

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MAY 2025

FISCAL YEAR 2025

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>3-7</i>
<i>Debt Service Fund</i>	
<i>Series 2019A-1</i>	<i>8</i>
<i>Series 2019A-2</i>	<i>9</i>
<i>Series 2025</i>	<i>10</i>
<i>Capital Project Fund</i>	
<i>Series 2019A-1</i>	<i>11</i>
<i>Series 2019A-2</i>	<i>12</i>
<i>Series 2025</i>	<i>13</i>

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending May 31, 2025

	Governmental Funds							Account Groups		Totals (Memorandum Only)	
	Debt Service Funds				Capital Projects Funds						
	General Fund	Series 2019A-1	Series 2019A-2	Series 2025	Series 2019A-1	Series 2019A-2	Series 2025	General Long Term Debt	General Fixed Assets		
Assets											
Cash and Investments											
General Fund - Invested Cash	\$ 1,001,126	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,001,126	
Debt Service Fund											
Interest Account	-	-	-	-	-	-	-	-	-	-	
Sinking Account	-	-	-	-	-	-	-	-	-	-	
Reserve Account	-	427,391	46,553	88,578	-	-	-	-	-	562,522	
Revenue	-	810,263	2,496	-	-	-	-	-	-	812,760	
Prepayment Account	-	206	42,274	-	-	-	-	-	-	42,480	
General Redemption Account	-	-	-	-	-	-	-	-	-	-	
Capitalized Interest	-	-	-	58,926	-	-	-	-	-	58,926	
Retainage Account	-	-	-	-	-	-	-	-	-	-	
Construction	-	-	-	-	32,785	10,978	2,072,775	-	-	2,116,538	
Cost of Issuance	-	-	-	-	-	-	2,625	-	-	2,625	
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	-	-	-	-	-	-	6,921	-	-	6,921	
Unamortized Prem/Discount on Bonds Payable	-	-	-	-	-	-	-	-	-	-	
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	1,329,184	-	1,329,184	
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	15,690,816	-	15,690,816	
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	8,646,114	8,646,114	
Total Assets	\$ 1,001,126	\$ 1,237,860	\$ 91,324	\$ 147,505	\$ 32,785	\$ 10,978	\$ 2,082,320	\$ 17,020,000	\$ 8,646,114	\$ 30,270,012	

Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending May 31, 2025

	Governmental Funds								Account Groups		Totals (Memorandum Only)
	Debt Service Funds				Capital Projects Funds						
	General Fund	Series 2019A-1	Series 2019A-2	Series 2025	Series 2019A-1	Series 2019A-2	Series 2025	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	
Series 2025	-	-	-	-	-	-	-	35,000	-	35,000	
Long Term											
Series 2019A-1	-	-	-	-	-	-	-	\$13,210,000	-	13,210,000	
Series 2019A-2	-	-	-	-	-	-	-	\$955,000	-	955,000	
Series 2025	-	-	-	-	-	-	-	\$2,470,000	-	2,470,000	
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	-	-	
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 455,267	\$ -	\$ 17,020,000	\$ -	\$ 17,475,267	
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	-	-	-	-	-	-	-	-	-	-	
Series 2025	-	-	-	-	-	-	-	-	-	-	
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	-	(99,324)	(306,396)	147,505	13,448	2,036	2,082,320	-	-	1,839,589	
Unassigned											
Beginning: October 1, 2024 (Unaudited)	522,354	-	-	-	-	-	-	-	-	522,354	
Results from Current Operations	478,773	-	-	-	-	-	-	-	-	478,773	
Total Fund Equity and Other Credits	\$ 1,001,126	\$ 1,237,860	\$ 91,324	\$ 147,505	\$ 32,785	\$ (444,289)	\$ 2,082,320	\$ -	\$ 8,646,114	\$ 12,794,745	
Total Liabilities, Fund Equity and Other Credits	\$ 1,001,126	\$ 1,237,860	\$ 91,324	\$ 147,505	\$ 32,785	\$ 10,978	\$ 2,082,320	\$ 17,020,000	\$ 8,646,114	\$ 30,270,012	

