

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JULY 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

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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 July 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	\$ 865,336	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 865,336
Debt Service Fund											
Interest Account	-	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	427,391	31,909	88,578	-	-	-	-	-	-	547,878
Revenue	-	824,339	2,910	-	-	-	-	-	-	-	827,249
Prepayment Account	-	206	93,436	-	-	-	-	-	-	-	93,642
General Redemption Account	-	-	-	-	-	-	-	-	-	-	-
Capitalized Interest	-	-	-	59,493	-	-	-	-	-	-	59,493
Retainage Account	-	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	36,056	11,363	57,314	-	-	-	104,733
Cost of Issuance	-	-	-	-	-	-	2,635	-	-	-	2,635
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	-	-	-	-	-	-	-	1,380,192	-	-	1,380,192
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	15,639,808	-	-	15,639,808
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	8,646,114	-	8,646,114
Total Assets	\$ 865,336	\$ 1,251,936	\$ 128,256	\$ 148,071	\$ 36,056	\$ 11,363	\$ 66,870	\$ 17,020,000	\$ 8,646,114	\$ -	\$ 28,174,002

Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending July 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	-	(85,249)	(269,464)	148,071	16,719	2,421	66,870	-	-	(120,631)	
Unassigned											
Beginning: October 1, 2024 (Unaudited)	522,354	-	-	-	-	-	-	-	-	522,354	
Results from Current Operations	342,982	-	-	-	-	-	-	-	-	342,982	
Total Fund Equity and Other Credits	\$ 865,336	\$ 1,251,936	\$ 128,256	\$ 148,071	\$ 36,056	\$ (443,904)	\$ 66,870	\$ -	\$ 8,646,114	\$ 10,698,734	
Total Liabilities, Fund Equity and Other Credits	\$ 865,336	\$ 1,251,936	\$ 128,256	\$ 148,071	\$ 36,056	\$ 11,363	\$ 66,870	\$ 17,020,000	\$ 8,646,114	\$ 28,174,002	

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

Description	October	November	December	January	February	March	April	May	June	July	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	5,461	915,750	935,116	98%
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	\$ 5,461	\$ 915,750	\$ 935,116	98%
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	3,583	40,333	43,000	94%
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	2,250	20,250	36,000	56%
Assessment Roll Services	2,250	2,250	2,250	-	2,250	2,250	2,250	2,250	2,250	2,250	20,250	36,000	56%
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 July 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Communications & Freight Services													
Postage, Freight & Messenger	31	12	23	12	24	24	12	11	-	11	160	100	160%
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	-	330	1,987	7,500	26%
Legal - Series 2025 Bonds	-	-	-	-	-	-	-	-	-	127	127	-	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 July 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	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	-	5,000	55,655	38,000	146%
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	-	5,865	46,920	69,000	68%
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	-	714	19,521	8,000	244%
Permit Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	-	400	400	15,505	3%
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 July 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	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	6,710	69,097	95,000	73%
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	-	-	-	-	-	-	-	178	997	3,000	33%
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 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 July 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	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	27,417	572,767	879,009	65%
Total Expenditures and Other Uses:	\$ 26,490	\$ 29,812	\$ 55,430	\$ 96,436	\$ 29,600	\$ 65,239	\$ 30,738	\$ 94,765	\$ 116,840	\$ 27,417	\$ 572,767	\$ 879,009	65%
Net Increase/ (Decrease) in Fund Balance	(24,064)	118,373	430,982	119,944	(15,798)	(52,352)	(9,530)	(88,783)	(113,834)	(21,957)	342,982	-	
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	887,293	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	\$ 865,336	\$ 865,336	\$ 522,354	

