 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
Revenues and Other Sources					
Carryforward (Available from Prior Year)	\$ -	\$ -	\$ -	\$ -	Cash Over (Short) for Operations
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	
Assessment Revenue					
Assessments - On-Roll	\$ 935,116	\$ 901,300	\$ 935,116	\$ 1,070,089	Property Owners Assessments
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	All Assessments are On-Roll
Contributions - Private Sources					
Taylor Morrison	\$ -	\$ -	\$ -	\$ -	N/A
Total Revenue & Other Sources	\$ 935,116	\$ 901,300	\$ 935,116	\$ 1,070,089	
Appropriations					
Legislative					
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)
Executive					
Professional - Management	\$ 43,000	\$ 29,583	\$ 43,000	\$ 55,000	District Manager
Financial and Administrative					
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
Other Contractual Services					
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	\$ -	\$ -	\$ -	\$ -	
Communications and Freight Services					
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	\$ -	\$ -	\$ -	\$ -	
Legal Services					
General Counsel	\$ 7,500	\$ 1,352	\$ 7,500	\$ 7,500	District Attorney
Boundary Amendment	\$ -	\$ -	\$ -	\$ -	District Attorney
Sub-Total	\$ 174,134	\$ 92,240	\$ 159,551	\$ 197,500	
Other General Government Services					
Engineering Services					
General Engineering	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	District Engineer (General Services)
Other Assigned Services	\$ -	\$ -	\$ -	\$ -	District Engineer (Special Assigned Services)
Contingencies	\$ -	\$ -	\$ -	\$ -	
Sub-Total:	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	

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
Emergency & Disaster Relief Services					
Emergency & Disaster Relief	\$ -	\$ 41,825	\$ 41,825	\$ -	Hurrican Milton Damage
Sub-Total	\$ -	\$ 41,825	\$ 41,825	\$ -	
Stormwater Management Services					
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 in FGCU)
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	\$ -	\$ 55,000	\$ 20,000	Periodic Repairs as needed (current repairs needed for 55K))
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	\$ 8,340	3% of Repairs and Maintenance
Capital Outlay					
Stormwater Structures	\$ -			\$ -	
Sub-Total	\$ 296,005	\$ 128,234	\$ 348,670	\$ 354,340	
Road and Street Services					
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
Sub-Total:	\$ 8,500	\$ 208	\$ 4,000	\$ 7,000	
Landscaping Services					
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	\$ 95,000	Alico Road, Centerplace Blvd & Eagle's Nest (lower to 95)
Eagle Key Maintenance	\$ 20,000	\$ 5,150	\$ 15,000	\$ 16,000	Trim non -natives around Palm Tree beds & Trim of Palm Trees (\$16K)
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
Holiday 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	\$ 5,445	3% of Repairs and Maintenance

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
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	\$ -	\$ -	\$ -	\$ 16,500	Contingencies/CEI (Contingencies is at 5%)
Sub-Total:	\$ 220,580	\$ 71,237	\$ 219,080	\$ 288,445	
Reserves					
District Asset Restoration	\$ 174,790	\$ -	\$ 100,883	\$ 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.
Sub-Total:	\$ 174,790	\$ -	\$ 100,883	\$ 175,000	
Other Fees and Charges					
Discounts/Collection Fees	\$ 56,107	\$ -	\$ 56,107	\$ 42,804	
Sub-Total:	\$ 56,107	\$ -	\$ 56,107	\$ 42,804	
Total Appropriations	\$ 935,116	\$ 333,745	\$ 935,116	\$ 1,070,089	
Fund Balance:					
Change from Current Year Operations	\$ -	\$ 567,555	\$ (0)	\$ -	Cash Over (Short) at Fiscal Year End
Beginning Fund Balance	\$ 522,354	N/A	\$ 522,354	\$ 623,236	
Current Year Reserve Allocation	\$ 174,790	N/A	\$ 100,883	\$ 175,000	Budgeted Funds for Long Term Capital Planning
Ending Fund Balance	\$ 697,144	N/A	\$ 623,236	\$ 798,236	
Fund Balance - Allocations (Use of Funds)					
Operations Reserve	\$ 233,779	N/A	\$ 233,779	\$ 267,522	Required to meet Cash Needs until Assessment Rec'd.
District Asset Restoration Reserve	\$ 463,365	N/A	\$ 389,457	\$ 530,714	Long Term Capital Planning - Balance of Funds - (See Note Above)
Totals:	\$ 697,144	N/A	\$ 623,236	\$ 798,236	
Assessment Rate	\$ 1,141.78			\$ 1,306.58	
CAP Rate - Adopted FY 2024	\$ 1,370.49			\$ 1,370.49	
Total Units Subject to Assessment	819			819	

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
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
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		\$ -	\$ -	
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 924,979	\$ 886,285	\$ 924,979	\$ 924,979
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	
Debt Proceeds				
Series 2019 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 959,979	\$ 916,146	\$ 976,172	\$ 973,609
Expenditures and Other Uses				
Debt Service				
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
Other Fees and Charges				
Discounts for Early Payment	\$ 60,513	\$ -	\$ 60,513	\$ 60,513
Inerfund Transfers Out		\$ 11,215	\$ 11,215	
Total Expenditures and Other Uses	\$ 917,457	\$ 754,769	\$ 1,085,566	\$ 906,045
Net Increase/(Decrease) in Fund Balance	\$ 42,522	\$ 161,378	\$ (109,394)	\$ 67,565
Fund Balance - Beginning	\$ 1,337,184	\$ 1,337,184	\$ 1,337,184	\$ 1,227,791
Fund Balance - Ending	\$ 1,379,707	\$ 1,498,562	\$ 1,227,791	\$ 1,295,356

Restricted Fund Balance:

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

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
Total:	715		

**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
Par Amount Issued:		\$ 14,840,000	Varies			
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	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			
11/1/2046	\$ 695,000	4.125%	\$ 77,962.50	\$ 850,925.00	\$ 3,085,000	

**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
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
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
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	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Off-Roll	\$ 159,144	\$ 123,098	\$ 123,098	\$ 94,437
Special Assessment - Prepayment	\$ -	\$ 732,716	\$ 732,716	\$ -
Debt Proceeds				
Series 2019 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 169,694	\$ 865,951	\$ 873,192	\$ 110,947
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 55,000	\$ 55,000	\$ 55,000	\$ 40,000
Principal Debt Service - Early Redemptions	\$ -	\$ 710,000	\$ 710,000	\$ -
Interest Expense	\$ 104,144	\$ 45,506	\$ 72,059	\$ 52,456
Other Fees and Charges	\$ -			
Discounts for Early Payment	\$ -	\$ -	\$ -	\$ -
Inerfund Transfers Out	\$ -	\$ 1,582	\$ 1,582	\$ 1,981
Total Expenditures and Other Uses	\$ 159,144	\$ 812,088	\$ 838,641	\$ 94,437
Net Increase/(Decrease) in Fund Balance	\$ 10,550	\$ 53,863	\$ 34,551	\$ 16,509
Fund Balance - Beginning	\$ 397,720	\$ 397,720	\$ 397,720	\$ 432,270
Fund Balance - Ending	\$ 397,720	\$ 451,583	\$ 432,270	\$ 448,780

Restricted Fund Balance:

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

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	\$ -	\$ -
LANDS TO BE ANNEXED			
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
Total:	351		

**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
Par Amount Issued:		\$ 7,465,000	Varies			
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		
11/1/2042		\$ 60,000	4.125%	\$ 12,787.50	\$ 85,575.00	\$ 560,000

**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
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	\$ -
				\$ 1,011,737.67		

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2025 Bonds - Budget
Fiscal Year 2026

Description	FY 2025 Adopted Budget	Actual at 04/30/2025	Anticipated Fiscal Year 09/30/2025	FY 2026 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ 147,504
Interest Income				
Reserve Account	\$ -	\$ -	\$ -	\$ -
Revenue Account	\$ -	\$ -	\$ -	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account		\$ -	\$ -	
Special Assessment Revenue				
Special Assessment - On-Roll	\$ -	\$ -	\$ -	\$ 189,546
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	
Debt Proceeds				
Series 2025 - Capitalized Interest	\$ -	\$ -	\$ 58,926	\$ -
Series 2025 - Reserve Fund	\$ -	\$ -	\$ 88,578	\$ -
Total Revenue & Other Sources	\$ -	\$ -	\$ 147,504	\$ 337,050
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ -	\$ -	\$ -	\$ 35,000
Principal Debt Service - Early Redemptions		\$ -	\$ -	
Interest Expense	\$ -	\$ -	\$ -	\$ 128,708
Other Fees and Charges				
Discounts for Early Payment	\$ -	\$ -	\$ -	\$ 12,400
Interfund Transfers Out		\$ -	\$ 147,504	
Total Expenditures and Other Uses	\$ -	\$ -	\$ 147,504	\$ 176,108
Net Increase/(Decrease) in Fund Balance	\$ -	\$ -	\$ 0	\$ 160,942
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ 0
Fund Balance - Ending	\$ -	\$ -	\$ 0	\$ 160,943

Restricted Fund Balance:

Reserve Account Requirement	\$ 88,578
Restricted for November 1, 2026	
Principal Due	\$ -
Interest Due	\$ 69,016
Total - Restricted Fund Balance:	\$ 157,594

Product Type	Number of Units	Fiscal Year 2025	Fiscal Year 2026
Single Family 30' - 39'	0	\$ -	\$ -
Single Family 50' - 59'	30	\$ -	\$ 1,767.13
Single Family 60' - 69'	64	\$ -	\$ 2,078.97
Single Family 70' - 79'	0	\$ -	\$ -
Single Family 80' & up	0	\$ -	\$ -
Annexed Land			
Single Family 50' - 59'	5	\$ -	\$ 695.67
Total:	99		

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2025 Bonds - Amortization Schedule

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service (Calendar)	Par Debt Outstanding
Par Amount Issued:	5/29/2025	\$ 2,505,000	Varies			
5/1/2020				\$ -		
11/1/2025				\$ 58,926.39	\$ 58,926.39	\$ 2,505,000
5/1/2026	\$	35,000	4.375%	\$ 69,781.25		
11/1/2026				\$ 69,015.63	\$ 173,796.88	\$ 2,470,000
5/1/2027	\$	40,000	4.375%	\$ 69,015.63		
11/1/2027				\$ 68,140.63	\$ 177,156.26	\$ 2,430,000
5/1/2028	\$	40,000	4.375%	\$ 68,140.63		
11/1/2028				\$ 67,265.63	\$ 175,406.26	\$ 2,390,000
5/1/2029	\$	40,000	4.375%	\$ 67,265.63		
11/1/2029				\$ 66,390.63	\$ 173,656.26	\$ 2,350,000
5/1/2030	\$	45,000	4.375%	\$ 66,390.63		
11/1/2030				\$ 65,406.25	\$ 176,796.88	\$ 2,305,000
5/1/2031	\$	45,000	4.750%	\$ 65,406.25		
11/1/2031				\$ 64,337.50	\$ 174,743.75	\$ 2,260,000
5/1/2032	\$	45,000	4.750%	\$ 64,337.50		
11/1/2032				\$ 63,268.75	\$ 172,606.25	\$ 2,215,000
5/1/2033	\$	50,000	4.750%	\$ 63,268.75		
11/1/2033				\$ 62,081.25	\$ 175,350.00	\$ 2,165,000
5/1/2034	\$	50,000	4.750%	\$ 62,081.25		
11/1/2034				\$ 60,893.75	\$ 172,975.00	\$ 2,115,000
5/1/2035	\$	55,000	4.750%	\$ 60,893.75		
11/1/2035				\$ 59,587.50	\$ 175,481.25	\$ 2,060,000
5/1/2036	\$	55,000	5.625%	\$ 59,587.50		
11/1/2036				\$ 58,040.63	\$ 172,628.13	\$ 2,005,000
5/1/2037	\$	60,000	5.625%	\$ 58,040.63		
11/1/2037				\$ 56,353.13	\$ 174,393.76	\$ 1,945,000
5/1/2038	\$	65,000	5.625%	\$ 56,353.13		
11/1/2038				\$ 54,525.00	\$ 175,878.13	\$ 1,880,000
5/1/2039	\$	65,000	5.625%	\$ 54,525.00		
11/1/2039				\$ 52,696.88	\$ 172,221.88	\$ 1,815,000
5/1/2040	\$	70,000	5.625%	\$ 52,696.88		
11/1/2040				\$ 50,728.13	\$ 173,425.01	\$ 1,745,000
5/1/2041	\$	75,000	5.625%	\$ 50,728.13		
11/1/2041				\$ 48,618.75	\$ 174,346.88	\$ 1,670,000
5/1/2042	\$	80,000	5.625%	\$ 48,618.75		
11/1/2042				\$ 46,368.75	\$ 174,987.50	\$ 1,590,000
5/1/2043	\$	85,000	5.625%	\$ 46,368.75		
11/1/2043				\$ 43,978.13	\$ 175,346.88	\$ 1,505,000
5/1/2044	\$	90,000	5.625%	\$ 43,978.13		
11/1/2044				\$ 41,446.88	\$ 175,425.01	\$ 1,415,000
5/1/2045	\$	95,000	5.625%	\$ 41,446.88		
11/1/2045				\$ 38,775.00	\$ 175,221.88	\$ 1,320,000
5/1/2046	\$	100,000	5.875%	\$ 38,775.00		
11/1/2046				\$ 35,837.50	\$ 174,612.50	\$ 1,220,000
5/1/2047	\$	105,000	5.875%	\$ 35,837.50		
11/1/2047				\$ 32,753.13	\$ 173,590.63	\$ 1,115,000
5/1/2048	\$	115,000	5.875%	\$ 32,753.13		
11/1/2048				\$ 29,375.00	\$ 177,128.13	\$ 1,000,000
5/1/2049	\$	120,000	5.875%	\$ 29,375.00		
11/1/2049				\$ 25,850.00	\$ 175,225.00	\$ 880,000
5/1/2050	\$	125,000	5.875%	\$ 25,850.00		
11/1/2050				\$ 22,178.13	\$ 173,028.13	\$ 755,000
5/1/2051	\$	135,000	5.875%	\$ 22,178.13		
11/1/2051				\$ 18,212.50	\$ 175,390.63	\$ 620,000
5/1/2052	\$	140,000	5.875%	\$ 18,212.50		

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2025 Bonds - Amortization Schedule

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service (Calendar)	Par Debt Outstanding
11/1/2052				\$ 14,100.00	\$ 172,312.50	\$ 480,000
5/1/2053		\$ 150,000	5.875%	\$ 14,100.00		
11/1/2053				\$ 9,693.75	\$ 173,793.75	\$ 330,000
5/1/2054		\$ 160,000	5.875%	\$ 9,693.75		
11/1/2054				\$ 4,993.75	\$ 174,687.50	\$ 170,000
5/1/2055		\$ 170,000	5.875%	\$ 4,993.75		
11/1/2055				\$ -	\$ 174,993.75	\$ -

RESOLUTION 2025-9

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

RECITALS

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

WHEREAS, the District is located in Lee County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2026 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2026; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the district; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”) and the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A” the Budget; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

RESOLUTION 2025-9

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted lots in the amount contained in the budget; and

WHEREAS, the District desires to levy and directly collect on the certain lands special assessments reflecting their portion of the District's operations and maintenance budget; and

WHEREAS, the District Manager is authorized to prepare, certify and/or amend the Assessment Roll of the District to the County Tax Collector pursuant to the Uniform Method as authorized by Florida Law; and

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" the Budget confers a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in the Assessment Roll as certified to the Tax Collector, as may be amended from time to time is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "A" the Budget. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST. The collection of the previously levied debt service assessments and operation and maintenance special assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method.

Assessments directly collected by the District, if any due, may be paid in several partial, deferred payments as may be determined by the District Manager.

General Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Lee County Property Appraiser.

Debt Service Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Lee County Property Appraiser.

Direct Bill Assessments. Any operations and maintenance assessments, and debt service assessments, not being collected on the Tax Roll, if any, shall be collected directly by the District. Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to a schedule to be established by the District Manager and set forth in the direct

RESOLUTION 2025-9

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

collection invoice. In the event that an assessment payment is not timely made, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2025/2026, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, as authorized to be prepared by the District Manager, is hereby certified. That portion of the District’s Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Esplanade Lake Club Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Esplanade Lake Club Community Development District.

RESOLUTION 2025-9

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

PASSED AND ADOPTED by the Board of Supervisors of the Esplanade Lake Club Community Development District, Lee County, Florida, this 12th day of June 2025.

ATTEST:

**ESPLANADE LAKE CLUB COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Felipe Gonzalez, Chairperson

Exhibit A: Fiscal Year 2026 Proposed Budget

Exhibit "A"

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2026

PREPARED BY:

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

T: 954-658-4900 E: 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
Revenues and Other Sources					
Carryforward (Available from Prior Year)	\$ -	\$ -	\$ -	\$ -	Cash Over (Short) for Operations
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	
Assessment Revenue					
Assessments - On-Roll	\$ 935,116	\$ 901,300	\$ 935,116	\$ 1,070,089	Property Owners Assessments
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	All Assessments are On-Roll
Contributions - Private Sources					
Taylor Morrison	\$ -	\$ -	\$ -	\$ -	N/A
Total Revenue & Other Sources	\$ 935,116	\$ 901,300	\$ 935,116	\$ 1,070,089	
Appropriations					
Legislative					
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)
Executive					
Professional - Management	\$ 43,000	\$ 29,583	\$ 43,000	\$ 55,000	District Manager
Financial and Administrative					
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
Other Contractual Services					
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	\$ -	\$ -	\$ -	\$ -	
Communications and Freight Services					
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	\$ -	\$ -	\$ -	\$ -	
Legal Services					
General Counsel	\$ 7,500	\$ 1,352	\$ 7,500	\$ 7,500	District Attorney
Boundary Amendment	\$ -	\$ -	\$ -	\$ -	District Attorney
Sub-Total	\$ 174,134	\$ 92,240	\$ 159,551	\$ 197,500	
Other General Government Services					
Engineering Services					
General Engineering	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	District Engineer (General Services)
Other Assigned Services	\$ -	\$ -	\$ -	\$ -	District Engineer (Special Assigned Services)
Contingencies	\$ -	\$ -	\$ -	\$ -	
Sub-Total:	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	

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
Emergency & Disaster Relief Services					
Emergency & Disaster Relief	\$ -	\$ 41,825	\$ 41,825	\$ -	Hurrican Milton Damage
Sub-Total	\$ -	\$ 41,825	\$ 41,825	\$ -	
Stormwater Management Services					
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 in FGCU)
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	\$ -	\$ 55,000	\$ 20,000	Periodic Repairs as needed (current repairs needed for 55K))
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	\$ 8,340	3% of Repairs and Maintenance
Capital Outlay					
Stormwater Structures	\$ -			\$ -	
Sub-Total	\$ 296,005	\$ 128,234	\$ 348,670	\$ 354,340	
Road and Street Services					
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
Sub-Total:	\$ 8,500	\$ 208	\$ 4,000	\$ 7,000	
Landscaping Services					
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	\$ 95,000	Alico Road, Centerplace Blvd & Eagle's Nest (lower to 95)
Eagle Key Maintenance	\$ 20,000	\$ 5,150	\$ 15,000	\$ 16,000	Trim non -natives around Palm Tree beds & Trim of Palm Trees (\$16K)
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
Holiday 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	\$ 5,445	3% of Repairs and Maintenance

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
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	\$ -	\$ -	\$ -	\$ 16,500	Contingencies/CEI (Contingencies is at 5%)
Sub-Total:	\$ 220,580	\$ 71,237	\$ 219,080	\$ 288,445	
Reserves					
District Asset Restoration	\$ 174,790	\$ -	\$ 100,883	\$ 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.
Sub-Total:	\$ 174,790	\$ -	\$ 100,883	\$ 175,000	
Other Fees and Charges					
Discounts/Collection Fees	\$ 56,107	\$ -	\$ 56,107	\$ 42,804	
Sub-Total:	\$ 56,107	\$ -	\$ 56,107	\$ 42,804	
Total Appropriations	\$ 935,116	\$ 333,745	\$ 935,116	\$ 1,070,089	
Fund Balance:					
Change from Current Year Operations	\$ -	\$ 567,555	\$ (0)	\$ -	Cash Over (Short) at Fiscal Year End
Beginning Fund Balance	\$ 522,354	N/A	\$ 522,354	\$ 623,236	
Current Year Reserve Allocation	\$ 174,790	N/A	\$ 100,883	\$ 175,000	Budgeted Funds for Long Term Capital Planning
Ending Fund Balance	\$ 697,144	N/A	\$ 623,236	\$ 798,236	
Fund Balance - Allocations (Use of Funds)					
Operations Reserve	\$ 233,779	N/A	\$ 233,779	\$ 267,522	Required to meet Cash Needs until Assessment Rec'd.
District Asset Restoration Reserve	\$ 463,365	N/A	\$ 389,457	\$ 530,714	Long Term Capital Planning - Balance of Funds - (See Note Above)
Totals:	\$ 697,144	N/A	\$ 623,236	\$ 798,236	
Assessment Rate	\$ 1,141.78			\$ 1,306.58	
CAP Rate - Adopted FY 2024	\$ 1,370.49			\$ 1,370.49	
Total Units Subject to Assessment	819			819	

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
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
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		\$ -	\$ -	
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 924,979	\$ 886,285	\$ 924,979	\$ 924,979
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	
Debt Proceeds				
Series 2019 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 959,979	\$ 916,146	\$ 976,172	\$ 973,609
Expenditures and Other Uses				
Debt Service				
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
Other Fees and Charges				
Discounts for Early Payment	\$ 60,513	\$ -	\$ 60,513	\$ 60,513
Inerfund Transfers Out		\$ 11,215	\$ 11,215	
Total Expenditures and Other Uses	\$ 917,457	\$ 754,769	\$ 1,085,566	\$ 906,045
Net Increase/(Decrease) in Fund Balance	\$ 42,522	\$ 161,378	\$ (109,394)	\$ 67,565
Fund Balance - Beginning	\$ 1,337,184	\$ 1,337,184	\$ 1,337,184	\$ 1,227,791
Fund Balance - Ending	\$ 1,379,707	\$ 1,498,562	\$ 1,227,791	\$ 1,295,356

Restricted Fund Balance:

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

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
Total:	715		

**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
Par Amount Issued:		\$ 14,840,000	Varies			
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	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			
11/1/2046	\$ 695,000	4.125%	\$ 77,962.50	\$ 850,925.00	\$ 3,085,000	

**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
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
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
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	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Off-Roll	\$ 159,144	\$ 123,098	\$ 123,098	\$ 94,437
Special Assessment - Prepayment	\$ -	\$ 732,716	\$ 732,716	\$ -
Debt Proceeds				
Series 2019 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 169,694	\$ 865,951	\$ 873,192	\$ 110,947
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 55,000	\$ 55,000	\$ 55,000	\$ 40,000
Principal Debt Service - Early Redemptions	\$ -	\$ 710,000	\$ 710,000	\$ -
Interest Expense	\$ 104,144	\$ 45,506	\$ 72,059	\$ 52,456
Other Fees and Charges	\$ -			
Discounts for Early Payment	\$ -	\$ -	\$ -	\$ -
Inerfund Transfers Out	\$ -	\$ 1,582	\$ 1,582	\$ 1,981
Total Expenditures and Other Uses	\$ 159,144	\$ 812,088	\$ 838,641	\$ 94,437
Net Increase/(Decrease) in Fund Balance	\$ 10,550	\$ 53,863	\$ 34,551	\$ 16,509
Fund Balance - Beginning	\$ 397,720	\$ 397,720	\$ 397,720	\$ 432,270
Fund Balance - Ending	\$ 397,720	\$ 451,583	\$ 432,270	\$ 448,780

Restricted Fund Balance:

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

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	\$ -	\$ -
LANDS TO BE ANNEXED			
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
Total:	351		

**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
Par Amount Issued:		\$ 7,465,000	Varies			
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		
11/1/2042		\$ 60,000	4.125%	\$ 12,787.50	\$ 85,575.00	\$ 560,000

**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
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	\$ -
				\$ 1,011,737.67		

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2025 Bonds - Budget
Fiscal Year 2026

Description	FY 2025 Adopted Budget	Actual at 04/30/2025	Anticipated Fiscal Year 09/30/2025	FY 2026 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ 147,504
Interest Income				
Reserve Account	\$ -	\$ -	\$ -	\$ -
Revenue Account	\$ -	\$ -	\$ -	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account		\$ -	\$ -	
Special Assessment Revenue				
Special Assessment - On-Roll	\$ -	\$ -	\$ -	\$ 189,546
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	
Debt Proceeds				
Series 2025 - Capitalized Interest	\$ -	\$ -	\$ 58,926	\$ -
Series 2025 - Reserve Fund	\$ -	\$ -	\$ 88,578	\$ -
Total Revenue & Other Sources	\$ -	\$ -	\$ 147,504	\$ 337,050
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ -	\$ -	\$ -	\$ 35,000
Principal Debt Service - Early Redemptions		\$ -	\$ -	
Interest Expense	\$ -	\$ -	\$ -	\$ 128,708
Other Fees and Charges				
Discounts for Early Payment	\$ -	\$ -	\$ -	\$ 12,400
Interfund Transfers Out		\$ -	\$ 147,504	
Total Expenditures and Other Uses	\$ -	\$ -	\$ 147,504	\$ 176,108
Net Increase/(Decrease) in Fund Balance	\$ -	\$ -	\$ 0	\$ 160,942
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ 0
Fund Balance - Ending	\$ -	\$ -	\$ 0	\$ 160,943

Restricted Fund Balance:

Reserve Account Requirement	\$ 88,578
Restricted for November 1, 2026	
Principal Due	\$ -
Interest Due	\$ 69,016
Total - Restricted Fund Balance:	\$ 157,594

Product Type	Number of Units	Fiscal Year 2025	Fiscal Year 2026
Single Family 30' - 39'	0	\$ -	\$ -
Single Family 50' - 59'	30	\$ -	\$ 1,767.13
Single Family 60' - 69'	64	\$ -	\$ 2,078.97
Single Family 70' - 79'	0	\$ -	\$ -
Single Family 80' & up	0	\$ -	\$ -
Annexed Land			
Single Family 50' - 59'	5	\$ -	\$ 695.67
Total:	99		

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2025 Bonds - Amortization Schedule

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service (Calendar)	Par Debt Outstanding
Par Amount Issued:	5/29/2025	\$ 2,505,000	Varies			
5/1/2020				\$ -		
11/1/2025				\$ 58,926.39	\$ 58,926.39	\$ 2,505,000
5/1/2026	\$	35,000	4.375%	\$ 69,781.25		
11/1/2026				\$ 69,015.63	\$ 173,796.88	\$ 2,470,000
5/1/2027	\$	40,000	4.375%	\$ 69,015.63		
11/1/2027				\$ 68,140.63	\$ 177,156.26	\$ 2,430,000
5/1/2028	\$	40,000	4.375%	\$ 68,140.63		
11/1/2028				\$ 67,265.63	\$ 175,406.26	\$ 2,390,000
5/1/2029	\$	40,000	4.375%	\$ 67,265.63		
11/1/2029				\$ 66,390.63	\$ 173,656.26	\$ 2,350,000
5/1/2030	\$	45,000	4.375%	\$ 66,390.63		
11/1/2030				\$ 65,406.25	\$ 176,796.88	\$ 2,305,000
5/1/2031	\$	45,000	4.750%	\$ 65,406.25		
11/1/2031				\$ 64,337.50	\$ 174,743.75	\$ 2,260,000
5/1/2032	\$	45,000	4.750%	\$ 64,337.50		
11/1/2032				\$ 63,268.75	\$ 172,606.25	\$ 2,215,000
5/1/2033	\$	50,000	4.750%	\$ 63,268.75		
11/1/2033				\$ 62,081.25	\$ 175,350.00	\$ 2,165,000
5/1/2034	\$	50,000	4.750%	\$ 62,081.25		
11/1/2034				\$ 60,893.75	\$ 172,975.00	\$ 2,115,000
5/1/2035	\$	55,000	4.750%	\$ 60,893.75		
11/1/2035				\$ 59,587.50	\$ 175,481.25	\$ 2,060,000
5/1/2036	\$	55,000	5.625%	\$ 59,587.50		
11/1/2036				\$ 58,040.63	\$ 172,628.13	\$ 2,005,000
5/1/2037	\$	60,000	5.625%	\$ 58,040.63		
11/1/2037				\$ 56,353.13	\$ 174,393.76	\$ 1,945,000
5/1/2038	\$	65,000	5.625%	\$ 56,353.13		
11/1/2038				\$ 54,525.00	\$ 175,878.13	\$ 1,880,000
5/1/2039	\$	65,000	5.625%	\$ 54,525.00		
11/1/2039				\$ 52,696.88	\$ 172,221.88	\$ 1,815,000
5/1/2040	\$	70,000	5.625%	\$ 52,696.88		
11/1/2040				\$ 50,728.13	\$ 173,425.01	\$ 1,745,000
5/1/2041	\$	75,000	5.625%	\$ 50,728.13		
11/1/2041				\$ 48,618.75	\$ 174,346.88	\$ 1,670,000
5/1/2042	\$	80,000	5.625%	\$ 48,618.75		
11/1/2042				\$ 46,368.75	\$ 174,987.50	\$ 1,590,000
5/1/2043	\$	85,000	5.625%	\$ 46,368.75		
11/1/2043				\$ 43,978.13	\$ 175,346.88	\$ 1,505,000
5/1/2044	\$	90,000	5.625%	\$ 43,978.13		
11/1/2044				\$ 41,446.88	\$ 175,425.01	\$ 1,415,000
5/1/2045	\$	95,000	5.625%	\$ 41,446.88		
11/1/2045				\$ 38,775.00	\$ 175,221.88	\$ 1,320,000
5/1/2046	\$	100,000	5.875%	\$ 38,775.00		
11/1/2046				\$ 35,837.50	\$ 174,612.50	\$ 1,220,000
5/1/2047	\$	105,000	5.875%	\$ 35,837.50		
11/1/2047				\$ 32,753.13	\$ 173,590.63	\$ 1,115,000
5/1/2048	\$	115,000	5.875%	\$ 32,753.13		
11/1/2048				\$ 29,375.00	\$ 177,128.13	\$ 1,000,000
5/1/2049	\$	120,000	5.875%	\$ 29,375.00		
11/1/2049				\$ 25,850.00	\$ 175,225.00	\$ 880,000
5/1/2050	\$	125,000	5.875%	\$ 25,850.00		
11/1/2050				\$ 22,178.13	\$ 173,028.13	\$ 755,000
5/1/2051	\$	135,000	5.875%	\$ 22,178.13		
11/1/2051				\$ 18,212.50	\$ 175,390.63	\$ 620,000
5/1/2052	\$	140,000	5.875%	\$ 18,212.50		

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2025 Bonds - Amortization Schedule

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service (Calendar)	Par Debt Outstanding
11/1/2052				\$ 14,100.00	\$ 172,312.50	\$ 480,000
5/1/2053		\$ 150,000	5.875%	\$ 14,100.00		
11/1/2053				\$ 9,693.75	\$ 173,793.75	\$ 330,000
5/1/2054		\$ 160,000	5.875%	\$ 9,693.75		
11/1/2054				\$ 4,993.75	\$ 174,687.50	\$ 170,000
5/1/2055		\$ 170,000	5.875%	\$ 4,993.75		
11/1/2055				\$ -	\$ 174,993.75	\$ -

RESOLUTION 2025-10

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

RECITALS

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

WHEREAS, in accordance with the provisions of Chapter 189.417, Florida Statutes, the District is required to file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities; and

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

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

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

- a) **Date:** The second Thursday of each month for Fiscal Year 2026, which covers the period October 1, 2025, through September 30, 2026.

