

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JANUARY 2023

FISCAL YEAR 2023

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 January 31, 2023**

Governmental Funds								
	Debt Service Funds			Capital Projects Funds		Account Groups		Totals (Memorandum Only)
	General Fund	Series 2019A-1	Series 2019A-2	Series 2019A-1	Series 2019A-2	General Long Term Debt	General Fixed Assets	
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 1,023,406	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,023,406
Debt Service Fund								
Interest Account		-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-
Reserve Account	-	432,147	135,747	-	-	-	-	567,894
Revenue	-	266,266	1,339	-	-	-	-	267,605
Prepayment Account	-	-	139,581	-	-	-	-	139,581
General Redemption Account	-	-	-	-	-	-	-	-
Capitalized Interest	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-
Construction	-	-	-	2	5,890,987	-	-	5,890,989
Cost of Issuance	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	464,988	(1,339)	-	-	-	-	463,650
Debt Service Fund(s)		-	-	-	-	-	-	-
Capital Projects Fund(s)								
Market Valuation Adjustments								
Accrued Interest Receivable	-	-	-	-	-	-	-	-
Assessments Receivable/Deposits	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	\$ 1,438,729	-	1,438,729
Amount to be Provided by Debt Service Funds	-	-	-	-	-	\$17,291,271	-	17,291,271
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-
Total Assets	\$ 1,023,406	\$ 1,163,401	\$ 275,329	\$ 2	\$ 5,890,987	\$ 18,730,000	\$ -	\$ 27,083,125

**Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending January 31, 2023**

Governmental Funds									
	Debt Service Funds			Capital Projects Funds		Account Groups		Totals (Memorandum Only)	
	General Fund	Series 2019A-1	Series 2019A-2	Series 2019A-1	Series 2019A-2	General Long Term Debt	General Fixed Assets		
Liabilities									
Accounts Payable & Payroll Liabilities	\$ 2,960	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,960	
Due to Developer	-							-	
Due to Other Funds									
General Fund	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	463,650	-	-	-	-	-	-	463,650	
Capital Projects Fund(s)								-	
Bonds Payable								-	
Current Portion - Series 2019A-1	-	-	-	-	-	\$0	-	-	
Current Portion - Series 2019A-2	-	-	-	-	-	\$0	-	-	
Long Term - Series 2019A-1						\$14,280,000		14,280,000	
Long Term - Series 2019A-2	-	-	-	-	-	\$4,450,000	-	4,450,000	
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-		-	-	
Total Liabilities	\$ 466,610	\$ -	\$ -	\$ -	\$ -	\$ 18,730,000	\$ -	\$ 19,196,610	
Fund Equity and Other Credits									
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	
Unamortized Premium/Discount on Bonds									
Series 2019A-1	-	-	-	(30,463)	-	-	-	(30,463)	
Series 2019A-2	-	-	-	-	(15,308)	-	-	(15,308)	
Retainage Payable				201,757				201,757	
Fund Balance									
Restricted									
Beginning: October 1, 2022 (Unaudited)	-	1,056,624	298,495	(10,537)	6,773,063	-	-	8,117,644	
Results from Current Operations	-	106,777	(23,166)	(160,755)	(866,769)	-	-	(943,912)	
Unassigned									
Beginning: October 1, 2022 (Unaudited)	290,132	-	-	-	-	-	-	290,132	
Results from Current Operations	266,665	-	-	-	-	-	-	266,665	
Total Fund Equity and Other Credits	\$ 556,797	\$ 1,163,401	\$ 275,329	\$ 2	\$ 5,890,987	\$ -	\$ -	\$ 7,886,515	
Total Liabilities, Fund Equity and Other Credits	\$ 1,023,406	\$ 1,163,401	\$ 275,329	\$ 2	\$ 5,890,987	\$ 18,730,000	\$ -	\$ 27,083,125	

Unaudited

Prepared by:
JPWARD and Associates, LLC

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2023

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	#DIV/0!
Interest							
Interest - General Checking	-	-	-	-	-	-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll	32	5,001	126,979	285,962	417,974	\$ 532,408	79%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
Developer Contribution	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 32	\$ 5,001	\$ 126,979	\$ 285,962	417,974	\$ 532,408	N/A
Expenditures and Other Uses							
Executive							
Professional Management	3,417	3,417	3,417	3,417	13,667	41,000	33%
Financial and Administrative							
Audit Services	-	-	-	-	-	4,200	0%
Accounting Services	2,000	2,000	2,000	2,000	8,000	24,000	33%
Assessment Roll Services	2,000	2,000	2,000	2,000	8,000	24,000	33%
Arbitrage Rebate Services	-	-	-	-	-	1,000	0%
Other Contractual Services							
Legal Advertising	-	-	-	-	-	5,000	0%
Trustee Services	-	-	-	2,956	2,956	8,250	36%
Dissemination Agent Services	417	417	417	417	1,667	5,000	33%
Bond Amortization Schedules	-	-	-	-	-	-	N/A
Property Appraiser & Tax Collector Fees	-	-	-	484	484	275	176%
Bank Service Fees	-	-	-	-	-	350	0%
Communications & Freight Services							

