

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JUNE 2025

FISCAL YEAR 2025

PREPARED BY:

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

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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 June 30, 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	\$ 887,293	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 887,293
Debt Service Fund											
Interest Account	-	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	427,391	31,909	88,578	-	-	-	-	-	-	547,878
Revenue	-	816,127	2,666	-	-	-	-	-	-	-	818,793
Prepayment Account	-	206	93,436	-	-	-	-	-	-	-	93,642
General Redemption Account	-	-	-	-	-	-	-	-	-	-	-
Capitalized Interest	-	-	-	58,978	-	-	-	-	-	-	58,978
Retainage Account	-	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	34,444	11,186	50,313	-	-	-	95,943
Cost of Issuance	-	-	-	-	-	-	2,626	-	-	-	2,626
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	-	-	-	-	-	-	-	1,371,735	-	-	1,371,735
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	15,648,265	-	-	15,648,265
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	8,646,114	-	8,646,114
Total Assets	\$ 887,293	\$ 1,243,724	\$ 128,012	\$ 147,556	\$ 34,444	\$ 11,186	\$ 59,860	\$ 17,020,000	\$ 8,646,114	\$ -	\$ 28,178,188

Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending June 30, 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	-	(93,461)	(269,708)	147,556	15,108	2,244	59,860	-	-	(138,402)	
Unassigned											
Beginning: October 1, 2024 (Unaudited)	522,354	-	-	-	-	-	-	-	-	522,354	
Results from Current Operations	364,939	-	-	-	-	-	-	-	-	364,939	
Total Fund Equity and Other Credits	\$ 887,293	\$ 1,243,724	\$ 128,012	\$ 147,556	\$ 34,444	\$ (444,081)	\$ 59,860	\$ -	\$ 8,646,114	\$ 10,702,920	
Total Liabilities, Fund Equity and Other Credits	\$ 887,293	\$ 1,243,724	\$ 128,012	\$ 147,556	\$ 34,444	\$ 11,186	\$ 59,860	\$ 17,020,000	\$ 8,646,114	\$ 28,178,188	

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2025

Description	October	November	December	January	February	March	April	May	June	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	3,006	910,289	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	\$ 3,006	\$ 910,289	\$ 935,116	97%
Expenditures and Other Uses												
Legislative												
Board of Supervisor's Fees	-	-	200	-	200	-	400	-	600	1,400	-	0%
Executive												
Professional Management	3,583	3,583	3,583	8,083	3,583	3,583	3,583	3,583	3,583	36,750	43,000	85%
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	2,250	18,000	36,000	50%
Assessment Roll Services	2,250	2,250	2,250	-	2,250	2,250	2,250	2,250	2,250	18,000	36,000	50%
Arbitrage Rebate Services	-	-	-	-	-	500	-	-	-	500	1,000	50%
Other Contractual Services												
Legal Advertising	-	-	765	-	-	565	-	-	1,057	2,386	3,500	68%
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 June 30, 2025

Description	October	November	December	January	February	March	April	May	June	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	42	792	500	158%
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 June 30, 2025

Description	October	November	December	January	February	March	April	May	June	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	3,250	26,000	39,000	67%
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	55,857	66,057	40,000	165%
Midge Fly Control	-	-	-	-	1,121	1,121	-	1,121	-	3,363	2,500	135%
Lake 5/6 Fish Stocking	-	-	-	-	-	-	-	-	25,000	25,000	25,000	100%
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 June 30, 2025

Description	October	November	December	January	February	March	April	May	June	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	1,500	11,542	18,000	64%
Utility Services												
Electric	-	-	-	-	-	-	-	-	-	-	-	0%
Repairs & Maintenance												
Landscape Maintenance	-	1,667	5,417	8,377	1,667	8,377	6,710	28,507	1,667	62,387	95,000	66%
Eagle Key Maintenance	-	5,150	2,960	-	-	-	-	-	-	8,110	20,000	41%
Tree Trimming	-	-	-	-	-	-	-	-	-	-	18,000	0%
Landscape Replacements	-	-	-	5,172	-	-	3,454	-	15,494	24,120	10,000	241%
Landscape & Shrub Replacements	-	-	-	-	-	-	-	-	-	-	-	0%
Mulch Installation	-	-	-	7,704	-	-	-	-	-	7,704	8,000	96%
Annuals	-	-	3,492	-	-	2,773	-	-	4,028	10,293	18,000	57%
Landscape Lighting	-	-	-	-	-	-	-	-	-	-	-	0%
Irrigation System Repairs	-	819	-	-	-	-	-	-	-	819	3,000	27%
Rip-Rap Repairs	-	-	-	-	-	-	-	-	-	-	20,000	0%
Miscellaneous Repairs	-	-	-	-	-	-	-	-	263	263	2,000	13%
Mulch Repairs	-	-	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	7,825	-	7,825	13,580	58%
Capital Outlay												
Eagle Key Improvements	-	-	-	-	-	-	-	-	-	-	5,000	0%
Center PI Blvd Landscape Improvements	-	-	-	-	-	-	-	-	-	-	10,000	0%

