

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - FEBRUARY 2021

FISCAL YEAR 2021

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 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending February 28, 2021

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	\$ 198,992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 198,992
Debt Service Fund								
Interest Account		0	-	-	-	-	-	0
Sinking Account	-	-	-	-	-	-	-	-
Reserve Account	-	432,147	212,828	-	-	-	-	644,975
Revenue	-	-	-	-	-	-	-	-
Prepayment Account	-	-	34,436	-	-	-	-	34,436
General Redemption Account	-	-	-	-	-	-	-	-
Capitalized Interest	-	327	-	-	-	-	-	327
Retainage Account	-	-	-	-	-	-	-	-
Construction	-	-	-	160,710	6,757,206	-	-	6,917,917
Cost of Issuance	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	100,154	48,634	-	-	-	-	148,788
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-
Market Valuation Adjustments								
Accrued Interest Receivable	-	-	-	-	-	-	-	-
Assessments Receivable/Deposits	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	532,628	-	532,628
Amount to be Provided by Debt Service Funds	-	-	-	-	-	21,587,372	-	21,587,372
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-
Total Assets	\$ 198,992	\$ 532,628	\$ 295,898	\$ 160,710	\$ 6,757,206	\$ 22,120,000	\$ -	\$ 30,065,434

Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending February 28, 2021

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	148,788	-	-	-	-	-	-	148,788
Capital Projects Fund(s)	-	-	-	-	-	-	-	-
Bonds Payable								
Current Portion	-	-	-	-	-	\$0	-	-
Long Term	-	-	-	-	-	\$22,120,000	-	22,120,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-
Total Liabilities	\$ 148,788	\$ -	\$ -	\$ -	\$ -	\$ 22,120,000	\$ -	\$ 22,268,788
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	-	-	-
Unamortized Premium/Discount on Bonds								
Series 2019A-1	-	-	-	(30,463)	-	-	-	(30,463)
Series 2019A-2	-	-	-	(15,308)	-	-	-	(15,308)
Fund Balance								
Restricted								
Beginning: October 1, 2020 (Unaudited)	-	724,811	547,858	1,418,501	6,752,206	-	-	9,443,376
Results from Current Operations	-	(192,183)	(251,960)	(1,212,019)	5,000	-	-	(1,651,163)
Unassigned								
Beginning: October 1, 2020 (Unaudited)	3,327	-	-	-	-	-	-	3,327
Results from Current Operations	46,877	-	-	-	-	-	-	46,877
Total Fund Equity and Other Credits	\$ 50,204	\$ 532,628	\$ 295,898	\$ 160,710	\$ 6,757,206	\$ -	\$ -	\$ 7,796,646
Total Liabilities, Fund Equity and Other Credits	\$ 198,992	\$ 532,628	\$ 295,898	\$ 160,710	\$ 6,757,206	\$ 22,120,000	\$ -	\$ 30,065,434

**Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2021**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest								
Interest - General Checking	-	-	-	-	-	-	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	-	654	51,862	2,890	4,983	60,390	\$ 444,770	14%
Special Assessments - Off-Roll	20,000	-	30,000	-	-	50,000	44,985	111%
Developer Contribution	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 20,000	\$ 654	\$ 81,862	\$ 2,890	\$ 4,983	110,390	\$ 489,755	N/A
Expenditures and Other Uses								
Executive								
Professional Management	3,333	3,333	3,333	3,333	3,333	16,667	40,000	42%
Financial and Administrative								
Audit Services	-	-	-	-	-	-	4,500	0%
Accounting Services	1,333	1,333	1,333	1,333	1,333	6,667	16,000	42%
Assessment Roll Services	1,333	1,333	1,333	1,333	1,333	6,667	8,000	83%
Arbitrage Rebate Services	-	-	-	-	-	-	500	0%
Other Contractual Services								
Legal Advertising	401	-	4,067	-	5,048	9,515	5,000	190%
Trustee Services	-	-	-	-	4,031	4,031	8,250	49%
Dissemination Agent Services	917	417	417	417	917	3,083	500	617%
Property Appraiser Fees	-	-	-	-	-	-	-	N/A
Bank Service Fees	25	25	26	16	1	93	350	26%
Communications & Freight Services								
Postage, Freight & Messenger	56	-	103	21	-	180	750	24%

