

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MARCH 2023

FISCAL YEAR 2023

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 333308

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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 March 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	\$ 1,237,696	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,237,696
Debt Service Fund								
Interest Account		-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-
Reserve Account	-	432,147	114,259	-	-	-	-	546,406
Revenue	-	266,781	0	-	-	-	-	266,781
Prepayment Account	-	-	818,254	-	-	-	-	818,254
General Redemption Account	-	-	-	-	-	-	-	-
Capitalized Interest	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-
Construction	-	-	-	839	5,902,653	-	-	5,903,491
Cost of Issuance	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	657,039	-	-	-	-	-	657,039
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-
Market Valuation Adjustments								
Accrued Interest Receivable	-	-	-	-	-	-	-	-
Assessments Receivable/Deposits	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	\$2,288,480	-	2,288,480
Amount to be Provided by Debt Service Funds	-	-	-	-	-	\$16,171,520	-	16,171,520
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-
Total Assets	\$ 1,237,696	\$ 1,355,966	\$ 932,513	\$ 839	\$ 5,902,653	\$ 18,460,000	\$ -	\$ 27,889,667

**Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending March 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)	657,039	-	-	-	-	-	-	-	657,039
Capital Projects Fund(s)									-
Bonds Payable									-
Current Portion - Series 2019A-1	-	-	-	-	-	\$0	-	-	-
Current Portion - Series 2019A-2	-	-	-	-	-	\$0	-	-	-
Long Term - Series 2019A-1						\$14,145,000			14,145,000
Long Term - Series 2019A-2	-	-	-	-	-	\$4,315,000	-	-	4,315,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-		-	-	-
Total Liabilities	\$ 659,999	\$ -	\$ -	\$ -	\$ -	\$ 18,460,000	\$ -	\$ -	\$ 19,119,999
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	-	299,342	634,019	(159,918)	(855,103)	-	-	-	(81,660)
Unassigned									
Beginning: October 1, 2022 (Unaudited)	290,132	-	-	-	-	-	-	-	290,132
Results from Current Operations	287,566	-	-	-	-	-	-	-	287,566
Total Fund Equity and Other Credits	\$ 577,697	\$ 1,355,966	\$ 932,513	\$ 839	\$ 5,902,653	\$ -	\$ -	\$ -	\$ 8,769,668
Total Liabilities, Fund Equity and Other Credits	\$ 1,237,696	\$ 1,355,966	\$ 932,513	\$ 839	\$ 5,902,653	\$ 18,460,000	\$ -	\$ -	\$ 27,889,667

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

Description	October	November	December	January	February	March	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	116,816	2,116	536,905	\$ 532,408	101%
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	\$ 116,816	\$ 2,116	536,905	\$ 532,408	N/A
Expenditures and Other Uses									
Executive									
Professional Management	3,417	3,417	3,417	3,417	3,417	3,417	20,500	41,000	50%
Financial and Administrative									
Audit Services	-	-	-	-	-	4,200	4,200	4,200	100%
Accounting Services	2,000	2,000	2,000	2,000	2,000	2,000	12,000	24,000	50%
Assessment Roll Services	2,000	2,000	2,000	2,000	2,000	2,000	12,000	24,000	50%
Arbitrage Rebate Services	-	-	-	-	-	500	500	1,000	50%
Other Contractual Services									
Legal Advertising	-	-	-	-	-	-	-	5,000	0%
Trustee Services	-	-	-	2,956	-	-	2,956	8,250	36%
Dissemination Agent Services	417	417	417	417	417	417	2,500	5,000	50%
Bond Amortization Schedules	-	-	-	-	500	-	500	-	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 March 31, 2023**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Postage, Freight & Messenger	13	-	-	-	28	65	105	150	70%
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	990	-	1,623	7,500	22%
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	-	5,833	14,583	35,000	42%
Field Operations									
Mitigation Monitoring	-	-	-	-	-	-	-	-	N/A

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

Description	October	November	December	January	February	March	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	-	-	8,515	10,879	26,500	41%
Lake Bank Maintenance	-	-	-	-	-	4,350	4,350	12,000	36%
Slope Survey Monitoring	-	-	-	-	-	-	-	-	N/A
Water Quality Reporting	-	-	-	-	-	-	-	66,000	0%
Water Quality Testing	-	5,415	5,415	-	-	16,245	27,075	14,200	191%
Stormwater Structures	8,000	-	2,200	-	-	435	10,635	23,000	46%
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	-	40,704	81,286	89,100	91%
Tree Trimming	-	-	-	-	-	-	-	-	N/A