October 16, 2025	November 13, 2025
December 11, 2025	January 8, 2026
February 12, 2026	March 12, 2026
April 9, 2026	May 14, 2026
June 11, 2026	July 9, 2026
August 13, 2026	September 10, 2026

- b) **Time:** 11:00 A.M. (Eastern Standard Time)

- c) **Location:** Atwell LLC
28100 Bonita Grande Drive, Suite 305
Bonita Springs, Florida 34135

RESOLUTION 2025-10

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

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

SECTION 3. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Esplanade Lake Club Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Esplanade Lake Club Community Development District, Lee County, Florida this 12th day of June 2025.

ATTEST:

**ESPLANADE LAKE CLUB
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Felipe Gonzalez, Chairperson

RESOLUTION 2025-11

A RESOLUTION SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2025; MAKING CERTAIN ADDITIONAL FINDINGS AND CONFIRMING AND/OR ADOPTING A SUPPLEMENTAL ENGINEER'S REPORT AND A SUPPLEMENTAL ASSESSMENT REPORT; CONFIRMING THE MAXIMUM ASSESSMENT LIEN SECURING THE 2025 BONDS; ADDRESSING THE ALLOCATION AND COLLECTION OF THE ASSESSMENTS SECURING THE 2025 BONDS; ADDRESSING PREPAYMENTS; ADDRESSING TRUE-UP PAYMENTS; PROVIDING FOR THE SUPPLEMENTATION OF THE IMPROVEMENT LIEN BOOK; AND PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Esplanade Lake Club Community Development District ("**District**") has previously indicated its intention to undertake, install, establish, construct or acquire certain public improvements and to finance such public improvements through the imposition of special assessments on benefited property within the District and the issuance of bonds; and

WHEREAS, on August 15, 2024, the District's Board of Supervisors ("**Board**") adopted, after notice and public hearing, Resolution 2024-12, relating to the imposition, levy, collection and enforcement of debt service special assessments to secure the repayment of future bonds, including but not limited to the 2025 Bonds (defined herein); and

WHEREAS, on May 20, 2025, and in order to finance a portion of the "**2025 Project**" (which is described in the Engineer's Report (defined herein)), the District entered into that certain *Bond Purchase Agreement* with FMSbonds, Inc., whereby the District agreed to sell its \$2,505,000 Capital Improvement Revenue Bonds, Series 2025 (Assessment Area Two) ("**2025 Bonds**"); and

WHEREAS, pursuant to and consistent with Resolution 2024-12, the District desires to set forth the particular terms of the sale of the 2025 Bonds and confirm the lien for special assessments securing the 2025 Bonds.

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

1. **INCORPORATION OF RECITALS.** All of the above representations, findings and determinations contained above are recognized as true and accurate and are expressly incorporated into this Resolution.

2. **AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170, 190 and 197, *Florida Statutes*, and Resolution 2024-12.

3. **ADDITIONAL FINDINGS; ADOPTION OF ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT REPORT.** The Board hereby finds and determines as follows:

- a. On August 15, 2024, the District, after due notice and public hearing, adopted Resolution 2024-12 which, among other things, equalized, approved, confirmed and levied special assessments on property benefiting from the improvements authorized by the District. That Resolution provided that as each series of bonds is issued – including but not limited

to the 2025 Bonds – to fund all or any portion of the District’s capital improvement plan, a supplemental resolution would be adopted to set forth the specific terms of the bonds and certify the amount of the lien of the special assessments – including but not limited to the special assessments pledged to secure the 2025 Bonds (“**2025 Assessments**”), including interest, costs of issuance, the number of payments due, and the application of receipt of any true-up proceeds.

- b. The *Master Engineer’s Report*, dated April 2019, as supplemented by the *Second Supplemental Engineer’s Report*, dated June 13, 2024, and attached to this Resolution as **Exhibit A (“Engineer’s Report”)**, identifies and describes, among other things, the presently expected components of the 2025 Project. The Engineer’s Report sets forth the estimated costs of the 2025 Project. The District hereby confirms that the 2025 Project serves a proper, essential and valid public purpose. The Engineer’s Report is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the 2025 Bonds.
- c. The *Final Supplemental Master Special Assessment Methodology Capital Improvement Revenue Bonds, Series 2025 (Assessment Area Two)*, dated May 20, 2025, and attached to this Resolution as **Exhibit B (“Assessment Report”)**, applies the District’s master assessment methodology (as set forth in the *Master Special Assessment Methodology*, dated April 29, 2019, and updated by the *Preliminary Supplemental Master Assessment Methodology Report*, dated July 11, 2024) to the 2025 Project and the actual terms of the 2025 Bonds. The Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the 2025 Bonds.
- d. Generally speaking, and subject to the terms of **Exhibit A** and **Exhibit B**, the 2025 Project specially benefits developable property within the District, as further described in **Exhibit B** attached hereto.
- e. The benefits from the 2025 Project funded by the 2025 Bonds to the properties subject to the 2025 Assessments equal or exceed the amount of the 2025 Assessments, as described in **Exhibit B**, and such 2025 Assessments are fairly and reasonably allocated across such benefitted lands. It is reasonable, proper, just and right to assess the portion of the costs of the 2025 Project to be financed with the 2025 Bonds to the specially benefitted properties within the District as set forth in Resolution 2024-12 and this Resolution.

4. **CONFIRMATION OF MAXIMUM ASSESSMENT LIEN SECURING THE 2025 BONDS.** As provided in Resolution 2024-12, this Resolution is intended to set forth the terms of the 2025 Bonds and the final amount of the lien of the 2025 Assessments. **Composite Exhibit C** shows: (i) the rates of interest and maturity on the 2025 Bonds, (ii) the estimated sources and uses of funds of the 2025 Bonds, and (iii) the debt service due on the 2025 Bonds. The lien of the 2025 Assessments shall be the principal amount due on the 2025 Bonds, together with interest and collection costs.

5. **ALLOCATION AND COLLECTION OF 2025 ASSESSMENTS.**

- a. The 2025 Assessments shall be allocated in accordance with **Exhibit B**. The Assessment Report, considered herein, reflects the actual terms of the issuance of the 2025 Bonds.

- b. Section 8 of Resolution 2024-12 sets forth the terms for collection of the 2025 Assessments. The District hereby certifies the 2025 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 2025 Assessments and present same to the Board as required by law.

6. **PREPAYMENT OF 2025 ASSESSMENTS.** Section 8(b) of Resolution 2024-12 addresses prepayments for the 2025 Assessments, provided however that only the project developer shall have the right to partially prepay the 2025 Assessments.

- a. ***Contributions as a Form of Prepayment.*** In connection with the issuance of the 2025 Bonds, and as described in the Assessment Report, the project developer has requested to prepay all or a portion of certain debt 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 has agreed to provide a contribution of infrastructure, comprising a portion of the 2025 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 2025 Assessments, individually, remain fairly and reasonably allocated. Any such contributions shall not be eligible for payment using proceeds from the 2025 Bonds.

7. **APPLICATION OF TRUE-UP PAYMENTS.** If a change in development due to a re-plat or similar modification results in a net decrease in the overall principal amount of 2025 Assessments able to be assigned to the developable lands within the District – 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 2025 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 lien imposed against the property until paid. A True-Up Payment shall include accrued interest on the 2025 Bonds to the next applicable interest payment date, as provided for in the applicable trust indenture. All 2025 Assessments levied run with the land, and such 2025 Assessment lien includes any True-Up Payments. The District will not release any lien on property for which True-Up Payments are due, until provision for such payment has been satisfactorily made.

8. **IMPROVEMENT LIEN BOOK.** Immediately following the adoption of this Resolution, the 2025 Assessments as reflected herein shall be recorded by the Secretary of the Board in the District's Improvement Lien Book. The 2025 Assessments shall be and shall remain a legal, valid and binding first lien against all benefitted property as described in **Exhibit B** 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.

9. **CONFLICTS.** This Resolution is intended to supplement Resolution 2024-12, which remains in full force and effect and is applicable to the 2025 Bonds except as modified herein. This Resolution and Resolution 2024-12 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution, provided however that to the extent of any conflict, this Resolution shall control. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

10. **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.

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

APPROVED and **ADOPTED** this 12th day of June, 2025.

ATTEST:

**ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

Chairperson

Exhibit A: *Second Supplemental Engineer's Report, dated June 13, 2024*

Exhibit B: *Final Supplemental Master Special Assessment Methodology Capital Improvement Revenue Bonds, Series 2025 (Assessment Area Two), dated May 20, 2025*

Comp. Ex. C: *Maturities and Coupon of 2025 Bonds, Sources and Uses of Funds for 2025 Bonds, and Annual Debt Service Payment Due on 2025 Bonds*

Exhibit A:

**Esplanade Lake Club
Community Development District
Second Supplemental Engineer's Report
June 13, 2024**

*(Supplementing the April 2019 Master Engineer's Report, as supplemented and updated by
the November 13, 2019 First Supplemental Engineer's Report*

Prepared for:
**Esplanade Lake Club
Community Development District
Lee County, Florida**

Prepared by:
**Jeremy H. Arnold, P.E.
Atwell, LLC
Bonita Springs, Florida**

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INTRODUCTION

The Esplanade Lake Club Community Development District (“**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, as amended, which Ordinance initially became effective September 19, 2018. The District encompasses 843.37 acres and is located approximately 1.0 mile east of the Ben Hill Griffin Parkway and Alico Road intersection, in unincorporated Lee County Florida.

The project lies within Sections 11, 12, and 13 Township 46 south Range 25 east, and is bounded to the north by Alico Road, to the east by an existing FP&L easement and the future 951 extension, and the west by the Miromar Lake Development.

Please refer to **Exhibit 1 - Location Map** and **Exhibit 2- Aerial Map**, for reference.

On June 19, 2019, the Board of Supervisors (“**Board**”) of the District adopted Resolution 2019-24 and thereby adopted, among other things, the Master Engineer’s Report dated April, 2019 (“**Master Engineer’s Report**”). The Board subsequently adopted the First Supplemental Engineer’s Report dated November 13, 2019 (“**First Supplemental Engineer’s Report**”) which updated the Master Engineer’s Report to address, among other things, updates to the original development plan, and the potential of including certain property adjacent to the District’s boundaries (“**First Expansion Parcel**”) in the District’s boundaries. The Master Engineer’s Report and First Supplemental Engineer’s Report was prepared by the District’s prior firm of Consulting Engineers, which firm subsequently merged with Atwell, LLC, which currently serves as the District’s Consulting Engineers.

The First Supplemental Engineer’s Report stated that the District’s public Capital Improvement Plan, as defined and described in the First Supplemental Engineer’s Report (“**2019 Capital Improvement Plan**”), was substantively and functionally the same as the public capital improvement plan described in the Master Engineer’s Report.

Effective October 8, 2020, the District’s boundaries were expanded to include the First Expansion Parcel (approximately 22.67 gross acres) and contracted to delete approximately 2.208 gross acres. The 2019 Capital Improvement Plan is complete.

Effective April 5, 2024, the District’s boundaries were further expanded to include two parcels, referred to as the “FGCU Expansion Parcel” (approximately 40.0004 gross acres) and the “NE Expansion Parcel” (approximately 4.519 gross acres) respectively. The FGCU Expansion Parcel and the NE Expansion Parcel are referred to collectively as the “**2024 Expansion Parcels**.”

The District is part of a master planned community development (“**Master Development**”) consisting of approximately 843.37+/- 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 Z-22-020 as well as 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 3** 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. The portion of the Master Development in the boundaries of the District is referred to as "Esplanade Lake Club."

Prior to the 2024 Expansion Parcels being included in the District's boundaries, there were 710 platted dwelling units (comprised of single-family and multi-family units in Esplanade Lake Club). The FGCU Expansion Parcel is comprised of 99 platted single-family and multi-family lots and the NE Expansion Parcel is comprised of 5 platted single-family and multi-family lots.

See **Exhibit 4A - Legal Description** in the appendices of the report for the current District Boundary and **Exhibit 4B - Legal Description** - for the legal descriptions of the 2024 Expansion Parcels. The matrix shown in **Table 1 and Table 1A** below represents the anticipated product mix for the lands within the District prior to the inclusion of the 2024 Expansion Parcels in the boundaries of the District and the anticipated product mix for the lands within the 2024 Expansion Parcels. Please note that the information in Table 1 and Table 1A may be revised as development proceeds and the final site plan is further refined by the Developer, hereinafter defined.

Table 1: CDD Lot Matrix Prior to Inclusion of 2024 Expansion Parcels

PRODUCT TYPE	UNIT COUNT	PERCENT OF TOTAL
Twin Villas	186	26.2%
52' lots	177	24.9%
62' lots	149	21.0%
76' lots	83	11.7%
90' lots	11	1.5%
Multi-Family	104	14.6%
TOTAL	710	100.0%

Table 1A: 2024 Expansion Parcels Lot Matrix

FGCU EXPANSION PARCEL PRODUCT TYPE	UNIT COUNT	PERCENT OF TOTAL
52' lots	30	31.9%
62' lots	64	68.1%
TOTAL	94	100.0%
NE EXPANSION PARCEL PRODUCT TYPE	UNIT COUNT	PERCENT OF TOTAL
52' lots	5	100.0%
TOTAL	5	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 public capital infrastructure improvements needed to serve the FGCU Expansion Parcel (“**2024 Project**”). Each specific category of the 2024 Project is the same as the similar category included in the 2019 Capital Improvement Plan, however, the scope of each specific category has been expanded to take into account the FGCU Expansion Parcel. The 2019 Capital Improvement Plan described in the First Supplemental Engineer’s Report and the 2024 Project 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**”).

As noted earlier, the 2019 Capital Improvement Plan is complete and includes public infrastructure improvements and facilities needed to serve the 710 dwelling units described in Table 1 and the planned units in the NE Expansion Parcel described in Table 1A. However, because the 2019 Capital Improvement Plan and the 2024 Project function as a system of improvements, all assessable property in the District’s boundaries benefits equally from the 2019 Capital Improvement Plan and the 2024 Project.

The First Supplemental Engineer’s Report reflected that the 2019 Capital Improvement Plan was estimated to cost \$23,228,317.00. The District financed a portion of the costs of the District’s public 2019 Capital Improvement Plan (“**2019 Project**”) in the approximate amount of \$20.156

million through the issuance of its Special Assessment Bonds, Series 2019A-1 and Special Assessment Bonds, Series 2019A-2 (collectively, “**2019 Bonds**”). The District applied proceeds of the 2019 Bonds to acquire components of the 2019 Project from Taylor Morrison of Florida, Inc. (the “**Developer**”), the primary developer of lands within the District. The Developer contributed to the District the portions of the 2019 Capital Improvement Plan not financed by the 2019 Bonds. The Developer also funded the private improvements needed to serve the portion of the development in the District’s boundaries prior to the inclusion of the 2024 Expansion Parcels.

The District will finance a portion of the public infrastructure improvements that comprise the 2024 Project and are eligible to be financed on a tax-exempt basis by acquiring completed components of these improvements from the Developer with proceeds of the District’s Special Assessment Bonds, Series 2024 (“**2024 Bonds**”). The Developer will contribute to the District the portions of the 2024 Project not financed by the 2024 Bonds and needed to develop the FGCU Expansion Parcel. The Developer will also fund the private improvements needed to serve the FGCU Expansion Parcel.

The District will own, operate and maintain the portions of the 2019 Capital Improvement Plan and the 2024 Project not dedicated or conveyed to other local governmental entities.

The 2024 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 (2024 PROJECT)

The 2024 Project, includes planned public infrastructure improvements that will provide special benefit to all assessable land within the District. In particular, the 2024 Project includes: (i) improvements within the District such as the stormwater management system, water and wastewater utilities, and environmental mitigation and (ii) soft costs such as professional fees and permitting costs.

The estimated total cost of the 2024 Project is estimated to be \$6,390,408.85. Refer to **Table 5** of this report for a summary of the costs by infrastructure category for the planned 2024 Project expenditures. The 2024 Project is expected to be complete by December 31, 2024.

PERMITS AND APPROVALS

Table 2 below lists the status of all applicable permits and approvals necessary for the 2024 Project. The Developer received zoning approval for the Master Development, which includes the 2024 Expansion Parcels, from Lee County in 2014 and 2022 (Ordinance No. Z-17-014 & Z-22-020). Compliance with the conditions of the zoning approval and permitting requirements is currently being accomplished. It is our opinion that the 2024 Project is feasible, there are no technical reasons existing at this time which would prohibit the implementation of the 2024 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.

Table 2: 2024 Project Permits

Agency	Permit Type	Permit Number	Date Approved/Status
Lee County	Development Order	DOS2022-00202	08/28/2023
Lee County	Recorded Plat	Instrument No. 2023000400383	12/26/2023
Lee County	Vegetation Removal Permit	VEG2023-00268	10/02/2023
SFWMD	Environmental Resource Permit	36-03568-P-05	04/24/2023
SFWMD	Water Use Permit	36-08316-W	06/13/2023
Lee County	Zoning	Ordinance No. Z-17-014 & Z-22-020	11/02/2022

LAND USE

As stated, current District includes approximately 843.37 acres, including the 2024 Expansion Parcels. **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 2024 Expansion Parcels.

Table 3: Land Use Summary for the District

TYPE OF USE	ACRES +/-	PERCENT OF TOTAL
Storm Water Management	27.10	3.2%
Recreational Lakes	364.4	43.2%
Residential Tracts	146.80	17.4%
Road Rights-of-Way	43.82	5.2%
Preservation Areas	23.68	2.8%
Parks and Amenities	23.67	2.8%
Other (Uplands, Open Space, etc.)	213.90	25.4%
TOTAL	843.374	100.0%

Table 3A: Land Use Summary for the 2024 Expansion Parcels

TYPE OF USE	ACRES +/-	PERCENT OF TOTAL
FGCU Expansion Parcel		
Storm Water Management	4.95	11.1%
Residential Tracts	6.97	15.7%
Road Rights-of-Way	22.31	50.1%
Other	4.50	10.1%
Total	44.51	100.00
NE Expansion Parcel		
Storm Water Management		
Residential Tracts	1.06	59.9%
Road Rights-of-Way	0.21	11.9%
Other	0.50	28.2%
Total	1.77	100.00

STORMWATER MANAGEMENT

Lee County and the 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 5/6**”

The 2024 Project includes stormwater management improvements needed to serve the FGCU Expansion Parcel that are a continuation of the stormwater management improvements in the 2019 Capital Improvement Plan. The stormwater management improvements in the 2024 Project consist of earthwork, stabilization of the bank of Lake 5/6 adjacent to the development, and drainage systems, all of which are 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 Stormwater Management Plan for the District focuses on utilizing newly constructed ponds in the uplands for stormwater treatment s throughout the site.

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 5/6 bank stabilization in a District easement or other District-owned right-of-way. Wetland hydroperiods (normal pool and season high water elevations) will be maintained through proper design and maintenance of the outfall control structures. No impact fee credits are associated with the construction of any of these improvements.

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 5 - Storm Water Management Facilities**.

NOTE: No private earthwork is included in the 2024 Project. Accordingly, the District will not fund any costs of mass grading of lots, and lake excavation for stormwater ponds within the 2024 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 2024 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 5/6 shoreline will be modified from the existing condition to provide additional residential water front access to the recreation lake. These modifications to the existing Lake 5/6 will be Developer-funded improvements and are not included as part of the lake bank stabilization that is included in the 2024 Project. No other modifications are intended at this time. Lake 5/6 will be CDD owned and maintained as identified in **Table 4**.

ENVIRONMENTAL CONSERVATION/MITIGATION

The 2019 Capital Improvement Plan identified 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. An additional 3.23 acres of forested/herbaceous wetland and 8.0 acres of indigenous preserve areas are required by

SFWMD and Lee County as a result of the inclusion of the FGCU Expansion Parcel in the District's boundaries. The 3.23 forested/herbaceous wetland were mitigated through wetland mitigation credits with the Corkscrew Regional Mitigation Bank and the 8.0 acres of indigenous preserve areas were preserved onsite. Only the costs of improving the 8.0 acres will be included in the 2024 Project; no monitoring costs are included in the 2024 Project.

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 0.75 miles of 8-inch gravity collection lines are included in the 2024 Project. Please refer to **Exhibit 6 - Sanitary Sewer Facilities Exhibit** for the project's internal sanitary sewer collections system layout.

The wastewater collection systems included in the 2024 Project will be acquired by the District from the Developer and then dedicated to Lee County for ownership, operation and maintenance. 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 0.82 miles of 8 to 10-inch water mains will be constructed with the 2024 project. The planned water distribution system is shown in **Exhibit 7 -Potable Water Facilities Exhibit**.

The water distribution systems included in the 2024 Project will be acquired by the District from the Developer and then dedicated to Lee County for ownership, operation and maintenance. There are no impact fee credits associated with the construction of any of these improvements.

PERIMETER LANDSCAPING

Landscaping improvements are included in the 2024 Project. Please refer to **Exhibit 8 - Landscape Exhibit** for the location of the public landscaping. Irrigation for the required landscaping will be provided by the HOA through an agreement with the District. Such landscaping shall be located on property owned by the District or in a public right of way or public easement in right of way owned by the County (in which case it will be maintained pursuant to a right-of-way agreement to be entered into by the District with the County). The 2024 Project does not include the cost of irrigation improvements.

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 AND PERMIT 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 for the 2024 Project are set forth in **Table 4** below.

Table 4: Ownership and Maintenance Responsibilities

FACILITY	FUNDED BY	O & M	OWNERSHIP
Perimeter Landscaping	Developer/CDD	CDD	CDD
Water & Wastewater Facilities	Developer/CDD	COUNTY	COUNTY
Stormwater Management (including earthwork)	Developer/CDD	CDD	CDD
Preserve Areas	Developer/CDD	CDD/HOA	CDD

2024 PROJECT COST ESTIMATES

The 2024 Project identifiable total costs associated with the infrastructure improvements are estimated to be \$6,390,408.85. 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 2024 Project.

Table 5: Cost Estimates

Improvement	2024 Project Estimated Cost
Professional & Permit Fees	\$728,013.19
Earthwork for Stormwater Management	\$2,301,353.10
Environmental Conservation/Mitigation	\$565,250.00
Stormwater Management	\$1,179,541.96
Wastewater Collection	\$498,631.95
Water Distribution System	\$436,672.39
Perimeter Landscaping	\$100,000.00
Contingency (10%)	\$580,946.26
TOTAL	\$6,390,408.85

1. The 2024 Bonds will fund only a portion of the costs of the 2024 Project.

The cost estimates set forth herein are estimates based on current plans and market conditions, which are subject to change. Accordingly, the 2024 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 in the FGCU Expansion Parcel, which 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 herein, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

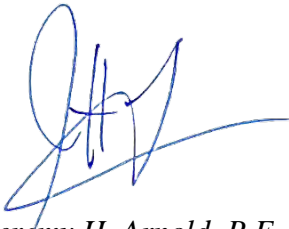
SUMMARY AND CONCLUSION

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 Atwell, LLC 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 and assessable lands within the District. All such

infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) of the *Florida Statutes*. Further, the 2019 Capital Improvement Plan and the 2024 Project function as a system of improvements benefitting all lands within the District.

The infrastructure total construction cost developed in this report is only an estimate and not a guaranteed maximum price. The estimated cost is based on unit prices currently being experienced for ongoing and similar items of work in Lee County and quantities as represented on the master plans. The labor market, future costs of equipment and materials, and the actual construction processes frequently vary and cannot be accurately forecasted. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate. The professional services for establishing the opinion of estimated construction cost are consistent with the degree and care and skill exercised by members of the same profession under similar circumstances.



Jeremy H. Arnold, P.E.
District Engineer
FL Registration No. 66421

#503714578_v1



NOT TO SCALE

SOUTHWEST FLORIDA
INTERNATIONAL
AIRPORT

PROJECT
LOCATION

INTERSTATE 75

EXIT 128

ALICO ROAD

ALICO ROAD

NORTHEAST
EXPANSION PARCEL

EXISTING CDD
BOUNDARY

TRACT F6 EXPANSION PARCEL
(INST. # 2021000173051)

FGCU EXPANSION PARCEL

BEN HILL GRIFFIN
PARKWAY

THREE OAKS
PARKWAY

CORKSCREW ROAD

US 41 (TAMIAMI TRAIL)

ESPLANADE LAKE CLUB

EXHIBIT 1- LOCATION 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:

102.dwg

SHEET:

2 OF 14

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421



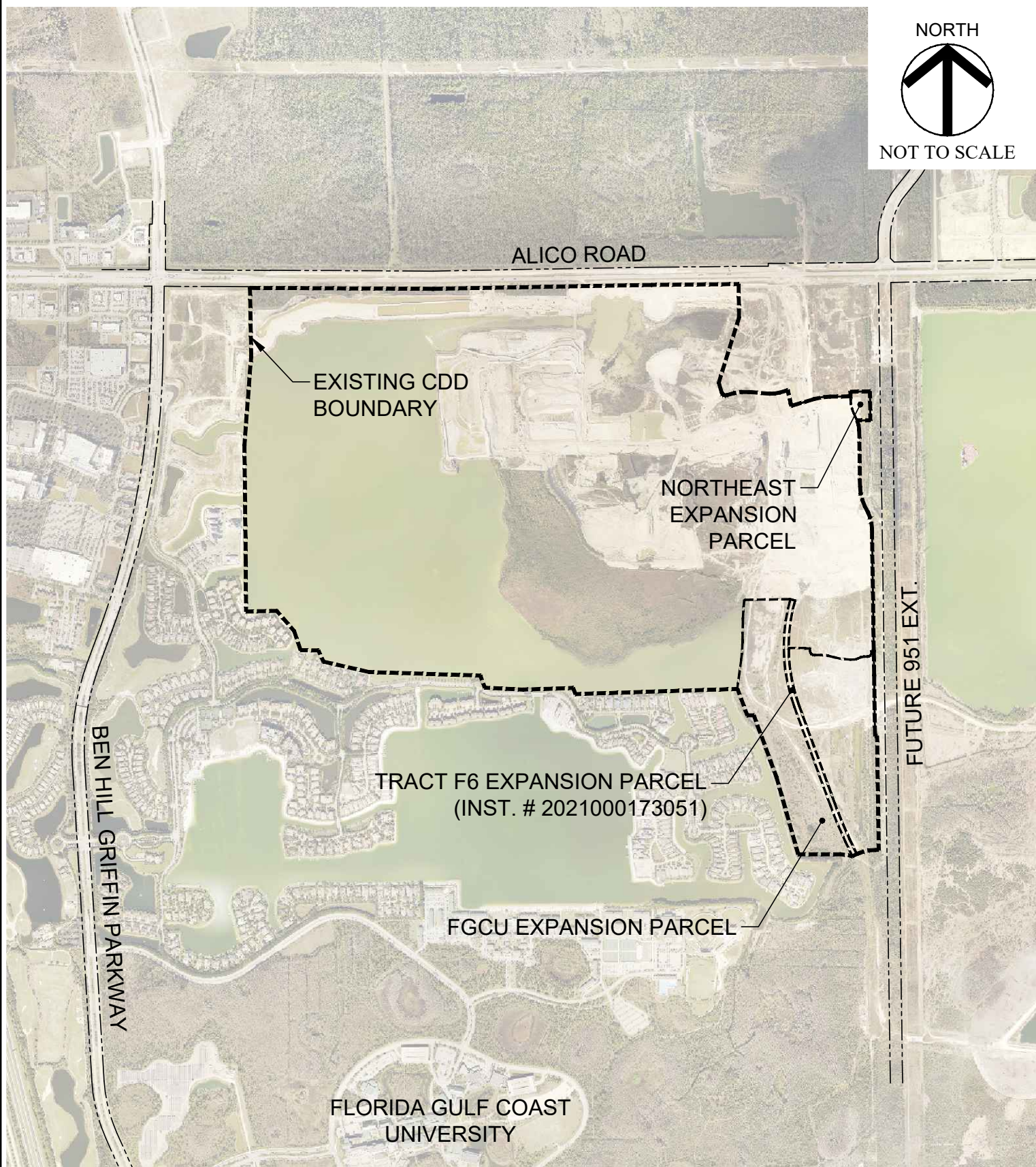
ATWELL

888.850.4200 www.atwell-group.com

28100 BONITA GRANDE DR., SUITE 305
BONITA SPRINGS, FL 34135
238.405.7777



NOT TO SCALE



ESPLANADE LAKE CLUB

EXHIBIT 2 - AERIAL MAP

PREPARED FOR:

TAYLOR MORRISON OF FLORIDA, INC.

