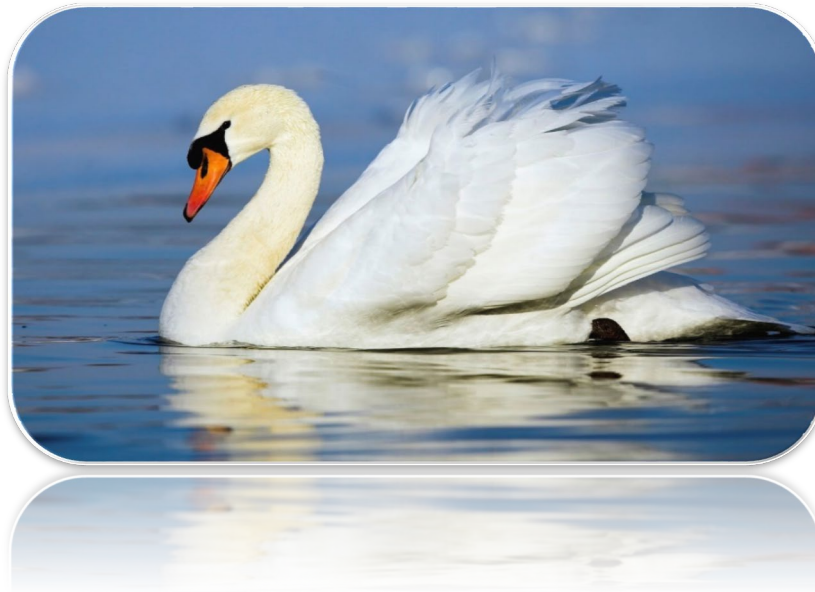


ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - FEBRUARY 2022

FISCAL YEAR 2022

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

Table of Contents

<i>Balance Sheet – All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-5</i>
<i>Debt Service Fund</i>	
<i>Series 2019A-1</i>	<i>6</i>
<i>Series 2019A-2</i>	<i>7</i>
<i>Capital Project Fund</i>	
<i>Series 2019A-1</i>	<i>8</i>
<i>Series 2019A-2</i>	<i>9</i>

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending February 28, 2022**

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	\$ 571,107	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 571,107
Debt Service Fund								
Interest Account		-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-
Reserve Account	-	432,147	179,194	-	-	-	-	611,341
Revenue	-	866,155	0	-	-	-	-	866,155
Prepayment Account	-	-	274,075	-	-	-	-	274,075
General Redemption Account	-	-	-	-	-	-	-	-
Capitalized Interest	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-
Construction	-	-	-	160,740	6,757,554	-	-	6,918,294
Cost of Issuance	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	30,888	-	-	-	-	-	30,888
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-
Market Valuation Adjustments								
Accrued Interest Receivable	-	-	-	-	-	-	-	-
Assessments Receivable/Deposits	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	1,782,459	-	1,782,459
Amount to be Provided by Debt Service Funds	-	-	-	-	-	18,227,541	-	18,227,541
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-
Total Assets	\$ 571,107	\$ 1,329,190	\$ 453,269	\$ 160,740	\$ 6,757,554	\$ 20,010,000	\$ -	\$ 29,281,860

**Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending February 28, 2022**

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 Developer	-							-	
Due to Other Funds									
General Fund	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	30,888	-	-	-	-	-	-	30,888	
Capital Projects Fund(s)								-	
Bonds Payable								-	
Current Portion - Series 2019A-1	-	-	-	-	-	\$0	-	-	
Current Portion - Series 2019A-2	-	-	-	-	-	\$0	-	-	
Long Term - Series 2019A-1						\$14,565,000		14,565,000	
Long Term - Series 2019A-2	-	-	-	-	-	\$5,445,000	-	5,445,000	
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-		-	-	
Total Liabilities	\$ 30,888	\$ -	\$ -	\$ -	\$ -	\$ 20,010,000	\$ -	\$ 20,040,888	
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, 2021 (Unaudited)	-	1,051,800	783,764	(10,567)	6,772,717	-	-	8,597,714	
Results from Current Operations	-	277,390	(330,496)	12	146	-	-	(52,948)	
Unassigned									
Beginning: October 1, 2021 (Unaudited)	265,884	-	-	-	-	-	-	265,884	
Results from Current Operations	274,335	-	-	-	-	-	-	274,335	
Total Fund Equity and Other Credits	\$ 540,219	\$ 1,329,190	\$ 453,269	\$ 160,740	\$ 6,757,554	\$ -	\$ -	\$ 9,240,972	
Total Liabilities, Fund Equity and Other Credits	\$ 571,107	\$ 1,329,190	\$ 453,269	\$ 160,740	\$ 6,757,554	\$ 20,010,000	\$ -	\$ 29,281,860	