Prepared by:

JPWARD and Associates, LLC

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2021

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	50	-	50	-	-	100	1,500	7%
Insurance	5,381	-	-	-	-	5,381	5,200	103%
Printing & Binding	150	-	262	-	-	412	330	125%
Subscription & Memberships	175	-	-	-	-	175	175	100%
Legal Services								
Legal - General Counsel	-	-	7,493	-	506	7,999	15,000	53%
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	N/A
Legal - Boundary Amendment	-	-	2,543	-	-	2,543	-	N/A
Other General Government Services								
Engineering Services	-	-	-	-	-	-	7,500	0%
Contingencies	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	N/A
Stormwater Management Services								
Professional - Management	-	-	-	-	-	-	35,000	0%
Field Operations								
Mitigation Monitoring	-	-	-	-	-	-	-	N/A
Utility Services	-	-	-	-	-	-	-	N/A
Electric	-	-	-	-	-	-	-	N/A
Repairs & Maintenance								
Lake System								
Aquatic Weed Control	-	-	-	-	-	-	59,200	0%
Lake Bank Maintenance	-	-	-	-	-	-	150,000	0%
Slope Survey Monitoring	-	-	-	-	-	-	5,000	0%
Water Quality Reporting/Testing	-	-	-	-	-	-	15,000	0%
Capital Outlay								
Aeration Systems	-	-	-	-	-	-	-	N/A
Littoral Shelf Plantings	-	-	-	-	-	-	-	N/A
Erosion Restoration	-	-	-	-	-	-	-	N/A

**Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2021**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Contingencies	-	-	-	-	-	-	-	N/A
Contingencies - OVERALL	-	-	-	-	-	-	12,000	0%
Landscaping								
Repairs & Maintenance	-	-	-	-	-	-	100,000	0%
Reserves								
Operational Reserve (Future Years)	-	-	-	-	-	-	-	N/A
Other Fees and Charges								
Discounts/Collection Fees	-	-	-	-	-	-	-	N/A
Sub-Total:	13,154	6,441	20,959	6,454	16,504	63,513	489,755	13%
Total Expenditures and Other Uses:	\$ 13,154	\$ 6,441	\$ 20,959	\$ 6,454	\$ 16,504	\$ 63,513	\$ 489,755	13%
Net Increase/ (Decrease) in Fund Balance	6,846	(5,787)	60,903	(3,564)	(11,521)	46,877	-	
Fund Balance - Beginning	3,327	10,173	4,386	65,289	61,724	3,327	-	
Fund Balance - Ending	\$ 10,173	\$ 4,386	\$ 65,289	\$ 61,724	\$ 50,204	50,204	\$ -	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2021

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income								
Interest Account	-	0	0	-	-	0	-	N/A
Sinking Fund	-	-	-	-	-	-	-	N/A
Reserve Account	2	2	2	2	2	9	-	N/A
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	-	N/A
Capitalized Interest	1	1	-	-	-	2	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	-	1,085	86,012	4,793	8,264	100,154	737,770	14%
Special Assessments - Off-Roll	-	-	-	-	-	-	72,494	N/A
Special Assessments - Prepayment 2019A-1	-	-	-	-	-	-	-	N/A
Intragovernmental Transfers In								
Debt Proceeds	-	-	-	-	-	-	-	N/A
Debt Proceeds Series 2019A-1	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3	\$ 1,088	\$ 86,014	\$ 4,794	\$ 8,266	100,166	\$ 810,264	N/A
Expenditures and Other Uses								
Debt Service								
Principal Debt Service - Mandatory	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 275,000	0%
Principal Debt Service - Early Redemptions	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Expense	\$ -	\$ 292,344	\$ -	\$ -	\$ -	292,344	\$ -	N/A
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ 2	\$ 2	\$ 2	5	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 292,344	\$ 2	\$ 2	\$ 2	292,349	\$ 275,000	N/A
Net Increase/ (Decrease) in Fund Balance	3	(291,256)	86,012	4,793	8,264	(192,183)	535,264	
Fund Balance - Beginning	724,811	724,814	433,559	519,571	524,364	724,811	-	
Fund Balance - Ending	\$ 724,814	\$ 433,559	\$ 519,571	\$ 524,364	\$ 532,628	532,628	\$ 535,264	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2021