551 NORTH CATTLEMEN ROAD

SARASOTA, FLORIDA 34232

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

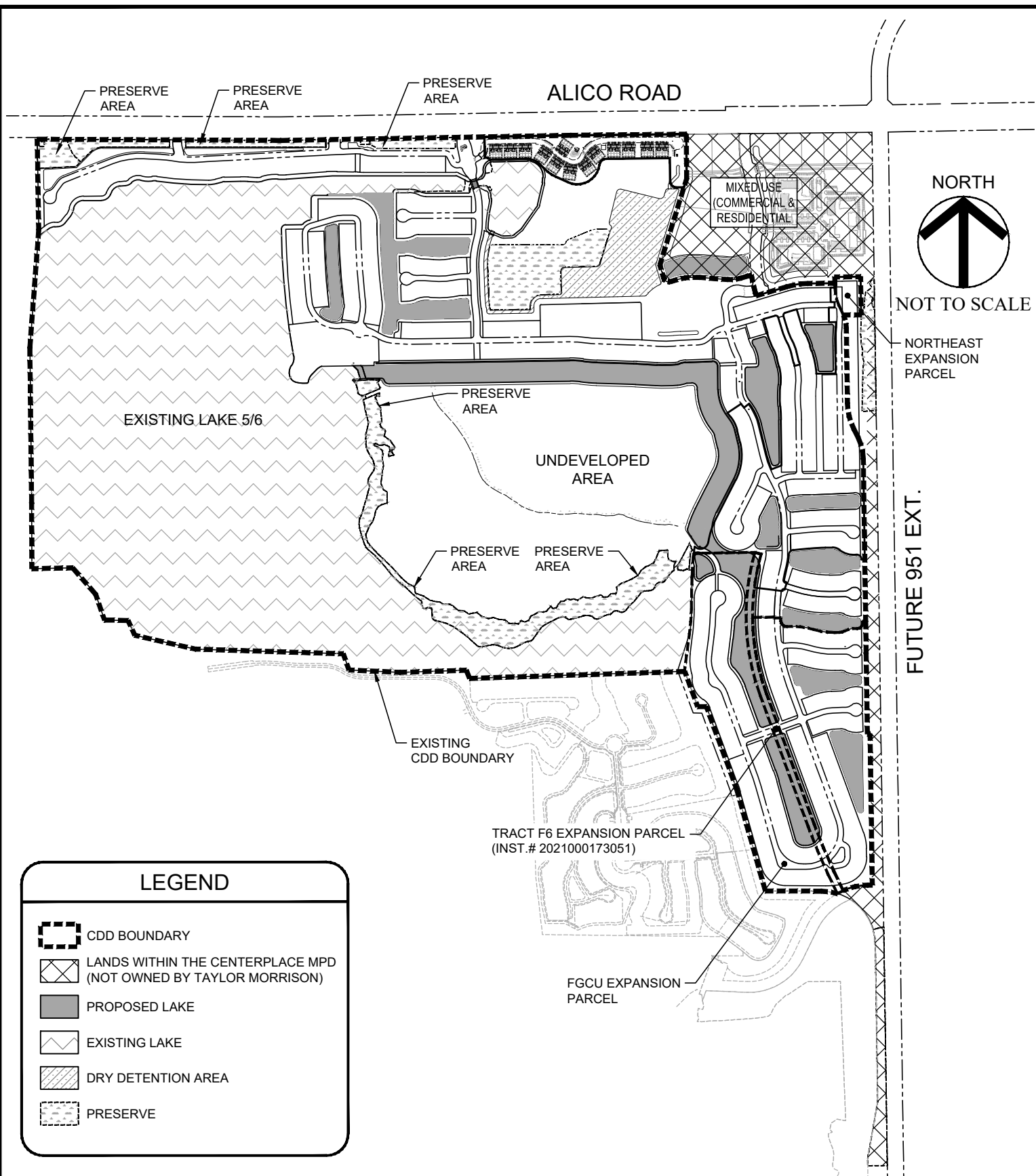
SECTION: TOWNSHIP: RANGE:
11, 12, 13 46S 25E
LEE COUNTY, FLORIDA

FILE NAME: 103.dwg
SHEET: 3 OF 14







FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421





LEGEND

-  CDD BOUNDARY
-  LANDS WITHIN THE CENTERPLACE MPD (NOT OWNED BY TAYLOR MORRISON)
-  PROPOSED LAKE
-  EXISTING LAKE
-  DRY DETENTION AREA
-  PRESERVE

ESPLANADE LAKE CLUB

EXHIBIT 3 - OVERALL SITE 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: 105.dwg
SHEET: 5 OF 14

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

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FL LICENSE NO. 66421



ATWELL
888.850.4200 www.atwell-group.com

28100 BONITA GRANDE DR., SUITE 305
BONITA SPRINGS, FL 34135
238.405.7777

LEGAL DESCRIPTION:

NORTHEAST EXPANSION PARCEL

BEING ALL OF LOTS 550 THROUGH 554, PORTION OF LOTS 549, TRACTS "O42" AND "R", ESPLANADE LAKE CLUB PLAT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN INSTRUMENT NUMBER 2021000402902, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 46 SOUTH RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE SOUTH 00°50'47" EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 2,146.77 FEET TO A POINT ON THE NORTH LINE OF TRACT "O42", ESPLANADE LAKE CLUB PLAT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN INSTRUMENT NUMBER 2021000402902 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE ALONG THE BOUNDARY LINE OF SAID TRACT "O42" FOR THE FOLLOWING 2 COURSES, COURSE (1) NORTH 89°09'13" EAST, 55.00 FEET; COURSE (2) SOUTH 00°50'47" EAST, 352.35 FEET TO A POINT ON THE EASTERLY PROLONGATION LINE OF LOT 549, OF SAID ESPLANADE LAKE CLUB PLAT FOUR; THENCE SOUTH 89°09'13" WEST ALONG THE SOUTHERN BOUNDARY LINE AND THE EASTERLY PROLONGATION LINE OF SAID LOT 549, A DISTANCE OF 164.00 FEET; THENCE LEAVING THE SAID SOUTHERLY LOT LINE OF LOT 549 NORTH 24°06'02" WEST, A DISTANCE OF 106.15 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, 162.34 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 400.00 FEET, THROUGH A CENTRAL ANGLE OF 23°15'15" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 12°28'24" WEST, 161.23 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT "O42"; THENCE ALONG THE BOUNDARY LINE OF SAID TRACT "O42" FOR THE FOLLOWING 2 COURSES, COURSE (1) NORTH 00°50'47" WEST, 96.90 FEET; COURSE (2) NORTH 89°09'13" EAST, 183.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 77,107 SQUARE FEET OR 1.770 ACRES, MORE OR LESS.

FGCU & F6 TRACT EXPANSION PARCEL:

BEING A PORTION OF SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT "W5-6", ESPLANADE LAKE CLUB PHASE 1 AS RECORDED IN INSTRUMENT NUMBER 2019000189935 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT "W5-6", THE FOLLOWING 4 COURSES; (COURSE 1) NORTH 07°38'50" EAST, A DISTANCE OF 351.57 FEET TO A POINT OF CURVATURE; (COURSE 2) NORTHERLY, 228.68 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2,000.00 FEET, THROUGH A CENTRAL ANGLE OF 06°33'04" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 04°22'18" EAST, 228.56 FEET; (COURSE 3) NORTH 01°05'46" EAST, A DISTANCE OF 292.24 FEET TO A POINT OF CURVATURE; (COURSE 4) NORTHERLY, 66.88 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,000.00 FEET, THROUGH A CENTRAL ANGLE OF 01°54'57" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 02°03'14" EAST, 66.88 FEET TO THE SOUTHEAST CORNER OF TRACT "O30", ESPLANADE LAKE CLUB PHASE 2 AS RECORDED IN INSTRUMENT NUMBER 2020000075347 SAID POINT BEING A POINT OF COMPOUND CURVATURE; THENCE ALONG THE EAST BOUNDARY LINE OF SAID TRACT "O30", NORTHERLY, 155.63 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,000.00 FEET, THROUGH A CENTRAL ANGLE OF 04°27'30" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 05°14'28" EAST, 155.59 FEET TO THE SOUTHWEST CORNER OF TRACT "F1, ESPLANADE LAKE CLUB PLAT THREE AS RECORDED IN INSTRUMENT NUMBER 2021000173051 OF SAID LEE COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINE OF SAID PLAT THREE, THE FOLLOWING 5 COURSES; (COURSE 1) NORTH 89°09'13" EAST, A DISTANCE OF 563.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE; (COURSE 2) SOUTHERLY, 1,343.46 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,150.00 FEET, THROUGH A CENTRAL ANGLE OF 35°48'07" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 02°09'45" EAST, 1,321.71 FEET; (COURSE 3) SOUTH 20°03'48" EAST, A DISTANCE OF 1,285.37 FEET TO A POINT OF CURVATURE; (COURSE 4) SOUTHEASTERLY, 476.13 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 5,050.00 FEET, THROUGH A CENTRAL ANGLE OF 05°24'07" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 22°45'52" EAST, 475.96 FEET; (COURSE 5) SOUTH 25°27'56" EAST, A DISTANCE OF 198.92 FEET TO A POINT ON THE BOUNDARY LINE OF MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT AS RECORDED IN INSTRUMENT NUMBER 2008000036958 OF SAID LEE COUNTY, FLORIDA SAID POINT BEING A POINT ON A NON-TANGENTIAL CURVE; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING 3 COURSES; (COURSE 1) WESTERLY, 150.32 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 17°13'33" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 81°09'56" WEST, 149.76 FEET; (COURSE 2) NORTH 89°46'43" WEST, A DISTANCE OF 516.04 FEET; (COURSE 3) NORTH 15°43'44" WEST, A DISTANCE OF 920.90 FEET TO THE SOUTHEAST CORNER OF TRACT "O-3", MIROMAR LAKES UNIT XI-PENINSULA AS RECORDED IN INSTRUMENT NUMBER 2006000456819 OF SAID LEE COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING 5 COURSES; (COURSE 1) NORTH 15°43'44" WEST, A DISTANCE OF 57.53 FEET; (COURSE 2) NORTH 20°09'57" WEST, A DISTANCE OF 807.57 FEET; (COURSE 3) NORTH 89°48'06" WEST, A DISTANCE OF 80.00 FEET; (COURSE 4) NORTH 20°09'57" WEST, A DISTANCE OF 344.08 FEET; (COURSE 5) SOUTH 88°10'32" WEST, A DISTANCE OF 3.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,742,562 SQUARE FEET OR 40.004 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE CENTERLINE OF ALICO ROAD (RIGHT OF WAY WIDTH VARIES), BEING SOUTH 89°27'22" WEST, AND RELATE TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT.

ESPLANADE LAKE CLUB

EXHIBIT 4A - 2024 DISTRICT EXPANSION

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: 115.dwg
SHEET: 14 OF 14

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421



LEGAL DESCRIPTION:

ESPLANADE LAKE CLUB CDD, AS AMENDED 2023

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; THENCE NORTH 89°43'01" WEST, 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 SOUTH 01°00'21" EAST, 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 NUMBER 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: COURSE NO. 1: SOUTH 89°43'01" EAST, 2,243.03 FEET; COURSE NO. 2: NORTH 88°58'52" EAST, 2,674.00 FEET; COURSE NO. 3: NORTH 89°27'22" EAST, 1,065.43 FEET; THENCE SOUTH 00°32'38" EAST, A DISTANCE OF 408.17 FEET; THENCE SOUTH 17°15'51" WEST, A DISTANCE OF 835.68 FEET; THENCE SOUTH 16°27'38" EAST, A DISTANCE OF 126.05 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, 82.45 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 94°29'05" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 63°42'10" EAST, A DISTANCE OF 73.42 FEET TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY, 272.24 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 615.00 FEET, THROUGH A CENTRAL ANGLE OF 25°21'45" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 81°44'10" EAST, A DISTANCE OF 270.02 FEET; THENCE SOUTH 85°34'57" EAST, A DISTANCE OF 257.22 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, 122.73 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 335.00 FEET, THROUGH A CENTRAL ANGLE OF 20°59'28" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 83°55'19" EAST, A DISTANCE OF 122.05 FEET; THENCE NORTH 73°25'35" EAST, A DISTANCE OF 101.88 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHERLY, 165.48 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1,250.00 FEET, THROUGH A CENTRAL ANGLE OF 07°35'07" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 12°46'52" EAST, A DISTANCE OF 165.36 FEET; THENCE SOUTH 16°34'25" EAST, A DISTANCE OF 31.50 FEET; THENCE NORTH 73°25'35" EAST, A DISTANCE OF 126.42 FEET; THENCE NORTH 73°25'35" EAST, A DISTANCE OF 165.10 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, 197.22 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 718.50 FEET, THROUGH A CENTRAL ANGLE OF 15°43'39" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 81°17'24" EAST, A DISTANCE OF 196.61 FEET; THENCE NORTH 89°09'13" EAST, A DISTANCE OF 229.65 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, 31.42 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 45°50'47" EAST, A DISTANCE OF 28.28 FEET; THENCE NORTH 00°50'47" WEST, A DISTANCE OF 76.50 FEET; THENCE NORTH 89°09'13" EAST, A DISTANCE OF 238.40 FEET; THENCE SOUTH 00°50'47" EAST, A DISTANCE OF 352.35 FEET; THENCE SOUTH 89°09'13" WEST, A DISTANCE OF 164.00 FEET; THENCE SOUTH 24°06'02" EAST, A DISTANCE OF 3.10 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY, 121.76 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 23°15'15" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 12°28'24" EAST, A DISTANCE OF 120.92 FEET; THENCE SOUTH 00°50'47" EAST, A DISTANCE OF 690.09 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY, 249.22 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 550.00 FEET, THROUGH A CENTRAL ANGLE OF 25°57'46" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 13°49'40" EAST, A DISTANCE OF 247.10 FEET; THENCE SOUTH 26°48'32" EAST, A DISTANCE OF 85.62 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY, 203.91 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 450.00 FEET, THROUGH A CENTRAL ANGLE OF 25°57'46" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 13°49'40" EAST, A DISTANCE OF 202.17 FEET; THENCE SOUTH 00°50'47" EAST, A DISTANCE OF 2,538.82 FEET; THENCE NORTH 89°09'13" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 00°50'47" EAST, A DISTANCE OF 1,393.41 FEET; THENCE SOUTH 89°09'13" WEST, A DISTANCE OF 41.92 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, 294.10 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 567.95 FEET, THROUGH A CENTRAL ANGLE OF 29°40'11" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 74°19'08" WEST, A DISTANCE OF 290.83 FEET TO A POINT OF COMPOUND CURVATURE; THENCE WESTERLY, 150.33 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 17°13'35" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 81°09'56" WEST, A DISTANCE OF 149.76 FEET; THENCE NORTH 89°46'43" WEST, A DISTANCE OF 516.03 FEET; THENCE NORTH 15°43'44" WEST, A DISTANCE OF 978.43 FEET; THENCE NORTH 20°09'57" WEST, A DISTANCE OF 807.57 FEET; THENCE NORTH 89°48'06" WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 20°09'57" WEST, A DISTANCE OF 344.08 FEET TO AN INTERSECTION WITH THE EASTERLY PROLONGATION OF A BOUNDARY LINE OF THOSE AFOREMENTIONED LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 3165, AT PAGE 1800, LEE COUNTY RECORDS; THENCE SOUTH 88°10'32" WEST, ALONG SAID EASTERLY PROLONGATION AND ALONG SAID BOUNDARY LINE, A DISTANCE OF 1,984.51 FEET; THENCE RUN THE FOLLOWING FIFTEEN (15) COURSE ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: NORTH 21°30'12" WEST, 81.17 FEET; COURSE NO. 2: SOUTH 88°02'24" WEST, 612.22 FEET; COURSE NO. 3: NORTH 87°09'14" WEST, 469.81 FEET; COURSE NO. 4: NORTH 19°42'33" WEST, 157.74 FEET; COURSE NO. 5: NORTH 88°10'13" WEST, 1,363.08 FEET; COURSE NO. 6: NORTH 77°09'26" WEST, 573.01 FEET; COURSE NO. 7: NORTH 24°26'51" WEST, 150.17 FEET; COURSE NO. 8: NORTH 88°53'18" WEST, 216.95 FEET; COURSE NO. 9: NORTH 19°01'18" WEST, 249.76 FEET; COURSE NO. 10: NORTH 40°48'12" WEST, 322.81 FEET; COURSE NO. 11: SOUTH 88°47'46" WEST, 376.79 FEET; COURSE NO. 12: NORTH 00°16'17" WEST, 606.52 FEET; COURSE NO. 13: NORTH 00°39'26" WEST, 1,432.24 FEET; COURSE NO. 14: NORTH 04°19'45" EAST, 1,091.78 FEET; COURSE NO. 15: NORTH 01°00'21" WEST, 832.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 843.374 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE CENTERLINE OF ALICO ROAD (RIGHT OF WAY WIDTH VARIES), BEING SOUTH 89°27'22" WEST, AND RELATE TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT.

ESPLANADE LAKE CLUB EXHIBIT 4B - CDD BOUNDARY POST 2024 EXPANSION

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: 115.dwg
SHEET: 14 OF 14

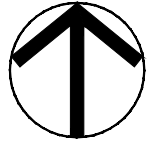
FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421



ALICO ROAD

NORTH



NOT TO SCALE

NORTHEAST
EXPANSION
PARCEL

FUTURE 951 EXT.


EXISTING LAKE 5/6

UNDEVELOPED
AREA

TRACT F6 EXPANSION PARCEL
(INST.# 2021000173051)

FGCU EXPANSION
PARCEL

LEGEND

-  CDD BOUNDARY
-  PROPOSED LAKE
-  EXISTING LAKE
-  DRY DETENTION AREA
-  PRESERVE
-  YARD DRAIN
-  GRATE INLET
-  JUNCTION BOX
-  FLARED END
-  STORM PIPE

ESPLANADE LAKE CLUB EXHIBIT 5 - STORM WATER MANAGEMENT FACILITIES

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

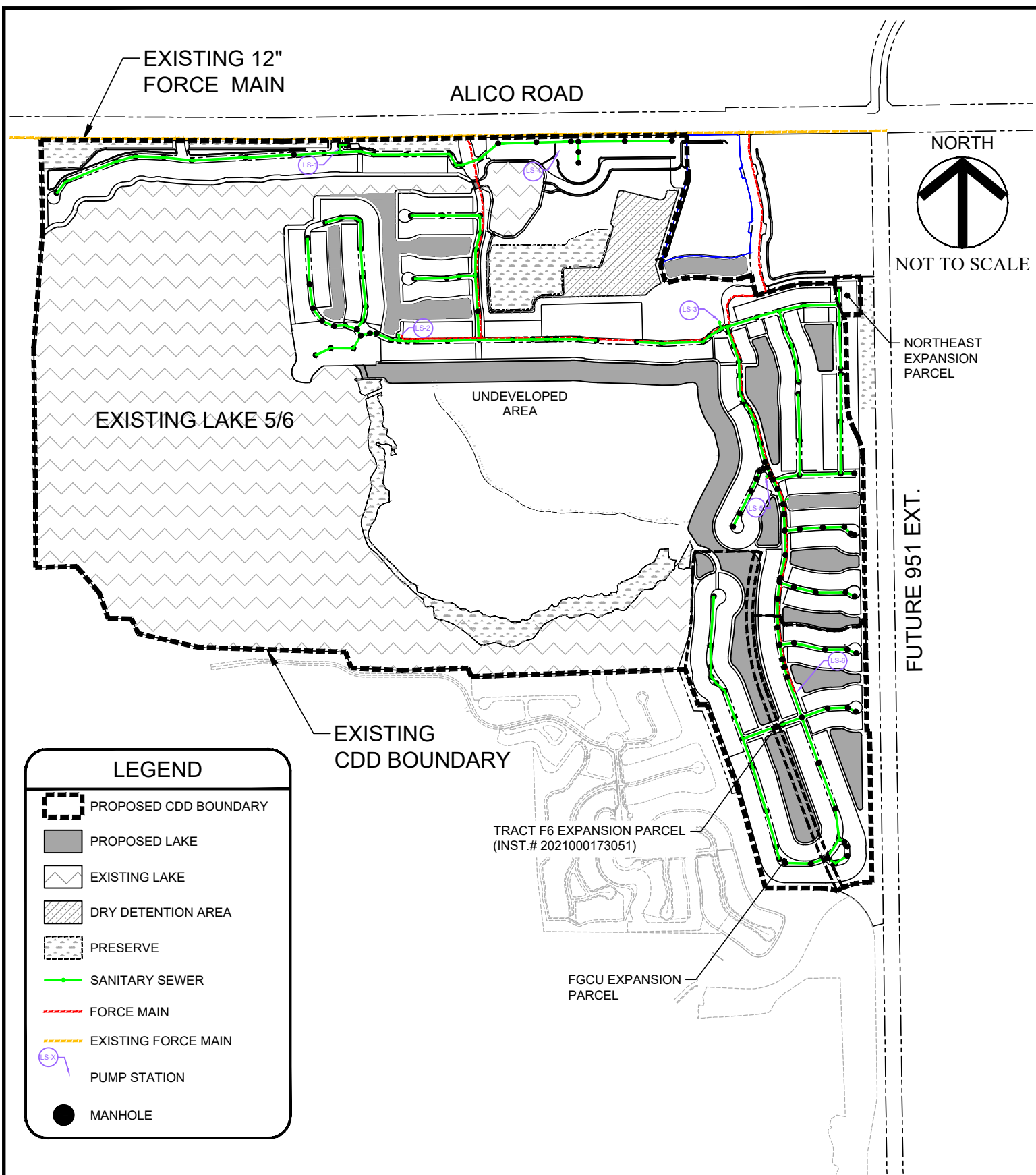
SECTION: TOWNSHIP: RANGE:
11, 12, 13 46S 25E
LEE COUNTY, FLORIDA

FILE NAME: 109.dwg
SHEET: 9 OF 14

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421





ESPLANADE LAKE CLUB EXHIBIT 6 - SANITARY SEWER FACILITIES

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

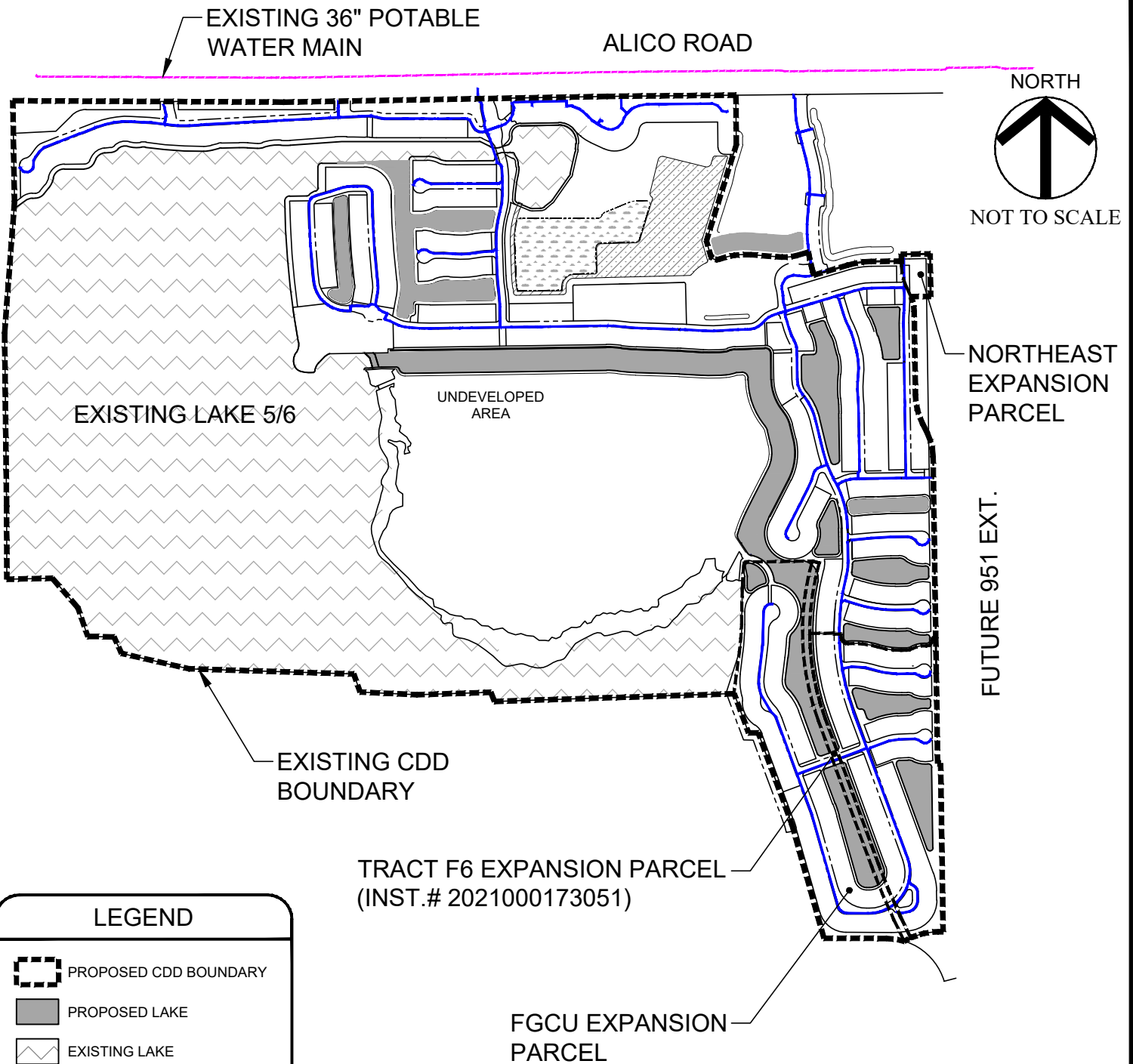
SECTION: TOWNSHIP: RANGE:
 11, 12, 13 46S 25E
 LEE COUNTY, FLORIDA

FILE NAME: 107.dwg
 SHEET: 7 OF 14

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
 FL LICENSE NO. 66421

ATWELL
 888.850.4200 www.atwell-group.com
 28100 BONITA GRANDE DR., SUITE 305
 BONITA SPRINGS, FL 34135
 238.405.7777



LEGEND

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

ESPLANADE LAKE CLUB		EXHIBIT 7 - POTABLE WATER FACILITIES	
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 #8636
	FILE NAME: 106.dwg		JEREMY H. ARNOLD, P.E. FL LICENSE NO. 66421
	SHEET: 6 OF 14		


**ATWELL**
888.850.4200 www.atwell-group.com
28100 BONITA GRANDE DR., SUITE 305
BONITA SPRINGS, FL 34135
239.405.7777

Exhibit B:

ESPLANADE LAKE CLUB
COMMUNITY DEVELOPMENT DISTRICT

Preliminary Supplemental Master Special Assessment
Methodology for Capital Improvement Revenue Bonds, Series
2024 (Assessment Area Two)

Prepared by:

7/11/2024

JPWard & Associates LLC

JAMES P. WARD

954.658.4900

JimWard@JPWardAssociates.com



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

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1.0 INTRODUCTION

This preliminary supplemental master assessment methodology report (“**Report**”) supplements the Master Special Assessment Methodology report dated April 19, 2019 (“**Master Methodology**”) prepared by JPWard and Associates, LLC previously adopted by the Board of Supervisors (“**Board**”) of the Esplanade Lake Club Community Development District (“**District**”). All capitalized terms not otherwise defined herein shall have the meanings ascribed thereto in the Master Methodology.

This Report is prepared in connection with the proposed issuance by the District of its Capital Improvement Revenue Bonds, Series 2024 (Assessment Area Two) (the “**Series 2024 Bonds**”) to finance all or a portion of the project costs described in the Second Supplemental Engineer’s Report (defined below) (the “**Series 2024 Project**”), which is a part of the District’s overall public infrastructure capital improvement program (the “**CIP**”) and for the other purposes described herein. The Series 2024 Bonds are expected to be the final series of Bonds (hereinafter defined) issued by the District with respect to the CIP.

The CIP is described in the Master Engineer’s Report dated April, 2019 (the “**Master Engineer’s Report**”) prepared by Waldrop Engineering, as amended, supplemented and updated by the First Supplemental Engineer’s Report dated November 13, 2019 (the “**First Supplemental Engineer’s Report**”), and the Second Supplemental Engineer’s Report prepared by Atwell, LLC (as successor by merger with Waldrop Engineering) dated June 13, 2024 (the “**Second Supplemental Engineer’s Report**”) and together with the First Supplemental Engineer’s Report and the Master Engineer’s Report, the “**Engineer’s Report**”). The District has previously approved the Engineer’s Report.

The Engineer’s Report reflects that the CIP, which includes the hereinafter defined 2019 Capital Improvement Plan, and the Series 2024 Project function as a system of improvements benefitting all developable and assessable lands within the District.

Among other matters described herein, this means that, from an assessment standpoint, the District may fund any portion of the CIP with any series of bonds payable with revenues derived from the collection of non-ad valorem special assessments (the “**Assessments**”) levied on any assessable lands within the District, provided that, among other requirements, a supplemental engineer’s report (like the Second Supplemental Engineer’s Report) are produced for each bond issuance identifying what eligible specific improvements are being financed from that particular series of bonds.

This Report is designed to conform to the requirements of the Florida Constitution and Chapters 170, 190 and 197, Florida Statutes with respect to the Series 2024 Assessments

(hereinafter defined) and is consistent with our understanding of the case law on this subject. Once levied by the Board, the Series 2024 Assessments will constitute liens co-equal with the liens of state, county, municipal and school board taxes against developable and assessable property in Assessment Area Two (hereinafter defined).

2.0 DISTRICT BOUNDARIES

The District is a special purpose unit of local government established pursuant to Chapter 190, Florida Statutes, and by Ordinance 18-21 of the Board of County Commissioners (the “**Board of County Commissioners**”) of Lee County, Florida, which ordinance became effective on September 19, 2018. At that time, the District encompassed approximately 778.93+/- acres of land (the “Original Boundaries”).

Effective October 8, 2020, Ordinance 18-21 was amended by Ordinance 20-10 enacted by the Board of County Commissioners to include approximately 20.359 gross acres of land adjacent to the Original Boundaries (the “First Expansion Parcel”) and to delete approximately 2.208 gross acres.

Effective April 5, 2024, Ordinance 18-21, as amended, was further amended by Ordinance 24-07 enacted by Board of County Commissioners to include in the District’s boundaries two adjacent parcels, referred to as the “**FGCU Expansion Parcel**” (approximately 40.004 gross acres) and the “**NE Expansion Parcel**” (approximately 1.77 gross acres), respectively. The FGCU Expansion Parcel and the NE Expansion Parcel are referred to collectively as “**Assessment Area Two.**”

The District’s boundaries now comprise 843.374 acres.

3.0 DISTRICT BONDS AND THE CIP; CERTAIN MATTERS RELATING TO ASSESSMENTS

On July 29, 2019, the Circuit Court for the Twentieth Judicial Circuit validated the issuance of the District’s Capital Improvement Revenue Bonds (the “**Bonds**”) in an amount not to exceed \$31,030,000.00.

The District has previously issued its Capital Improvement Revenue Bonds Series 2019A-1 and its Capital Improvement Revenue Bonds, Series 2019A-2 (collectively, the “**Series 2019 Bonds**”) to finance a portion of the CIP described in the First Supplemental Engineer’s Report (the “**2019 Capital Improvement Plan**”). The First Supplemental Engineer’s Report stated that the 2019 Capital Improvement Plan had a total estimated cost of \$23,228,317.00. The portion of the 2019 Capital Improvement Plan financed by the Series 2019 Bonds (approximately \$20.156 million) is referred to as the “**Series 2019**

Project.” The Second Supplemental Engineer’s Report states that the 2019 Capital Improvement Plan is complete

Pursuant to resolutions previously adopted by the District, the District has equalized, allocated and levied Assessments (the “**2019 Assessments**”) relating to the 2019 Bonds and the Series 2019 Project on certain developable and assessable land in the District (“**Assessment Area One**”). The 2024 Expansion Parcels are not included in Assessment Area One. As of the date hereof, the 2019 Assessments have been allocated to 715 platted residential single-family and multi-family lots in Assessment Area One in accordance with the assessment methodology (the “**Methodology**”) set forth in the Methodology Report.

The District now desires to issue the Series 2024 Bonds to finance all or a portion of the costs of the public Series 2024 Project described in the Second Supplemental Engineer’s Report. The Second Supplemental Engineer’s Report reflects that the Series 2024 Project is an additional portion of the CIP need to serve the FGCU Expansion Parcel. A summary of the Engineer’s Cost Estimate with respect to the Series 2024 Project is fully summarized in Table II attached hereto.

The Second Supplemental Engineer’s Report concludes that the CIP (consisting of the 2019 Capital Improvement Plan and the 2024 Project) are a system of improvements benefiting all developable and assessable property in the District.

This Report applies the Methodology set forth in the Master Methodology to the unit types planned for Assessment Area Two in order to allocate the estimated costs associated with the financing of the Series 2024 Project. In furtherance thereof, the District will take the actions required by applicable law to equalize, allocate and levy Assessments (the “**Series 2024 Assessments**”) on the developable and assessable property in Assessment Area Two, consisting of 99 platted single-family or multi-family lots in the FGCU Expansion Parcel and 5 platted single-family lots in the NE Expansion Parcel. No property in Assessment Area One is included in Assessment Area Two. To the extent applicable and not inconsistent with this Report, matters set forth in the Master Methodology are incorporated herein by reference.

