
*Esplanade Lake Club
Community Development District*

Financial Statements

February 29, 2020

Prepared by:

JPWARD AND ASSOCIATES LLC

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Esplanade Lake Club Community Development District

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Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending February 29, 2020

	Governmental Funds					Totals (Memorandum Only)
	General Fund	Debt Service Fund	Capital Projects Fund		Account Groups	
		Series 2019A-1 & 2019A12	Series 2019A-1 & 2019A12		General Long Term Debt	
Assets						
Cash and Investments						
General Fund - Invested Cash	\$ 2,460	\$ -	\$ -	\$ -	\$ -	\$ 2,460
Debt Service Fund						
Interest Account						
Series 2019A-1	-	-	-	-	-	-
Series 2019A-2	-	-	-	-	-	-
Sinking Account						
Series 2019A-1	-	-	-	-	-	-
Series 2019A-2	-	-	-	-	-	-
Reserve Account						
Series 2019A-1	-	432,218	-	-	-	432,218
Series 2019A-2	-	217,723	-	-	-	217,723
Revenue						
Series 2019A-1	-	-	-	-	-	-
Series 2019A-2	-	-	-	-	-	-
Prepayment Account						
Series 2019A-1	-	-	-	-	-	-
Series 2019A-2	-	-	-	-	-	-
General Redemption Account						
Series 2019A-1	-	-	-	-	-	-
Series 2019A-2	-	-	-	-	-	-
Retainage Account						
Series 2019A-1	-	1,124,529	-	-	-	1,124,529
Series 2019A-2	-	778,315	-	-	-	778,315
Capitalized Interest						
Series 2019A-1	-	505,188	-	-	-	505,188
Series 2019A-2	-	254,066	-	-	-	254,066

Prepared by:

Unaudited

JPWARD and Associates, LLC

Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending February 29, 2020

	Governmental Funds				Totals (Memorandum Only)
	General Fund	Debt Service Fund	Capital Projects Fund	Account Groups	
		Series 2019A-1 & 2019A12	Series 2019A-1 & 2019A12	General Long Term Debt	
Construction					
Series 2019A-1	-	-	4,401,385	-	4,401,385
Series 2019A-2	-	-	5,968,703	-	5,968,703
Cost of Issuance					
Series 2019A-1	-	-	10,736	-	10,736
Series 2019A-2	-	-	3,952	-	3,952
Due from Other Funds					
General Fund	-	-	-	-	-
Debt Service Fund(s)		-	-	-	-
Capital Projects Fund(s)					-
Market Valuation Adjustments	-	-		-	-
Accrued Interest Receivable	-	-	-	-	-
Assessments Receivable/Deposits	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	3,312,039	3,312,039
Amount to be Provided by Debt Service Funds	-	-	-	18,992,961	18,992,961
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-
Total Assets	\$ 2,460	\$ 3,312,039	\$ 10,384,776	\$ 22,305,000	\$ 36,004,275

Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending February 29, 2020

	Governmental Funds					Totals (Memorandum Only)
	General Fund	Debt Service Fund	Capital Projects Fund		Account Groups	
		Series 2019A-1 & 2019A12	Series 2019A-1 & 2019A12		General Long Term Debt	
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Capital Projects Fund(s)						-
Bonds Payable						-
Current Portion	-	-	-	-	-	-
Long Term					22,305,000	22,305,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ 22,305,000	\$ 22,305,000
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, 2019 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	-	3,312,039	10,430,547	-	-	13,742,586
Unassigned						
Beginning: October 1, 2019 (Unaudited)	10,194	-	-	-	-	10,194
Results from Current Operations	(7,734)	-	-	-	-	(7,734)
Total Fund Equity and Other Credits	\$ 2,460	\$ 3,312,039	\$ 10,384,776	\$ -	\$ -	\$ 13,699,275
Total Liabilities, Fund Equity and Other Credits	\$ 2,460	\$ 3,312,039	\$ 10,384,776	\$ 22,305,000	\$ -	\$ 36,004,275

Prepared by:

JWARD and Associates, LLC

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 29, 2020

Description	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	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	N/A
Developer Contribution	35,000			35,000	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 35,000	\$ -	\$ -	35,000	\$ -	N/A
Expenditures and Other Uses						
Executive						
Professional Management	3,333	3,333	3,333	16,667	-	N/A
Financial and Administrative						
Audit Services	-	-	-	-	-	N/A
Accounting Services	667	667	667	3,333	-	N/A
Assessment Roll Services	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	N/A
Other Contractual Services						
Legal Advertising	1,844	-	580	2,724	-	N/A
Trustee Services	-	-	-	-	-	N/A
Dissemination Agent Services	-	-	-	-	-	N/A
Property Appraiser Fees	-	-	-	-	-	N/A
Bank Service Fees	25	24	24	122	-	N/A
Communications & Freight Services						
Postage, Freight & Messenger	30	-	30	89	-	N/A

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Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 29, 2020

