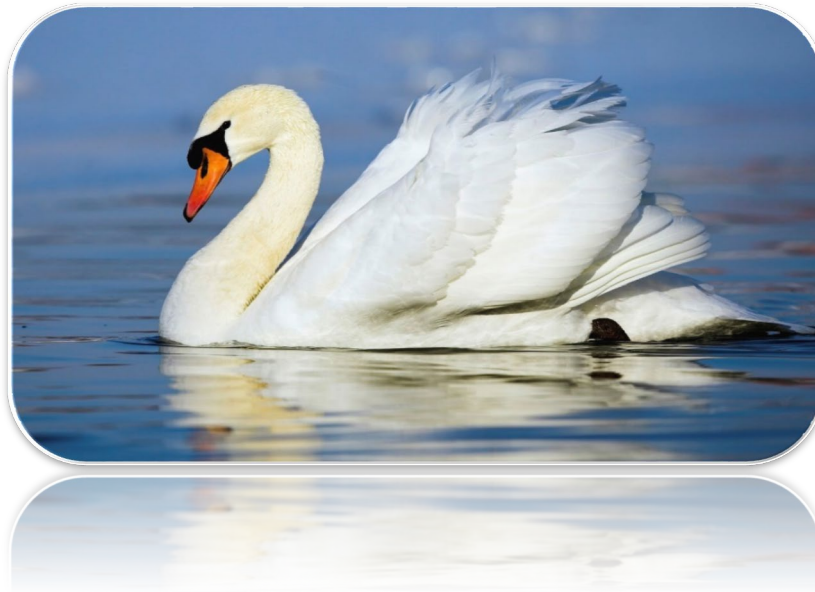


# ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - OCTOBER 2022

FISCAL YEAR 2023

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> 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 October 31, 2022**

Governmental Funds									
	Debt Service Funds			Capital Projects Funds		Account Groups		Totals (Memorandum Only)	
	General Fund	Series 2019A-1	Series 2019A-2	Series 2019A-1	Series 2019A-2	General Long Term Debt	General Fixed Assets		
<b>Assets</b>									
<b>Cash and Investments</b>									
General Fund - Invested Cash	\$ 292,905	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 292,905	
Debt Service Fund									
Interest Account		0	-	-	-	-	-	0	
Sinking Account	-	-	-	-	-	-	-	-	
Reserve Account	-	432,147	140,369	-	-	-	-	572,516	
Revenue	-	624,479	203,122	-	-	-	-	827,601	
Prepayment Account	-	-	158,126	-	-	-	-	158,126	
General Redemption Account	-	-	-	-	-	-	-	-	
Capitalized Interest	-	-	-	-	-	-	-	-	
Retainage Account	-	-	-	-	-	-	-	-	
Construction	-	-	-	160,760	6,757,783	-	-	6,918,543	
Cost of Issuance	-	-	-	-	-	-	-	-	
<b>Due from Other Funds</b>									
General Fund	-	52	-	-	-	-	-	52	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	
<b>Market Valuation Adjustments</b>									
Accrued Interest Receivable	-	-	-	-	-	-	-	-	
Assessments Receivable/Deposits	-	-	-	-	-	-	-	-	
Amount Available in Debt Service Funds	-	-	-	-	-	1,558,296	-	1,558,296	
Amount to be Provided by Debt Service Funds	-	-	-	-	-	\$17,721,704	-	17,721,704	
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	
<b>Total Assets</b>	<b>\$ 292,905</b>	<b>\$ 1,056,679</b>	<b>\$ 501,617</b>	<b>\$ 160,760</b>	<b>\$ 6,757,783</b>	<b>\$ 19,280,000</b>	<b>\$ -</b>	<b>\$ 28,049,744</b>	