4.0 LAND USE PLAN

The anticipated Land Use Plan for Assessment Area Two is identified in Table I and reflects the expected number of residential units to be constructed by type of unit by the Developer.

5.0 CAPITAL REQUIREMENTS

In the Second Supplemental Engineer's Report, the District Engineer has identified the portions of the CIP comprising the Series 2024 Project that are eligible to be financed by the Series 2024 Bonds, all or in part, as described in Table II. It is estimated that the cost of the Series 2024 Project is \$6,390,408.85.

6.0 SERIES 2024 ASSESSMENTS

The Series 2024 Assessments are determined in a manner consistent with the Methodology set forth in the Master Methodology. Accordingly, and based on the determinations made in the Second Supplemental Engineer's Report, it is our opinion that the Series 2024 Assessments to be levied in connection with the Series 2024 Bonds are supported by sufficient benefit from the CIP and are fairly and reasonably allocated as described herein, in a manner consistent with applicable Florida Law.

7.0 SERIES 2024 BONDS

The matters in this section are preliminary and subject to change. This report will be updated to reflect the final pricing details of the Series 2024 Bonds.

As shown in Table III, the District will issue the Series 2024 Bonds in an aggregate principal amount of \$6,935,000 to finance a portion of the Series 2024 Project in the estimated amount of \$6,141,268.11, fund a debt service reserve, fund capitalized interest on the Series 2024 Bonds and pay issuance costs.

The Series 2024 Bonds are further structured as current-interest bonds, with repayment occurring in thirty (30) substantially equal annual installments of principal and interest, not including any capitalized interest period. Interest payment dates shall occur every May 1 and November 1 from the date of issuance until final maturity of the Series 2024 Bonds. The first scheduled payment of coupon interest is expected to be due May 1, 2025 however, interest will be capitalized through May 1, 2025 with the first scheduled principal payment due on May 1, 2026. The annual principal payments will be due each May 1 thereafter until final maturity.

8.0 EXISTING AND FUTURE CONTRIBUTION REQUIREMENTS

The Developer may opt to prepay the Series 2024 Assessments on particular product types and/or lands in the Assessment Area Two using a contribution of portions of the CIP not financed by the Series 2019 Bonds as part of the Series 2019 Project or by the Series 2024 Bonds as part of the Series 2024 Project in order for the Series 2024 Assessments to reach certain target levels or for other purposes.

In connection with each bond issuance, including the Series 2024 Bonds, the District and the Developer has entered, or will enter, into a completion agreement which will require the Developer to complete portions of the CIP not funded by the Bonds, and which are not contemplated to be constructed by any future bond issue of the District. Each completion agreement and any future modifications thereto will allow the District to ensure that contributions of infrastructure will be made when required. In the event that a particular project is not completed, required contributions are not made, or under certain other circumstances, the District may elect to reallocate the assessments within an assessment area, such as Assessment Area Two, and the District expressly reserves the right to do so; provided, however, that any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District.

9.0 ALLOCATION AND ASSIGNMENT METHODOLOGY

The Series 2024 Assessments assignable to planned unit types in Assessment Area Two are shown in Table IV, applying the Methodology.

10.0 PREPAYMENT OF SERIES 2024 ASSESSMENTS

As will be further provided in the assessment proceedings relating to the Series 2024 Assessments, notwithstanding anything to the contrary in the Master Methodology or herein, such Series 2024 Assessments may be prepaid, at such times and in such manner as will be more fully described in the related assessment proceedings of the District, without penalty. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties and collection costs which would otherwise be permissible if the prepayment is made in connection with an assessment delinquency.

11.0 Assessment Roll

Exhibit 1 provides the Assessment Roll for the lands within Assessment Area Two to be subject to the Series 2024 Assessments.

JPWard and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker within the meaning of Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, JPWard and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

Esplanade Lake Club Community Development District
Land Use Type - Series 2024
Table I

Product Type						
Description	30' - 39'	50' - 59'	60' -69'	70' -80'	>80'	Total
FGCU Annexed Parcel	0	30	64	0	0	94
NE Expansion Parcel	0	5	0	0	0	5
Total:	0	35	64	0	0	99

Esplanade Lake Club Community Development District
Capital Improvement Program Cost Estimate
Table II

	Improvement	2024 Project Estimated Cost
1	Exterior Landscaping & Hardscape	\$0.00
2	Subdivision Potable Water System	\$436,672.39
3	Subdivision WasteWater System	\$498,631.95
4	Storm Water Facilities ⁽¹⁾⁽²⁾⁽³⁾	\$3,480,895.06
5	Environmental Preservation & Mitigation	\$565,250.00
6	Perimeter Landscaping	\$100,000.00
Subtotal (Improvements Benefiting All Units)		\$5,081,449.40
7	Contingency (15%)	\$580,946.26
8	Professional Fees	\$728,013.19
Total Improvements		\$6,390,408.85

The cost estimates set forth herein are estimates based on current plans and market conditions, which are subject to change. Accordingly, the ‘CIP 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.”

Notes:

- (1)
Public Stormwater/Floodplain mgmt includes storm sewer pipes, inlets, catch basins, control structures, headwalls
- (2)
Developer Funded Stormwater/Floodplain mgmt includes lake excavations, lot pad grading, road grading.
- (3)
Includes Lake Excavation to a 10' minimum depth required by the South Florida Water Maanagement District
- (4) The portions of the 2024 Project financed by the 2024 Bonds will be detailed in a supplement to this report prepared prior to the issue of the 2248 Bonds.

Esplanade Lake Club Community Development District
Special Assessment Bonds
ESTIMATED - Source and Use of Funds - Master CIP

Table III		
Sources:		
Bond Proceeds		
Par Amount	\$	6,935,000.00
	\$	6,935,000.00
Uses:		
Project Funds Deposit		
Const of Construction	\$	6,141,268.11
Rounding Proceeds	\$	1,865.44
	\$	6,143,133.55
Other Funds Deposits:		
Capitalized Interest through 05/01/2025	\$	169,040.63
Debt Service Reserve at 50% of MADS	\$	244,875.83
	\$	413,916.45
Delivery Date Expenses		
Cost of Issuance	\$	239,250.00
Underwriter's Discount	\$	138,700.00
	\$	377,950.00
	\$	6,935,000.00
Average Coupon: 5.85%		
Anticipated Issuance Date 12/1/2024		
Capitalized Interest Through 5/1/2025		
ESTIMATED - Max Annual Debt Service \$489,751.65		

Esplanade Lake Club Community Development District
Assessment Allocation - Master
Table IV

Description of Product	EAU Factor	Development Plan	Total EAU	Total Supplemental Engineer's Report Capital Allocation	Percent of Total Supplemental Engineer's Report Percent Allocated to Series 2024 (5)	Series 2024 Capital Allocation	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)
FGCU Parcel													
Single Family 30' - 39' (Twin Villas)	0.65	0	0	\$ -	100.000%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Single Family 50' - 59'	0.85	30	25.5	\$ 1,738,191.21	100.000%	\$ 1,738,191.21	\$ 1,962,844.77	\$ 65,428.16	\$ 4,620.56	\$ 323.44	\$ 4,943.99	\$ 138,616.65	\$ 148,319.82
Single Family 60' - 69'	1	64	64	\$ 4,362,519.11	100.000%	\$ 4,362,519.11	\$ 4,926,355.51	\$ 76,974.30	\$ 5,435.95	\$ 380.52	\$ 5,816.46	\$ 347,900.61	\$ 372,253.66
Single Family 70' - 79'	1.1	0	0	\$ -	0.000%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Single Family 80' and up	1.15	0	0	\$ -	0.000%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NE Annexed Land Parcel													
Single Family 50' - 59'	0.85	5	4.25	\$ 289,698.53	14.000%	\$ 40,557.79	\$ 45,799.71	\$ 9,159.94	\$ 646.88	\$ 45.28	\$ 692.16	\$ 3,234.39	\$ 3,460.80
Total Units:	99	99	94	\$ 6,390,408.85		\$ 6,141,268.11	\$ 6,935,000.00	\$ 151,562.41				\$ 489,751.65	\$ 524,034.27
				Total Engineer's Cost: \$ 6,390,408.85		Total Par Debt: \$ 6,935,000.00		Estimated Max Annual Debt Service: \$ 489,751.65				Rounding: \$ -	

- (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) Series 2024 Capital Allocation Percentage

Esplanade Lake Club Community Development District
EXHIBIT 1 - Assessment Roll - Capital Improvement Program
Series 2024 Bonds

New Lot Number	Folio #	Property Owner	Total Assessment by Folio	Planned Units by Folio Number			
				NE Annex 52'	FGCU Parcel 52'	FGCU Parcel 62'	Total Planned Units
				\$ 9,159.94	\$ 65,428.16	\$ 76,974.30	
LOT 550	10610901	SMITH DANIEL P & MINDY 17381 CARAVITA LN FORT MYERS, FL 33913	\$ 9,159.94	1			1
LOT 551	10610902	LINDE MARY ELLEN 17377 CARAVITA LN FORT MYERS, FL 33913	\$ 9,159.94	1			1
LOT 552	10610903	BOWER MAURICE W & MARY JO 81 MARSHALL CT WILLIAMSPORT, PA 17701	\$ 9,159.94	1			1
LOT 553	10610904	PIKE HAL W & ROXANNE D 17369 CARAVITA LN FORT MYERS, FL 33913	\$ 9,159.94	1			1
LOT 554	10610905	HILL MARJORIE B TR FOR PMPB TRUST 17365 CARAVITA LN FORT MYERS, FL 33913	\$ 9,159.94	1			1
LOT 804	10626258	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 805	10626259	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 806	10626260	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 807	10626261	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 808	10626262	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 809	10626263	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 810	10626264	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 811	10626265	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 812	10626266	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 813	10626267	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 814	10626268	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 815	10626269	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1

Esplanade Lake Club Community Development District
EXHIBIT 1 - Assessment Roll - Capital Improvement Program
Series 2024 Bonds

				Planned Units by Folio Number			
New Lot Number	Folio #	Property Owner	Total Assessment by Folio	NE Annex 52'	FGCU Parcel 52'	FGCU Parcel 62'	Total Planned Units
				\$ 9,159.94	\$ 65,428.16	\$ 76,974.30	
LOT 816	10626270	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 817	10626271	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 818	10626272	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 819	10626273	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 820	10626274	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 821	10626275	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 822	10626276	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 823	10626277	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 824	10626278	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 825	10626279	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 826	10626280	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 827	10626281	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 828	10626282	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 735	10626290	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 736	10626291	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 737	10626292	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 738	10626293	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 739	10626294	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1

Esplanade Lake Club Community Development District
EXHIBIT 1 - Assessment Roll - Capital Improvement Program
Series 2024 Bonds

				Planned Units by Folio Number			
New Lot Number	Folio #	Property Owner	Total Assessment by Folio	NE Annex 52'	FGCU Parcel 52'	FGCU Parcel 62'	Total Planned Units
				\$ 9,159.94	\$ 65,428.16	\$ 76,974.30	
LOT 740	10626295	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 741	10626296	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 742	10626297	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 743	10626298	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 744	10626299	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 745	10626300	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 746	10626301	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 747	10626302	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 748	10626303	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 749	10626304	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 750	10626305	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 751	10626306	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 752	10626307	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 762	10626317	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 65,428.16		1		1
LOT 763	10626318	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 65,428.16		1		1
LOT 764	10626319	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 65,428.16		1		1
LOT 765	10626320	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 65,428.16		1		1
LOT 766	10626321	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 65,428.16		1		1

Esplanade Lake Club Community Development District
EXHIBIT 1 - Assessment Roll - Capital Improvement Program
Series 2024 Bonds

				Planned Units by Folio Number			
New Lot Number	Folio #	Property Owner	Total Assessment by Folio	NE Annex 52'	FGCU Parcel 52'	FGCU Parcel 62'	Total Planned Units
				\$ 9,159.94	\$ 65,428.16	\$ 76,974.30	
LOT 767	10626322	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 65,428.16		1		1
LOT 768	10626323	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 65,428.16		1		1
LOT 769	10626324	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 65,428.16		1		1
LOT 770	10626325	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 65,428.16		1		1
LOT 771	10626326	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 65,428.16		1		1
LOT 772	10626327	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 65,428.16		1		1
LOT 773	10626328	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 65,428.16		1		1
LOT 774	10626329	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 65,428.16		1		1
LOT 775	10626330	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 65,428.16		1		1
LOT 776	10626331	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 65,428.16		1		1
LOT 777	10626332	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 65,428.16		1		1
LOT 778	10626333	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 65,428.16		1		1
LOT 779	10626334	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 65,428.16		1		1
LOT 780	10626335	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 65,428.16		1		1
LOT 781	10626336	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 65,428.16		1		1
LOT 782	10626337	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 65,428.16		1		1
LOT 783	10626338	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 65,428.16		1		1
LOT 784	10626339	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 65,428.16		1		1

Esplanade Lake Club Community Development District
EXHIBIT 1 - Assessment Roll - Capital Improvement Program
Series 2024 Bonds

				Planned Units by Folio Number			
New Lot Number	Folio #	Property Owner	Total Assessment by Folio	NE Annex 52'	FGCU Parcel 52'	FGCU Parcel 62'	Total Planned Units
				\$ 9,159.94	\$ 65,428.16	\$ 76,974.30	
LOT 785	10626340	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 65,428.16		1		1
LOT 786	10626341	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 65,428.16		1		1
LOT 787	10626342	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 65,428.16		1		1
LOT 788	10626343	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 65,428.16		1		1
LOT 789	10626344	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 65,428.16		1		1
LOT 790	10626345	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 65,428.16		1		1
LOT 791	10626346	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 65,428.16		1		1
LOT 792	10626347	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 793	10626348	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 794	10626349	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 795	10626350	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 796	10626351	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 797	10626352	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 798	10626353	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 799	10626354	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 800	10626355	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 801	10626356	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 802	10626357	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1

Esplanade Lake Club Community Development District
EXHIBIT 1 - Assessment Roll - Capital Improvement Program
Series 2024 Bonds

				Planned Units by Folio Number			
New Lot Number	Folio #	Property Owner	Total Assessment by Folio	NE Annex 52'	FGCU Parcel 52'	FGCU Parcel 62'	Total Planned Units
				\$ 9,159.94	\$ 65,428.16	\$ 76,974.30	
LOT 803	10626358	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 829	10626359	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 830	10626360	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 831	10626361	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 832	10626362	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 833	10626363	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 834	10626364	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 835	10626365	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 836	10626366	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
LOT 837	10626367	TAYLOR MORRISON OF FLORIDA INC 28100 BONITA GRANDE DR #102 BONITA SPRINGS, FL 34135	\$ 76,974.30			1	1
Totals:			\$ 6,935,000.00	5	30	64	99

Comp. Ex. C:

SOURCES AND USES OF FUNDS

**Esplanade Lake Community Development District
Capital Improvement Revenue Bonds, Series 2025 (Assessment Area Two)**

Sources:

Bond Proceeds:	
Par Amount	2,505,000.00
Original Issue Discount	-6,920.80
	<hr/>
	2,498,079.20
	<hr/>

Uses:

Other Fund Deposits:	
Debt Service Reserve Fund (50% MADS)	88,578.13
Capitalized Interest Fund (thru 11/1/25)	<hr/> 58,926.39
	147,504.52
Delivery Date Expenses:	
Cost of Issuance	227,700.00
Underwriter's Discount	<hr/> 50,100.00
	277,800.00
Other Uses of Funds:	
Construction Fund	2,072,774.68
	<hr/>
	2,498,079.20
	<hr/>

BOND PRICING

Esplanade Lake Community Development District Capital Improvement Revenue Bonds, Series 2025 (Assessment Area Two)

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Term 1:	05/01/2030	200,000	4.375%	4.375%	100.000
Term 2:	05/01/2035	245,000	4.750%	4.750%	100.000
Term 3:	05/01/2045	740,000	5.625%	5.650%	99.698
Term 4:	05/01/2055	1,320,000	5.875%	5.900%	99.645
		2,505,000			

Dated Date	05/29/2025	
Delivery Date	05/29/2025	
First Coupon	11/01/2025	
Par Amount	2,505,000.00	
Original Issue Discount	-6,920.80	
Production	2,498,079.20	99.723721%
Underwriter's Discount	-50,100.00	-2.000000%
Purchase Price	2,447,979.20	97.723721%
Accrued Interest		
Net Proceeds	2,447,979.20	

BOND DEBT SERVICE

**Esplanade Lake Community Development District
Capital Improvement Revenue Bonds, Series 2025 (Assessment Area Two)**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2025			58,926.39	58,926.39	58,926.39
05/01/2026	35,000	4.375%	69,781.25	104,781.25	
11/01/2026			69,015.63	69,015.63	173,796.88
05/01/2027	40,000	4.375%	69,015.63	109,015.63	
11/01/2027			68,140.63	68,140.63	177,156.26
05/01/2028	40,000	4.375%	68,140.63	108,140.63	
11/01/2028			67,265.63	67,265.63	175,406.26
05/01/2029	40,000	4.375%	67,265.63	107,265.63	
11/01/2029			66,390.63	66,390.63	173,656.26
05/01/2030	45,000	4.375%	66,390.63	111,390.63	
11/01/2030			65,406.25	65,406.25	176,796.88
05/01/2031	45,000	4.750%	65,406.25	110,406.25	
11/01/2031			64,337.50	64,337.50	174,743.75
05/01/2032	45,000	4.750%	64,337.50	109,337.50	
11/01/2032			63,268.75	63,268.75	172,606.25
05/01/2033	50,000	4.750%	63,268.75	113,268.75	
11/01/2033			62,081.25	62,081.25	175,350.00
05/01/2034	50,000	4.750%	62,081.25	112,081.25	
11/01/2034			60,893.75	60,893.75	172,975.00
05/01/2035	55,000	4.750%	60,893.75	115,893.75	
11/01/2035			59,587.50	59,587.50	175,481.25
05/01/2036	55,000	5.625%	59,587.50	114,587.50	
11/01/2036			58,040.63	58,040.63	172,628.13
05/01/2037	60,000	5.625%	58,040.63	118,040.63	
11/01/2037			56,353.13	56,353.13	174,393.76
05/01/2038	65,000	5.625%	56,353.13	121,353.13	
11/01/2038			54,525.00	54,525.00	175,878.13
05/01/2039	65,000	5.625%	54,525.00	119,525.00	
11/01/2039			52,696.88	52,696.88	172,221.88
05/01/2040	70,000	5.625%	52,696.88	122,696.88	
11/01/2040			50,728.13	50,728.13	173,425.01
05/01/2041	75,000	5.625%	50,728.13	125,728.13	
11/01/2041			48,618.75	48,618.75	174,346.88
05/01/2042	80,000	5.625%	48,618.75	128,618.75	
11/01/2042			46,368.75	46,368.75	174,987.50
05/01/2043	85,000	5.625%	46,368.75	131,368.75	
11/01/2043			43,978.13	43,978.13	175,346.88
05/01/2044	90,000	5.625%	43,978.13	133,978.13	
11/01/2044			41,446.88	41,446.88	175,425.01
05/01/2045	95,000	5.625%	41,446.88	136,446.88	
11/01/2045			38,775.00	38,775.00	175,221.88
05/01/2046	100,000	5.875%	38,775.00	138,775.00	
11/01/2046			35,837.50	35,837.50	174,612.50
05/01/2047	105,000	5.875%	35,837.50	140,837.50	
11/01/2047			32,753.13	32,753.13	173,590.63
05/01/2048	115,000	5.875%	32,753.13	147,753.13	
11/01/2048			29,375.00	29,375.00	177,128.13
05/01/2049	120,000	5.875%	29,375.00	149,375.00	
11/01/2049			25,850.00	25,850.00	175,225.00
05/01/2050	125,000	5.875%	25,850.00	150,850.00	
11/01/2050			22,178.13	22,178.13	173,028.13
05/01/2051	135,000	5.875%	22,178.13	157,178.13	
11/01/2051			18,212.50	18,212.50	175,390.63
05/01/2052	140,000	5.875%	18,212.50	158,212.50	
11/01/2052			14,100.00	14,100.00	172,312.50
Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2053	150,000	5.875%	14,100.00	164,100.00	
11/01/2053			9,693.75	9,693.75	173,793.75
05/01/2054	160,000	5.875%	9,693.75	169,693.75	
11/01/2054			4,993.75	4,993.75	174,687.50
05/01/2055	170,000	5.875%	4,993.75	174,993.75	
11/01/2055					174,993.75
	2,505,000		2,790,532.76	5,295,532.76	5,295,532.76

Our ref: 11225022-16

May 29, 2025

Mr. Richard Freeman
Calvin, Giordano & Associates, Inc.
1800 Eller Drive, Suite 600
Fort Lauderdale, FL 33316

Water Quality Monitoring – April 2025 - Esplanade Lakes CDD

Dear Mr. Freeman,

GHD Services Inc. (GHD) is pleased to present the results of the April 2025 water quality sampling services for Esplanade Lakes CDD.

1. Water Quality Sampling – April 2025

The April 2025 sampling event consisted of the collection of six (6) surface water samples at six (6) sample locations (WQ Location #1 through #6) as identified on **Figure 1**. All six (6) samples were collected using a boat and direct-dip sampling methods to a depth of 18 inches.

Conductivity, dissolved oxygen, pH, and temperature were measured in the field with a calibrated YSI Model Pro Plus multi-parameter water quality meter. Turbidity was also measured at each location. Surface Water Field Sheets are attached. Field data is summarized in **Table 1**.

The collected samples were capped, labeled, packed on ice, and transported to Benchmark EnviroAnalytical, Inc., in North Port, Florida. Benchmark EnviroAnalytical, Inc. is certified by the State of Florida and NELAP (National Environmental Laboratory Accreditation Conference). Laboratory analyses are conducted for 5-day biochemical oxygen demand (BOD5), total suspended solids (TSS), total nitrogen, nitrogen speciation (ammonia, total Kjeldahl nitrogen [TKN], and nitrate + nitrite), total phosphorus, ortho phosphorus (lab filtered), and chlorophyll- α .

All samples collected during the April 2025 sampling event were prepared and analyzed within the method-required holding times. The laboratory data has been reviewed with respect to authenticity, precision, limits of detection, and accuracy of the data. The laboratory analytical results are summarized in the attached **Table 1**. The laboratory report and data compliance memorandum are also attached. Trend graphs have been prepared for each monitor location for laboratory analytical results and select field measurements.

2. Analytical Summary

The April 2025 sampling event represents the twelfth sampling event for the select six (6) WQ Locations for Esplanade Lakes and is the first sampling event of 2025. Laboratory results are summarized in the **Laboratory Data Compliance Memo** and are displayed visually in the trend graphs, enclosed.

It appears that between the prior sampling event in November 2024 and the recent sampling event conducted on April 23, 2025:

- BOD5 levels remained consistent and low. The BOD5 concentration at all sampling locations was below the method detection limit ([MDL], noted by a “U” following the result).
- The chlorophyll-a concentration decreased at all sampling locations. The average concentration of chlorophyll-a decreased from 10.60 mg/m³ in November to 4.27 mg/m³ in April.
- The dissolved oxygen trends have historically varied in relation to water temperature. The dissolved oxygen (%) increased at half of the sampling locations (WQ Locations #1, #4, and #6), and decreased at the remaining locations. The average concentration of dissolved oxygen (%) remained relatively consistent (from 87.62% in November to 87.03% in April).
- The average concentration of total nitrogen decreased from 1.16 mg/L in November to 0.76 mg/L in April.
- The average concentration of total phosphorus remained consistent at 0.008 mg/L.
- The average concentration of ortho phosphorus also remained consistent, from 0.004 mg/L in November to 0.005 mg/L in April.
- The average turbidity remained relatively consistent, from 5.63 NTU in November to 5.39 NTU in April.
- The average concentration of total suspended solids decreased, from 8.60 mg/L in November to 3.80 mg/L in April.
- The average conductivity slightly increased, from 407.01 umhos/cm in November 422.83 umhos/cm in April.
- The average pH slightly increased, from 8.03 SU in November to 8.30 SU in April.
- The average temperature increased from 24.83°C in November to 26.40°C in April.

The biochemical oxygen demand (BOD) results at all sampling locations remain low, with all concentrations below the MDL. The concentration of BOD5 remained stable at all sampling locations when compared to the previous sampling event.

No evidence of algal growth or blooms was observed at the time of the sampling event. The concentration of chlorophyll-a decreased at all WQ Locations. All chlorophyll-a levels are consistent with historical results. The highest concentration of chlorophyll-a was detected at WQ Location #6 at 7.62 mg/m³. All WQ Locations' chlorophyll-a content is relatively comparable to one another, except for at WQ Location #6. This may be due to the fact that WQ Location #6 is collected at the end of the long, thin canal located in the eastern portion of Esplanade Lakes. The dog-legged shape of the canal results in less water movement within the banks, which may correspond to the higher chlorophyll-a concentrations. GHD will continue to closely monitor chlorophyll-a at this location.

In general, chlorophyll-a levels below 10.0 mg/m³ are ideal for freshwater lakes to support a healthy ecosystem. No water quality location exceeded this level for the April 2025 sampling event. The current sampling event confirms that the elevated chlorophyll-a concentrations displayed during the November 2024 sampling event were likely an abnormality due to a momentary influx of total nitrogen. GHD expects that the chlorophyll-a levels will continue to follow the cyclic trend previously identified (increasing chlorophyll-a levels during the warmer months of the year (March through September) and decreasing levels in the cooler months (September through February). Given this, GHD expects the chlorophyll-a levels to remain consistent or slightly increase before the next sampling event in August 2025.

The dissolved oxygen content at the water quality locations is anticipated to fluctuate throughout the year given the temperature of the water and biological activity. The action level for dissolved oxygen (%) is defined by the Florida Department of Environmental Protection (FDEP) for the Peninsula and Everglades bioregions as 38%. The dissolved oxygen content (%) increased when compared to the previous sampling event at half of the sampling locations (WQ Locations #1, #4, and #6), and decreased at the remaining locations. The water quality location that resulted in the highest level of dissolved oxygen was WQ Location #6 (92.2%) and the lowest was observed at WQ Location #5 (84.0%). Each location's dissolved oxygen levels remain far above the action level and within historical ranges.

The concentration of total nitrogen and TKN decreased at all sampling locations since the previous sampling event except for at WQ Location #4, where it increased. The highest concentration of total nitrogen was observed at WQ Location #4, at 1.01 mg/L. All total nitrogen and TKN concentrations are within historical levels.

The concentration of total phosphorus remained consistent when compared to the previous sampling event at all sampling locations. All sampling locations resulted in low total phosphorus concentrations; either below the MDL, or between the MDL and the practical quantitation limit (PQL, noted by a "I" following the result).

The turbidity decreased at all sampling locations, except for WQ Locations #4 and #6, which remained consistent. The highest concentration of turbidity was observed at WQ Location #6 at 6.94 NTU, and the lowest was observed at WQ Location #1 at 4.55 NTU.

The temperature at every sample location increased since the previous sampling event, with the highest temperature displayed at WQ Location #6 at 27.17°C and the lowest was displayed at WQ Location #5 at 26.09°C.

The pH increased at all sampling locations except for WQ Location #4, where it decreased. The highest pH was displayed at WQ Location #2 (8.51 SU) and the lowest was displayed at WQ Location #4 (7.69 SU). The average pH was calculated to be 8.30 SU. This level is consistent with historical results going back to May 2021. pH is a critical parameter since, generally, algal blooms occur in slightly basic water, with a pH between 8.2 and 8.7 SU. Specifically, Cyanobacteria (blue-green algae) prefer basic water (between a pH of 7.5 and 10 SU). GHD will continue to closely monitor trends in pH and their relation to temperature chlorophyll-a levels.

A Trophic State Index calculation (defined by FAC 62-303.200 and the Water Quality Assessment for the State of Florida 305(b) Report) was used to help classify the quality of water based on each water body's chlorophyll-a, total phosphorous, and total nitrogen concentration. A ratio of total nitrogen to total phosphorus was calculated for each water body to determine general conditions. For this sample event, the breakdown of the sample locations is:

- Nutrient Balanced ($10 < \text{TN/TP} < 30$) – None
- Phosphorus Limited ($\text{TN/TP} < 10$) – None
- Nitrogen Limited ($\text{TN/TP} > 30$) – All WQ Locations (#1 through #6)

A TSI value was calculated based on the TN/TP ratio for each location. A TSI of 0-59 is "good", a value of 60-69 is "fair", and a value of 70+ is "poor". Based on the results of this sampling event, each sampling location's calculated TSI value is:

Location #1	Location #2	Location #3	Location #4	Location #5	Location #6
30.98	29.48	33.19	31.45	26.97	35.35

As can be seen above, all WQ Locations are listed as "good," indicating no water quality concerns at this time.

3. Conclusions and Recommendations

Water quality conditions in April 2025 appear to have improved since the previous November 2024 sampling event.

Overall, decreasing/stable trends were observed for BOD, chlorophyll-a, DO, total nitrogen, total phosphorus, and turbidity. Increasing trends were observed for temperature and pH.

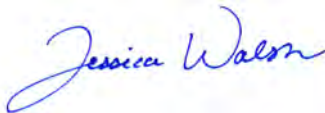
GHD confirms that there appears to have been an influx of total nitrogen just prior to the November 2024 sampling event, likely due to fertilizer application throughout the community. Due to the fact that all sampling locations are nitrogen limited (as shown by the calculated TSI values, above), the influx appears to have resulted in an overall increase in chlorophyll-a concentration.

Since November 2024, the total nitrogen concentrations have once again decreased and have returned to historical levels. Correspondingly, chlorophyll-a concentrations decreased at all sampling locations. As noted above, no evidence of algae was observed during the sampling event. GHD expects the chlorophyll-a levels to remain consistent or slightly increase before the next sampling event in August 2025 as water temperatures increase.

Due to historical trends, GHD recommends that lake maintenance continues to complete frequent visual inspections for algal growth during the warmer months of the year (March through September).

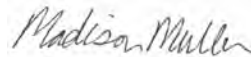
The next tri-annual sampling event is planned for August 2025. Please call if you have any questions or need additional information.