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest											
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue											
Special Assessments - On-Roll	2,426	148,185	486,412	216,381	13,802	12,886	21,208	5,983	907,283	935,116	97%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges											
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	(56,107)	0%
Developer Contribution	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 2,426	\$ 148,185	\$ 486,412	\$ 216,381	\$ 13,802	\$ 12,886	\$ 21,208	\$ 5,983	\$ 907,283	\$ 935,116	97%
Expenditures and Other Uses											
Legislative											
Board of Supervisor's Fees	-	-	200	-	200	-	400	-	800	-	0%
Executive											
Professional Management	3,583	3,583	3,583	8,083	3,583	3,583	3,583	3,583	33,167	43,000	77%
Financial and Administrative											
Audit Services	-	-	-	4,400	-	-	-	-	4,400	4,400	100%
Accounting Services	2,250	2,250	2,250	-	2,250	2,250	2,250	2,250	15,750	36,000	44%
Assessment Roll Services	2,250	2,250	2,250	-	2,250	2,250	2,250	2,250	15,750	36,000	44%
Arbitrage Rebate Services	-	-	-	-	-	500	-	-	500	1,000	50%
Other Contractual Services											
Legal Advertising	-	-	765	-	-	565	-	-	1,330	3,500	38%
Trustee Services	-	-	-	6,988	-	-	-	-	6,988	14,988	47%
Dissemination Agent Services	-	-	-	-	-	-	-	-	-	7,000	0%
Bond Amortization Schedules	-	1,000	-	-	600	-	500	-	2,100	1,000	210%
Property Appraiser & Tax Collector Fees	-	-	-	-	-	-	-	762	762	700	109%
Bank Service Fees	-	-	-	-	-	-	-	-	-	250	0%

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Communications & Freight Services											
Postage, Freight & Messenger	31	12	23	12	24	24	12	11	149	100	149%
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	-	115	-	306	1,657	7,500	22%
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	-	0%
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	-	0%
Other General Government Services											
Engineering Services	-	-	-	-	-	-	-	-	-	5,000	0%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	0%
Other Current Charges	-	-	-	-	-	-	-	-	-	-	0%
Emergency & Disaster Relief Services											
Hurricane Milton	800	-	-	41,025	-	-	-	-	41,825	-	0%
Road and Street Services											
Professional Management											
Asset Management	-	42	500	42	42	42	-	83	750	500	150%
Utility Services											
Electric	-	-	-	-	-	-	-	-	-	-	0%
Repairs and Maintenance											
Miscellaneous Repairs	-	-	-	-	-	-	-	-	-	2,000	0%
Pressure Cleaning	-	-	-	-	-	-	-	-	-	6,000	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay - Roadway Improvement	-	-	-	-	-	-	-	-	-	-	0%

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services											
Professional - Management	-	3,250	3,250	3,250	3,250	3,250	-	6,500	22,750	39,000	58%
Professional - NPDES Monitoring	-	-	-	-	-	-	-	-	-	-	0%
Field Operations											
Mitigation Monitoring	-	-	-	-	-	-	-	-	-	-	0%
Utility Services	-	-	-	-	-	-	-	-	-	-	0%
Electric	-	-	-	-	-	-	-	-	-	-	0%
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	0%
Lake System											
Aquatic Weed Control	-	5,865	12,974	6,816	5,000	5,000	5,000	10,000	50,655	38,000	133%
Lake Bank Maintenance	-	-	15,962	1,580	-	-	-	4,900	22,442	20,000	112%
Slope Survey Monitoring	-	-	-	-	-	-	-	-	-	-	0%
Water Quality Reporting	-	-	-	-	-	29,325	5,865	5,865	41,055	69,000	60%
Water Quality Testing	-	-	-	-	5,150	-	-	-	5,150	19,000	27%
Stormwater Structures	-	-	-	-	-	-	-	10,200	10,200	40,000	26%
Midge Fly Control	-	-	-	-	1,121	1,121	-	1,121	3,363	2,500	135%
Lake 5/6 Fish Stocking	-	-	-	-	-	-	-	-	-	25,000	0%
Wetland Preserves System											
Wetland Maintenance	-	2,250	-	714	2,964	4,564	714	7,602	18,807	8,000	235%
Permit Monitoring	-	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	-	15,505	0%
Capital Outlay											
Aeration Systems	-	-	-	-	-	-	-	-	-	-	0%
Littoral Shelf Plantings	-	-	-	-	-	-	-	-	-	-	0%
Erosion Restoration	-	-	-	-	-	-	-	-	-	-	0%
Stormwater Structures	-	-	-	-	-	-	-	-	-	-	0%

