

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - SEPTEMBER 2025

FISCAL YEAR 2025

Preliminary Financial Statements - Subject to Change

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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***The September 30, 2025 Financial Statements
are Subject to Audit.***

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending September 30, 2025

	Governmental Funds							Account Groups		Totals (Memorandum Only)	
	Debt Service Funds				Capital Projects Funds			General Long Term Debt	General Fixed Assets		
	General Fund	Series 2019A-1	Series 2019A-2	Series 2025	Series 2019A-1	Series 2019A-2	Series 2025				
Assets											
Cash and Investments											
General Fund - Invested Cash	\$ 695,091	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 695,091
Debt Service Fund											
Interest Account	-	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	427,391	29,038	88,578	-	-	-	-	-	-	545,006
Revenue	-	830,282	1,057	-	-	-	-	-	-	-	831,339
Prepayment Account	-	206	124,599	-	-	-	-	-	-	-	124,806
General Redemption Account	-	-	-	-	-	-	-	-	-	-	-
Capitalized Interest	-	-	-	60,562	-	-	-	-	-	-	60,562
Retainage Account	-	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	39,402	11,676	57,727	-	-	-	108,806
Cost of Issuance	-	-	-	-	-	-	2,654	-	-	-	2,654
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	-	-	-	-	-	-	-	1,412,573	-	-	1,412,573
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	15,512,427	-	-	15,512,427
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	8,646,114	-	8,646,114
Total Assets	\$ 695,091	\$ 1,257,879	\$ 154,694	\$ 149,140	\$ 39,402	\$ 11,676	\$ 67,302	\$ 16,925,000	\$ 8,646,114	\$ -	\$ 27,946,298

Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending September 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	-	-	-	-	-	-	-	\$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	-	(79,306)	(243,025)	149,140	20,066	2,734	67,302	-	-	(83,089)	
Unassigned											
Beginning: October 1, 2024 (Unaudited)	522,354	-	-	-	-	-	-	-	-	522,354	
Results from Current Operations	172,737	-	-	-	-	-	-	-	-	172,737	
Total Fund Equity and Other Credits	\$ 695,091	\$ 1,257,879	\$ 154,694	\$ 149,140	\$ 39,402	\$ (443,591)	\$ 67,302	\$ -	\$ 8,646,114	\$ 10,566,031	
Total Liabilities, Fund Equity and Other Credits	\$ 695,091	\$ 1,257,879	\$ 154,694	\$ 149,140	\$ 39,402	\$ 11,676	\$ 67,302	\$ 16,925,000	\$ 8,646,114	\$ 27,946,298	

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

Description	October	November	December	January	February	March	April	May	June	July	August	September	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	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	43,000	43,000	100%
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	2,250	4,500	3,000	30,000	36,000	83%
Assessment Roll Services	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	4,500	3,000	30,000	36,000	83%
Arbitrage Rebate Services	-	-	-	-	-	500	-	-	-	-	-	-	500	1,000	50%
Other Contractual Services															
Legal Advertising	-	-	765	-	-	565	-	-	1,057	-	896	283	3,565	3,500	102%
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 September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Communications & Freight Services															
Postage, Freight & Messenger	31	12	23	12	24	24	12	11	-	11	32	12	204	100	204%
Computer Services - Website Development	-	-	-	300	-	-	-	-	-	-	-	900	1,200	600	200%
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	42	42	42	42	-	83	42	-	83	42	458	500	92%
Utility Services															
Electric	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Repairs and Maintenance															
Miscellaneous Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-	2,000	0%
Pressure Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-	6,000	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	1,085	1,085	-	0%
Capital Outlay - Roadway Improvement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%

