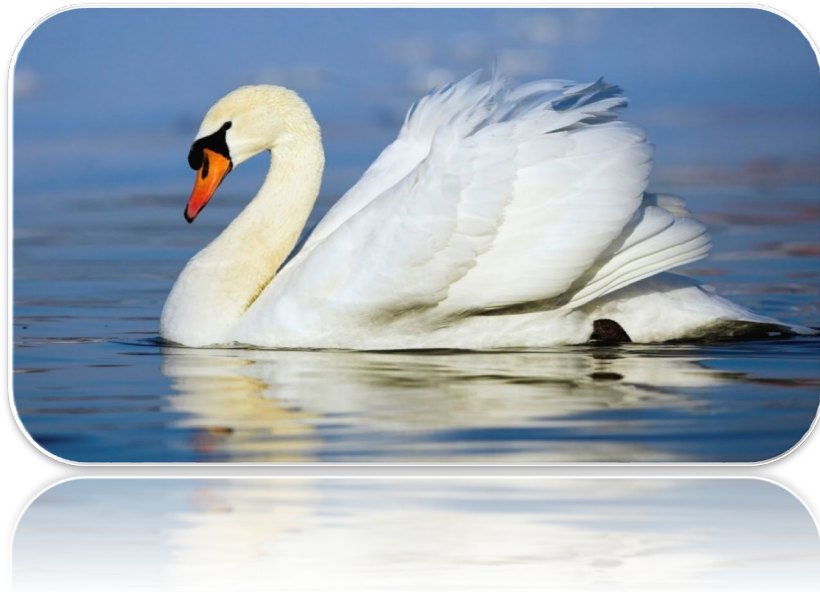


ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - FEBRUARY 2025

FISCAL YEAR 2025

PREPARED BY:

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

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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 February 28, 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	\$ 1,151,791	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,151,791
Debt Service Fund									
Interest Account	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-
Reserve Account	-	427,597	55,144	-	-	-	-	-	482,741
Revenue	-	1,030,369	1	-	-	-	-	-	1,030,370
Prepayment Account	-	-	320,650	-	-	-	-	-	320,650
General Redemption Account	-	-	-	-	-	-	-	-	-
Capitalized Interest	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-
Construction	-	-	-	28,053	10,343	-	-	-	38,396
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	-	-	-	-	-	1,833,760	-	-	1,833,760
Amount to be Provided by Debt Service Funds	-	-	-	-	-	13,016,240	-	-	13,016,240
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	8,646,114	-	8,646,114
Total Assets	\$ 1,151,791	\$ 1,457,966	\$ 375,794	\$ 28,053	\$ 10,343	\$ 14,850,000	\$ 8,646,114	\$ -	\$ 26,520,061

Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending February 28, 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		
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	-	120,781	(21,926)	8,716	1,401	-	-	-	108,973
Unassigned									
Beginning: October 1, 2024 (Unaudited)	522,354	-	-	-	-	-	-	-	522,354
Results from Current Operations	629,438	-	-	-	-	-	-	-	629,438
Total Fund Equity and Other Credits	\$ 1,151,791	\$ 1,457,966	\$ 375,794	\$ 28,053	\$ (444,924)	\$ -	\$ 8,646,114	\$ -	\$ 11,214,794
Total Liabilities, Fund Equity and Other Credits	\$ 1,151,791	\$ 1,457,966	\$ 375,794	\$ 28,053	\$ 10,343	\$ 14,850,000	\$ 8,646,114	\$ -	\$ 26,520,061

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, 2025**

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	2,426	148,185	486,412	216,381	13,802	867,206	935,116	93%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Developer Contribution	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,426	\$ 148,185	\$ 486,412	\$ 216,381	\$ 13,802	\$ 867,206	\$ 935,116	93%
Expenditures and Other Uses								
Legislative								
Board of Supervisor's Fees	-	-	200	-	200	400	-	N/A
Executive								
Professional Management	3,583	3,583	3,583	8,083	3,583	22,417	43,000	52%
Financial and Administrative								
Audit Services	-	-	-	4,400	-	4,400	4,400	100%
Accounting Services	2,250	2,250	2,250	-	2,250	9,000	36,000	25%
Assessment Roll Services	2,250	2,250	2,250	-	2,250	9,000	36,000	25%
Arbitrage Rebate Services	-	-	-	-	-	-	1,000	0%
Other Contractual Services								
Legal Advertising	-	-	765	-	-	765	3,500	22%
Trustee Services	-	-	-	6,988	-	6,988	14,988	47%
Dissemination Agent Services	-	-	-	-	-	-	7,000	0%
Bond Amortization Schedules	-	1,000	-	-	600	1,600	1,000	160%
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 February 28, 2025