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Landscaping											
Professional Services											
Asset Management	-	1,500	1,042	1,500	1,500	1,500	-	3,000	10,042	18,000	56%
Utility Services											
Electric	-	-	-	-	-	-	-	-	-	-	0%
Repairs & Maintenance											
Landscape Maintenance	-	1,667	5,417	8,377	1,667	8,377	6,710	28,507	60,720	95,000	64%
Eagle Key Maitenance	-	5,150	2,960	-	-	-	-	-	8,110	20,000	41%
Tree Trimming	-	-	-	-	-	-	-	-	-	18,000	0%
Landscape Replacements	-	-	-	5,172	-	-	3,454	-	8,626	10,000	86%
Landscape & Shrub Replacements	-	-	-	-	-	-	-	-	-	-	0%
Mulch Installation	-	-	-	7,704	-	-	-	-	7,704	8,000	96%
Annuals	-	-	3,492	-	-	2,773	-	-	6,265	18,000	35%
Landscape Lighting	-	-	-	-	-	-	-	-	-	-	0%
Irrigation System Repairs	-	819	-	-	-	-	-	-	819	3,000	27%
Rip-Rap Repairs	-	-	-	-	-	-	-	-	-	20,000	0%
Miscellaneous Repairs	-	-	-	-	-	-	-	-	-	2,000	0%
Mulch Repairs	-	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	7,825	7,825	13,580	58%
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 May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Reserves											
District Asset Restoration	-	-	-	-	-	-	-	-	-	174,790	0%
Sub-Total:	26,490	29,812	55,430	96,436	29,600	65,239	30,738	94,765	428,510	879,009	49%
Total Expenditures and Other Uses:	\$ 26,490	\$ 29,812	\$ 55,430	\$ 96,436	\$ 29,600	\$ 65,239	\$ 30,738	\$ 94,765	\$ 428,510	\$ 879,009	49%
Net Increase/ (Decrease) in Fund Balance	(24,064)	118,373	430,982	119,944	(15,798)	(52,352)	(9,530)	(88,783)	478,773	-	
Fund Balance - Beginning	522,354	498,290	616,663	1,047,645	1,167,589	1,151,791	1,099,439	1,089,909	522,354	522,354	
Fund Balance - Ending	\$ 498,290	\$ 616,663	\$ 1,047,645	\$ 1,167,589	\$ 1,151,791	\$ 1,099,439	\$ 1,089,909	\$ 1,001,126	\$ 1,001,126	\$ 522,354	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income											
Interest Account	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	1,788	1,737	1,614	1,600	1,542	1,393	1,542	1,492	12,707	17,000	75%
Prepayment Account	1	1	-	-	-	-	-	-	1	-	0%
Revenue Account	3,102	3,030	690	1,831	2,921	3,326	3,745	3,699	22,344	18,000	124%
Capitalized Interest	-	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue											
Special Assessments - On-Roll	2,385	145,716	478,308	212,776	13,572	12,672	20,855	5,883	892,168	924,979	96%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayment 2019A-1	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges											
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	(60,513)	0%
Developer Contribution	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfers In	-	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds											