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2023

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Postage, Freight & Messenger	13	-	-	-	13	150	9%
Computer Services - Website Development	-	-	-	-	-	1,500	0%
Insurance	-	5,988	-	-	5,988	5,700	105%
Printing & Binding	-	-	-	-	-	150	0%
Subscription & Memberships	-	175	-	-	175	175	100%
Legal Services							
Legal - General Counsel	-	-	-	633	633	7,500	8%
Legal - Series 2019 Bonds	-	-	-	-	-	-	N/A
Legal - Boundary Amendment	-	-	-	-	-	-	N/A
Other General Government Services							
Engineering Services	-	-	-	-	-	2,500	0%
Stormwater Needs Analysis	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	N/A
Emergency & Disaster Relief Services							
Hurricane Ian	-	-	-	5,800	5,800	-	N/A
Road and Street Services							
Professional Management							
Asset Management	-	-	-	-	-	-	N/A
Utility Services							
Electric	-	-	-	-	-	-	N/A
Repairs and Maintenance							
Miscellaneous Repairs	-	-	-	-	-	3,500	0%
Contingencies	-	-	-	-	-	-	N/A
Stormwater Management Services							
Professional - Management	-	2,917	2,917	2,917	8,750	35,000	25%
Field Operations							
Mitigation Monitoring	-	-	-	-	-	-	N/A

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2023

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Utility Services	-	-	-	-	-	-	N/A
Electric	-	-	-	-	-	-	N/A
Repairs & Maintenance					-	-	N/A
Lake System							
Aquatic Weed Control	-	-	2,364	-	2,364	26,500	9%
Lake Bank Maintenance	-	-	-	-	-	12,000	0%
Slope Survey Monitoring	-	-	-	-	-	-	N/A
Water Quality Reporting	-	-	-	-	-	66,000	0%
Water Quality Testing	-	5,415	5,415	-	10,830	14,200	76%
Stormwater Structures	8,000	-	2,200	-	10,200	23,000	44%
Lake 5/6 Fish Stocking	-	-	-	-	-	40,000	0%
Wetland Preserves System							
Wetland Maintenance	-	-	-	-	-	24,000	0%
Permit Monitoring	-	-	-	-	-	15,900	0%
Contingencies	-	-	-	-	-	15,512	0%
Capital Outlay							
Aeration Systems	-	-	-	-	-	-	N/A
Littoral Shelf Plantings	-	-	-	-	-	-	N/A
Erosion Restoration	-	-	-	-	-	-	N/A
Stormwater Structures	-	31,200	-	-	31,200.00	-	N/A
Landscaping							
Professional Services							
Asset Management	-	-	-	-	-	-	N/A
Utility Services							
Electric	-	-	-	-	-	-	N/A
Repairs & Maintenance							
Landscape Maintenance	-	15,778	16,645	8,160	40,583	89,100	46%
Tree Trimming	-	-	-	-	-	-	N/A

**Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2023**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Landscape Replacements	-	-	-	-	-	7,000	0%
Mulch Installation	-	-	-	-	-	4,700	0%
Annuals	-	-	-	-	-	14,000	0%
Landscape Lighting	-	-	-	-	-	-	N/A
Irrigation System Repairs	-	-	-	-	-	3,000	0%
Mulch Repairs	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	8,246	0%
Reserves							
District Asset Restoration	-	-	-	-	-	-	N/A
Other Fees and Charges	-	-	-	-	-	-	N/A
Discounts/Collection Fees	-	-	-	-	-	-	
Sub-Total:	15,846	69,306	37,374	28,783	151,309	532,408	28%
Total Expenditures and Other Uses:	\$ 15,846	\$ 69,306	\$ 37,374	\$ 28,783	\$ 151,309	\$ 532,408	28%
Net Increase/ (Decrease) in Fund Balance	(15,814)	(64,305)	89,605	257,179	266,665	-	
Fund Balance - Beginning	290,132	274,318	210,013	299,618	290,132	-	
Fund Balance - Ending	\$ 274,318	\$ 210,013	\$ 299,618	\$ 556,797	556,797	\$ -	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2023

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income							
Interest Account	-	-	-	-	-	-	N/A
Sinking Fund	-	-	-	-	-	-	N/A
Reserve Account	2	2	2	2	7	-	N/A
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	3	3	0	0	6	-	N/A
Capitalized Interest	-	-	-	-	-	-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll	52	8,132	206,474	464,988	679,646	865,797	78%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
Special Assessments - Prepayment 2019A-1	-	-	-	-	-	-	N/A
Intragovernmental Transfers In							
Intragovernmental Transfers In	-	-	-	-	-	-	N/A
Debt Proceeds							
Debt Proceeds Series 2019A-1	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 57	\$ 8,136	\$ 206,476	\$ 464,990	679,659	\$ 865,797	N/A
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory	\$ -	\$ 285,000	\$ -	\$ -	285,000	\$ 285,000	100%
Principal Debt Service - Early Redemptions	-	-	-	-	-	\$ -	N/A
Interest Expense	-	287,875	-	-	287,875	\$ 571,119	50%
Operating Transfers Out (To Other Funds)							
Operating Transfers Out (To Other Funds)	2	2	2	2	7	-	N/A
Total Expenditures and Other Uses:	\$ 2	\$ 572,877	\$ 2	\$ 2	572,882	\$ 856,119	N/A
Net Increase/ (Decrease) in Fund Balance	55	(564,741)	206,474	464,988	106,777	9,678	
Fund Balance - Beginning	1,056,624	1,056,679	491,938	698,412	1,056,624	-	
Fund Balance - Ending	\$ 1,056,679	\$ 491,938	\$ 698,412	\$ 1,163,401	1,163,401	\$ 9,678	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2023