Kindest regards,



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Engineer III

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Encl: Laboratory Data Compliance Memo
 Figure
 Trend Graphs
 Laboratory Analytical Report
 Surface Water Field Sheets

Attachment 1

Table 1

Table 1
Analytical Results Summary
Surface Water Quality Monitoring
Esplanade Lakes, Fort Myers, Florida
April 2025

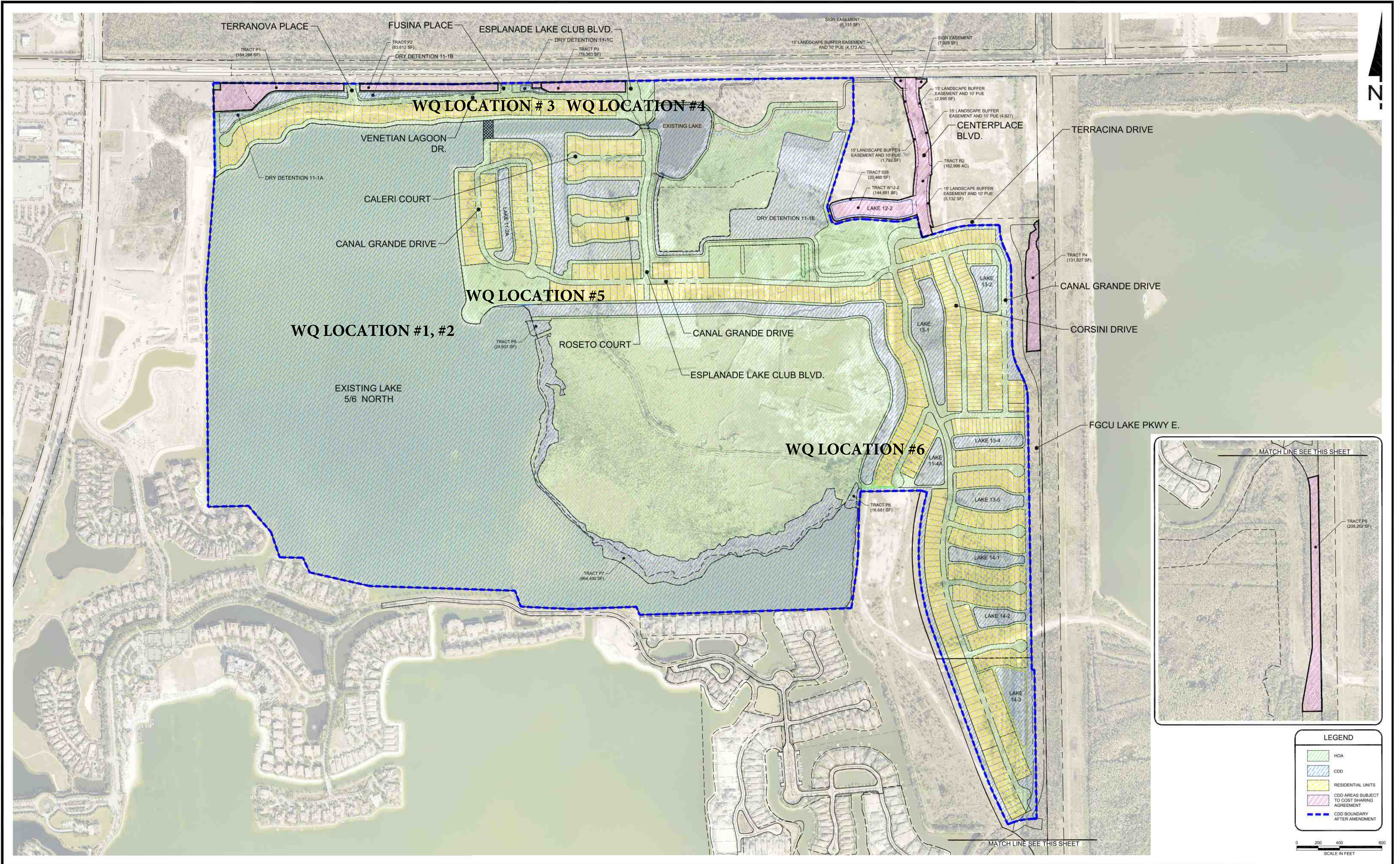
Sample Location/Sample ID:		WQ Location #1												WQ Location #2													
Sample Date:		05/26/21	09/14/21	02/14/22	09/19/22	11/29/22	03/28/23	08/08/23	11/20/23	03/26/24	08/26/24	11/19/24	04/23/25		05/26/21	09/14/21	02/14/22	09/19/22	11/29/22	03/28/23	08/08/23	11/20/23	03/26/24	08/26/24	11/19/24	04/23/25	
Field Parameters	Units																										
Sample Depth	Feet	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5		6.5	13	13.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	
Conductivity, field	umhos/cm	434	289	332	291.5	546	360.3	333	317.9	356.6	312.1	383.7	408		434	291	331	291	548	359.1	328	319.1	356.9	313.8	385	406	
Dissolved oxygen (DO), field	mg/L	7.47	6.29	8.85	6.41	7.96	8.11	6.61	7.15	7.06	5.91	7.12	7.07		7.06	5.86	9.35	6.27	8.06	8.27	6.65	7.37	6.8	6.21	7.59	7.16	
Dissolved oxygen (DO), field	%	94.1	82.8	86.2	86.3	94.6	99.3	96.2	84.5	83.6	79.1	85.4	87.6		89	76.9	100.7	82.6	95.9	98.4	94.6	88.1	80.8	85.34	92	88.8	
pH, field	s.u.	8.75	8.54	8.33	8.33	8.19	8.15	7.06	8.36	8.3	7.9	8.27	8.44		8.75	8.5	8.19	8.47	8.07	8.34	7.14	8.38	8.3	8.02	8.19	8.51	
Temperature, field	Deg C	26.5	29.9	19	29.8	24.1	25.8	31.2	23.6	23.8	30.4	24.9	26.2		26.4	29.9	19	29.8	34.2	25	31.3	24.3	23.8	30.5	25	26.26	
Turbidity, field	NTU	5.58	3.64	4.05	3.94	2.7	2.27	8.1	0.41	6.04	2.45	5.01	4.55		5.09	4.48	3.74	3.98	2.62	1.38	6.7	3.33	4.64	3.18	5.67	4.6	
Wet Parameters	Units																										
Ammonia-N	mg/L	0.013 I	0.009 I	0.122	0.008 U	0.008 U	0.008 U	0.008 U	0.008 U	0.008 U	0.035	0.017 I	0.010 I		0.008 U	0.015 I	0.008 U	0.008 U	0.008 U	0.008 U	0.008 U	0.008 U	0.008 U	0.032	0.022 I	0.012 I	
Total kjeldahl nitrogen (TKN)	mg/L	0.482	0.927	0.687	0.619	0.889	0.537	0.648	0.250 Q	0.744	0.591	1.17	0.618		0.451	0.973	0.542	0.746	0.765	0.735	0.586	0.232	0.654	0.416	0.999	0.791	
Total nitrogen	mg/L	0.482	0.936	0.687	0.629	0.897	0.546	0.667	0.378	0.751	0.598	1.18	0.618		0.451	0.973	0.542	0.756	0.772	0.746	0.605	0.252	0.66	0.427	1.01	0.791	
Nitrite/Nitrate	mg/L	0.006 U	0.009 I	0.006 U	0.010 I	0.008 I	0.009 I	0.019 I	0.082 Q	0.007 I	0.007 I	0.010 I	0.006 U		0.006 U	0.006 U	0.006 U	0.010 I	0.007 I	0.011 I	0.019 I	0.020 I	0.006 I	0.011 I	0.010 I	0.006 U	
Ortho phosphorus (Field Filtered)	mg/L	0.029	0.007 I	0.01	0.014	0.003 I	0.013	0.013	0.01	0.006 I	0.003 I	0.003 I	0.004 I		0.019	0.008	0.01	0.009	0.005 I	0.008	0.008	0.008	0.004 I	0.009	0.006 I	0.004 I	
Total phosphorus	mg/L	0.037	0.008 U	0.074	0.669	0.008 U	0.014 I	0.019 I	0.018 I	0.010 I	0.009 I	0.009 I	0.008 U		0.023 I	0.009 I	0.076	0.455	0.008 U	0.013 I	0.016 I	0.022 I	0.012 I	0.008 I	0.008 U	0.008 U	
Chlorophyll	mg/m3	4.53	9.43	3.95	24.4	0.25 U	2.09	5.51	6.18	6.2	8.83	9.24	4.1		4.39	8.45	3.89	7.93	7.33	2.14	5.68	5.82	5.77	8.09	9.15	3.31	
Total suspended solids (TSS)	mg/L	3.39	1.60 I	3	3	3.6	2.32	3.92	4.4	6	3.4	6.8	4		1.91 I	0.667 I	4.25	4	4.8	2.58	3.8	3	2.4	5.2	8	2.00 I	
Biochemical oxygen demand (total BOD5)	mg/L	1 U	1.22 I	1.0 U	1.02 I	1.03 I	1.03 I	1 U	1 U	1 U	1 U	1 U	1 U		1 U	1 U	1.0 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	

Sample Location/Sample ID:		WQ Location #3												WQ Location #4													
Sample Date:		05/26/21	09/14/21	02/14/22	09/19/22	11/29/22	03/28/23	08/08/23	11/20/23	03/26/24	08/26/24	11/19/24	04/23/25		05/26/21	09/14/21	02/14/22	09/19/22	11/29/22	03/28/23	08/08/23	11/20/23	03/26/24	08/26/24	11/19/24	04/23/25	
Field Parameters	Units																										
Sample Depth	Feet	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	
Conductivity, field	umhos/cm	452	292	334	291.5	549	359.6	329	319.1	356.8	313	384.7	412		465	297	342	292.2	637	364.2	334	327.6	359.1	296.6	402.4	418	
Dissolved oxygen (DO), field	mg/L	7.24	5.12	9.26	6.11	5.73	7.73	6.81	6.73	7.2	5.55	7.79	6.85		6.78	5.43	9.32	5.93	7.69	6.6	6.91	5.56	6.81	5.46	6.88	6.81	
Dissolved oxygen (DO), field	%	89.3	67.3	92.9	82.2	64.4	94.1	93.1	79.4	85.1	75.6	96.6	85.1		83.6	72.6	100.8	79.4	88.4	82	98.8	68.5	80.4	72.6	82.8	84.5	
pH, field	s.u.	8.62	8.46	8.27	8.35	8.14	7.97	7	8.36	8.31	7.81	7.86	8.37		8.56	8.22	8.31	8.13	7.47	7.38	7.21	8.05	8.19	7.37	7.88	7.69	
Temperature, field	Deg C	26	29.9	18.9	29.7	24.2	24.4	31.8	23.7	24	30.3	24.9	26.31		25.9	29.2	19.1	29.6	24.2	26.2	31.7	24.1	23.8	30.5	24.6	26.35	
Turbidity, field	NTU	17.7	4.48	4.77	4.15	2.59	1.8	7.2	1.16	6.05	0.4	6.3	4.76		23.6	16.37	6.56	9.05	11.14	6.18	2.2	13.36	7.06	5	4.91	6.67	
Wet Parameters	Units																										
Ammonia-N	mg/L	0.008 U	0.014 I	0.008 U	0.008 U	0.008 U	0.008 U	0.008 U	0.008 UQ	0.008 I	0.031 I	0.023 I	0.029 I		0.008 U	0.019 I	0.030 I	0.008 U	0.008 U	0.008 U	0.008 U	0.038	0.008 U	0.031 I	0.018 I	0.026 I	
Total kjeldahl nitrogen (TKN)	mg/L	0.552	1.51	0.521	0.652	1.29	0.663	0.716	0.388 Q	0.732	0.454	1.04	0.911		0.639	2.31	0.645	1.28	0.938	0.734	0.664	0.519 Q	0.693	0.424	0.728	1.01	
Total nitrogen	mg/L	0.552	1.51	0.521	0.662	1.3	0.679	0.738	0.23	0.739	0.468	1.05	0.911		0.639	2.31	0.645	1.29	0.946	0.75	0.682	0.403	0.7	0.438	0.741	1.01	
Nitrite/Nitrate	mg/L	0.006 U	0.006 U	0.006 U	0.010 I	0.009 I	0.016 I	0.022 I	0.018 I	0.007 I	0.014 I	0.012 I	0.006 U		0.006 U	0.006 U	0.006 U	0.009 I	0.008 I	0.016 I	0.018 I	0.029	0.007 I	0.014 I	0.013 I	0.006 U	
Ortho phosphorus (Field Filtered)	mg/L	0.034	0.011	0.009	0.012	0.002 U	0.018	0.019	0.037	0.006 I	0.011	0.005 I	0.003 I		0.024	0.021	0.011	0.013	0.018	0.02	0.014	0.01	0.006 I	0.005 I	0.003 I	0.009	
Total phosphorus	mg/L	0.049	0.014 I	0.077	0.253	0.008 U	0.034	0.024	0.044	0.010 I	0.011 I	0.008 I	0.010 I		0.049	0.022 I	0.08	0.017 I	0.045	0.022 I	0.015 I	0.019 I	0.013 I	0.011 I	0.009 I	0.008 I	
Chlorophyll	mg/m3	7.37	7.13	4.61	8.4	7.21	2.69	6.8	5.29	5.94	9.03	10.2	3.86		10.1	8.01	5.08	8.65	7.42	2.96	6.15	4.73	6.44	4.84	9.88	4.38	
Total suspended solids (TSS)	mg/L	2.4	1.33 I	5	3.33	4	2.96	2.78	3.6	4	6	7.6	3.6		7.6	5.67	8	5.33	4.8	4.95	3.4	10.4	3.6	5.2	8	3.6	
Biochemical oxygen demand (total BOD5)	mg/L	1.16 I	1 U	1.0 U	1 U	1 U	1.04 I	1.24 I	1 U	1 U	1 U	1 U	1 U		1.18 I	1 U	1.0 U	1.20 I	1 U	1 U							

Attachment 2

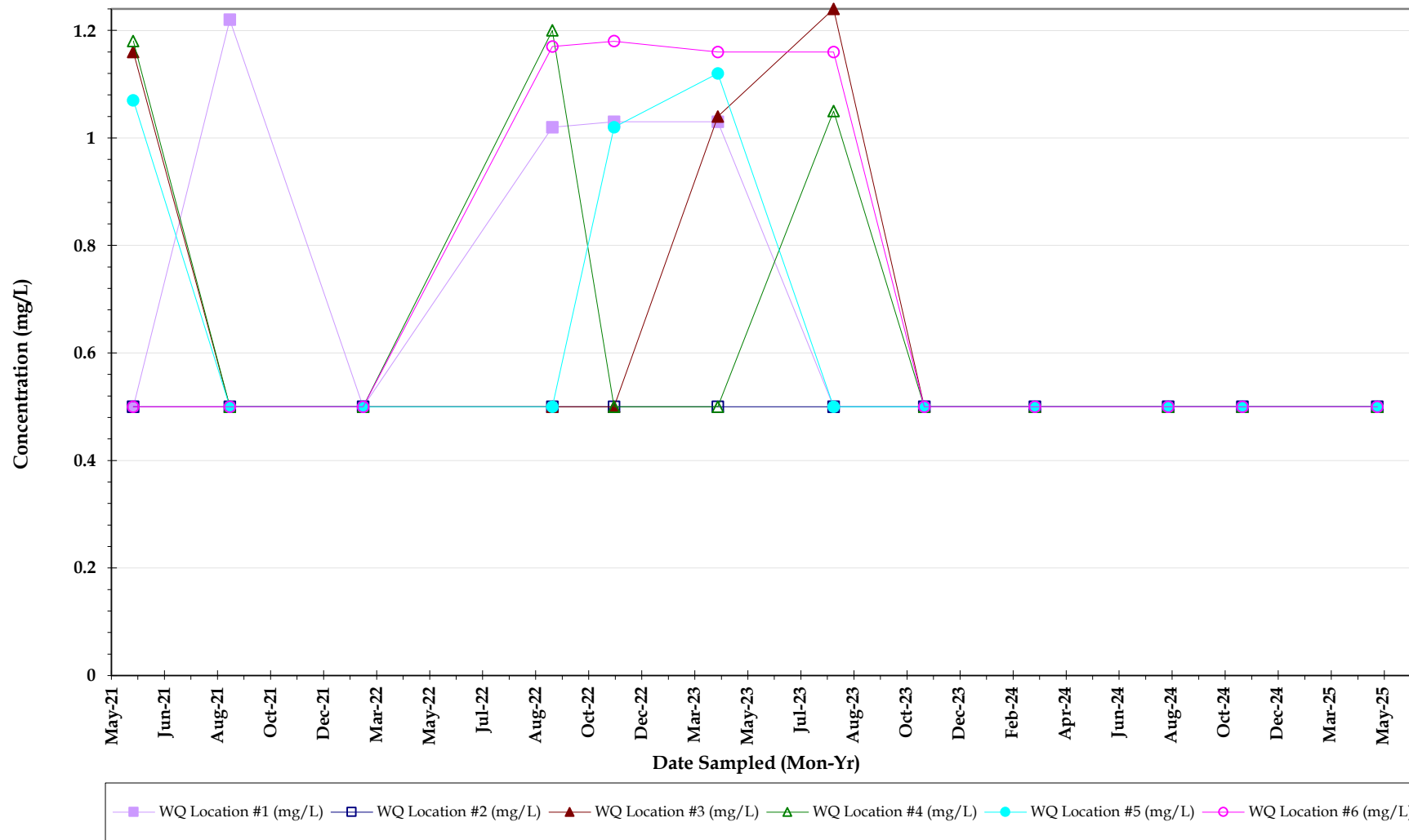
Figure 1

B:\Projects\684-00 Esplanade Lake Club - General\Drawings-Exhibit\684-00-E13 CDD HCA Ownership Exhibit\Current Plans\68400E1300.dwg
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Attachment 3

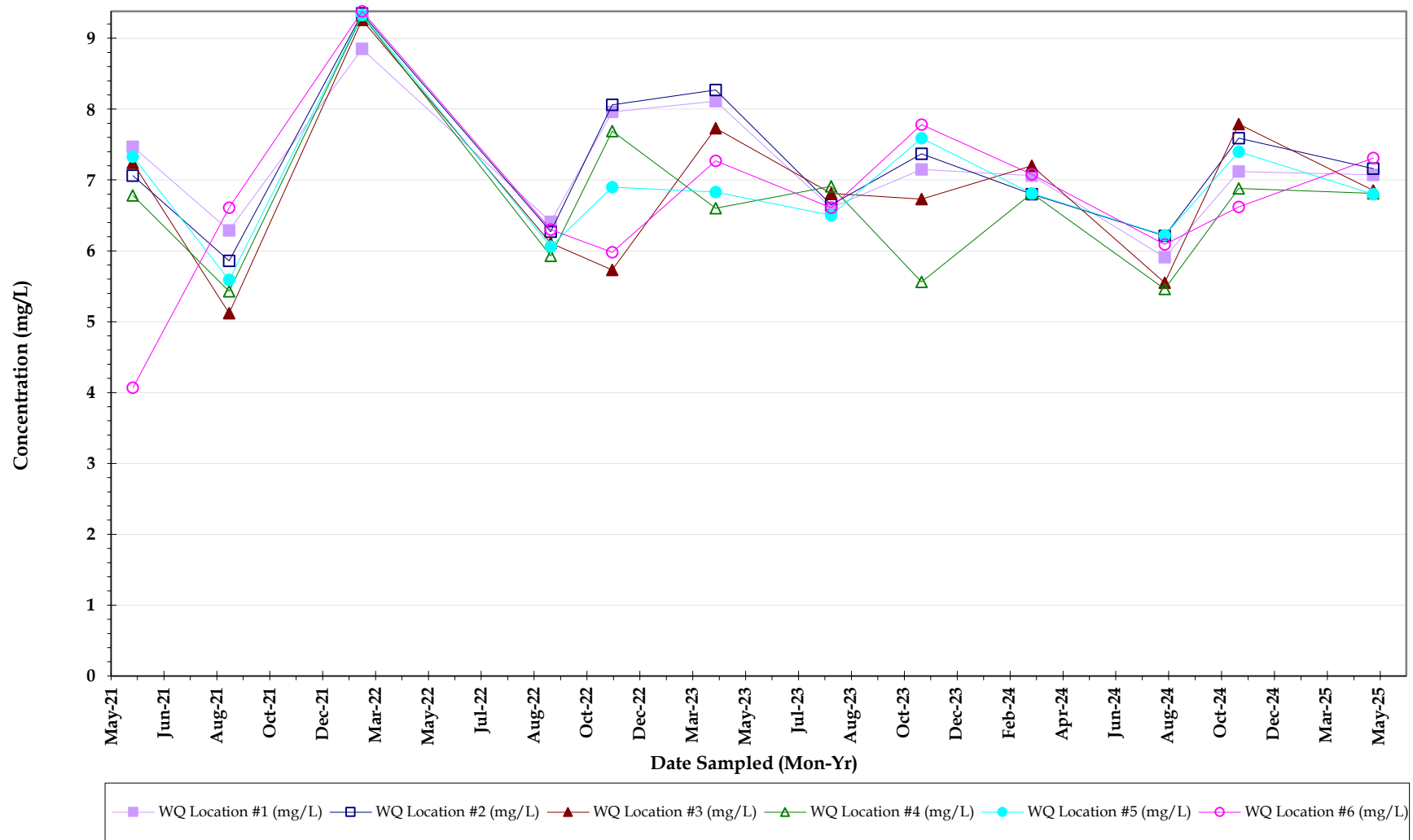
Trend Graphs



Biochemical Oxygen Demand



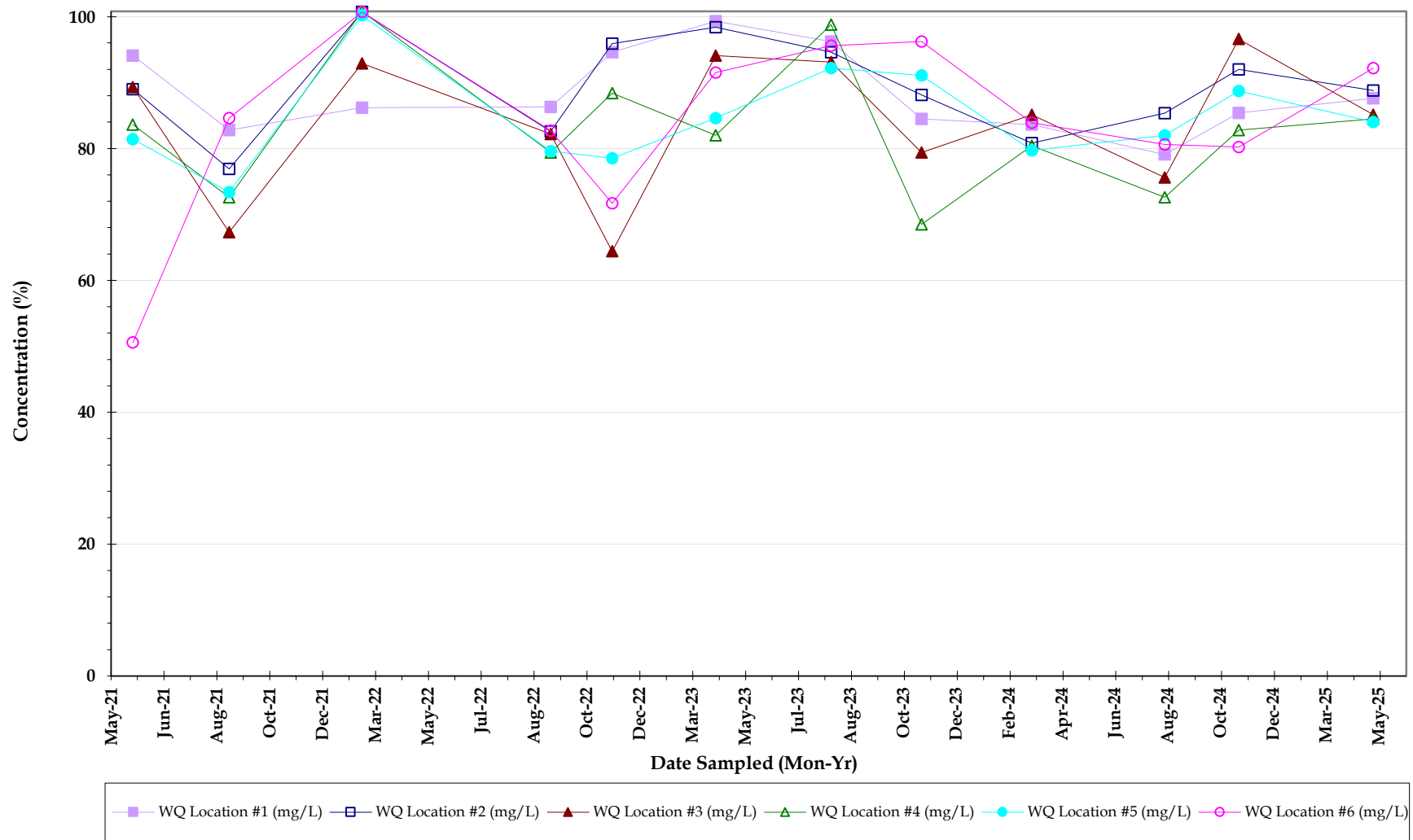
Esplanade Lakes
 Water Quality Surface Water Sample results
 APRIL 2025



Dissolved Oxygen (mg/L)



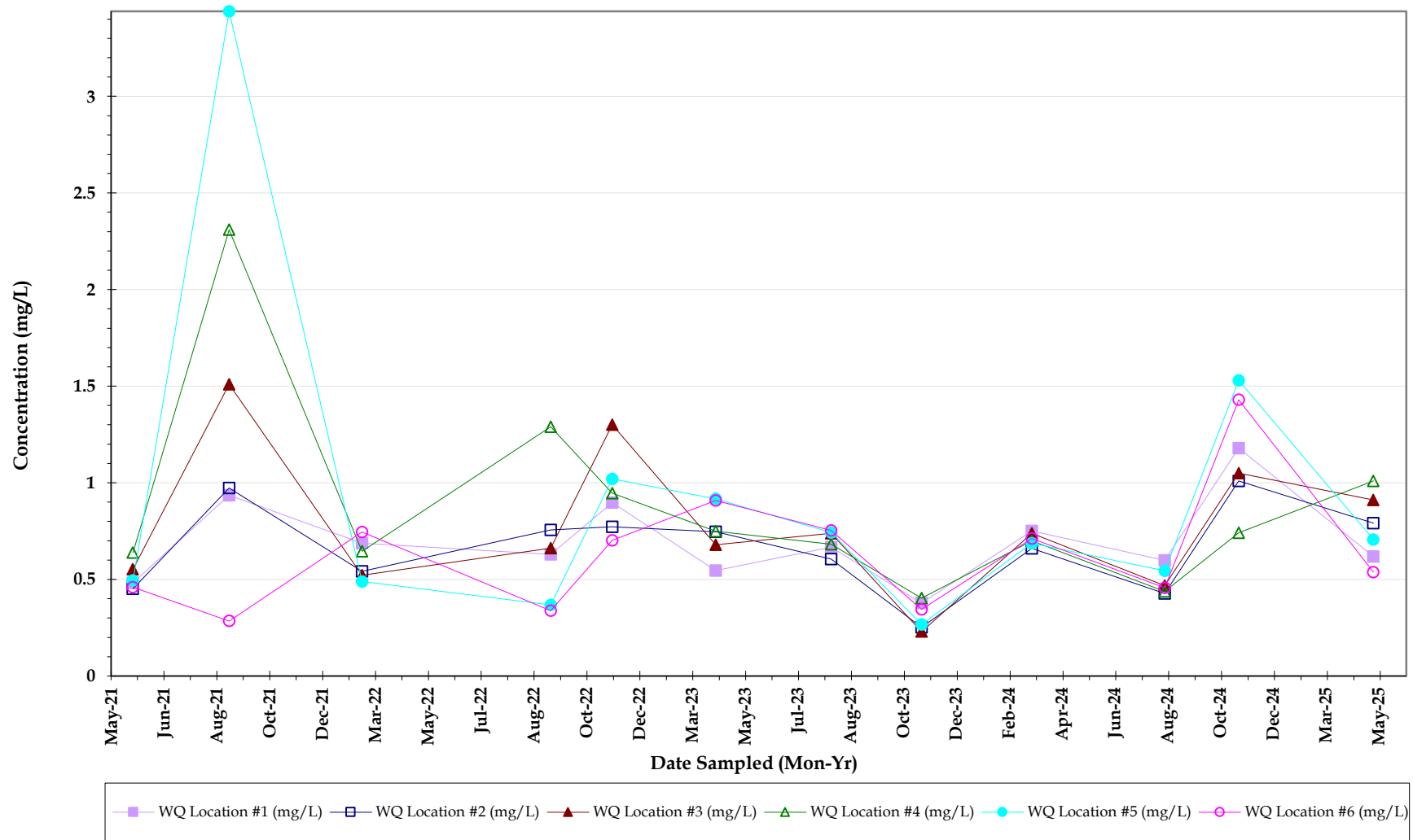
Esplanade Lakes
Water Quality Surface Water Sample results
APRIL 2025



Dissolved Oxygen (%)