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income								
Interest Account	-	0	0	-	-	0	-	N/A
Sinking Fund	-	-	-	-	-	-	-	N/A
Reserve Account	1	1	1	1	1	5	-	N/A
Prepayment Account	1	1	1	1	2	5	-	N/A
Revenue Account	-	-	-	-	-	-	-	N/A
Capitalized Interest	1	1	-	-	-	1	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	-	527	41,767	2,327	4,013	48,634	358,214	N/A
Special Assessments - Off-Roll	-	-	-	3,624	-	3,624	50,164	N/A
Special Assessments - Prepayment 2019A-2	155,006	-	234,314	-	32,127	421,446	-	N/A
Intragovernmental Transfers In								
	-	-	-	-	-	-	-	N/A
Debt Proceeds								
Debt Proceeds Series 2019A-2	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 155,008	\$ 530	\$ 276,082	\$ 5,953	\$ 36,142	473,715	\$ 408,378	N/A
Expenditures and Other Uses								
Debt Service								
Principal Debt Service - Mandatory	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Principal Debt Service - Early Redemptions	\$ -	\$ 185,000	\$ -	\$ -	\$ 385,000	570,000	\$ -	N/A
Interest Expense	\$ -	\$ 147,022	\$ -	\$ -	\$ 3,794	150,816	\$ 294,044	N/A
Operating Transfers Out (To Other Funds)	-	-	4,857	1	1	4,859	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 332,022	\$ 4,857	\$ 1	\$ 388,795	725,675	\$ 294,044	N/A
Net Increase/ (Decrease) in Fund Balance	155,008	(331,492)	271,225	5,952	(352,652)	(251,960)	114,334	
Fund Balance - Beginning	547,858	702,865	371,373	642,598	648,550	547,858	-	
Fund Balance - Ending	\$ 702,865	\$ 371,373	\$ 642,598	\$ 648,550	\$ 295,898	295,898	\$ 114,334	

**Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2021**

Description	October	November	December	January	February	Year to Date	Total Annual Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income							
Construction Account	1	1	3	6	2	12	-
Cost of Issuance	-	-	-	-	-	-	-
Retainage Account	5	8	-	-	-	12	-
Debt Proceeds							
Debt Proceeds Series 2019A-1	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	-	-	2	2	2	5	-
Total Revenue and Other Sources:	\$ 6	\$ 9	\$ 5	\$ 8	\$ 4	\$ 30	\$ -
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	-	-	-	1,212,049	-	\$ 1,212,049	\$ -
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:	\$ -	\$ -	\$ -	\$ 1,212,049	\$ -	\$ 1,212,049	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 6	\$ 9	\$ 5	\$ (1,212,042)	\$ 4	\$ (1,212,019)	-
Fund Balance - Beginning	\$ 1,418,501	\$ 1,418,506	\$ 1,418,515	\$ 1,418,519	\$ 206,478	1,418,501	-
Fund Balance - Ending	\$ 1,418,506	\$ 1,418,515	\$ 1,418,519	\$ 206,478	\$ 206,481	\$ 206,481	\$ -

Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2021

Description	October	November	December	January	February	Year to Date	Total Annual Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income							
Construction Account	24	25	26	29	29	133	-
Cost of Issuance	-	-	-	-	-	-	-
Retainage Account	3	5	-	-	-	8	-
Debt Proceeds							
Debt Proceeds Series 2019A-2	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	-	-	4,857	1	1	4,859	-
Total Revenue and Other Sources:	\$ 28	\$ 31	\$ 4,883	\$ 30	\$ 30	\$ 5,000	\$ -
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	\$ 28	\$ 31	\$ 4,883	\$ 30	\$ 30	\$ 5,000	-
Fund Balance - Beginning	\$ 6,752,206	\$ 6,752,234	\$ 6,752,264	\$ 6,757,147	\$ 6,757,177	6,752,206	-
Fund Balance - Ending	\$ 6,752,234	\$ 6,752,264	\$ 6,757,147	\$ 6,757,177	\$ 6,757,206	\$ 6,757,206	\$ -