Debt Proceeds Series 2019A-1	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 7,276	\$ 150,484	\$ 480,612	\$ 216,207	\$ 18,036	\$ 17,390	\$ 26,141	\$ 11,073	927,220	\$ 899,466	103%
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	-	0%
Interest Expense	-	278,450	-	-	103	-	-	270,284	548,838	551,944	99%
Operating Transfers Out (To Other Funds)	1,788	1,737	1,614	1,600	1,542	1,393	1,542	1,492	12,707	-	0%
Total Expenditures and Other Uses:	\$ 1,788	\$ 735,187	\$ 1,614	\$ 1,600	\$ 11,645	\$ 1,393	\$ 1,542	\$ 271,776	1,026,545	\$ 856,944	120%
Net Increase/ (Decrease) in Fund Balance	5,489	(584,703)	478,998	214,607	6,390	15,997	24,600	(260,703)	(99,324)	42,522	
Fund Balance - Beginning	1,337,184	1,342,673	757,970	1,236,968	1,451,575	1,457,966	1,473,963	1,498,563	1,337,184	1,337,184	
Fund Balance - Ending	\$ 1,342,673	\$ 757,970	\$ 1,236,968	\$ 1,451,575	\$ 1,457,966	\$ 1,473,963	\$ 1,498,563	\$ 1,237,860	1,237,860	\$ 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 May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income											
Interest Account	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	287	263	244	225	199	180	184	162	1,745	4,500	39%
Prepayment Account	992	1,708	695	1,224	1,581	1,114	1,193	1,258	9,766	5,400	181%
Revenue Account	-	38	-	-	1	1	9	36	84	650	13%
Capitalized Interest	-	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue											
Special Assessments - On-Roll	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Off-Roll	96,684	-	-	3,781	-	-	22,632	-	123,098	130,835	94%
Special Assessments - Prepayment 2019A-2	134,616	117,874	142,220	274,994	12,173	12,173	38,666	-	732,716	30,290	2419%
Intragovernmental Transfers In	-	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds											
Debt Proceeds Series 2019A-2	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 232,580	\$ 119,883	\$ 143,159	\$ 280,224	\$ 13,953	\$ 13,467	\$ 62,685	\$ 1,457	867,408	\$ 171,675	505%
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	-	-	335,000	1,045,000	-	0%
Interest Expense	-	41,688	-	-	3,819	-	-	26,553	72,059	104,144	69%
Operating Transfers Out (To Other Funds)	287	263	244	225	199	180	184	162	1,745	1,981	88%
Total Expenditures and Other Uses:	287	426,951	244	225	384,018	180	184	361,716	1,173,804	\$ 161,125	729%
Net Increase/ (Decrease) in Fund Balance	232,293	(307,068)	142,915	279,999	(370,064)	13,288	62,501	(360,259)	(306,396)	10,550	
Fund Balance - Beginning	397,720	630,013	322,945	465,859	745,858	375,794	389,082	451,582	397,720	397,720	
Fund Balance - Ending	\$ 630,013	\$ 322,945	\$ 465,859	\$ 745,858	\$ 375,794	\$ 389,082	\$ 451,582	\$ 91,324	\$ 91,324	\$ 408,270	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2025