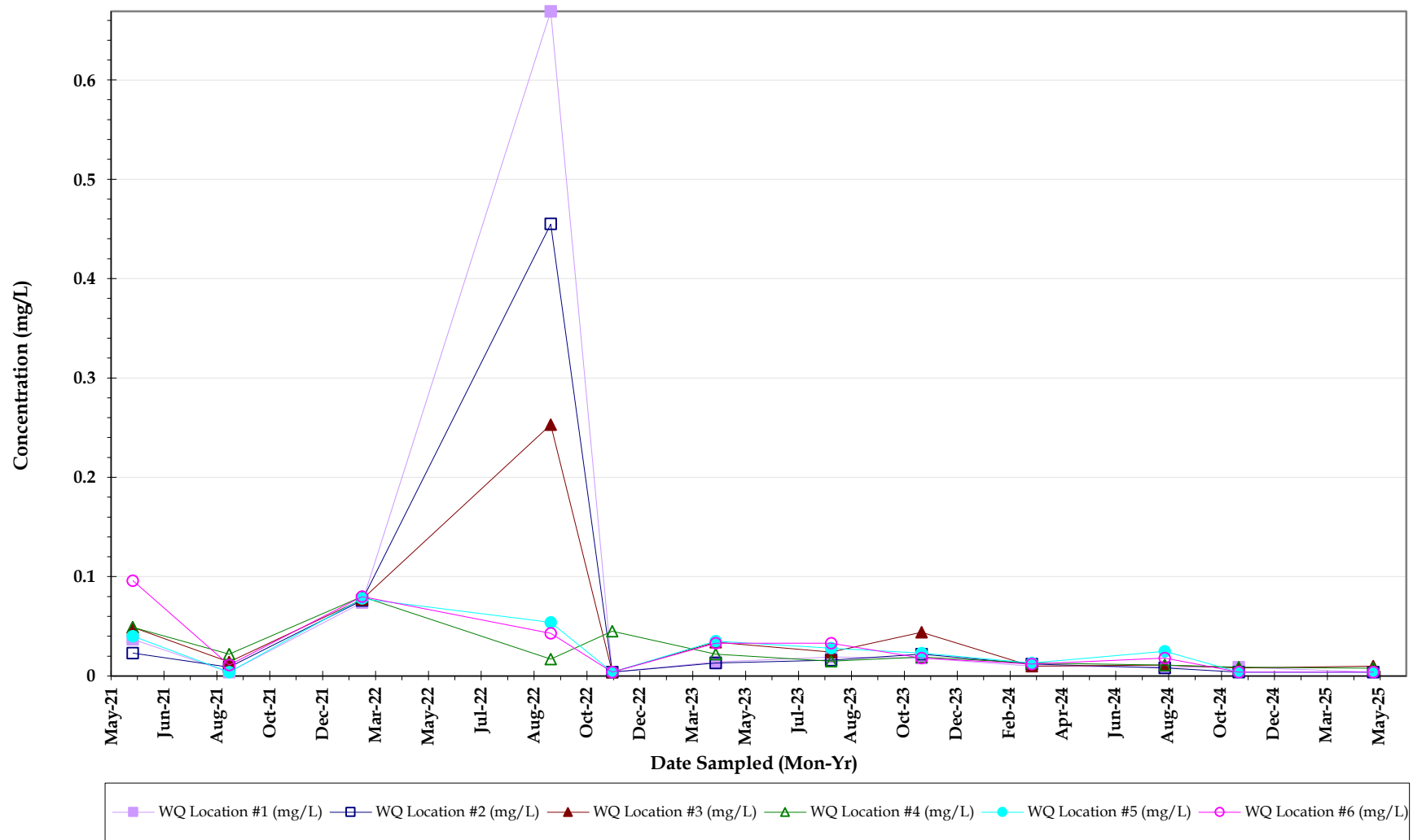


Esplanade Lakes
Water Quality Surface Water Sample results
APRIL 2025



Total Nitrogen

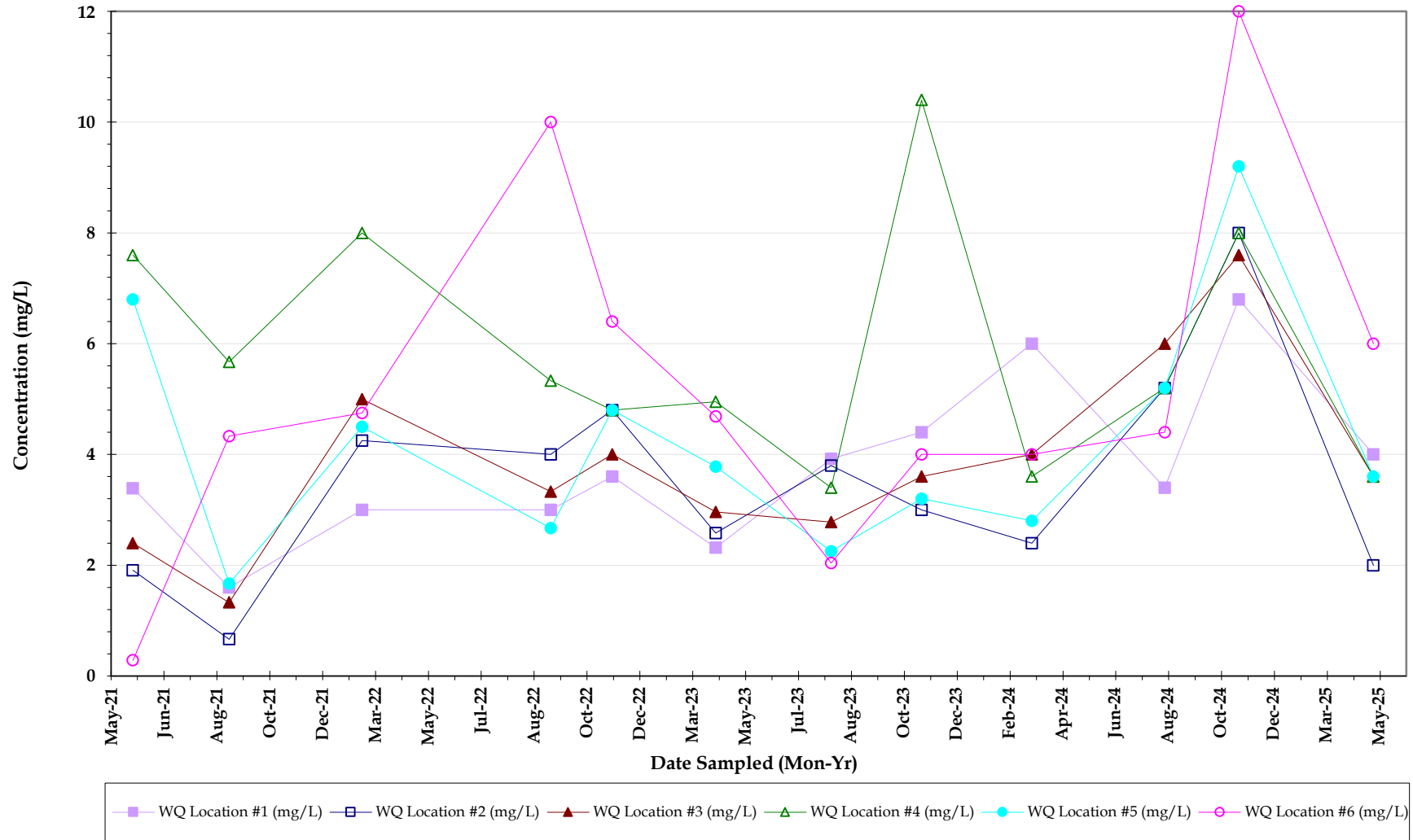
Esplanade Lakes
Water Quality Surface Water Sample results
 APRIL 2025



Total Phosphorus



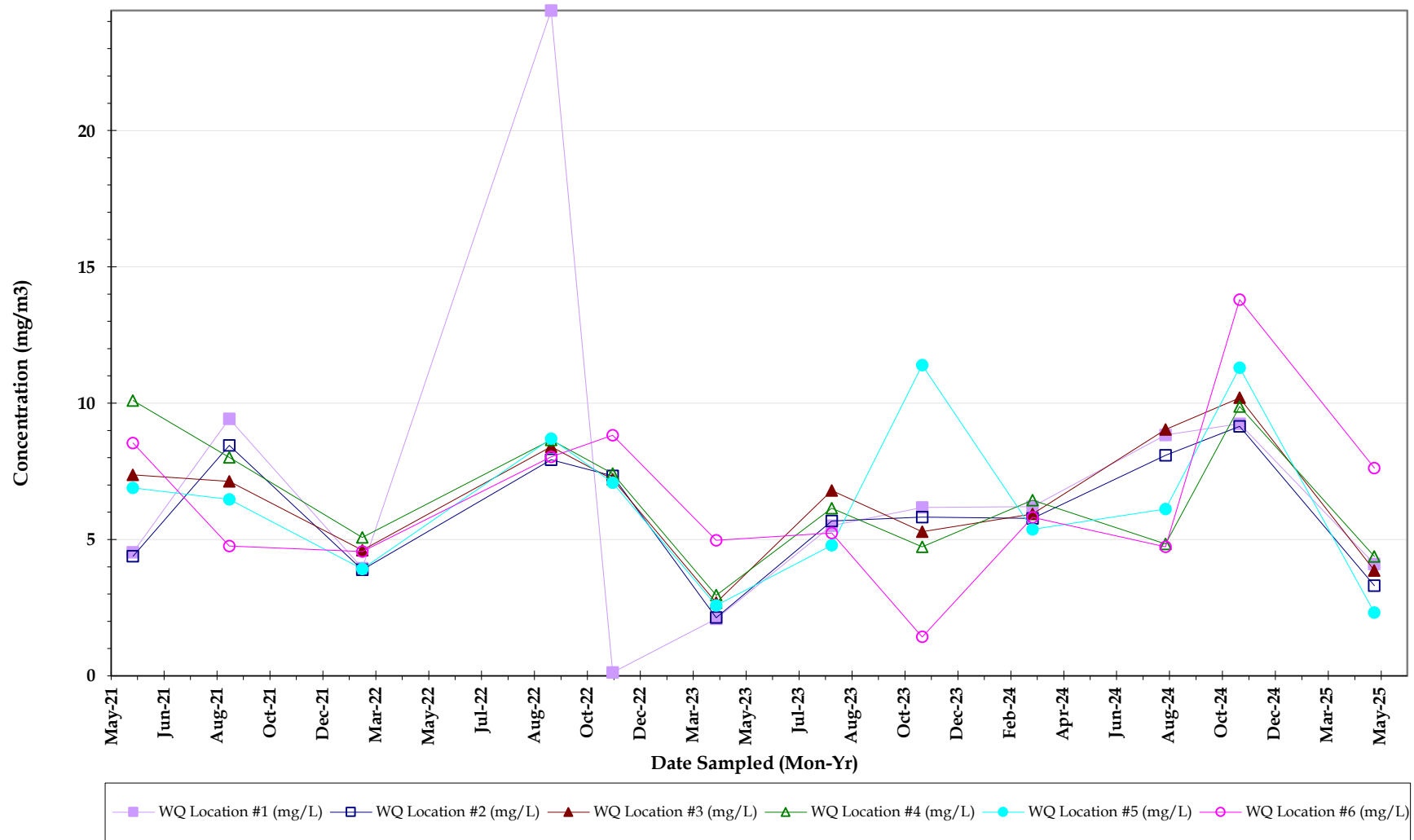
Esplanade Lakes
Water Quality Surface Water Sample results
APRIL 2025



Total Suspended Solids

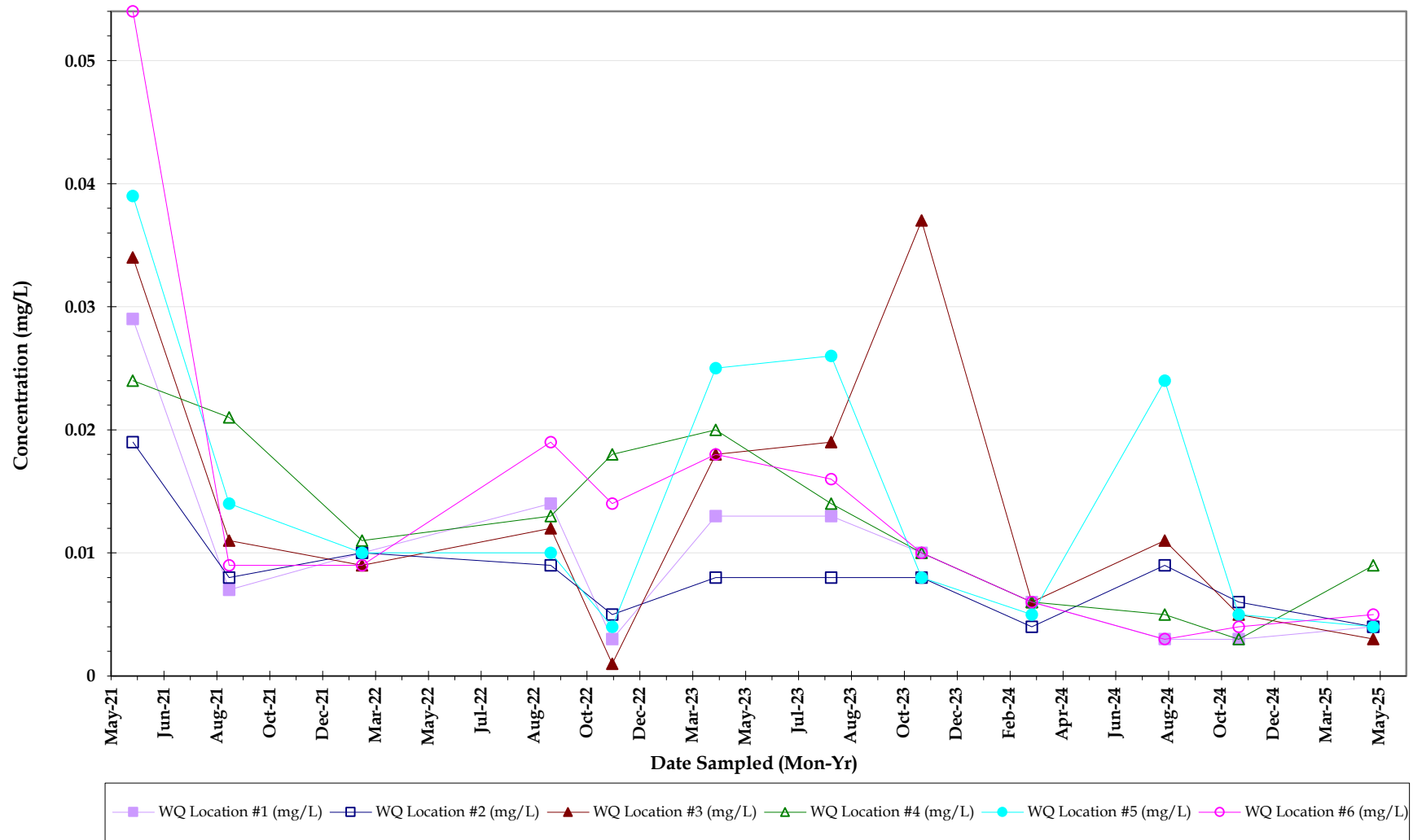


Esplanade Lakes
 Water Quality Surface Water Sample results
 APRIL 2025



Chlorophyll *a*

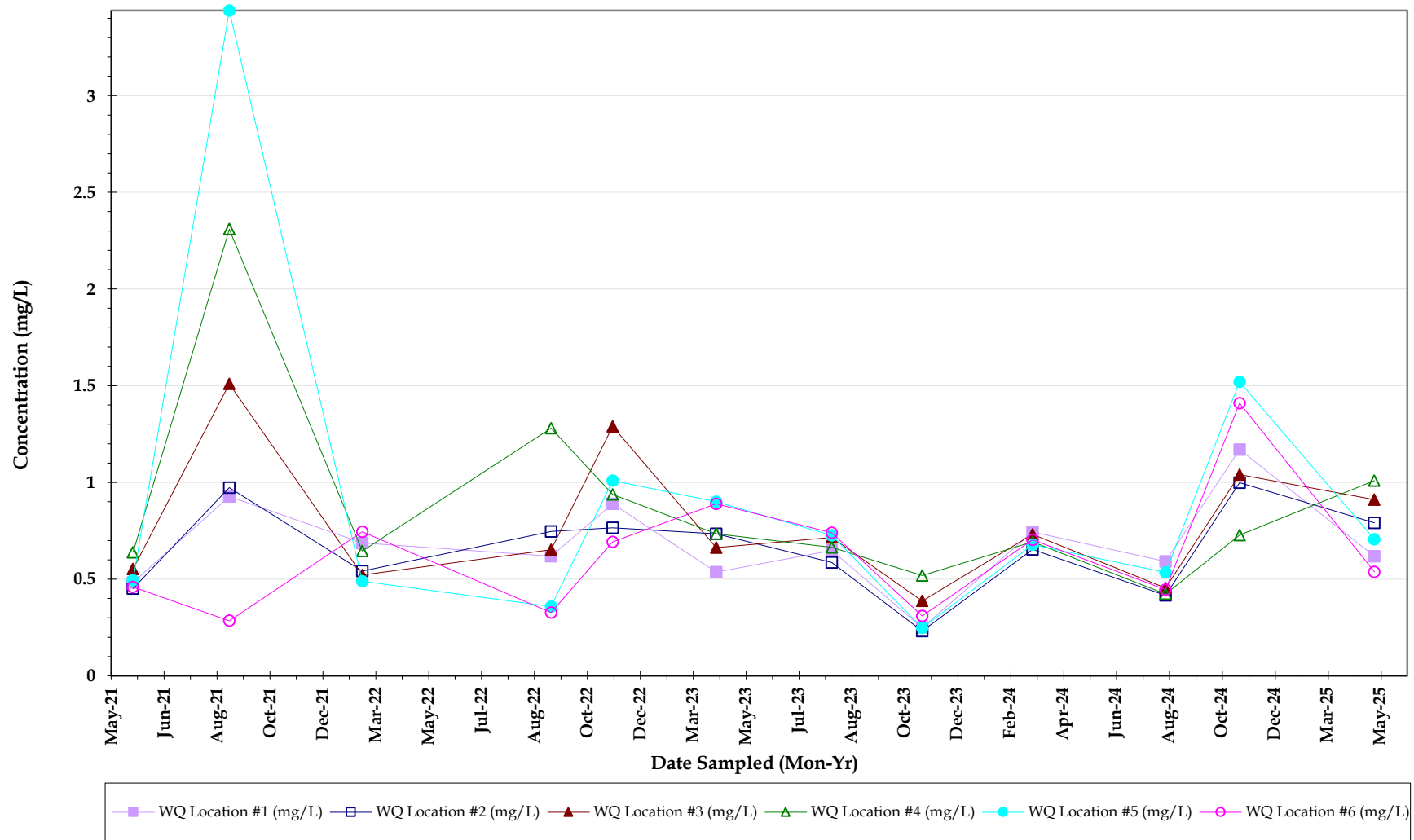
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 Water Quality Surface Water Sample results
 APRIL 2025



Orthophosphate



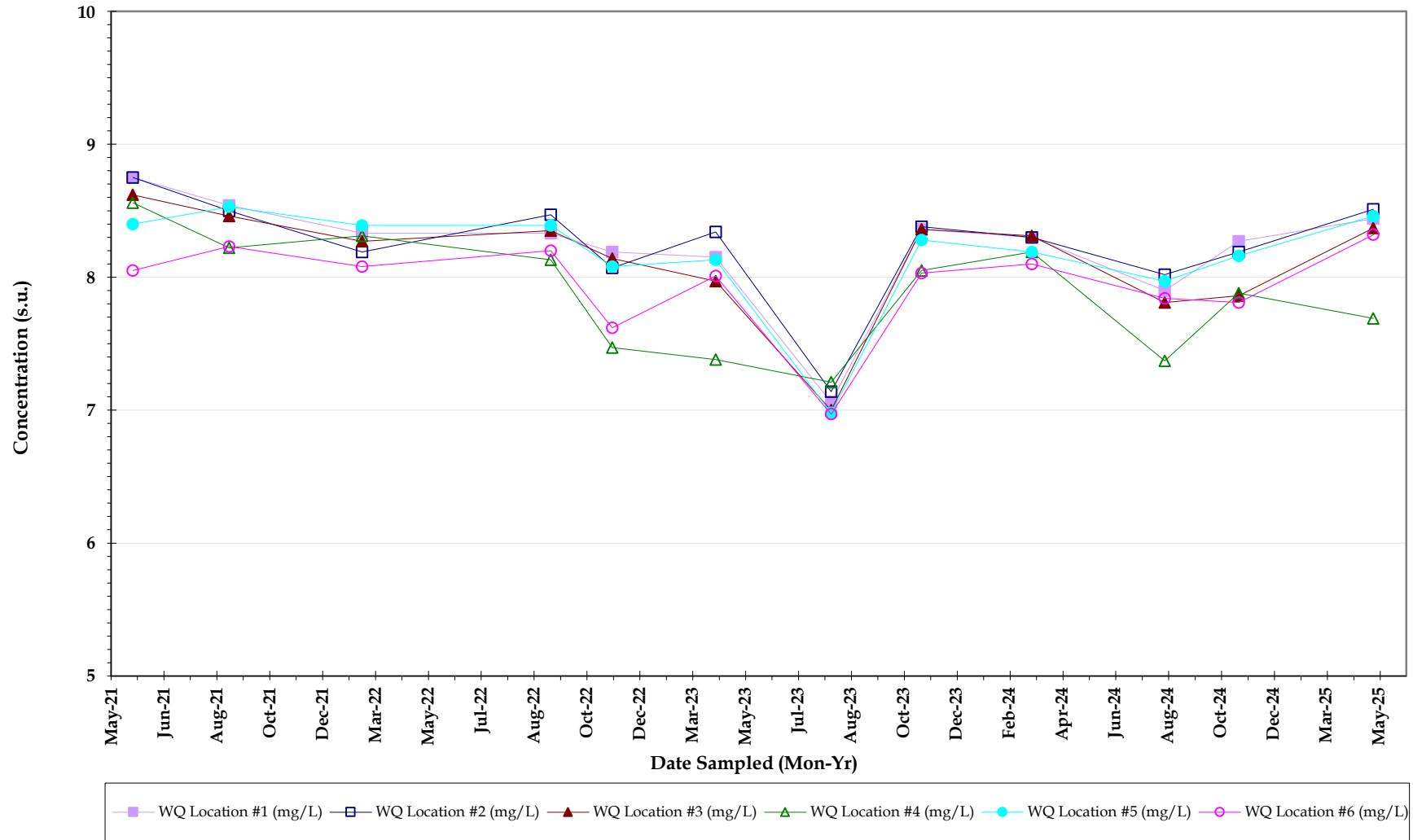
Esplanade Lakes
 Water Quality Surface Water Sample results
 APRIL 2025



Total kjeldahl nitrogen (TKN)

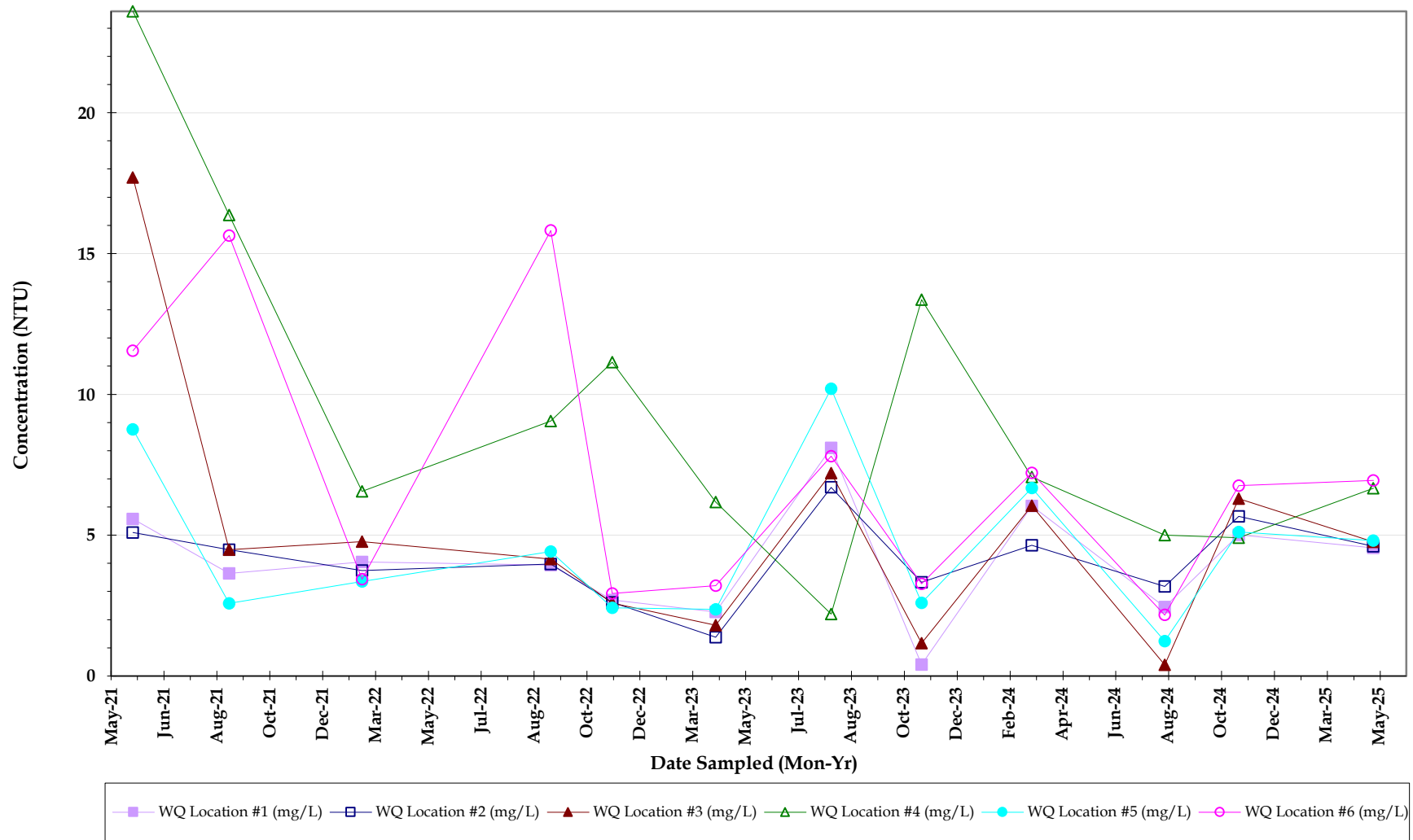


Esplanade Lakes
Water Quality Surface Water Sample results
APRIL 2025



pH, Field

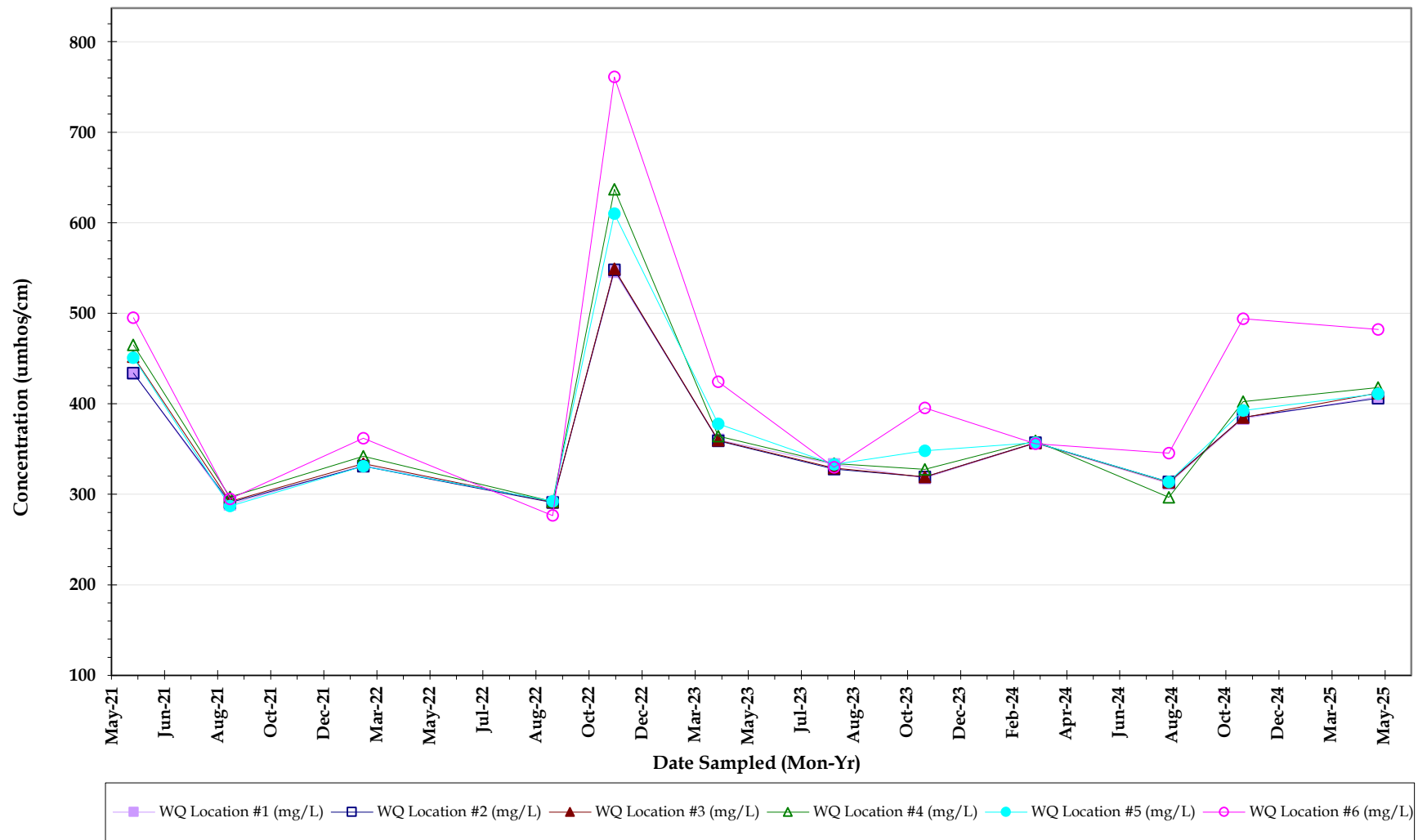
Esplanade Lakes
 Water Quality Surface Water Sample results
 APRIL 2025



Turbidity

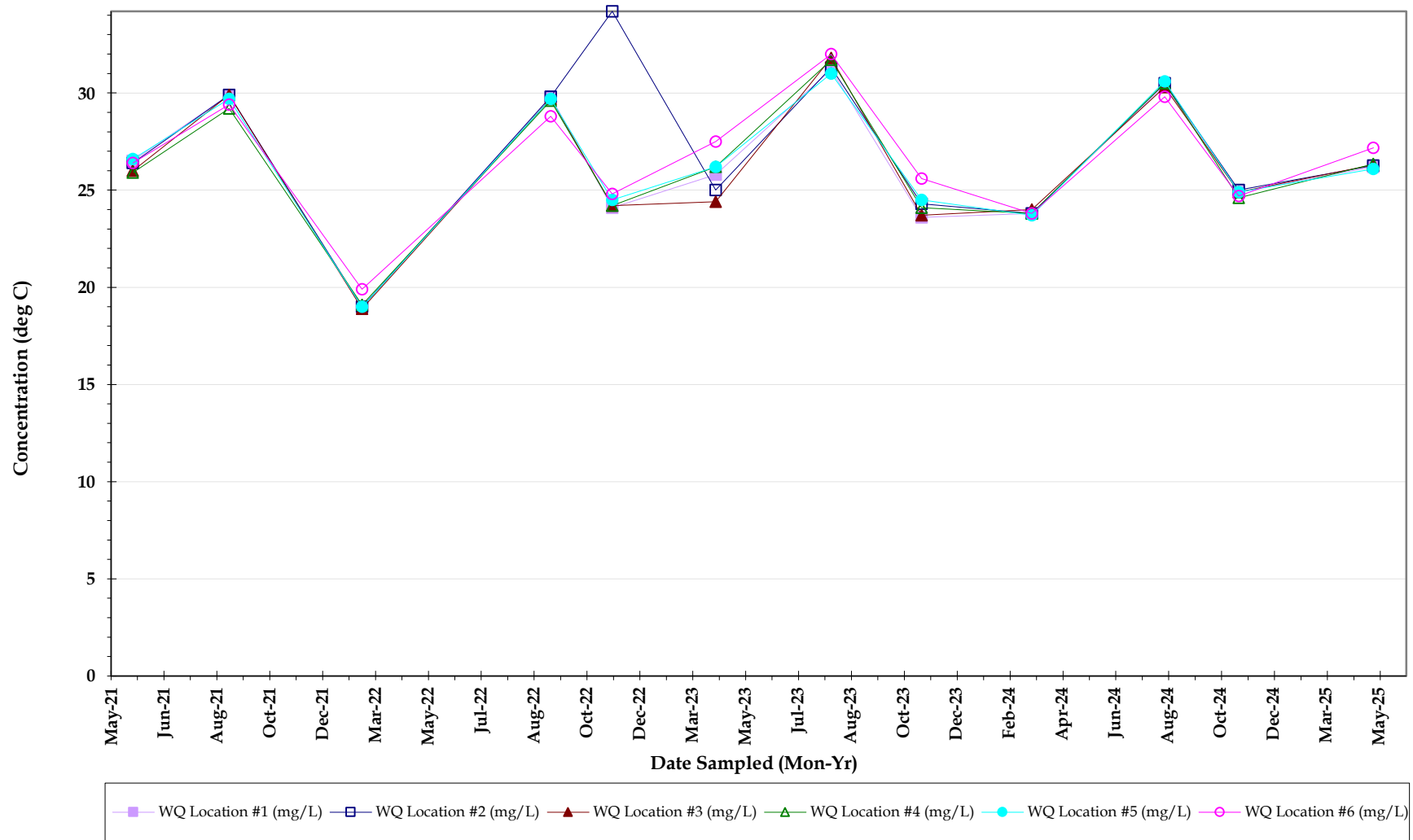


Esplanade Lakes
 Water Quality Surface Water Sample results
 APRIL 2025



Conductivity

Esplanade Lakes
Water Quality Surface Water Sample results
APRIL 2025



Temperature, sample

Esplanade Lakes
Water Quality Surface Water Sample results
APRIL 2025

Attachment 4

Laboratory Analytical Reports

ANALYTICAL TEST REPORT

THESE RESULTS MEET NELAC STANDARDS

Submission Number : 25041338

GHD Services, Inc.
2675 Winkler Ave., Ste.180
Fort Myers, FL 33901

Project Name : ESPLANADE LAKES

Date Received : 04/24/2025

Time Received : 15:01

Project #: 11225022-02

Submission Number: 25041338

Sample Date: 04/23/2025

Sample Number: 001

Sample Time: 10:10

Sample Description: WQ Location #1

Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.010 I	MG/L	0.008	0.032	350.1	04/25/2025 19:08	LM
TOTAL KJELDAHL NITROGEN	0.618	MG/L	0.05	0.20	351.2	05/19/2025 12:39	JS
ORTHO PHOSPHORUS AS P	0.004 I	MG/L	0.002	0.008	365.3	04/25/2025 09:14	LM
TOTAL PHOSPHORUS AS P	0.008 U	MG/L	0.008	0.032	365.3	04/29/2025 14:31	LM
CHLOROPHYLL A	4.10	MG/M3	0.25	1.00	445.0	04/30/2025 11:15	KG
TOTAL SUSPENDED SOLIDS	4.00	MG/L	0.570	2.280	SM2540D	04/25/2025 09:56	IR
BIOCHEMICAL OXYGEN DEMAND	1 U	MG/L	1	4	SM5210B	04/24/2025 17:05	LD/LD
NITRATE+NITRITE AS N	0.006 U	MG/L	0.006	0.024	SYSTEAS EASY	04/25/2025 13:27	SQ
TOTAL NITROGEN	0.618	MG/L	0.05	0.20	SYSTEAS+351	05/19/2025 12:39	JS/SQ