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Communications & Freight Services								
Postage, Freight & Messenger	31	12	23	12	24	102	100	102%
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	-	1,237	7,500	16%
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	N/A
Legal - Boundary Amendment	-	-	-	-	-	-	-	N/A
Other General Government Services								
Engineering Services	-	-	-	-	-	-	5,000	0%
Stormwater Needs Analysis	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	N/A
Emergency & Disaster Relief Services								
Hurricane Milton	800	-	-	41,025	-	41,825	-	N/A
Road and Street Services								
Professional Management								
Asset Management	-	42	500	42	42	625	500	125%
Utility Services								
Electric	-	-	-	-	-	-	-	N/A
Repairs and Maintenance								
Miscellaneous Repairs	-	-	-	-	-	-	2,000	0%
Pressure Cleaning	-	-	-	-	-	-	6,000	0%
Contingencies	-	-	-	-	-	-	-	N/A
Capital Outlay - Roadway Improvement	-	-	-	-	-	-	-	N/A

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2025

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services								
Professional - Management	-	3,250	3,250	3,250	3,250	13,000	39,000	33%
Professional - NPDES Monitoring	-	-	-	-	-	-	-	N/A
Field Operations								
Mitigation Monitoring	-	-	-	-	-	-	-	N/A
Utility Services	-	-	-	-	-	-	-	N/A
Electric	-	-	-	-	-	-	-	N/A
Repairs & Maintenance	-	-	-	-	-	-	-	N/A
Lake System								
Aquatic Weed Control	-	5,865	12,974	6,816	5,000	30,655	38,000	81%
Lake Bank Maintenance	-	-	15,962	1,580	-	17,542	20,000	88%
Slope Survey Monitoring	-	-	-	-	-	-	-	N/A
Water Quality Reporting	-	-	-	-	-	-	69,000	0%
Water Quality Testing	-	-	-	-	5,150	5,150	19,000	27%
Stormwater Structures	-	-	-	-	-	-	40,000	0%
Midge Fly Control	-	-	-	-	1,121	1,121	2,500	45%
Lake 5/6 Fish Stocking	-	-	-	-	-	-	25,000	0%
Wetland Preserves System								
Wetland Maintenance	-	2,250	-	714	2,964	5,927	8,000	74%
Permit Monitoring	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	15,505	0%
Capital Outlay								
Aeration Systems	-	-	-	-	-	-	-	N/A
Littoral Shelf Plantings	-	-	-	-	-	-	-	N/A
Erosion Restoration	-	-	-	-	-	-	-	N/A
Stormwater Structures	-	-	-	-	-	-	-	N/A

**Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Landscaping								
Professional Services								
Asset Management	-	1,500	1,042	1,500	1,500	5,542	18,000	31%
Utility Services								
Electric	-	-	-	-	-	-	-	N/A
Repairs & Maintenance								
Landscape Maintenance	-	1,667	5,417	8,377	1,667	17,127	95,000	18%
Eagle Key Maitenance	-	5,150	2,960	-	-	8,110	20,000	41%
Tree Trimming	-	-	-	-	-	-	18,000	0%
Landscape Replacements	-	-	-	5,172	-	5,172	10,000	52%
Landscape & Shrub Replacements	-	-	-	-	-	-	-	N/A
Mulch Installation	-	-	-	7,704	-	7,704	8,000	96%
Annuals	-	-	3,492	-	-	3,492	18,000	19%
Landscape Lighting	-	-	-	-	-	-	-	N/A
Irrigation System Repairs	-	819	-	-	-	819	3,000	27%
Rip-Rap Repairs	-	-	-	-	-	-	20,000	0%
Miscellaneous Repairs	-	-	-	-	-	-	2,000	0%
Mulch Repairs	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	13,580	0%
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 February 28, 2025

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Reserves								
District Asset Restoration	-	-	-	-	-	-	174,790	0%
Other Fees and Charges								
Discounts/Collection Fees	-	-	-	-	-	-	56,107	0%
Sub-Total:	26,490	29,812	55,430	96,436	29,600	237,768	935,116	25%
Total Expenditures and Other Uses:	\$ 26,490	\$ 29,812	\$ 55,430	\$ 96,436	\$ 29,600	\$ 237,768	\$ 935,116	25%
Net Increase/ (Decrease) in Fund Balance	(24,064)	118,373	430,982	119,944	(15,798)	629,438	-	
Fund Balance - Beginning	522,354	498,290	616,663	1,047,645	1,167,589	522,354	522,354	
Fund Balance - Ending	\$ 498,290	\$ 616,663	\$ 1,047,645	\$ 1,167,589	\$ 1,151,791	\$ 1,151,791	\$ 522,354	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2025