**Esplanade Lake Club Community Development District  
Balance Sheet  
for the Period Ending October 31, 2022**

Governmental Funds									
	Debt Service Funds			Capital Projects Funds		Account Groups		Totals (Memorandum Only)	
	General Fund	Series 2019A-1	Series 2019A-2	Series 2019A-1	Series 2019A-2	General Long Term Debt	General Fixed Assets		
<b>Liabilities</b>									
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Due to Developer</b>	-							-	
<b>Due to Other Funds</b>									
General Fund	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	52	-	-	-	-	-	-	52	
Capital Projects Fund(s)								-	
<b>Bonds Payable</b>								-	
Current Portion - Series 2019A-1	-	-	-	-	-	\$0	-	-	
Current Portion - Series 2019A-2	-	-	-	-	-	\$0	-	-	
Long Term - Series 2019A-1						\$14,565,000		14,565,000	
Long Term - Series 2019A-2	-	-	-	-	-	\$4,715,000	-	4,715,000	
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-		-	-	
<b>Total Liabilities</b>	<b>\$ 52</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 19,280,000</b>	<b>\$ -</b>	<b>\$ 19,280,052</b>	
<b>Fund Equity and Other Credits</b>									
<b>Investment in General Fixed Assets</b>	-	-	-	-	-	-	-	-	
<b>Unamortized Premium/Discount on Bonds</b>									
<b>Series 2019A-1</b>	-	-	-	(30,463)	-	-	-	(30,463)	
<b>Series 2019A-2</b>	-	-	-	-	(15,308)	-	-	(15,308)	
<b>Retainage Payable</b>				201,757				201,757	
<b>Fund Balance</b>									
<b>Restricted</b>									
Beginning: October 1, 2021 (Unaudited)	-	1,056,624	298,495	(10,537)	6,773,063	-	-	8,117,644	
Results from Current Operations	-	55	203,122	2	28	-	-	203,208	
<b>Unassigned</b>									
Beginning: October 1, 2021 (Unaudited)	308,667	-	-	-	-	-	-	308,667	
Results from Current Operations	(15,814)	-	-	-	-	-	-	(15,814)	
<b>Total Fund Equity and Other Credits</b>	<b>\$ 292,853</b>	<b>\$ 1,056,679</b>	<b>\$ 501,617</b>	<b>\$ 160,760</b>	<b>\$ 6,757,783</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,769,691</b>	
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 292,905</b>	<b>\$ 1,056,679</b>	<b>\$ 501,617</b>	<b>\$ 160,760</b>	<b>\$ 6,757,783</b>	<b>\$ 19,280,000</b>	<b>\$ -</b>	<b>\$ 28,049,744</b>	

Unaudited

Prepared by:  
**JPWARD and Associates, LLC**

**Esplanade Lake Club Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through October 31, 2022**

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	-	\$ -	#DIV/0!
<b>Interest</b>				
Interest - General Checking	-	-	-	N/A
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	32	32	\$ 532,408	0%
Special Assessments - Off-Roll	-	-	-	N/A
Developer Contribution	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 32</b>	<b>32</b>	<b>\$ 532,408</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>				
<b>Executive</b>				
Professional Management	3,417	3,417	41,000	8%
<b>Financial and Administrative</b>				
Audit Services	-	-	4,200	0%
Accounting Services	2,000	2,000	24,000	8%
Assessment Roll Services	2,000	2,000	24,000	8%
Arbitrage Rebate Services	-	-	1,000	0%
<b>Other Contractual Services</b>				
Legal Advertising	-	-	5,000	0%
Trustee Services	-	-	8,250	0%
Dissemination Agent Services	417	417	5,000	8%
Bond Amortization Schedules	-	-	-	N/A
Property Appraiser & Tax Collector Fees	-	-	275	0%
Bank Service Fees	-	-	350	0%
<b>Communications &amp; Freight Services</b>				

**Esplanade Lake Club Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through October 31, 2022**

Description	October	Year to Date	Total Annual Budget	% of Budget
Postage, Freight & Messenger	13	13	150	9%
<b>Computer Services - Website Development</b>	-	-	1,500	0%
<b>Insurance</b>	-	-	5,700	0%
<b>Printing &amp; Binding</b>	-	-	150	0%
<b>Subscription &amp; Memberships</b>	-	-	175	0%
<b>Legal Services</b>				
Legal - General Counsel	-	-	7,500	0%
Legal - Series 2019 Bonds	-	-	-	N/A
Legal - Boundary Amendment	-	-	-	N/A
<b>Other General Government Services</b>				
Engineering Services	-	-	2,500	0%
Stormwater Needs Analysis	-	-	-	N/A
Contingencies	-	-	-	N/A
Other Current Charges	-	-	-	N/A
<b>Road and Street Services</b>				
Professional Management				
Asset Management	-	-	-	N/A
Utility Services				
Electric	-	-	-	N/A
Repairs and Maintenance				
Miscellaneous Repairs	-	-	3,500	0%
Contingencies	-	-	-	N/A
<b>Stormwater Management Services</b>				
Professional - Management	-	-	35,000	0%
Field Operations				
Mitigation Monitoring	-	-	-	N/A
Utility Services	-	-	-	N/A
Electric	-	-	-	N/A