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 150,000	0%
Interest								
Interest - General Checking	-	-	-	-	-	-	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	84	13,651	183,245	183,545	14,442	394,967	\$ 345,025	114%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Developer Contribution	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 84	\$ 13,651	\$ 183,245	\$ 183,545	\$ 14,442	394,967	\$ 495,025	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	-	-	-	-	-	-	5,000	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	16,000	42%
Arbitrage Rebate Services	-	-	-	-	-	-	500	0%
Other Contractual Services								
Legal Advertising	290	-	290	-	-	580	5,000	12%
Trustee Services	-	-	-	-	2,956	2,956	8,250	36%
Dissemination Agent Services	917	417	917	417	417	3,083	5,000	62%
Property Appraiser Fees	-	274	-	-	-	274	-	N/A
Bank Service Fees	-	-	-	-	-	-	350	0%
Communications & Freight Services								
Postage, Freight & Messenger	9	32	22	-	11	74	750	10%

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, 2022

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	-	-	-	-	-	-	1,500	0%
Insurance	5,570	-	-	-	-	5,570	5,200	107%
Printing & Binding	-	-	194	-	-	194	100	194%
Subscription & Memberships	175	-	-	-	-	175	175	100%
Legal Services								
Legal - General Counsel	-	83	1,088	-	-	1,170	15,000	8%
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	N/A
Legal - Boundary Amendment	-	-	-	-	-	-	-	N/A
Other General Government Services								
Engineering Services	-	-	-	-	-	-	7,500	0%
Contingencies	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	N/A
Stormwater Management Services								
Professional - Management	-	2,917	2,917	-	2,917	8,750	35,000	25%
Field Operations								
Mitigation Monitoring	-	-	-	-	-	-	-	N/A
Utility Services	-	-	-	-	-	-	-	N/A
Electric	-	-	-	-	-	-	-	N/A
Repairs & Maintenance								
Lake System								
Aquatic Weed Control	-	2,207	-	-	4,842	7,049	59,200	12%
Lake Bank Maintenance	-	5,415	6,769	-	5,415	17,599	150,000	12%
Slope Survey Monitoring	-	-	-	-	-	-	5,000	0%
Water Quality Reporting/Testing	-	-	4,660	-	-	4,660	15,000	31%
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, 2022**

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	9,710	-	22,077	-	6,710	38,497	92,500	42%
Reserves								
Operational Reserve (Future Years)	-	-	-	-	-	-	-	N/A
Other Fees and Charges								
Discounts/Collection Fees	-	-	-	-	-	-	-	N/A
Sub-Total:	22,671	17,344	44,932	6,417	29,268	120,631	495,025	24%
Total Expenditures and Other Uses:	\$ 22,671	\$ 17,344	\$ 44,932	\$ 6,417	\$ 29,268	\$ 120,631	\$ 495,025	24%
Net Increase/ (Decrease) in Fund Balance	(22,587)	(3,693)	138,313	177,128	(14,826)	274,335	(150,000)	
Fund Balance - Beginning	265,884	243,297	239,604	377,917	555,045	265,884	-	
Fund Balance - Ending	\$ 243,297	\$ 239,604	\$ 377,917	\$ 555,045	\$ 540,219	540,219	\$ (150,000)	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022

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	-	-	-	-	-	-	-	N/A
Sinking Fund	-	-	-	-	-	-	-	N/A
Reserve Account	2	2	2	2	2	9	-	N/A
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	2	2	0	0	1	6	-	N/A
Capitalized Interest	-	-	-	-	-	-	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	180	29,195	391,912	392,553	30,888	844,728	737,771	114%
Special Assessments - Off-Roll	-	-	-	-	-	-	72,494	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:	\$ 184	\$ 29,200	\$ 391,914	\$ 392,555	\$ 30,891	844,743	\$ 810,265	N/A
Expenditures and Other Uses								
Debt Service								
Principal Debt Service - Mandatory	-	275,000	-	-	-	275,000	\$ 275,000	100%
Principal Debt Service - Early Redemptions	-	-	-	-	-	-	\$ -	N/A
Interest Expense	-	292,344	-	-	-	292,344	\$ 580,219	N/A
Operating Transfers Out (To Other Funds)								
Operating Transfers Out (To Other Funds)	2	2	2	2	2	9	-	N/A
Total Expenditures and Other Uses:	\$ 2	\$ 567,346	\$ 2	\$ 2	\$ 2	567,353	\$ 855,219	N/A
Net Increase/ (Decrease) in Fund Balance	182	(538,146)	391,912	392,553	30,889	277,390	(44,954)	
Fund Balance - Beginning	1,051,800	1,051,982	513,836	905,748	1,298,301	1,051,800	-	
Fund Balance - Ending	\$ 1,051,982	\$ 513,836	\$ 905,748	\$ 1,298,301	\$ 1,329,190	1,329,190	\$ (44,954)	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022