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	1,788	1,737	1,614	1,600	1,542	8,281	17,000	49%
Prepayment Account	1	1	-	-	-	1	-	N/A
Revenue Account	3,102	3,030	690	1,831	2,921	11,575	18,000	64%
Capitalized Interest	-	-	-	-	-	-	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	2,385	145,716	478,308	212,776	13,572	852,758	924,979	92%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayment 2019A-1	-	-	-	-	-	-	-	N/A
Developer Contribution								
Intragovernmental Transfers In	-	-	-	-	-	-	-	N/A
Debt Proceeds								
Debt Proceeds Series 2019A-1	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 7,276	\$ 150,484	\$ 480,612	\$ 216,207	\$ 18,036	872,615	\$ 959,979	91%
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	-	N/A
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	8,281	-	N/A
Other Fees and Charges								
Discounts for Early Payment	-	-	-	-	-	-	60,513	0%
Total Expenditures and Other Uses:	\$ 1,788	\$ 735,187	\$ 1,614	\$ 1,600	\$ 11,645	751,834	\$ 917,457	82%
Net Increase/ (Decrease) in Fund Balance	5,489	(584,703)	478,998	214,607	6,390	120,781	42,522	
Fund Balance - Beginning	1,337,184	1,342,673	757,970	1,236,968	1,451,575	1,337,184	1,337,184	
Fund Balance - Ending	\$ 1,342,673	\$ 757,970	\$ 1,236,968	\$ 1,451,575	\$ 1,457,966	1,457,966	\$ 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 February 28, 2025

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	287	263	244	225	199	1,219	4,500	27%
Prepayment Account	992	1,708	695	1,224	1,581	6,200	5,400	115%
Revenue Account	-	38	-	-	1	38	650	6%
Capitalized Interest	-	-	-	-	-	-	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	96,684	-	-	3,781	-	100,465	130,835	77%
Special Assessments - Prepayment 2019A-2	134,616	117,874	142,220	274,994	12,173	681,877	30,290	2251%
Intragovernmental Transfers In								
	-	-	-	-	-	-	-	N/A
Debt Proceeds								
Debt Proceeds Series 2019A-2	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 232,580	\$ 119,883	\$ 143,159	\$ 280,224	\$ 13,953	789,799	\$ 171,675	460%
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	-	N/A
Interest Expense	-	41,688	-	-	3,819	45,506	104,144	44%
Operating Transfers Out (To Other Funds)	287	263	244	225	199	1,219	1,981	62%
Total Expenditures and Other Uses:	287	426,951	244	225	384,018	811,725	\$ 161,125	504%
Net Increase/ (Decrease) in Fund Balance	232,293	(307,068)	142,915	279,999	(370,064)	(21,926)	10,550	
Fund Balance - Beginning	397,720	630,013	322,945	465,859	745,858	397,720	397,720	
Fund Balance - Ending	\$ 630,013	\$ 322,945	\$ 465,859	\$ 745,858	\$ 375,794	\$ 375,794	\$ 408,270	

Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2025

Description	October	November	December	January	February	Year to Date	Total Annual Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income							
Construction Account	79	85	85	92	95	436	-
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	8,281	-
Total Revenue and Other Sources:	\$ 1,867	\$ 1,822	\$ 1,699	\$ 1,691	\$ 1,637	\$ 8,716	\$ -
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	\$ 8,716	-
Fund Balance - Beginning	\$ 19,336	\$ 21,203	\$ 23,026	\$ 24,725	\$ 26,416	19,336	-
Fund Balance - Ending	\$ 21,203	\$ 23,026	\$ 24,725	\$ 26,416	\$ 28,053	\$ 28,053	\$ -

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, 2025

Description	October	November	December	January	February	Year to Date	Total Annual Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income							
Construction Account	37	37	36	37	36	183	-
Cost of Issuance	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-
Debt Proceeds							
Debt Proceeds Series 2019A-2	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	287	263	244	225	199	1,219	-
Total Revenue and Other Sources:	\$ 324	\$ 300	\$ 280	\$ 262	\$ 235	\$ 1,401	\$ -
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	\$ 1,401	-
Fund Balance - Beginning	\$ (446,325)	\$ (446,002)	\$ (445,701)	\$ (445,421)	\$ (445,159)	(446,325)	-
Fund Balance - Ending	\$ (446,002)	\$ (445,701)	\$ (445,421)	\$ (445,159)	\$ (444,924)	\$ (444,924)	\$ -

Prepared by:

JPWARD and Associates, LLC