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2025

Description	October	November	December	January	February	March	April	May	June	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	116,840	545,350	879,009	62%
Total Expenditures and Other Uses:	\$ 26,490	\$ 29,812	\$ 55,430	\$ 96,436	\$ 29,600	\$ 65,239	\$ 30,738	\$ 94,765	\$ 116,840	\$ 545,350	\$ 879,009	62%
Net Increase/ (Decrease) in Fund Balance	(24,064)	118,373	430,982	119,944	(15,798)	(52,352)	(9,530)	(88,783)	(113,834)	364,939	-	
Fund Balance - Beginning	522,354	498,290	616,663	1,047,645	1,167,589	1,151,791	1,099,439	1,089,909	1,001,126	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	\$ 887,293	\$ 887,293	\$ 522,354	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2025

Description	October	November	December	January	February	March	April	May	June	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	1,541	14,248	17,000	84%
Prepayment Account	1	1	-	-	-	-	-	-	-	1	-	0%
Revenue Account	3,102	3,030	690	1,831	2,921	3,326	3,745	3,699	2,908	25,252	18,000	140%
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	2,956	895,124	924,979	97%
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	\$ 7,405	934,625	\$ 899,466	104%
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	1,541	14,248	-	0%
Total Expenditures and Other Uses:	\$ 1,788	\$ 735,187	\$ 1,614	\$ 1,600	\$ 11,645	\$ 1,393	\$ 1,542	\$ 271,776	\$ 1,541	1,028,086	\$ 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)	5,864	(93,461)	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	1,237,860	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	\$ 1,243,724	1,243,724	\$ 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 June 30, 2025

Description	October	November	December	January	February	March	April	May	June	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	168	1,912	4,500	42%
Prepayment Account	992	1,708	695	1,224	1,581	1,114	1,193	1,258	161	9,926	5,400	184%
Revenue Account	-	38	-	-	1	1	9	36	9	93	650	14%
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	-	36,518	769,234	30,290	2540%
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	\$ 36,856	904,264	\$ 171,675	527%
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	168	1,912	1,981	97%
Total Expenditures and Other Uses:	287	426,951	244	225	384,018	180	184	361,716	168	1,173,972	\$ 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)	36,688	(269,708)	10,550	
Fund Balance - Beginning	397,720	630,013	322,945	465,859	745,858	375,794	389,082	451,582	91,324	397,720	397,720	
Fund Balance - Ending	\$ 630,013	\$ 322,945	\$ 465,859	\$ 745,858	\$ 375,794	\$ 389,082	\$ 451,582	\$ 91,324	\$ 128,012	\$ 128,012	\$ 408,270	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2025

Description	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	0%
Interest Income					
Interest Account	-	-	-	-	0%
Sinking Fund	-	-	-	-	0%
Reserve Account	-	31	31	-	0%
Prepayment Account	-	-	-	-	0%
Revenue Account	-	-	-	-	0%
Capitalized Interest	-	21	21	-	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	\$ 51	147,556	\$ -	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	51	147,556	-	
Fund Balance - Beginning	-	147,505	-	-	
Fund Balance - Ending	\$ 147,505	\$ 147,556	\$ 147,556	\$ -	

Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2025

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income											
Construction Account	79	85	85	92	95	91	106	109	118	859	-
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	1,541	14,248	-
Total Revenue and Other Sources:	\$ 1,867	\$ 1,822	\$ 1,699	\$ 1,691	\$ 1,637	\$ 1,484	\$ 1,648	\$ 1,600	\$ 1,659	\$ 15,108	\$ -
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	\$ 1,659	\$ 15,108	-
Fund Balance - Beginning	\$ 19,336	\$ 21,203	\$ 23,026	\$ 24,725	\$ 26,416	\$ 28,053	\$ 29,537	\$ 31,185	\$ 32,785	19,336	-
Fund Balance - Ending	\$ 21,203	\$ 23,026	\$ 24,725	\$ 26,416	\$ 28,053	\$ 29,537	\$ 31,185	\$ 32,785	\$ 34,444	\$ 34,444	\$ -

Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2025

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income											
Construction Account	37	37	36	37	36	34	38	38	40	331	-
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	168	1,912	-
Total Revenue and Other Sources:	\$ 324	\$ 300	\$ 280	\$ 262	\$ 235	\$ 213	\$ 222	\$ 200	\$ 207	\$ 2,244	\$ -
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	\$ 207	\$ 2,244	-
Fund Balance - Beginning	\$ (446,325)	\$ (446,002)	\$ (445,701)	\$ (445,421)	\$ (445,159)	\$ (444,924)	\$ (444,711)	\$ (444,489)	\$ (444,289)	\$ (446,325)	-
Fund Balance - Ending	\$ (446,002)	\$ (445,701)	\$ (445,421)	\$ (445,159)	\$ (444,924)	\$ (444,711)	\$ (444,489)	\$ (444,289)	\$ (444,081)	\$ (444,081)	\$ -

Esplanade Lake Club Community Development District
Capital Project Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2025

Description	May	June	Year to Date	Total Annual Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Construction Account	-	723	723	-
Cost of Issuance	-	1	1	-
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	\$ 724	\$ 2,358,220	\$ -
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	-	905,798	905,798	-
Stormwater Mgmt-Construction	-	1,117,388	1,117,388	-
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	\$ 2,023,185	\$ 2,298,360	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 2,082,320	\$ (2,022,461)	\$ 59,860	-
Fund Balance - Beginning	\$ -	\$ 2,082,320	-	-
Fund Balance - Ending	\$ 2,082,320	\$ 59,860	\$ 59,860	\$ -

Prepared by:

JPWARD and Associates, LLC