

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - AUGUST 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

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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 August 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	\$ 765,831	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 765,831	
Debt Service Fund											
Interest Account	-	-	-	-	-	-	-	-	-	-	
Sinking Account	-	-	-	-	-	-	-	-	-	-	
Reserve Account	-	427,391	31,909	88,578	-	-	-	-	-	547,878	
Revenue	-	827,302	738	-	-	-	-	-	-	828,039	
Prepayment Account	-	206	97,382	-	-	-	-	-	-	97,588	
General Redemption Account	-	-	-	-	-	-	-	-	-	-	
Capitalized Interest	-	-	-	60,027	-	-	-	-	-	60,027	
Retainage Account	-	-	-	-	-	-	-	-	-	-	
Construction	-	-	-	-	37,727	11,519	57,520	-	-	106,767	
Cost of Issuance	-	-	-	-	-	-	2,645	-	-	2,645	
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	-	-	-	-	-	-	-	1,384,928	-	1,384,928	
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	15,540,072	-	15,540,072	
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	8,646,114	8,646,114	
Total Assets	\$ 765,831	\$ 1,254,899	\$ 130,029	\$ 148,605	\$ 37,727	\$ 11,519	\$ 67,086	\$ 16,925,000	\$ 8,646,114	\$ 27,986,810	

Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending August 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	-	-	-	-	-	-	-	\$860,000	-	860,000	
Series 2025	-	-	-	-	-	-	-	\$2,470,000	-	2,470,000	
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	-	-	
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 455,267	\$ -	\$ 16,925,000	\$ -	\$ 17,380,267	
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	-	(82,286)	(267,690)	148,605	18,391	2,578	67,086	-	-	(113,318)	
Unassigned											
Beginning: October 1, 2024 (Unaudited)	522,354	-	-	-	-	-	-	-	-	522,354	
Results from Current Operations	243,478	-	-	-	-	-	-	-	-	243,478	
Total Fund Equity and Other Credits	\$ 765,831	\$ 1,254,899	\$ 130,029	\$ 148,605	\$ 37,727	\$ (443,748)	\$ 67,086	\$ -	\$ 8,646,114	\$ 10,606,543	
Total Liabilities, Fund Equity and Other Credits	\$ 765,831	\$ 1,254,899	\$ 130,029	\$ 148,605	\$ 37,727	\$ 11,519	\$ 67,086	\$ 16,925,000	\$ 8,646,114	\$ 27,986,810	

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

Description	October	November	December	January	February	March	April	May	June	July	August	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	3,583	43,917	43,000	102%
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	4,500	24,750	36,000	69%
Assessment Roll Services	2,250	2,250	2,250	-	2,250	2,250	2,250	2,250	2,250	2,250	4,500	24,750	36,000	69%
Arbitrage Rebate Services	-	-	-	-	-	500	-	-	-	-	-	500	1,000	50%
Other Contractual Services														
Legal Advertising	-	-	765	-	-	565	-	-	1,057	-	896	3,283	3,500	94%
Trustee Services	-	-	-	6,988	-	-	-	-	-	-	-	6,988	14,988	47%
Dissemination Agent Services	-	-	-	-	-	-	-	-	-	-	-	-	7,000	0%
Bond Amortization Schedules	-	1,000	-	-	600	-	500	-	-	-	250	2,350	1,000	235%
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 August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Communications & Freight Services														
Postage, Freight & Messenger	31	12	23	12	24	24	12	11	-	11	32	192	100	192%
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	2,850	4,837	7,500	64%
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	-	83	875	500	175%
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 August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	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	-	6,500	32,500	39,000	83%
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	11,730	58,650	69,000	85%
Water Quality Testing	-	-	-	-	5,150	-	-	-	-	-	5,150	10,300	19,000	54%
Stormwater Structures	-	-	-	-	-	-	-	10,200	55,857	-	40,500	106,557	40,000	266%
Midge Fly Control	-	-	-	-	1,121	1,121	-	1,121	-	-	510	3,873	2,500	155%
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	2,000	2,400	15,505	15%
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 August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	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	-	3,000	14,542	18,000	81%
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	13,420	82,517	95,000	87%
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 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 August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	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	99,505	672,272	879,009	76%
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	\$ 99,505	\$ 672,272	\$ 879,009	76%
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)	(99,505)	243,478	-	
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	865,336	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	\$ 765,831	\$ 765,831	\$ 522,354	