Description	December	January	February	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	100	50	50	250	-	N/A
Insurance	-	-	-	5,125	-	N/A
Printing & Binding	294	-	-	638	-	N/A
Subscription & Memberships	-	-	-	175	-	N/A
Legal Services						
Legal - General Counsel	4,190	-	8,669	12,860	-	N/A
Legal - Series 2019 Bonds	-	-	540	540	-	N/A
Legal - Boundary Amendment	213	-	-	213	-	N/A
Other General Government Services						
Engineering Services	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	N/A
Other Fees and Charges	-	-	-	-	-	N/A
Discounts/Collection Fees				-	-	
Sub-Total:	10,696	4,074	13,892	42,734	-	N/A
Total Expenditures and Other Uses:	\$ 10,696	\$ 4,074	\$ 13,892	\$ 42,734	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	24,304	(4,074)	(13,892)	(7,734)	-	
Fund Balance - Beginning	(3,877)	20,426	16,352	10,194	-	
Fund Balance - Ending	\$ 20,426	\$ 16,352	\$ 2,460	2,460	\$ -	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 29, 2020

Description	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income						
Interest Account						
Series 2019A-1	-	-	-	-		N/A
Series 2019A-2	-	-	-	-		N/A
Sinking Fund						
Series 2019A-1	-	-	-	-		N/A
Series 2019A-2	-	-	-	-		N/A
Reserve Account						
Series 2019A-1	-	16	55	71		N/A
Series 2019A-2	-	11	28	38		N/A
Prepayment Account						
Series 2019A-1	-	-	-	-		N/A
Series 2019A-2	-	-	-	-		N/A
Revenue Account						
Series 2019A-1	-	-	-	-		N/A
Series 2019A-2	-	-	-	-		N/A
Retainage Account						
Series 2019A-1	-	42	143	184		N/A
Series 2019A-2	-	38	99	137		N/A
Capitalized Interest						
Series 2019A-1	-	19	64	83		N/A
Series 2019A-2	-	13	32	45		N/A
Special Assessment Revenue						
Special Assessments - On-Roll	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	N/A
Special Assessments - Prepayment	-	-	-	-	-	N/A
Intragovernmental Transfers In	-	-	-	-		N/A
Debt Proceeds						
Debt Proceeds Series 2019A-1	2,061,597	-	-	2,061,597		N/A
Debt Proceeds Series 2019A-2	1,249,884	-	-	1,249,884	-	N/A
Total Revenue and Other Sources:	\$ 3,311,480	\$ 138	\$ 421	3,312,039	\$ -	N/A
Expenditures and Other Uses						
Debt Service						
Principal Debt Service - Mandatory						
Series 2019A-1 Bonds	\$ -	\$ -	\$ -	-	\$ -	N/A
Series 2019A-2 Bonds	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions						
Series 2019A-1 Bonds	-	-	-	-	-	N/A
Series 2019A-2 Bonds	-	-	-	-	-	N/A
Interest Expense						
Series 2019A-1 Bonds	-	-	-	-	-	N/A
Series 2019A-2 Bonds	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	-	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	3,311,480	138	421	3,312,039	-	
Fund Balance - Beginning	-	3,311,480	3,311,618	-	-	
Fund Balance - Ending	\$ 3,311,480	\$ 3,311,618	\$ 3,312,039	3,312,039	\$ -	

Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 29, 2020

Description	December	January	February	Year to Date	Total Annual Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	-	\$ -
Interest Income					
Construction Account					
Series 2019A-1	-	217	559	776	-
Series 2019A-2	-	294	758	1,053	-
Cost of Issuance					
Series 2019A-1	-	0	2	2	-
Series 2019A-2		0	1	1	
Debt Proceeds					
Debt Proceeds Series 2019A-1	12,778,403	-	-	12,778,403	
Debt Proceeds Series 2019A-2	6,215,116	-	-	6,215,116	
Operating Transfers In (From Other Funds)	-	-	-	-	-
Total Revenue and Other Sources:	\$ 18,993,520	\$ 512	\$ 1,319	\$ 18,995,351	\$ -
Expenditures and Other Uses					
Executive					
Professional Management	50,000	-	-	50,000	\$ -
Other Contractual Services					
Trustee Services	10,350	-	-	10,350	\$ -
Printing & Binding	-	-	1,500	1,500	\$ -
Legal Services					
Legal - Series 2019	170,500	-	540	171,040	-
Capital Outlay					
Water-Sewer Combination-Construction	4,635,734	-	-	4,635,734	\$ -
Stormwater Mgmt-Construction	2,250,934	-	-	2,250,934	\$ -
Engineering Services	494,481	-	-	494,481	\$ -
Road Improvements	504,665	-	-	504,665	-
Underwriters Discount					
Series 2019A-1	296,800	-	-	296,800	\$ -
Series 2019A-2	149,300	-	-	149,300	\$ -
Cost of Issuance					
Series 2019A-1	-	-	-	-	\$ -
Series 2019a-2	-	-	-	-	\$ -
Operating Transfers Out (To Other Funds)	-	\$ -	\$ -	\$ -	-
Total Expenditures and Other Uses:	\$ 8,562,765	\$ -	\$ 2,040	\$ 8,564,804	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 10,430,755	\$ 512	\$ (720)	\$ 10,430,547	-
Fund Balance - Beginning	\$ -	\$ 10,430,755	\$ 10,431,267	-	-
Fund Balance - Ending	\$ 10,430,755	\$ 10,431,267	\$ 10,430,547	\$ 10,430,547	\$ -