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	-	-	-	-	-	-	-	N/A
Sinking Fund	-	-	-	-	-	-	-	N/A
Reserve Account	1	1	1	1	1	4	-	N/A
Prepayment Account	1	1	1	2	2	8	-	N/A
Revenue Account	1	1	0	0	0	2	-	N/A
Capitalized Interest	-	-	-	-	-	-	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	18,704	-	3,943	-	22,646	431,769	N/A
Special Assessments - Prepayment 2019A-2	-	368,984	137,486	-	272,868	779,337	-	N/A
Intragovernmental Transfers In								
	-	-	-	-	-	-	-	N/A
Debt Proceeds								
Debt Proceeds Series 2019A-2	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3	\$ 387,691	\$ 137,488	\$ 3,945	\$ 272,871	801,997	\$ 431,769	N/A
Expenditures and Other Uses								
Debt Service								
Principal Debt Service - Mandatory	\$ -	\$ 140,000	\$ -	\$ -	\$ -	140,000	\$ 140,000	N/A
Principal Debt Service - Early Redemptions	\$ -	\$ 325,000	\$ -	\$ -	\$ 535,000	860,000	\$ -	N/A
Interest Expense	\$ -	\$ 127,125	\$ -	\$ -	\$ 5,364	132,489	\$ 291,769	N/A
Operating Transfers Out (To Other Funds)	\$ 1	1	1	1	1	4	-	N/A
Total Expenditures and Other Uses:	\$ 1	\$ 592,126	\$ 1	\$ 1	\$ 540,365	1,132,493	\$ 431,769	N/A
Net Increase/ (Decrease) in Fund Balance	2	(204,435)	137,487	3,945	(267,494)	(330,496)	-	
Fund Balance - Beginning	783,764	783,767	579,332	716,818	720,763	783,764	-	
Fund Balance - Ending	\$ 783,767	\$ 579,332	\$ 716,818	\$ 720,763	\$ 453,269	453,269	\$ -	

Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022

Description	October	November	December	January	February	Year to Date	Total Annual Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income							
Construction Account	1	1	1	1	1	3	-
Cost of Issuance	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-
Debt Proceeds							
Debt Proceeds Series 2019A-1	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	2	2	2	2	2	9	-
Total Revenue and Other Sources:	\$ 2	\$ 3	\$ 2	\$ 3	\$ 3	\$ 12	\$ -
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	\$ 2	\$ 3	\$ 2	\$ 3	\$ 3	\$ 12	-
Fund Balance - Beginning	\$ (10,567)	\$ (10,565)	\$ (10,562)	\$ (10,560)	\$ (10,557)	(10,567)	-
Fund Balance - Ending	\$ (10,565)	\$ (10,562)	\$ (10,560)	\$ (10,557)	\$ (10,555)	\$ (10,555)	\$ -

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 February 28, 2022

Description	October	November	December	January	February	Year to Date	Total Annual Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income							
Construction Account	28	29	28	29	29	142	-
Cost of Issuance	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-
Debt Proceeds							
Debt Proceeds Series 2019A-2	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	1	1	1	1	1	4	-
Total Revenue and Other Sources:	\$ 29	\$ 30	\$ 29	\$ 29	\$ 29	\$ 146	\$ -
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	\$ 29	\$ 30	\$ 29	\$ 29	\$ 29	\$ 146	-
Fund Balance - Beginning	\$ 6,772,717	\$ 6,772,745	\$ 6,772,775	\$ 6,772,803	\$ 6,772,833	6,772,717	-
Fund Balance - Ending	\$ 6,772,745	\$ 6,772,775	\$ 6,772,803	\$ 6,772,833	\$ 6,772,862	\$ 6,772,862	\$ -

Prepared by:

JPWARD and Associates, LLC