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

Description	October	November	December	January	February	March	April	May	June	July	August	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	1,541	17,282	17,000	102%
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	2,963	31,057	18,000	173%
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	\$ 4,504	948,833	\$ 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	1,541	17,282	-	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	\$ 1,541	1,031,119	\$ 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	2,963	(82,286)	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	1,251,936	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	\$ 1,254,899	1,254,899	\$ 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 August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	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	115	2,166	4,500	48%
Prepayment Account	992	1,708	695	1,224	1,581	1,114	1,193	1,258	161	235	337	10,499	5,400	194%
Revenue Account	-	38	-	-	1	1	9	36	9	9	10	113	650	17%
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	-	97,382	866,616	30,290	2861%
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	\$ 97,845	1,002,491	\$ 171,675	584%
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	-	-	95,000	1,140,000	-	0%
Interest Expense	-	41,688	-	-	3,819	-	-	26,553	-	-	956	73,016	104,144	70%
Operating Transfers Out (To Other Funds)	287	263	244	225	199	180	184	162	168	139	115	2,166	1,981	109%
Total Expenditures and Other Uses:	287	426,951	244	225	384,018	180	184	361,716	168	139	96,071	1,270,182	\$ 161,125	788%
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	1,773	(267,690)	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	128,256	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	\$ 130,029	\$ 130,029	\$ 408,270	

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

Description	May	June	July	August	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	319	660	-	0%
Prepayment Account	-	-	-	-	-	-	0%
Revenue Account	-	-	-	-	-	-	0%
Capitalized Interest	-	21	206	215	441	-	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	\$ 534	148,605	\$ -	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	534	148,605	-	
Fund Balance - Beginning	-	147,505	147,556	148,071	-	-	
Fund Balance - Ending	\$ 147,505	\$ 147,556	\$ 148,071	\$ 148,605	\$ 148,605	\$ -	

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

Description	October	November	December	January	February	March	April	May	June	July	August	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	130	1,109	-
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	1,541	17,282	-
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	\$ 1,671	\$ 18,391	\$ -
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	\$ 1,671	\$ 18,391	-
Fund Balance - Beginning	\$ 19,336	\$ 21,203	\$ 23,026	\$ 24,725	\$ 26,416	\$ 28,053	\$ 29,537	\$ 31,185	\$ 32,785	\$ 34,444	\$ 36,056	\$ 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	\$ 37,727	\$ 37,727	\$ -

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

Description	October	November	December	January	February	March	April	May	June	July	August	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	41	411	-
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	115	2,166	-
Total Revenue and Other Sources:	\$ 324	\$ 300	\$ 280	\$ 262	\$ 235	\$ 213	\$ 222	\$ 200	\$ 207	\$ 178	\$ 156	\$ 2,578	\$ -
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	\$ 156	\$ 2,578	-
Fund Balance - Beginning	\$ (446,325)	\$ (446,002)	\$ (445,701)	\$ (445,421)	\$ (445,159)	\$ (444,924)	\$ (444,711)	\$ (444,489)	\$ (444,289)	\$ (444,081)	\$ (443,904)	\$ (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)	\$ (443,748)	\$ (443,748)	\$ -

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

Description	May	June	July	August	Year to Date	Total Annual Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income						
Construction Account	-	723	7,001	207	7,931	-
Cost of Issuance	-	1	9	10	20	-
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	\$ 216	\$ 2,365,446	\$ -
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	\$ 216	\$ 67,086	-
Fund Balance - Beginning	\$ -	\$ 2,082,320	\$ 59,860	\$ 66,870	-	-
Fund Balance - Ending	\$ 2,082,320	\$ 59,860	\$ 66,870	\$ 67,086	\$ 67,086	\$ -