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

Description	October	November	December	January	February	March	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	9,351	88,680	249,340	532,408	47%
Total Expenditures and Other Uses:	\$ 15,846	\$ 69,306	\$ 37,374	\$ 28,783	\$ 9,351	\$ 88,680	\$ 249,340	\$ 532,408	47%
Net Increase/ (Decrease) in Fund Balance	(15,814)	(64,305)	89,605	257,179	107,465	(86,564)	287,566	-	
Fund Balance - Beginning	290,132	274,318	210,013	299,618	556,797	664,262	290,132	-	
Fund Balance - Ending	\$ 274,318	\$ 210,013	\$ 299,618	\$ 556,797	\$ 664,262	\$ 577,697	577,697	\$ -	

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

Description	October	November	December	January	February	March	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	57	779	844	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	N/A
Revenue Account	3	3	0	0	35	480	521	-	N/A
Capitalized Interest	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue									
Special Assessments - On-Roll	52	8,132	206,474	464,988	189,948	3,441	873,035	865,797	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayment 2019A-1	-	-	-	-	-	-	-	-	N/A
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	\$ 190,041	\$ 4,700	874,400	\$ 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)	2	2	2	2	1,396	779	2,182	-	N/A
Total Expenditures and Other Uses:	\$ 2	\$ 572,877	\$ 2	\$ 2	\$ 1,396	\$ 779	575,057	\$ 856,119	N/A
Net Increase/ (Decrease) in Fund Balance	55	(564,741)	206,474	464,988	188,645	3,921	299,342	9,678	
Fund Balance - Beginning	1,056,624	1,056,679	491,938	698,412	1,163,401	1,352,045	1,056,624	-	
Fund Balance - Ending	\$ 1,056,679	\$ 491,938	\$ 698,412	\$ 1,163,401	\$ 1,352,045	\$ 1,355,966	1,355,966	\$ 9,678	

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

Description	October	November	December	January	February	March	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	18	245	265	-	N/A
Prepayment Account	0	1	0	0	19	8	28	-	N/A
Revenue Account	-	0	-	-	0	-	1	-	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	-	-	792,158	923,991	-	N/A
Intragovernmental Transfers In	-	-	-	-	-	-	-	-	N/A
Debt Proceeds									
Debt Proceeds Series 2019A-2	-	-	-	-	1,339	-	1,339	-	N/A
Total Revenue and Other Sources:	\$ 203,123	\$ 2	\$ 131,833	\$ 1	\$ 1,375	\$ 792,411	1,128,745	\$ 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	\$ -	\$ -	\$ 135,000	\$ -	290,000	\$ -	N/A
Interest Expense	\$ -	\$ 93,122	\$ -	\$ -	\$ 1,339	\$ -	94,461	\$ 254,622	37%
Operating Transfers Out (To Other Funds)	\$ 1	1	1	1	18	245	265	-	N/A
Total Expenditures and Other Uses:	\$ 1	\$ 358,122	\$ 1	\$ 1	\$ 136,357	\$ 245	494,726	\$ 364,622	N/A
Net Increase/ (Decrease) in Fund Balance	203,122	(358,121)	131,832	0	(134,982)	792,166	634,019	-	
Fund Balance - Beginning	298,495	501,617	143,496	275,329	275,329	140,347	298,495	-	
Fund Balance - Ending	\$ 501,617	\$ 143,496	\$ 275,329	\$ 275,329	\$ 140,347	\$ 932,513	932,513	\$ -	

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income								
Construction Account	1	1	1	0	-	0	3	-
Cost of Issuance	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-
Debt Proceeds								
Debt Proceeds Series 2019A-1	-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	2	2	2	2	57	779	844	-
Total Revenue and Other Sources:	\$ 2	\$ 3	\$ 2	\$ 2	\$ 57	\$ 779	\$ 846	\$ -
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	\$ 57	\$ 779	\$ (159,918)	-
Fund Balance - Beginning	\$ (10,537)	\$ (10,535)	\$ (10,532)	\$ (171,294)	\$ (171,292)	\$ (171,235)	(10,537)	-
Fund Balance - Ending	\$ (10,535)	\$ (10,532)	\$ (171,294)	\$ (171,292)	\$ (171,235)	\$ (170,456)	\$ (170,456)	\$ -

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 March 31, 2023

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income								
Construction Account	28	29	28	27	782	10,621	11,515	-
Cost of Issuance	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-
Debt Proceeds								
Debt Proceeds Series 2019A-2	-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	1	1	1	1	18	245	265	-
Total Revenue and Other Sources:	\$ 28	\$ 29	\$ 28	\$ 28	\$ 800	\$ 10,866	\$ 11,780	\$ -
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	\$ 800	\$ 10,866	\$ (855,103)	\$ -
Fund Balance - Beginning	\$ 6,773,063	\$ 6,773,092	\$ 6,773,121	\$ 5,906,267	\$ 5,906,295	\$ 5,907,095	\$ 6,773,063	\$ -
Fund Balance - Ending	\$ 6,773,092	\$ 6,773,121	\$ 5,906,267	\$ 5,906,295	\$ 5,907,095	\$ 5,917,961	\$ 5,917,961	\$ -