Submission Number: 25041338

Sample Date: 04/23/2025

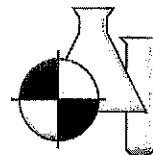
Sample Number: 002

Sample Time: 11:20

Sample Description: WQ Location #2

Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.012 I	MG/L	0.008	0.032	350.1	04/25/2025 19:09	LM
TOTAL KJELDAHL NITROGEN	0.791	MG/L	0.05	0.20	351.2	05/19/2025 12:40	JS
ORTHO PHOSPHORUS AS P	0.004 I	MG/L	0.002	0.008	365.3	04/25/2025 09:15	LM
TOTAL PHOSPHORUS AS P	0.008 U	MG/L	0.008	0.032	365.3	04/29/2025 14:31	LM
CHLOROPHYLL A	3.31	MG/M3	0.25	1.00	445.0	04/30/2025 11:15	KG
TOTAL SUSPENDED SOLIDS	2.00 I	MG/L	0.570	2.280	SM2540D	04/25/2025 09:56	IR
BIOCHEMICAL OXYGEN DEMAND	1 U	MG/L	1	4	SM5210B	04/24/2025 17:05	LD/LD
NITRATE+NITRITE AS N	0.006 U	MG/L	0.006	0.024	SYSTEAS EASY	04/25/2025 13:27	SQ
TOTAL NITROGEN	0.791	MG/L	0.05	0.20	SYSTEAS+351	05/19/2025 12:40	JS/SQ



Submission Number: 25041338
 Sample Number: 003
 Sample Description: WQ Location #3

Sample Date: 04/23/2025
 Sample Time: 10:05
 Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.029 I	MG/L	0.008	0.032	350.1	04/25/2025 19:11	LM
TOTAL KJELDAHL NITROGEN	0.911	MG/L	0.05	0.20	351.2	05/19/2025 12:41	JS
ORTHO PHOSPHORUS AS P	0.003 I	MG/L	0.002	0.008	365.3	04/25/2025 09:16	LM
TOTAL PHOSPHORUS AS P	0.010 I	MG/L	0.008	0.032	365.3	04/29/2025 14:34	LM
CHLOROPHYLL A	3.86	MG/M3	0.25	1.00	445.0	04/30/2025 11:15	KG
TOTAL SUSPENDED SOLIDS	3.60	MG/L	0.570	2.280	SM2540D	04/25/2025 09:56	IR
BIOCHEMICAL OXYGEN DEMAND	1 U	MG/L	1	4	SM5210B	04/24/2025 17:05	LD/LD
NITRATE+NITRITE AS N	0.006 U	MG/L	0.006	0.024	SYSTEAS EASY	04/25/2025 13:28	SQ
TOTAL NITROGEN	0.911	MG/L	0.05	0.20	SYSTEAS+351	05/19/2025 12:41	JS/SQ

Submission Number: 25041338
 Sample Number: 004
 Sample Description: WQ Location #4

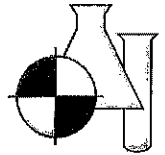
Sample Date: 04/23/2025
 Sample Time: 09:55
 Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.026 I	MG/L	0.008	0.032	350.1	04/25/2025 19:13	LM
TOTAL KJELDAHL NITROGEN	1.01	MG/L	0.05	0.20	351.2	05/19/2025 12:43	JS
ORTHO PHOSPHORUS AS P	0.009	MG/L	0.002	0.008	365.3	04/25/2025 09:21	LM
TOTAL PHOSPHORUS AS P	0.008 I	MG/L	0.008	0.032	365.3	04/29/2025 14:35	LM
CHLOROPHYLL A	4.38	MG/M3	0.25	1.00	445.0	04/30/2025 11:15	KG
TOTAL SUSPENDED SOLIDS	3.60	MG/L	0.570	2.280	SM2540D	04/25/2025 09:56	IR
BIOCHEMICAL OXYGEN DEMAND	1 U	MG/L	1	4	SM5210B	04/24/2025 17:05	LD/LD
NITRATE+NITRITE AS N	0.006 U	MG/L	0.006	0.024	SYSTEAS EASY	04/25/2025 13:28	SQ
TOTAL NITROGEN	1.01	MG/L	0.05	0.20	SYSTEAS+351	05/19/2025 12:43	JS/SQ

Submission Number: 25041338
 Sample Number: 005
 Sample Description: WQ Location #5

Sample Date: 04/23/2025
 Sample Time: 10:20
 Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.008 U	MG/L	0.008	0.032	350.1	04/25/2025 19:15	LM
TOTAL KJELDAHL NITROGEN	0.706	MG/L	0.05	0.20	351.2	05/19/2025 12:44	JS
ORTHO PHOSPHORUS AS P	0.004 I	MG/L	0.002	0.008	365.3	04/25/2025 09:22	LM
TOTAL PHOSPHORUS AS P	0.008 U	MG/L	0.008	0.032	365.3	04/29/2025 14:36	LM
CHLOROPHYLL A	2.32	MG/M3	0.25	1.00	445.0	04/30/2025 11:15	KG
TOTAL SUSPENDED SOLIDS	3.60	MG/L	0.570	2.280	SM2540D	04/25/2025 09:56	IR
BIOCHEMICAL OXYGEN DEMAND	1 U	MG/L	1	4	SM5210B	04/24/2025 17:05	LD/LD



NITRATE+NITRITE AS N	0.006 U	MG/L	0.006	0.024	SYSTEAS EASY	04/26/2025 13:30	SQ
TOTAL NITROGEN	0.706	MG/L	0.05	0.20	SYSTEAS+351	05/19/2025 12:44	JS/SQ

Submission Number: 25041338 **Sample Date:** 04/23/2025
Sample Number: 006 **Sample Time:** 10:55
Sample Description: WQ Location #6 **Sample Method:** Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.009 I	MG/L	0.008	0.032	350.1	04/26/2025 19:17	LM
TOTAL KJELDAHL NITROGEN	0.538	MG/L	0.05	0.20	351.2	05/19/2025 12:46	JS
ORTHO PHOSPHORUS AS P	0.005 I	MG/L	0.002	0.008	365.3	04/26/2025 09:23	LM
TOTAL PHOSPHORUS AS P	0.008 U	MG/L	0.008	0.032	366.3	04/29/2025 14:37	LM
CHLOROPHYLL A	7.62	MG/M3	0.25	1.00	445.0	04/30/2025 11:15	KG
TOTAL SUSPENDED SOLIDS	6.00	MG/L	0.570	2.280	SM2540D	04/25/2025 09:56	IR
BIOCHEMICAL OXYGEN DEMAND	1 U	MG/L	1	4	SM5210B	04/24/2025 17:05	LD/LD
NITRATE+NITRITE AS N	0.006 U	MG/L	0.006	0.024	SYSTEAS EASY	04/25/2025 13:31	SQ
TOTAL NITROGEN	0.538	MG/L	0.05	0.20	SYSTEAS+351	05/19/2025 12:46	JS/SQ

Leah Lepore

05/21/2025

Date

Dr. Dale D. Dixon Laboratory Director

Haley Richardson QC Manager / Leah Lepore

QC Officer

DATA QUALIFIERS THAT MAY APPLY:

A = Value reported is an average of two or more determinations.
 B = Results based upon colony counts outside the ideal range.
 H = Value based on field kit determination. Results may not be accurate.
 I = Reported value is between the laboratory MDL and the PQL.
 J1 = Estimated value. Surrogate recovery limits exceeded.
 J2 = Estimated value. No quality control criteria exists for component.
 J3 = Estimated value. Quality control criteria for precision or accuracy not met.
 J4 = Estimated value. Sample matrix interference suspected.
 J5 = Estimated value. Data questionable due to improper lab or field protocols.
 K = Off-scale low. Value is known to be < the value reported.
 L = Off-scale high. Value is known to be > the value reported.
 N = Presumptive evidence of presence of material.
 O = Sampled, but analysis lost or not performed.
 Q = Sample held beyond accepted hold time.

NOTES:

MBAS calculated as LAS; molecular weight = 340.
 PQL = 4xMDL.
 ND = Not detected at or above the adjusted reporting limit.
 G1 = Accuracy standard does not meet method control limits, but does meet lab control limits that are in agreement with USEPA generated data. USEPA letter available upon request.
 G2 = Accuracy standard exceeds acceptable control limits. Duplicate and spike values are within control limits. Reported data are useable.

For questions or comments regarding these results, please contact us at (941) 723-9986.
 Results relate only to the samples.

T = Value reported is < MDL. Reported for informational purposes only and shall not be used in statistical analysis.
 U = Analyte analyzed but not detected at the value indicated.
 V = Analyte detected in sample and method blank. Results for this analyte in associated samples may be biased high. Standard, Duplicate and Spike values are within control limits. Reported data are useable.
 Y = Analysis performed on an improperly preserved sample. Data may be inaccurate.
 Z = Too many colonies were present (TNTC). The numeric value represents the filtration volume.
 I = Data deviate from historically established concentration ranges.
 ? = Data rejected and should not be used. Some or all of QC data were outside criteria, and the presence or absence of the analyte cannot be determined from the data.
 * = Not reported due to interference.
 Oil & Grease - If client does not send sufficient sample quantity for spike evaluation surface water samples are supplied by the laboratory.

COMMENTS:

Chlorophyll a was filtered at E855086 04/23/2025 0930

Benchmark EA South
 1001 Corporate Avenue, Suite 102
 North Port, FL 34289
 (941) 625-3137 / (800) 736-9986
 (941) 423-7336 fax
 Sample Temperature checked upon receipt at
 BEAS with Temperature Gun ID #7

Benchmark EA, Inc.
 1711 12th St. East
 Palmetto, FL 34221
 (941) 723-9986 / (800) 736-9986
 (941) 723-6061 fax
 Sample Temperature checked upon receipt at
 BEA with Temperature Gun ID #258

Client:
 GHD Services, Inc. (HSA ENG)
 2675 Winkler Ave. Suite 180
 Ft. Myers FL 33901
 Erik Isen (239) 215-3914
 Email EDD Reports to: erik.isen@ghd.com
 2020 PO# 34043123

Kit Shipped to client via UPS Standard in 1 large cooler

Project Number: 840, QC Report

Chain of Custody Form: Esplanade Lakes WQ

Laboratory Submission #: 25001338

Station ID		Sample Type ¹	Sample Matrix ²	Parameters, Preservative ⁴ , Container Type ⁵ / Total # of Containers = 24				Laboratory Submission #
WQ Location #1	Grab	SW		NO ₃ -NO ₂ (SYNTEA)	BOD ₅ (SM5210B)	Ortho-Phos (Lab Filtered) (365.3)	Chlorophyll a (445.0)	1
				TKN (351.2) NH ₃ (350.1)	TSS (SM2540D)		Filtered @ BEAS 4/23/25 0930	
				TP (365.3) T-N (Calc.)		Plain	Plain	
				1.1mL 1:4 H ₂ SO ₄ pH<2 □ Lot # 25-04	1 x 2 Quart Plastic	1 x 1/2 Pint Plastic	1 x 500mL Opaque Plastic	
WQ Location #2	Grab	SW		Date/Time: 4/23/25 1010				2
WQ Location #3	Grab	SW		Date/Time: 4/23/25 1005				3
WQ Location #4	Grab	SW		Date/Time: 4/23/25 0950				4
WQ Location #5	Grab	SW		Date/Time: 4/23/25 1020				5
WQ Location #6	Grab	SW		Date/Time: 4/23/25 1050				6

Notes:

- "Sample Type" is used to indicate whether the sample was a grab (G) or whether it was a composite (C).
- "Sample Matrix" is used to indicate whether the sample is being discharged to drinking water (DW), groundwater (GW), surface water (SW), fresh surface water (FSW), saline surface water (SSW), soil, sediment (SDMT), or sludge (SLDG).
- "Container Type" is used to indicate whether the container is plastic (P) or glass (G).
- All bottles not containing preservative may be rinsed with appropriate sample prior to collection.
- Under "Preservative," list any preservatives that were added to the sample container. List Number of preservative used is specific to the bottles included in the kit. NaF, H₂SO₄, and HNO₃ do not have expiration dates per the manufacturer. Micro bottles are pre-preserved at manufacturing stage. 40mL vials are pre-preserved at manufacturing stage.

Instructions:

- Each bottle has a label identifying sample ID, premeasured preservative contained in the bottle, sample type, client ID, and parameters for analysis.
- The following information should be added to each bottle label after collection with permanent black ink: date and time of collection, sampler's name or initials, and any field number or ID.
- All bottles not containing preservative may be rinsed with appropriate sample prior to collection.
- The client is responsible for documentation of the sampling event. Please note special sampling events on the sample custody form.
- Sample kit has been created by BEA using new, certified bottles.

Laboratory Sample Acceptability:

pH < 7 BEA Temperature: 0.4°C

BEAS Temperature: 3.9°C

1	Collector & Affiliation: (Print & Sign) Blad/Scott/Mallen/Marklin/Marklin GHD	Date: 4/23/25	Time: 1507	Received By & Affiliation: (Print & Sign) Melinda Merchant	Date: 4/23/25	Time: 1507
2	Relinquished By & Affiliation: (Print & Sign) Melinda Merchant BEAS	Date: 4/24/25	Time: 1120	Received By & Affiliation: (Print & Sign) Kerem M. S. - BEA	Date: 4/24/25	Time: 1501
3	Relinquished By & Affiliation: (Print & Sign) Melinda Merchant BEAS	Date: 4/24/25	Time: 1301	Received By & Affiliation: (Print & Sign)	Date: 4/24/25	Time: 1501
4	Relinquished By & Affiliation: (Print & Sign)	Date:	Time:	Received By & Affiliation: (Print & Sign)	Date:	Time:
5	Relinquished By & Affiliation: (Print & Sign)	Date:	Time:	Received By & Affiliation: (Print & Sign)	Date:	Time:



NELAP Certification #E84167

Submission Number: 25041338
Project Name: ESPLANADE LAKES

QC REPORT

SUBMISSION NUMBER	SAMPLE NUMBER	METHOD	ANALYTE	ANALYSIS DATE/TIME	QC FLAG	QC VALUE	SAMPLE RESULT	LR RESULT	LR %RSD	SPK RESULT	STD-SPK %REC
25041155 - 01B	808335	350.1	AMMONIA NITROGEN	04/25/2025 18:43	LR		0.510	0.517	4.04		
		350.1	AMMONIA NITROGEN	04/25/2025 19:43	MB	0.00	0.000				
25041269 - 012	808596	350.1	AMMONIA NITROGEN	04/25/2025 18:40	SPK	1.00	0.000			1.040	104.0
		350.1	AMMONIA NITROGEN	04/25/2025 18:15	STD	1.00	1.030				103.0
25041391 - 001	808835	351.2	TOTAL KJELDAHL NITROGEN	05/19/2025 18:33	LR		44.300	46.700	3.78		
		351.2	TOTAL KJELDAHL NITROGEN	05/19/2025 13:38	MB	0.00	0.000				
25041351 - 004	808780	351.2	TOTAL KJELDAHL NITROGEN	05/19/2025 17:57	SPK	2.00	0.000			1.920	95.7
		351.2	TOTAL KJELDAHL NITROGEN	05/19/2025 12:16	STD	2.50	2.680				107.0
25041339 - 009	808718	365.3	ORTHO PHOSPHORUS AS P	04/25/2025 09:37	LR		0.101	0.103	0.41		
		365.3	ORTHO PHOSPHORUS AS P	04/25/2025 13:07	MB	0.00	0.000				
25041127 - 001	808299	365.3	ORTHO PHOSPHORUS AS P	04/25/2025 12:33	SPK	0.20	0.311			0.528	105.0
		365.3	ORTHO PHOSPHORUS AS P	04/25/2025 09:36	STD	0.20	0.209				105.0
25041228 - 001	808503	365.3	TOTAL PHOSPHORUS AS P	04/29/2025 09:28	LR		7.640	7.690	0.80		
		365.3	TOTAL PHOSPHORUS AS P	04/29/2025 15:08	MB	0.00	0.000				
25041339 - 010	808719	365.3	TOTAL PHOSPHORUS AS P	04/29/2025 14:47	SPK	0.20	0.000			0.184	90.9
		365.3	TOTAL PHOSPHORUS AS P	04/29/2025 14:45	STD	0.20	0.182				90.9
25041335 - 001	808673	445.0	CHLOROPHYLL A	04/30/2025 11:15	LR		8.865	8.341	4.47		
		445.0	CHLOROPHYLL A	04/30/2025 11:15	MB	0.00	0.000				
25041330 - 001	808650	445.0	CHLOROPHYLL A	04/30/2025 11:15	STD	56.54	52.193				92.3
		SM2540D	TOTAL SUSPENDED SOLIDS	04/25/2025 09:56	LR		200.000	196.000	1.43		
25041307 - 001	808629	SM2540D	TOTAL SUSPENDED SOLIDS	04/25/2025 09:56	MB	0.00	0.000				106.4
		SM2540D	TOTAL SUSPENDED SOLIDS	04/25/2025 09:56	STD	500.00	532.000				
25041307 - 001	808629	SM5210B	BIOCHEMICAL OXYGEN DEMAND	04/24/2025 16:40	LR		468.000	403.000	10.60		
		SM5210B	BIOCHEMICAL OXYGEN DEMAND	04/24/2025 16:40	MB	0.00	0.000				
25041307 - 001	808629	SM5210B	BIOCHEMICAL OXYGEN DEMAND	04/24/2025 16:40	STD	198.00	194.300				98.1

QC FLAGS: MB or BLK = METHOD BLANK LR = LAB REPLICATE MSD = MATRIX SPIKE DUPLICATE STD or LCS = STANDARD SPK or MS = MATRIX SPIKE

SUBMISSION NUMBER	SAMPLE NUMBER	METHOD	ANALYTE	ANALYSIS DATE/TIME	QC FLAG	QC VALUE	SAMPLE RESULT	LR RESULT	LR %RSD	SPK RESULT	STD-SPK %REC
25041068 - 002	808202	SYSTEAEASY	NITRATE+NITRITEAS N	04/25/2025 13:23	LR		2.710	2.660	1.59		
		SYSTEAEASY	NITRATE+NITRITEAS N	04/25/2025 13:49	MB	0.00	0.000				
25041068 - 002	808202	SYSTEAEASY	NITRATE+NITRITEAS N	04/25/2025 13:23	SPK	2.00	0.550			2.710	109.0
		SYSTEAEASY	NITRATE+NITRITEAS N	04/25/2025 13:22	STD	0.25	0.240				96.0

Comments:

Attachment 5

Surface Water Field Sheets

SURFACE WATER FIELD SHEET
Station Information

Esplanade Lakes

STATION ID:

W2 Location 4

LOCATION:

under bridge

DATE/TIME:

4/23/25 955

ALL TIMES ARE:

ETZ or

CTZ

(circle one)

WATERBODY TYPE:
(Circle One)

Small Lake (>4 and <10HA)
(collect samples in middle of open water)

Large Lake (>10HA)
(collect samples at selected location point)

Small Stream
(collect samples in representative area)

Large River
(collect samples in representative area)

Water Characteristics

TOTAL WATER DEPTH:
(Average of 2 measurements)

nm

(feet)

Sample Depth:

1.5

(feet)

STREAM FLOW:

(Circle One if applicable)

No Flow

Flow within Banks

Flood Conditions

WATER LEVEL:

(Circle One)

Low

Normal

High

WATER SAMPLE COLLECTION DEVICE
(Circle One)

Van Dorn

Direct Grab with Sample Bottle

Dipper

Other

Field Measurements

Meter ID#

20351

Field Measurements
Read By: (initials)

MM

Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
<i>955</i>	<i>1.5</i>	<i>7.69</i>	<i>6.81</i>	<i>84.5</i>	<i>26.35</i>	<i>418</i>	<i>6.67</i>
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

*pH of preserved sample: number of drops of sulfuric acid added in field to achieve pH of less than 2:

Samples immediately placed on ice?

Yes

No

WEATHER CONDITIONS: (circle) raining, clear partly cloudy, windy

PERSONNEL ON SITE:

JW, MM

REMARKS:

SURFACE WATER FIELD SHEET
Station Information

STATION ID:

WQ Location 3

LOCATION:

next to buoy

DATE/TIME:

2/23/25 1005

ALL TIMES ARE:

ETZ or CTZ
(circle one)

WATERBODY TYPE:
(Circle One)

Small Lake (>4 and <10HA)
(collect samples in middle of open water)

Large Lake (>10HA)
(collect samples at selected location point)

Small Stream
(collect samples in representative area)

Large River
(collect samples in representative area)

Water Characteristics

TOTAL WATER DEPTH:

nm

(feet)

Sample Depth:

1.5

(feet)

(Average of 2 measurements)

(Circle One if applicable)

STREAM FLOW:

(Circle One if applicable)

No Flow

Flow within Banks

Flood Conditions

WATER LEVEL:

(Circle One)

Low

Normal

High

WATER SAMPLE COLLECTION DEVICE
(Circle One)

Van Dorn

Direct Grab with Sample Bottle

Dipper

Other

Field Measurements

Meter ID#

20351

Field Measurements

Read By: (initials)

mm

Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
<u>1005</u>	<u>1.5</u>	<u>8.37</u>	<u>6.85</u>	<u>85.1</u>	<u>26.31</u>	<u>412</u>	<u>4.76</u>
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

*pH of preserved sample: number of drops of sulfuric acid added in field to achieve pH of less than 2:

Samples immediately placed on ice?

Yes No

WEATHER CONDITIONS: (circle) raining clear, partly cloudy, windy

PERSONNEL ON SITE:

mm

REMARKS:

SURFACE WATER FIELD SHEET
Station Information

STATION ID:	WQ Location 1
LOCATION:	middle of lake
DATE/TIME:	4/23/25 1310
ALL TIMES ARE:	ETZ or CTZ (circle one)

WATERBODY TYPE: (Circle One)	Small Lake (>4 and <10HA) (collect samples in middle of open water)	Large Lake (>10HA) (collect samples at selected location point)
	Small Stream (collect samples in representative area)	Large River (collect samples in representative area)

Water Characteristics

TOTAL WATER DEPTH: (Average of 2 measurements)	nm	(feet)	Sample Depth:	1.5	(feet)
STREAM FLOW: (Circle One if applicable)	No Flow	Flow within Banks	Flood Conditions		
WATER LEVEL: (Circle One)	Low	Normal	High		
WATER SAMPLE COLLECTION DEVICE (Circle One)	Van Dorn	Direct Grab with Sample Bottle	Dipper	Other	

Field Measurements		Meter ID# 20351			Field Measurements Read By: (initials) MM		
Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
1010	1.5	8.44	7.07	87.6	26.20	408	4.55
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

*pH of preserved sample: number of drops of sulfuric acid added in field to achieve pH of less than 2: _____

Samples immediately placed on ice? _____

Yes No

WEATHER CONDITIONS: (circle) raining, clear, partly cloudy, windy

PERSONNEL ON SITE: Jw, mm

REMARKS: _____

SURFACE WATER FIELD SHEET
Station Information

STATION ID:

WQ Location 5

LOCATION:

canal entrance

DATE/TIME:

4/23/25 1020

ALL TIMES ARE:

ETZ or CTZ
(circle one)

WATERBODY TYPE:
(Circle One)

Small Lake (>4 and <10HA)
(collect samples in middle of open water)

Large Lake (>10HA)
(collect samples at selected location point)

Small Stream
(collect samples in representative area)

Large River
(collect samples in representative area)

Water Characteristics

TOTAL WATER DEPTH:

nm

(feet)

Sample Depth:

1.5

(feet)

(Average of 2 measurements)

STREAM FLOW:

(Circle One if applicable)

No Flow

Flow within Banks

Flood Conditions

WATER LEVEL:

(Circle One)

Low

Normal

High

WATER SAMPLE COLLECTION DEVICE
(Circle One)

Van Dorn

Direct Grab with Sample Bottle

Dipper

Other

Field Measurements

Meter ID# 20351

Field Measurements
Read By: (initials)

MM

Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
<u>1020</u>	<u>1.5</u>	<u>8.46</u>	<u>6.80</u>	<u>84.0</u>	<u>26.09</u>	<u>411</u>	<u>4.81</u>
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

*pH of preserved sample: number of drops of sulfuric acid added in field to achieve pH of less than 2:

Samples immediately placed on ice?

Yes No

WEATHER CONDITIONS: (circle) raining, clear partly cloudy, windy

PERSONNEL ON SITE:

MM

REMARKS:

SURFACE WATER FIELD SHEET
 Station Information

STATION ID:

WQ Location 6

LOCATION:

end of canal

DATE/TIME:

4/23/25 1055

ALL TIMES ARE:

 ETZ or CTZ
 (circle one)

 WATERBODY TYPE:
 (Circle One)

 Small Lake (>4 and <10HA)
 (collect samples in middle of open water)

 Large Lake (>10HA)
 (collect samples at selected location point)

 Small Stream
 (collect samples in representative area)

 Large River
 (collect samples in representative area)

Water Characteristics

 TOTAL WATER DEPTH: nm (feet)
 (Average of 2 measurements)

 Sample Depth: 1.5
 (feet)

STREAM FLOW: (Circle One if applicable)

No Flow

Flow within Banks

Flood Conditions

WATER LEVEL: (Circle One)

Low

Normal

High

 WATER SAMPLE COLLECTION DEVICE
 (Circle One)

Van Dorn

 Direct Grab with
 Sample Bottle

Dipper Other

Field Measurements

Meter ID#

20351

 Field Measurements
 Read By: (initials)

M/M

Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
1055	1.5	8.30	7.31	92.2	27.17	482	6.94
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

*pH of preserved sample: number of drops of sulfuric acid added in field to achieve pH of less than 2:

Samples immediately placed on ice?

Yes No

WEATHER CONDITIONS: (circle) raining, clear, partly cloudy, windy

PERSONNEL ON SITE:

REMARKS:

SURFACE WATER FIELD SHEET
Station Information

STATION ID:

WQ location 2

LOCATION:

middle of lake

DATE/TIME:

4/23/25 1120

ALL TIMES ARE:

ETZ

or

CTZ

(circle one)

WATERBODY TYPE:
(Circle One)

Small Lake (>4 and <10HA)
(collect samples in middle of open water)

Large Lake (>10HA)
(collect samples at selected location point)

Small Stream
(collect samples in representative area)

Large River
(collect samples in representative area)

Water Characteristics

TOTAL WATER DEPTH:

nm

(feet)

Sample Depth:

1.5

(feet)

(Average of 2 measurements)

STREAM FLOW: (Circle One if applicable)

No Flow

Flow within Banks

Flood Conditions

WATER LEVEL: (Circle One)

Low

Normal

High

WATER SAMPLE COLLECTION DEVICE
(Circle One)

Van Dorn

Direct Grab with Sample Bottle

Dipper

Other

Field Measurements

Meter ID#

20351

Field Measurements
Read By: (initials)

MM

Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
<u>1120</u>	<u>1.5</u>	<u>8.51</u>	<u>7.16</u>	<u>88.8</u>	<u>26.26</u>	<u>406</u>	<u>4.60</u>
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

*pH of preserved sample: number of drops of sulfuric acid added in field to achieve pH of less than 2:

Samples immediately placed on ice?

Yes

No

WEATHER CONDITIONS: (circle) raining, clear, partly cloudy, windy

PERSONNEL ON SITE:

Joe, mm

REMARKS:

Attachment 6

Laboratory Data Compliance Memo



Data Compliance Report

May 30, 2025

To	Mr. Bruce Bernard Manager of Field Operations Calvin, Giordano & Associates, Inc. 1800 Eller Drive, Suite 600 Fort Lauderdale, FL 33316	Contact No.	716-205-1977
Copy to	Chrissi Harding	Email	Sheri.Finn@ghd.com
From	Sheri Finn/cs/49	Project No.	11225022
Project Name	Esplanade Lakes Surface Water Sampling		
Subject	Analytical Results Compliance Report Surface Water Quality Monitoring Esplanade Lakes Fort Myers, Florida April 2025		

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

1. Compliance Review

Samples were collected in April 2025 in support of the Esplanade Lakes Surface Water Quality Monitoring sampling. The analytical results are summarized in Table 1. All samples were prepared and analyzed within the method required holding times. The method blank results were non-detect. All reported laboratory control sample (LCS) analyses demonstrated acceptable accuracy. Laboratory duplicate analyses were performed for some analytes. All results were acceptable, indicating good analytical precision. The matrix spike (MS) results were evaluated per the laboratory limits. The MS analyses performed were acceptable, demonstrating good analytical accuracy.

Based on this compliance review, the results in Table 1 are acceptable for use.

Regards,

Sheri Finn
Analyst

J.P. WARD AND ASSOCIATES, LLC.