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

Description	October	November	December	January	February	March	April	May	June	July	August	September	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	3,250	35,750	39,000	92%
Professional - NPDES Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Field Operations															
Mitigation Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Utility Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Electric	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Lake System															
Aquatic Weed Control	-	-	7,109	6,816	5,000	5,000	5,000	10,000	-	5,000	-	15,000	58,925	38,000	155%
Lake Bank Maintenance	-	-	15,962	1,580	-	-	-	4,900	-	-	-	4,560	27,002	20,000	135%
Slope Survey Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Water Quality Reporting	-	5,865	5,865	-	-	29,325	5,865	5,865	-	5,865	11,730	5,865	76,245	69,000	111%
Water Quality Testing	-	-	-	-	5,150	-	-	-	-	-	5,150	-	10,300	19,000	54%
Stormwater Structures	-	-	-	-	-	-	-	10,200	55,857	-	40,500	15,080	121,637	40,000	304%
Midge Fly Control	-	-	-	-	1,121	1,121	-	1,121	-	-	510	255	4,128	2,500	165%
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	-	4,391	23,912	8,000	299%
Permit Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	-	400	2,000	2,000	4,400	15,505	28%
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 September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Landscaping															
Professional Services															
Asset Management	-	1,500	1,500	1,500	1,500	1,500	-	3,000	1,500	-	3,000	1,500	16,500	18,000	92%
Utility Services															
Electric	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Repairs & Maintenance															
Landscape Maintenance	-	1,667	8,377	8,377	1,667	8,377	6,710	28,507	1,667	6,710	13,420	6,710	92,187	95,000	97%
Eagle Key Maintenance	-	5,150	-	-	-	-	-	-	-	-	-	-	5,150	20,000	26%
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	-	225	1,222	3,000	41%
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 September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	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	70,741	743,013	879,009	85%
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	\$ 70,741	\$ 743,013	\$ 879,009	85%
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)	(70,741)	172,737	-	
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	765,831	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	\$ 695,091	\$ 695,091	\$ 522,354	

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

Description	October	November	December	January	February	March	April	May	June	July	August	September	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	1,540	18,822	17,000	111%
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	2,980	34,037	18,000	189%
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	\$ 4,520	953,353	\$ 899,466	106%
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	1,540	18,822	-	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	\$ 1,540	1,032,659	\$ 856,944	121%
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	2,980	(79,306)	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	1,254,899	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	\$ 1,257,879	1,257,879	\$ 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 September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	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	115	2,281	4,500	51%
Prepayment Account	992	1,708	695	1,224	1,581	1,114	1,193	1,258	161	235	337	317	10,816	5,400	200%
Revenue Account	-	38	-	-	1	1	9	36	9	9	10	3	115	650	18%
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	24,346	890,962	30,290	2941%
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	\$ 24,780	1,027,271	\$ 171,675	598%
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	115	2,281	1,981	115%
Total Expenditures and Other Uses:	287	426,951	244	225	384,018	180	184	361,716	168	139	96,071	115	1,270,297	\$ 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	24,665	(243,025)	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	130,029	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	\$ 154,694	\$ 154,694	\$ 408,270	

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

Description	May	June	July	August	September	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	319	979	-	0%
Prepayment Account	-	-	-	-	-	-	-	0%
Revenue Account	-	-	-	-	-	-	-	0%
Capitalized Interest	-	21	206	215	216	657	-	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	\$ 535	149,140	\$ -	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	535	149,140	-	
Fund Balance - Beginning	-	147,505	147,556	148,071	148,605	-	-	
Fund Balance - Ending	\$ 147,505	\$ 147,556	\$ 148,071	\$ 148,605	\$ 149,140	\$ 149,140	\$ -	

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

Description	October	November	December	January	February	March	April	May	June	July	August	September	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	135	1,244	-
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	1,540	18,822	-
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	\$ 1,675	\$ 20,066	\$ -
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	\$ 1,675	\$ 20,066	-
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	\$ 37,727	\$ 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	\$ 39,402	\$ 39,402	\$ -

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

Description	October	November	December	January	February	March	April	May	June	July	August	September	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	41	453	-
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	115	2,281	-
Total Revenue and Other Sources:	\$ 324	\$ 300	\$ 280	\$ 262	\$ 235	\$ 213	\$ 222	\$ 200	\$ 207	\$ 178	\$ 156	\$ 156	\$ 2,734	\$ -
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	\$ 156	\$ 2,734	-
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)	(443,748)	(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)	(443,591)	(443,591)	\$ -

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

Description	May	June	July	August	September	Year to Date	Total Annual Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income							
Construction Account	-	723	7,001	207	207	8,138	-
Cost of Issuance	-	1	9	10	10	29	-
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	\$ 217	\$ 2,365,663	\$ -
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	\$ 217	\$ 67,302	-
Fund Balance - Beginning	\$ -	\$ 2,082,320	\$ 59,860	\$ 66,870	\$ 67,086	-	-
Fund Balance - Ending	\$ 2,082,320	\$ 59,860	\$ 66,870	\$ 67,086	\$ 67,302	\$ 67,302	\$ -