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

Description	October	November	December	January	February	March	April	May	June	July	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	1,492	15,740	17,000	93%
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	2,842	28,094	18,000	156%
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	5,370	900,493	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	\$ 9,704	944,329	\$ 899,466	105%
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	1,492	15,740	-	0%
Total Expenditures and Other Uses:	\$ 1,788	\$ 735,187	\$ 1,614	\$ 1,600	\$ 11,645	\$ 1,393	\$ 1,542	\$ 271,776	\$ 1,541	\$ 1,492	1,029,578	\$ 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	8,212	(85,249)	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	1,243,724	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	\$ 1,251,936	1,251,936	\$ 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 July 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	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	139	2,051	4,500	46%
Prepayment Account	992	1,708	695	1,224	1,581	1,114	1,193	1,258	161	235	10,162	5,400	188%
Revenue Account	-	38	-	-	1	1	9	36	9	9	102	650	16%
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	\$ 383	904,647	\$ 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	139	2,051	1,981	104%
Total Expenditures and Other Uses:	287	426,951	244	225	384,018	180	184	361,716	168	139	1,174,111	\$ 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	244	(269,464)	10,550	
Fund Balance - Beginning	397,720	630,013	322,945	465,859	745,858	375,794	389,082	451,582	91,324	128,012	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	\$ 128,256	\$ 128,256	\$ 408,270	

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

Description	May	June	July	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	309	340	-	0%
Prepayment Account	-	-	-	-	-	0%
Revenue Account	-	-	-	-	-	0%
Capitalized Interest	-	21	206	226	-	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	\$ 515	148,071	\$ -	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	515	148,071	-	
Fund Balance - Beginning	-	147,505	147,556	-	-	
Fund Balance - Ending	\$ 147,505	\$ 147,556	\$ 148,071	\$ 148,071	\$ -	

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income												
Construction Account	79	85	85	92	95	91	106	109	118	120	979	-
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	1,492	15,740	-
Total Revenue and Other Sources:	\$ 1,867	\$ 1,822	\$ 1,699	\$ 1,691	\$ 1,637	\$ 1,484	\$ 1,648	\$ 1,600	\$ 1,659	\$ 1,612	\$ 16,719	\$ -
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	\$ 1,612	\$ 16,719	-
Fund Balance - Beginning	\$ 19,336	\$ 21,203	\$ 23,026	\$ 24,725	\$ 26,416	\$ 28,053	\$ 29,537	\$ 31,185	\$ 32,785	\$ 34,444	\$ 19,336	-
Fund Balance - Ending	\$ 21,203	\$ 23,026	\$ 24,725	\$ 26,416	\$ 28,053	\$ 29,537	\$ 31,185	\$ 32,785	\$ 34,444	\$ 36,056	\$ 36,056	\$ -

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income												
Construction Account	37	37	36	37	36	34	38	38	40	39	370	-
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	139	2,051	-
Total Revenue and Other Sources:	\$ 324	\$ 300	\$ 280	\$ 262	\$ 235	\$ 213	\$ 222	\$ 200	\$ 207	\$ 178	\$ 2,421	\$ -
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	\$ 178	\$ 2,421	-
Fund Balance - Beginning	\$ (446,325)	\$ (446,002)	\$ (445,701)	\$ (445,421)	\$ (445,159)	\$ (444,924)	\$ (444,711)	\$ (444,489)	\$ (444,289)	\$ (444,081)	\$ (446,325)	-
Fund Balance - Ending	\$ (446,002)	\$ (445,701)	\$ (445,421)	\$ (445,159)	\$ (444,924)	\$ (444,711)	\$ (444,489)	\$ (444,289)	\$ (444,081)	\$ (443,904)	\$ (443,904)	\$ -

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

Description	May	June	July	Year to Date	Total Annual Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income					
Construction Account	-	723	7,001	7,724	-
Cost of Issuance	-	1	9	10	-
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	\$ 7,010	\$ 2,365,230	\$ -
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)	\$ 7,010	\$ 66,870	-
Fund Balance - Beginning	\$ -	\$ 2,082,320	\$ 59,860	-	-
Fund Balance - Ending	\$ 2,082,320	\$ 59,860	\$ 66,870	\$ 66,870	\$ -

Prepared by:
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