Description	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Interest Account	-	-	-	0%
Sinking Fund	-	-	-	0%
Reserve Account	-	-	-	0%
Prepayment Account	-	-	-	0%
Revenue Account	-	-	-	0%
Capitalized Interest	-	-	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	-	-	-	0%
Special Assessments - Off-Roll	-	-	-	0%
Special Assessments - Prepayment 2019A-2	-	-	-	0%
Intragovernmental Transfers In	-	-	-	0%
Debt Proceeds				
Debt Proceeds Series 2025	147,505	147,505	-	0%
Total Revenue and Other Sources:	\$ 147,505	147,505	\$ -	0%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	-	-	-	0%
Principal Debt Service - Early Redemptions	-	-	-	0%
Interest Expense	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	0%
Total Expenditures and Other Uses:	-	-	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	147,505	147,505	-	
Fund Balance - Beginning	-	-	-	
Fund Balance - Ending	\$ 147,505	\$ 147,505	\$ -	

Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income										
Construction Account	79	85	85	92	95	91	106	109	741	-
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	1,393	1,542	1,492	12,707	-
Total Revenue and Other Sources:	\$ 1,867	\$ 1,822	\$ 1,699	\$ 1,691	\$ 1,637	\$ 1,484	\$ 1,648	\$ 1,600	\$ 13,448	\$ -
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	\$ 1,484	\$ 1,648	\$ 1,600	\$ 13,448	-
Fund Balance - Beginning	\$ 19,336	\$ 21,203	\$ 23,026	\$ 24,725	\$ 26,416	\$ 28,053	\$ 29,537	\$ 31,185	\$ 19,336	-
Fund Balance - Ending	\$ 21,203	\$ 23,026	\$ 24,725	\$ 26,416	\$ 28,053	\$ 29,537	\$ 31,185	\$ 32,785	\$ 32,785	\$ -

Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income										
Construction Account	37	37	36	37	36	34	38	38	292	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-	-
Debt Proceeds										
Debt Proceeds Series 2019A-2	-	-	-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	287	263	244	225	199	180	184	162	1,745	-
Total Revenue and Other Sources:	\$ 324	\$ 300	\$ 280	\$ 262	\$ 235	\$ 213	\$ 222	\$ 200	\$ 2,036	\$ -
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	\$ 213	\$ 222	\$ 200	\$ 2,036	-
Fund Balance - Beginning	\$ (446,325)	\$ (446,002)	\$ (445,701)	\$ (445,421)	\$ (445,159)	\$ (444,924)	\$ (444,711)	\$ (444,489)	(446,325)	-
Fund Balance - Ending	\$ (446,002)	\$ (445,701)	\$ (445,421)	\$ (445,159)	\$ (444,924)	\$ (444,711)	\$ (444,489)	\$ (444,289)	\$ (444,289)	\$ -

Esplanade Lake Club Community Development District
Capital Project Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2025

Description	May	Year to Date	Total Annual Budget
Revenue and Other Sources			
Carryforward	\$ -	\$ -	\$ -
Interest Income			
Construction Account	-	-	-
Cost of Issuance	-	-	-
Retainage Account	-	-	-
Debt Proceeds			
Debt Proceeds Series 2025	2,357,495	2,357,495	-
Operating Transfers In (From Other Funds)	-	-	-
Total Revenue and Other Sources:	\$ 2,357,495	\$ 2,357,495	\$ -
Expenditures and Other Uses			
Executive			
Professional Management	-	-	-
Other Contractual Services			
Trustee Services	-	-	-
Printing & Binding	-	-	-
Legal Services			
Legal - Series 2025	-	-	-
Capital Outlay			
Water-Sewer Combination-Construction	-	-	-
Stormwater Mgmt-Construction	-	-	-
Engineering Services	-	-	-
Other Physical Environment	-	-	-
Road Improvements	-	-	-
Cost of Issuance			
Dissemination Services	3,500	3,500	-
District Management and A.M.	50,000	50,000	-
Legal Services	163,750	163,750	-
Printing & Binding	1,750	1,750	-
Trustee Services	6,075	6,075	-
Underwriters Discount	50,100	50,100	-
Operating Transfers Out (To Other Funds)	-	-	-
Total Expenditures and Other Uses:	\$ 275,175	\$ 275,175	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 2,082,320	\$ 2,082,320	-
Fund Balance - Beginning	\$ -	-	-
Fund Balance - Ending	\$ 2,082,320	\$ 2,082,320	\$ -