2301 N.E. 37th 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

Send to: James P. Ward jimward@jpwardassociates.com Phone: 954-658-4900

Cc: Cori Dissinger coridissinger@jpwardassociates.com Phone: 407-913-3545

Cc: Katey Selchan katherineselchan@jpwardassociates.com

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT

June 12, 2025

Memorandum

To: Board of Supervisors

From: District Manager

RE: HB7013 -Special Districts Performance Measures and Standards Reporting

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A: Goals, Objectives and Annual Reporting Form

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT

Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 2.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 2.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 2.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

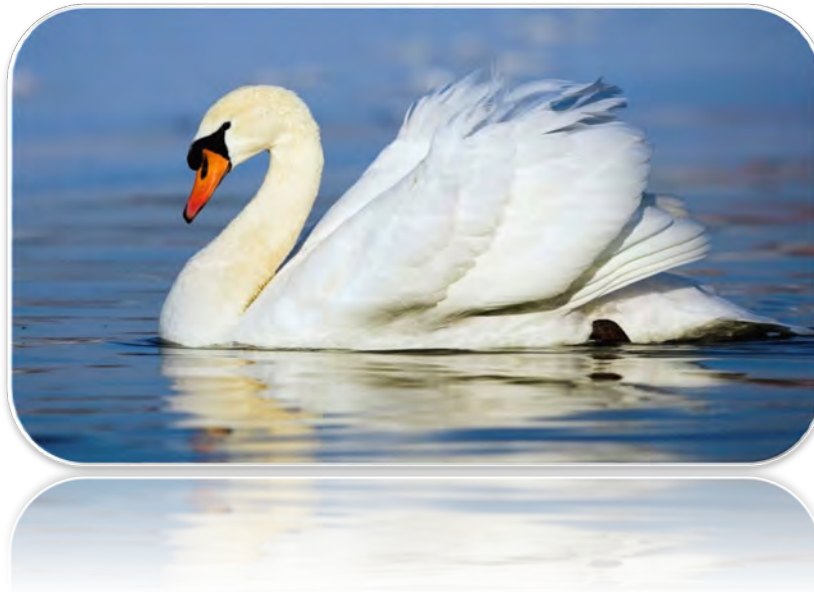
James P. Ward, District Manager

Felipe Gonazalez, Chairperson

Date

Date

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – APRIL 2025

FISCAL YEAR 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 333308

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

Esplanade Lake Club Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 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		
Assets									
Cash and Investments									
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	-	-	-	-	-	-	-	-	
Due from Other Funds									
General Fund	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	
Market Valuation Adjustments	-	-	-	-	-	-	-	-	
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	
Total Assets	\$ 1,089,909	\$ 1,498,563	\$ 451,582	\$ 31,185	\$ 10,778	\$ 14,850,000	\$ 8,646,114	\$ 26,578,131	

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

	Governmental Funds						Account Groups		Totals (Memorandum Only)
	Debt Service Funds			Capital Projects Funds		General Long Term Debt	General Fixed Assets		
	General Fund	Series 2019A-1	Series 2019A-2	Series 2019A-1	Series 2019A-2				
Liabilities									
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Due to Developer	-	-	-	-	-	-	-	-	
Developer Advance	-	-	-	-	455,267	-	-	455,267	
Due to Other Funds									
General Fund	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	
Bonds Payable									
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	-	-	-	-	-	-	-	-	
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ 455,267	\$ 14,850,000	\$ -	\$ 15,305,267	
Fund Equity and Other Credits									
Investment in General Fixed Assets	-	-	-	-	-	-	8,646,114	8,646,114	
Unamortized Premium/Discount on Bonds									
Series 2019A-1	-	-	-	-	-	-	-	-	
Series 2019A-2	-	-	-	-	-	-	-	-	
Retainage Payable	-	-	-	-	-	-	-	-	
Fund Balance									
Restricted									
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	
Unassigned									
Beginning: October 1, 2024 (Unaudited)	522,354	-	-	-	-	-	-	522,354	
Results from Current Operations	567,555	-	-	-	-	-	-	567,555	
Total Fund Equity and Other Credits	\$ 1,089,909	\$ 1,498,563	\$ 451,582	\$ 31,185	\$ (444,489)	\$ -	\$ 8,646,114	\$ 11,272,864	
Total Liabilities, Fund Equity and Other Credits	\$ 1,089,909	\$ 1,498,563	\$ 451,582	\$ 31,185	\$ 10,778	\$ 14,850,000	\$ 8,646,114	\$ 26,578,131	

Prepared by:

Unaudited

JPWARD and Associates, LLC

2

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
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest										
Interest - General Checking	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue										
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%
Other Fees and Charges										
Discounts/Collection Fees	-	-	-	-	-	-	-	-	(56,107)	0%
Developer Contribution	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 2,426	\$ 148,185	\$ 486,412	\$ 216,381	\$ 13,802	\$ 12,886	\$ 21,208	\$ 901,300	\$ 935,116	96%
Expenditures and Other Uses										
Legislative										
Board of Supervisor's Fees	-	-	200	-	200	-	400	800	-	0%
Executive										
Professional Management	3,583	3,583	3,583	8,083	3,583	3,583	3,583	29,583	43,000	69%
Financial and Administrative										
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%
Other Contractual Services										
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
Communications & Freight Services										
Postage, Freight & Messenger	31	12	23	12	24	24	12	138	100	138%
Computer Services - Website Development	-	-	-	300	-	-	-	300	600	50%
Insurance	17,575	-	-	-	-	-	-	17,575	17,521	100%
Printing & Binding	-	-	-	-	-	-	-	-	400	0%
Subscription & Memberships	-	175	-	-	-	-	-	175	175	100%
Legal Services										
Legal - General Counsel	-	-	762	475	-	115	-	1,352	7,500	18%
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	0%
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	0%
Other General Government Services										
Engineering Services	-	-	-	-	-	-	-	-	5,000	0%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	-	0%
Other Current Charges	-	-	-	-	-	-	-	-	-	0%
Emergency & Disaster Relief Services										
Hurricane Milton	800	-	-	41,025	-	-	-	41,825	-	0%
Road and Street Services										
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
Stormwater Management Services										
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
Landscaping										
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
Reserves										
District Asset Restoration	-	-	-	-	-	-	-	-	174,790	0%
Sub-Total:	26,490	29,812	55,430	96,436	29,600	65,239	30,738	333,745	879,009	38%
Total Expenditures and Other Uses:	\$ 26,490	\$ 29,812	\$ 55,430	\$ 96,436	\$ 29,600	\$ 65,239	\$ 30,738	\$ 333,745	\$ 879,009	38%
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	
Fund Balance - Ending	\$ 498,290	\$ 616,663	\$ 1,047,645	\$ 1,167,589	\$ 1,151,791	\$ 1,099,439	\$ 1,089,909	\$ 1,089,909	\$ 522,354	

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
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income										
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%
Special Assessment Revenue										
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%
Other Fees and Charges										
Discounts for Early Payment	-	-	-	-	-	-	-	-	(60,513)	0%
Developer Contribution	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfers In	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds										
Debt Proceeds Series 2019A-1	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 7,276	\$ 150,484	\$ 480,612	\$ 216,207	\$ 18,036	\$ 17,390	\$ 26,141	916,147	\$ 899,466	102%
Expenditures and Other Uses										
Debt Service										
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%
Total Expenditures and Other Uses:	\$ 1,788	\$ 735,187	\$ 1,614	\$ 1,600	\$ 11,645	\$ 1,393	\$ 1,542	754,769	\$ 856,944	88%
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	
Fund Balance - Ending	\$ 1,342,673	\$ 757,970	\$ 1,236,968	\$ 1,451,575	\$ 1,457,966	\$ 1,473,963	\$ 1,498,563	1,498,563	\$ 1,379,706	

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
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income										
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%
Special Assessment Revenue										
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%
Intragovernmental Transfers In	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds										
Debt Proceeds Series 2019A-2	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 232,580	\$ 119,883	\$ 143,159	\$ 280,224	\$ 13,953	\$ 13,467	\$ 62,685	865,951	\$ 171,675	504%
Expenditures and Other Uses										
Debt Service										
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%
Total Expenditures and Other Uses:	287	426,951	244	225	384,018	180	184	812,088	\$ 161,125	504%
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	
Fund Balance - Ending	\$ 630,013	\$ 322,945	\$ 465,859	\$ 745,858	\$ 375,794	\$ 389,082	\$ 451,582	\$ 451,582	\$ 408,270	

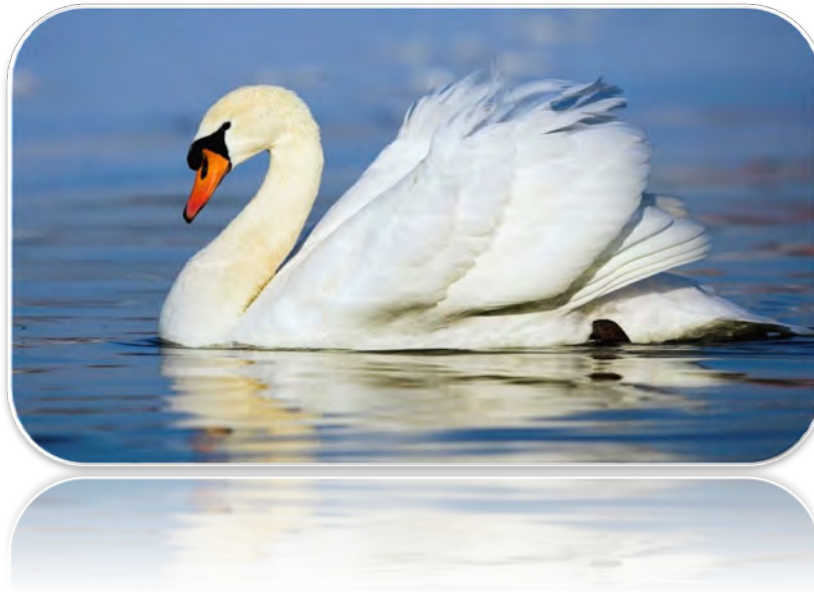
Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2025

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income									
Construction Account	79	85	85	92	95	91	106	633	-
Cost of Issuance	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-
Debt Proceeds									
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	-
Total Revenue and Other Sources:	\$ 1,867	\$ 1,822	\$ 1,699	\$ 1,691	\$ 1,637	\$ 1,484	\$ 1,648	\$ 11,848	\$ -
Expenditures and Other Uses									
Executive									
Professional Management	-	-	-	-	-	-	-	-	-
Other Contractual Services									
Trustee Services	-	-	-	-	-	-	-	-	-
Printing & Binding	-	-	-	-	-	-	-	-	-
Legal Services									
Legal - Series 2019	-	-	-	-	-	-	-	-	-
Capital Outlay									
Water-Sewer Combination-Construction	-	-	-	-	-	-	-	-	-
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	-	-
Engineering Services	-	-	-	-	-	-	-	-	-
Other Physical Environment	-	-	-	-	-	-	-	-	-
Road Improvements	-	-	-	-	-	-	-	-	-
Underwriters Discount									
Series 2019A-1	-	-	-	-	-	-	-	-	-
Cost of Issuance									
Series 2019A-1	-	-	-	-	-	-	-	-	-
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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	-
Fund Balance - Ending	\$ 21,203	\$ 23,026	\$ 24,725	\$ 26,416	\$ 28,053	\$ 29,537	\$ 31,185	\$ 31,185	\$ -

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
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income									
Construction Account	37	37	36	37	36	34	38	254	-
Cost of Issuance	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-
Debt Proceeds									
Debt Proceeds Series 2019A-2	-	-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	287	263	244	225	199	180	184	1,582	-
Total Revenue and Other Sources:	\$ 324	\$ 300	\$ 280	\$ 262	\$ 235	\$ 213	\$ 222	\$ 1,836	\$ -
Expenditures and Other Uses									
Executive									
Professional Management	-	-	-	-	-	-	-	-	-
Other Contractual Services									
Trustee Services	-	-	-	-	-	-	-	-	-
Printing & Binding	-	-	-	-	-	-	-	-	-
Legal Services									
Legal - Series 2019	-	-	-	-	-	-	-	-	-
Capital Outlay									
Water-Sewer Combination-Construction	-	-	-	-	-	-	-	-	-
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	-	-
Engineering Services	-	-	-	-	-	-	-	-	-
Other Physical Environment	-	-	-	-	-	-	-	-	-
Road Improvements	-	-	-	-	-	-	-	-	-
Underwriters Discount									
Series 2019A-2	-	-	-	-	-	-	-	-	-
Cost of Issuance									
Series 2019A-2	-	-	-	-	-	-	-	-	-
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 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)	-
Fund Balance - Ending	\$ (446,002)	\$ (445,701)	\$ (445,421)	\$ (445,159)	\$ (444,924)	\$ (444,711)	\$ (444,489)	\$ (444,489)	\$ -

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – MAY 2025

FISCAL YEAR 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 333308

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

Esplanade Lake Club Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending May 31, 2025

	Governmental Funds							Account Groups		Totals (Memorandum Only)	
	Debt Service Funds				Capital Projects Funds						
	General Fund	Series 2019A-1	Series 2019A-2	Series 2025	Series 2019A-1	Series 2019A-2	Series 2025	General Long Term Debt	General Fixed Assets		
Assets											
Cash and Investments											
General Fund - Invested Cash	\$ 1,001,126	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,001,126	
Debt Service Fund											
Interest Account	-	-	-	-	-	-	-	-	-	-	
Sinking Account	-	-	-	-	-	-	-	-	-	-	
Reserve Account	-	427,391	46,553	88,578	-	-	-	-	-	562,522	
Revenue	-	810,263	2,496	-	-	-	-	-	-	812,760	
Prepayment Account	-	206	42,274	-	-	-	-	-	-	42,480	
General Redemption Account	-	-	-	-	-	-	-	-	-	-	
Capitalized Interest	-	-	-	58,926	-	-	-	-	-	58,926	
Retainage Account	-	-	-	-	-	-	-	-	-	-	
Construction	-	-	-	-	32,785	10,978	2,072,775	-	-	2,116,538	
Cost of Issuance	-	-	-	-	-	-	2,625	-	-	2,625	
Due from Other Funds											
General Fund	-	-	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	
Market Valuation Adjustments											
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	
Assessments Receivable/Deposits	-	-	-	-	-	-	-	-	-	-	
Contribution from Taylor Morrison	-	-	-	-	-	-	6,921	-	-	6,921	
Unamortized Prem/Discount on Bonds Payable	-	-	-	-	-	-	-	-	-	-	
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	1,329,184	-	1,329,184	
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	15,690,816	-	15,690,816	
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	8,646,114	8,646,114	
Total Assets	\$ 1,001,126	\$ 1,237,860	\$ 91,324	\$ 147,505	\$ 32,785	\$ 10,978	\$ 2,082,320	\$ 17,020,000	\$ 8,646,114	\$ 30,270,012	

Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending May 31, 2025

	Governmental Funds								Account Groups		Totals (Memorandum Only)
	Debt Service Funds				Capital Projects Funds						
	General Fund	Series 2019A-1	Series 2019A-2	Series 2025	Series 2019A-1	Series 2019A-2	Series 2025	General Long Term Debt	General Fixed Assets		
Liabilities											
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Due to Developer	-	-	-	-	-	-	-	-	-	-	
Developer Advance	-	-	-	-	-	455,267	-	-	-	455,267	
Due to Other Funds											
General Fund	-	-	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	
Bonds Payable											
Current Portion (Due within 12 months)											
Series 2019A-1	-	-	-	-	-	-	-	310,000	-	310,000	
Series 2019A-2	-	-	-	-	-	-	-	40,000	-	40,000	
Series 2025	-	-	-	-	-	-	-	35,000	-	35,000	
Long Term											
Series 2019A-1	-	-	-	-	-	-	-	\$13,210,000	-	13,210,000	
Series 2019A-2	-	-	-	-	-	-	-	\$955,000	-	955,000	
Series 2025	-	-	-	-	-	-	-	\$2,470,000	-	2,470,000	
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	-	-	
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 455,267	\$ -	\$ 17,020,000	\$ -	\$ 17,475,267	
Fund Equity and Other Credits											
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	8,646,114	8,646,114	
Unamortized Premium/Discount on Bonds											
Series 2019A-1	-	-	-	-	-	-	-	-	-	-	
Series 2019A-2	-	-	-	-	-	-	-	-	-	-	
Series 2025	-	-	-	-	-	-	-	-	-	-	
Retainage Payable	-	-	-	-	-	-	-	-	-	-	
Fund Balance											
Restricted											
Beginning: October 1, 2024 (Unaudited)	-	1,337,184	397,720	-	19,336	(446,325)	-	-	-	1,307,915	
Results from Current Operations	-	(99,324)	(306,396)	147,505	13,448	2,036	2,082,320	-	-	1,839,589	
Unassigned											
Beginning: October 1, 2024 (Unaudited)	522,354	-	-	-	-	-	-	-	-	522,354	
Results from Current Operations	478,773	-	-	-	-	-	-	-	-	478,773	
Total Fund Equity and Other Credits	\$ 1,001,126	\$ 1,237,860	\$ 91,324	\$ 147,505	\$ 32,785	\$ (444,289)	\$ 2,082,320	\$ -	\$ 8,646,114	\$ 12,794,745	
Total Liabilities, Fund Equity and Other Credits	\$ 1,001,126	\$ 1,237,860	\$ 91,324	\$ 147,505	\$ 32,785	\$ 10,978	\$ 2,082,320	\$ 17,020,000	\$ 8,646,114	\$ 30,270,012	

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest											
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue											
Special Assessments - On-Roll	2,426	148,185	486,412	216,381	13,802	12,886	21,208	5,983	907,283	935,116	97%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges											
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	(56,107)	0%
Developer Contribution	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 2,426	\$ 148,185	\$ 486,412	\$ 216,381	\$ 13,802	\$ 12,886	\$ 21,208	\$ 5,983	\$ 907,283	\$ 935,116	97%
Expenditures and Other Uses											
Legislative											
Board of Supervisor's Fees	-	-	200	-	200	-	400	-	800	-	0%
Executive											
Professional Management	3,583	3,583	3,583	8,083	3,583	3,583	3,583	3,583	33,167	43,000	77%
Financial and Administrative											
Audit Services	-	-	-	4,400	-	-	-	-	4,400	4,400	100%
Accounting Services	2,250	2,250	2,250	-	2,250	2,250	2,250	2,250	15,750	36,000	44%
Assessment Roll Services	2,250	2,250	2,250	-	2,250	2,250	2,250	2,250	15,750	36,000	44%
Arbitrage Rebate Services	-	-	-	-	-	500	-	-	500	1,000	50%
Other Contractual Services											
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	-	-	-	-	-	-	-	762	762	700	109%
Bank Service Fees	-	-	-	-	-	-	-	-	-	250	0%

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Communications & Freight Services											
Postage, Freight & Messenger	31	12	23	12	24	24	12	11	149	100	149%
Computer Services - Website Development	-	-	-	300	-	-	-	-	300	600	50%
Insurance	17,575	-	-	-	-	-	-	-	17,575	17,521	100%
Printing & Binding	-	-	-	-	-	-	-	-	-	400	0%
Subscription & Memberships	-	175	-	-	-	-	-	-	175	175	100%
Legal Services											
Legal - General Counsel	-	-	762	475	-	115	-	306	1,657	7,500	22%
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	-	0%
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	-	0%
Other General Government Services											
Engineering Services	-	-	-	-	-	-	-	-	-	5,000	0%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	0%
Other Current Charges	-	-	-	-	-	-	-	-	-	-	0%
Emergency & Disaster Relief Services											
Hurricane Milton	800	-	-	41,025	-	-	-	-	41,825	-	0%
Road and Street Services											
Professional Management											
Asset Management	-	42	500	42	42	42	-	83	750	500	150%
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 May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services											
Professional - Management	-	3,250	3,250	3,250	3,250	3,250	-	6,500	22,750	39,000	58%
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	10,000	50,655	38,000	133%
Lake Bank Maintenance	-	-	15,962	1,580	-	-	-	4,900	22,442	20,000	112%
Slope Survey Monitoring	-	-	-	-	-	-	-	-	-	-	0%
Water Quality Reporting	-	-	-	-	-	29,325	5,865	5,865	41,055	69,000	60%
Water Quality Testing	-	-	-	-	5,150	-	-	-	5,150	19,000	27%
Stormwater Structures	-	-	-	-	-	-	-	10,200	10,200	40,000	26%
Midge Fly Control	-	-	-	-	1,121	1,121	-	1,121	3,363	2,500	135%
Lake 5/6 Fish Stocking	-	-	-	-	-	-	-	-	-	25,000	0%
Wetland Preserves System											
Wetland Maintenance	-	2,250	-	714	2,964	4,564	714	7,602	18,807	8,000	235%
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 May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Landscaping											
Professional Services											
Asset Management	-	1,500	1,042	1,500	1,500	1,500	-	3,000	10,042	18,000	56%
Utility Services											
Electric	-	-	-	-	-	-	-	-	-	-	0%
Repairs & Maintenance											
Landscape Maintenance	-	1,667	5,417	8,377	1,667	8,377	6,710	28,507	60,720	95,000	64%
Eagle Key Maitenance	-	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	-	-	-	-	-	-	-	7,825	7,825	13,580	58%
Capital Outlay											
Eagle Key Improvements	-	-	-	-	-	-	-	-	-	5,000	0%
Center Pl Blvd Landscape Improvements	-	-	-	-	-	-	-	-	-	10,000	0%

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Reserves											
District Asset Restoration	-	-	-	-	-	-	-	-	-	174,790	0%
Sub-Total:	26,490	29,812	55,430	96,436	29,600	65,239	30,738	94,765	428,510	879,009	49%
Total Expenditures and Other Uses:	\$ 26,490	\$ 29,812	\$ 55,430	\$ 96,436	\$ 29,600	\$ 65,239	\$ 30,738	\$ 94,765	\$ 428,510	\$ 879,009	49%
Net Increase/ (Decrease) in Fund Balance	(24,064)	118,373	430,982	119,944	(15,798)	(52,352)	(9,530)	(88,783)	478,773	-	
Fund Balance - Beginning	522,354	498,290	616,663	1,047,645	1,167,589	1,151,791	1,099,439	1,089,909	522,354	522,354	
Fund Balance - Ending	\$ 498,290	\$ 616,663	\$ 1,047,645	\$ 1,167,589	\$ 1,151,791	\$ 1,099,439	\$ 1,089,909	\$ 1,001,126	\$ 1,001,126	\$ 522,354	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income											
Interest Account	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	1,788	1,737	1,614	1,600	1,542	1,393	1,542	1,492	12,707	17,000	75%
Prepayment Account	1	1	-	-	-	-	-	-	1	-	0%
Revenue Account	3,102	3,030	690	1,831	2,921	3,326	3,745	3,699	22,344	18,000	124%
Capitalized Interest	-	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue											
Special Assessments - On-Roll	2,385	145,716	478,308	212,776	13,572	12,672	20,855	5,883	892,168	924,979	96%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayment 2019A-1	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges											
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	(60,513)	0%
Developer Contribution	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfers In	-	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds											
Debt Proceeds Series 2019A-1	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 7,276	\$ 150,484	\$ 480,612	\$ 216,207	\$ 18,036	\$ 17,390	\$ 26,141	\$ 11,073	927,220	\$ 899,466	103%
Expenditures and Other Uses											
Debt Service											
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	-	-	270,284	548,838	551,944	99%
Operating Transfers Out (To Other Funds)	1,788	1,737	1,614	1,600	1,542	1,393	1,542	1,492	12,707	-	0%
Total Expenditures and Other Uses:	\$ 1,788	\$ 735,187	\$ 1,614	\$ 1,600	\$ 11,645	\$ 1,393	\$ 1,542	\$ 271,776	1,026,545	\$ 856,944	120%
Net Increase/ (Decrease) in Fund Balance	5,489	(584,703)	478,998	214,607	6,390	15,997	24,600	(260,703)	(99,324)	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	1,498,563	1,337,184	1,337,184	
Fund Balance - Ending	\$ 1,342,673	\$ 757,970	\$ 1,236,968	\$ 1,451,575	\$ 1,457,966	\$ 1,473,963	\$ 1,498,563	\$ 1,237,860	1,237,860	\$ 1,379,706	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income											
Interest Account	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	287	263	244	225	199	180	184	162	1,745	4,500	39%
Prepayment Account	992	1,708	695	1,224	1,581	1,114	1,193	1,258	9,766	5,400	181%
Revenue Account	-	38	-	-	1	1	9	36	84	650	13%
Capitalized Interest	-	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue											
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%
Intragovernmental Transfers In	-	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds											
Debt Proceeds Series 2019A-2	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 232,580	\$ 119,883	\$ 143,159	\$ 280,224	\$ 13,953	\$ 13,467	\$ 62,685	\$ 1,457	867,408	\$ 171,675	505%
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory	-	55,000	-	-	-	-	-	-	55,000	55,000	100%
Principal Debt Service - Early Redemptions	-	330,000	-	-	380,000	-	-	335,000	1,045,000	-	0%
Interest Expense	-	41,688	-	-	3,819	-	-	26,553	72,059	104,144	69%
Operating Transfers Out (To Other Funds)	287	263	244	225	199	180	184	162	1,745	1,981	88%
Total Expenditures and Other Uses:	287	426,951	244	225	384,018	180	184	361,716	1,173,804	\$ 161,125	729%
Net Increase/ (Decrease) in Fund Balance	232,293	(307,068)	142,915	279,999	(370,064)	13,288	62,501	(360,259)	(306,396)	10,550	
Fund Balance - Beginning	397,720	630,013	322,945	465,859	745,858	375,794	389,082	451,582	397,720	397,720	
Fund Balance - Ending	\$ 630,013	\$ 322,945	\$ 465,859	\$ 745,858	\$ 375,794	\$ 389,082	\$ 451,582	\$ 91,324	\$ 91,324	\$ 408,270	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2025

Description	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Interest Account	-	-	-	0%
Sinking Fund	-	-	-	0%
Reserve Account	-	-	-	0%
Prepayment Account	-	-	-	0%
Revenue Account	-	-	-	0%
Capitalized Interest	-	-	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	-	-	-	0%
Special Assessments - Off-Roll	-	-	-	0%
Special Assessments - Prepayment 2019A-2	-	-	-	0%
Intragovernmental Transfers In	-	-	-	0%
Debt Proceeds				
Debt Proceeds Series 2025	147,505	147,505	-	0%
Total Revenue and Other Sources:	\$ 147,505	147,505	\$ -	0%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	-	-	-	0%
Principal Debt Service - Early Redemptions	-	-	-	0%
Interest Expense	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	0%
Total Expenditures and Other Uses:	-	-	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	147,505	147,505	-	
Fund Balance - Beginning	-	-	-	
Fund Balance - Ending	\$ 147,505	\$ 147,505	\$ -	

Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income										
Construction Account	79	85	85	92	95	91	106	109	741	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-	-
Debt Proceeds										
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	1,492	12,707	-
Total Revenue and Other Sources:	\$ 1,867	\$ 1,822	\$ 1,699	\$ 1,691	\$ 1,637	\$ 1,484	\$ 1,648	\$ 1,600	\$ 13,448	\$ -
Expenditures and Other Uses										
Executive										
Professional Management	-	-	-	-	-	-	-	-	-	-
Other Contractual Services										
Trustee Services	-	-	-	-	-	-	-	-	-	-
Printing & Binding	-	-	-	-	-	-	-	-	-	-
Legal Services										
Legal - Series 2019	-	-	-	-	-	-	-	-	-	-
Capital Outlay										
Water-Sewer Combination-Construction	-	-	-	-	-	-	-	-	-	-
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	-	-	-
Engineering Services	-	-	-	-	-	-	-	-	-	-
Other Physical Environment	-	-	-	-	-	-	-	-	-	-
Road Improvements	-	-	-	-	-	-	-	-	-	-
Underwriters Discount										
Series 2019A-1	-	-	-	-	-	-	-	-	-	-
Cost of Issuance										
Series 2019A-1	-	-	-	-	-	-	-	-	-	-
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 1,867	\$ 1,822	\$ 1,699	\$ 1,691	\$ 1,637	\$ 1,484	\$ 1,648	\$ 1,600	\$ 13,448	-
Fund Balance - Beginning	\$ 19,336	\$ 21,203	\$ 23,026	\$ 24,725	\$ 26,416	\$ 28,053	\$ 29,537	\$ 31,185	\$ 19,336	-
Fund Balance - Ending	\$ 21,203	\$ 23,026	\$ 24,725	\$ 26,416	\$ 28,053	\$ 29,537	\$ 31,185	\$ 32,785	\$ 32,785	\$ -

Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income										
Construction Account	37	37	36	37	36	34	38	38	292	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-	-
Debt Proceeds										
Debt Proceeds Series 2019A-2	-	-	-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	287	263	244	225	199	180	184	162	1,745	-
Total Revenue and Other Sources:	\$ 324	\$ 300	\$ 280	\$ 262	\$ 235	\$ 213	\$ 222	\$ 200	\$ 2,036	\$ -
Expenditures and Other Uses										
Executive										
Professional Management	-	-	-	-	-	-	-	-	-	-
Other Contractual Services										
Trustee Services	-	-	-	-	-	-	-	-	-	-
Printing & Binding	-	-	-	-	-	-	-	-	-	-
Legal Services										
Legal - Series 2019	-	-	-	-	-	-	-	-	-	-
Capital Outlay										
Water-Sewer Combination-Construction	-	-	-	-	-	-	-	-	-	-
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	-	-	-
Engineering Services	-	-	-	-	-	-	-	-	-	-
Other Physical Environment	-	-	-	-	-	-	-	-	-	-
Road Improvements	-	-	-	-	-	-	-	-	-	-
Underwriters Discount										
Series 2019A-2	-	-	-	-	-	-	-	-	-	-
Cost of Issuance										
Series 2019A-2	-	-	-	-	-	-	-	-	-	-
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 324	\$ 300	\$ 280	\$ 262	\$ 235	\$ 213	\$ 222	\$ 200	\$ 2,036	-
Fund Balance - Beginning	\$ (446,325)	\$ (446,002)	\$ (445,701)	\$ (445,421)	\$ (445,159)	\$ (444,924)	\$ (444,711)	\$ (444,489)	(446,325)	-
Fund Balance - Ending	\$ (446,002)	\$ (445,701)	\$ (445,421)	\$ (445,159)	\$ (444,924)	\$ (444,711)	\$ (444,489)	\$ (444,289)	\$ (444,289)	\$ -

Esplanade Lake Club Community Development District
Capital Project Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2025

Description	May	Year to Date	Total Annual Budget
Revenue and Other Sources			
Carryforward	\$ -	\$ -	\$ -
Interest Income			
Construction Account	-	-	-
Cost of Issuance	-	-	-
Retainage Account	-	-	-
Debt Proceeds			
Debt Proceeds Series 2025	2,357,495	2,357,495	-
Operating Transfers In (From Other Funds)	-	-	-
Total Revenue and Other Sources:	\$ 2,357,495	\$ 2,357,495	\$ -
Expenditures and Other Uses			
Executive			
Professional Management	-	-	-
Other Contractual Services			
Trustee Services	-	-	-
Printing & Binding	-	-	-
Legal Services			
Legal - Series 2025	-	-	-
Capital Outlay			
Water-Sewer Combination-Construction	-	-	-
Stormwater Mgmt-Construction	-	-	-
Engineering Services	-	-	-
Other Physical Environment	-	-	-
Road Improvements	-	-	-
Cost of Issuance			
Dissemination Services	3,500	3,500	-
District Management and A.M.	50,000	50,000	-
Legal Services	163,750	163,750	-
Printing & Binding	1,750	1,750	-
Trustee Services	6,075	6,075	-
Underwriters Discount	50,100	50,100	-
Operating Transfers Out (To Other Funds)	-	-	-
Total Expenditures and Other Uses:	\$ 275,175	\$ 275,175	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 2,082,320	\$ 2,082,320	-
Fund Balance - Beginning	\$ -	-	-
Fund Balance - Ending	\$ 2,082,320	\$ 2,082,320	\$ -