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income							
Interest Account	-	-	-	-	-	-	N/A
Sinking Fund	-	-	-	-	-	-	N/A
Reserve Account	1	1	1	1	2	-	N/A
Prepayment Account	0	1	0	0	1	-	N/A
Revenue Account	-	0	-	-	0	-	N/A
Capitalized Interest	-	-	-	-	-	-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll	-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	203,122	-	-	-	203,122	364,622	56%
Special Assessments - Prepayment 2019A-2	-	-	131,832	-	131,832	-	N/A
Intragovernmental Transfers In							
Intragovernmental Transfers In	-	-	-	-	-	-	N/A
Debt Proceeds							
Debt Proceeds Series 2019A-2	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 203,123	\$ 2	\$ 131,833	\$ 1	334,958	\$ 364,622	N/A
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory	\$ -	\$ 110,000	\$ -	\$ -	110,000	\$ 110,000	100%
Principal Debt Service - Early Redemptions	\$ -	\$ 155,000	\$ -	\$ -	155,000	\$ -	N/A
Interest Expense	\$ -	\$ 93,122	\$ -	\$ -	93,122	\$ 254,622	37%
Operating Transfers Out (To Other Funds)							
Operating Transfers Out (To Other Funds)	\$ 1	1	1	1	2	-	N/A
Total Expenditures and Other Uses:	\$ 1	\$ 358,122	\$ 1	\$ 1	358,124	\$ 364,622	N/A
Net Increase/ (Decrease) in Fund Balance	203,122	(358,121)	131,832	0	(23,166)	-	
Fund Balance - Beginning	298,495	501,617	143,496	275,329	298,495	-	
Fund Balance - Ending	\$ 501,617	\$ 143,496	\$ 275,329	\$ 275,329	275,329	\$ -	

Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2023

Description	October	November	December	January	Year to Date	Total Annual Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income						
Construction Account	1	1	1	0	2	-
Cost of Issuance	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-
Debt Proceeds						
Debt Proceeds Series 2019A-1	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	2	2	2	2	7	-
Total Revenue and Other Sources:	\$ 2	\$ 3	\$ 2	\$ 2	\$ 10	\$ -
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	-	-	133,803	-	\$ 133,803	\$ -
Engineering Services	-	-	-	-	\$ -	\$ -
Other Physical Environment	-	-	-	-	\$ -	\$ -
Road Improvements	-	-	26,961	-	\$ 26,961	-
Underwriters Discount						
Series 2019A-1	-	-	-	-	\$ -	\$ -
Cost of Issuance						
Series 2019A-1	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 160,764	\$ -	\$ 160,764	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 2	\$ 3	\$ (160,762)	\$ 2	\$ (160,755)	-
Fund Balance - Beginning	\$ (10,537)	\$ (10,535)	\$ (10,532)	\$ (171,294)	(10,537)	-
Fund Balance - Ending	\$ (10,535)	\$ (10,532)	\$ (171,294)	\$ (171,292)	\$ (171,292)	\$ -

Prepared by:

JPWARD and Associates, LLC

Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2023

Description	October	November	December	January	Year to Date	Total Annual Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income						
Construction Account	28	29	28	27	111	-
Cost of Issuance	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-
Debt Proceeds						
Debt Proceeds Series 2019A-2	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	1	1	1	1	2	-
Total Revenue and Other Sources:	\$ 28	\$ 29	\$ 28	\$ 28	\$ 114	\$ -
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	-	-	721,502	-	\$ 721,502	\$ -
Engineering Services	-	-	-	-	\$ -	\$ -
Other Physical Environment	-	-	-	-	\$ -	\$ -
Road Improvements	-	-	145,381	-	\$ 145,381	-
Underwriters Discount						
Series 2019A-2	-	-	-	-	\$ -	\$ -
Cost of Issuance						
Series 2019A-2	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	-	-	\$ -	-
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 866,882	\$ -	\$ 866,882	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 28	\$ 29	\$ (866,854)	\$ 28	\$ (866,769)	-
Fund Balance - Beginning	\$ 6,773,063	\$ 6,773,092	\$ 6,773,121	\$ 5,906,267	6,773,063	-
Fund Balance - Ending	\$ 6,773,092	\$ 6,773,121	\$ 5,906,267	\$ 5,906,295	\$ 5,906,295	\$ -