**Esplanade Lake Club Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through October 31, 2022**

Description	October	Year to Date	Total Annual Budget	% of Budget
Repairs & Maintenance		-	-	N/A
Lake System				
Aquatic Weed Control	-	-	26,500	0%
Lake Bank Maintenance	-	-	12,000	0%
Slope Survey Monitoring	-	-	-	N/A
Water Quality Reporting	-	-	66,000	0%
Water Quality Testing	-	-	14,200	0%
Stormwater Structures	8,000	8,000	23,000	35%
Lake 5/6 Fish Stocking	-	-	40,000	0%
Wetland Preserves System				
Wetland Maintenance	-	-	24,000	0%
Permit Monitoring	-	-	15,900	0%
Contingencies	-	-	15,512	0%
Capital Outlay				
Aeration Systems	-	-	-	N/A
Littoral Shelf Plantings	-	-	-	N/A
Erosion Restoration	-	-	-	N/A
<b>Landscaping</b>				
Professional Services				
Asset Management	-	-	-	N/A
Utility Services				
Electric	-	-	-	N/A
Repairs & Maintenance				
Landscape Maintenance	-	-	89,100	0%
Tree Trimming	-	-	-	N/A
Landscape Replacements	-	-	7,000	0%
Mulch Installation	-	-	4,700	0%
Annuals	-	-	14,000	0%

**Esplanade Lake Club Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through October 31, 2022**

Description	October	Year to Date	Total Annual Budget	% of Budget
Landscape Lighting	-	-	-	N/A
Irrigation System Repairs	-	-	3,000	0%
Mulch Repairs	-	-	-	N/A
Contingencies	-	-	8,246	0%
<b>Reserves</b>				
District Asset Restoration	-	-	-	N/A
<b>Other Fees and Charges</b>	-	-	-	N/A
Discounts/Collection Fees	-	-	-	
<b>Sub-Total:</b>	<b>15,846</b>	<b>15,846</b>	<b>532,408</b>	<b>3%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 15,846</b>	<b>\$ 15,846</b>	<b>\$ 532,408</b>	<b>3%</b>
Net Increase/ (Decrease) in Fund Balance	(15,814)	(15,814)	-	
Fund Balance - Beginning	308,667	308,667	-	
<b>Fund Balance - Ending</b>	<b>\$ 292,853</b>	<b>292,853</b>	<b>\$ -</b>	



**Esplanade Lake Club Community Development District**  
**Debt Service Fund - Series 2019A-1**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through October 31, 2022**

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	-	\$ -	N/A
<b>Interest Income</b>				
Interest Account	-	-		N/A
Sinking Fund	-	-		N/A
Reserve Account	2	2		N/A
Prepayment Account	-	-		N/A
Revenue Account	3	3		N/A
Capitalized Interest	-	-		N/A
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	52	52	865,797	0%
Special Assessments - Off-Roll	-	-	-	N/A
Special Assessments - Prepayment 2019A-1	-	-	-	N/A
<b>Intragovernmental Transfers In</b>				
	-	-		N/A
<b>Debt Proceeds</b>				
Debt Proceeds Series 2019A-1	-	-		N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 57</b>	<b>57</b>	<b>\$ 865,797</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
Principal Debt Service - Mandatory	\$ -	-	\$ 285,000	0%
Principal Debt Service - Early Redemptions	-	-	\$ -	N/A
Interest Expense	-	-	\$ 571,119	0%
Operating Transfers Out (To Other Funds)	2	2	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 2</b>	<b>2</b>	<b>\$ 856,119</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	55	55	9,678	
Fund Balance - Beginning	1,056,624	1,056,624	-	
<b>Fund Balance - Ending</b>	<b>\$ 1,056,679</b>	<b>1,056,679</b>	<b>\$ 9,678</b>	

**Esplanade Lake Club Community Development District**  
**Debt Service Fund - Series 2019A-2**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through October 31, 2022**

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	-	\$ -	N/A
<b>Interest Income</b>				
Interest Account	-	-		N/A
Sinking Fund	-	-		N/A
Reserve Account	1	1		N/A
Prepayment Account	0	0		N/A
Revenue Account	-	-		N/A
Capitalized Interest	-	-		N/A
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	-	-	-	N/A
Special Assessments - Off-Roll	203,122	203,122	364,622	56%
Special Assessments - Prepayment 2019A-2	-	-	-	N/A
<b>Intragovernmental Transfers In</b>				
	-	-		N/A
<b>Debt Proceeds</b>				
Debt Proceeds Series 2019A-2	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 203,123</b>	<b>203,123</b>	<b>\$ 364,622</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
Principal Debt Service - Mandatory	\$ -	-	\$ 110,000	0%
Principal Debt Service - Early Redemptions	\$ -	-	\$ -	N/A
Interest Expense	\$ -	-	\$ 254,622	0%
Operating Transfers Out (To Other Funds)	\$ 1	1	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 1</b>	<b>1</b>	<b>\$ 364,622</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	203,122	203,122	-	
Fund Balance - Beginning	298,495	298,495	-	
<b>Fund Balance - Ending</b>	<b>\$ 501,617</b>	<b>501,617</b>	<b>\$ -</b>	

**Esplanade Lake Club Community Development District**  
**Capital Project Fund - Series 2019A-1**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through October 31, 2022**

Description	October	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>			
Carryforward	\$ -	-	\$ -
<b>Interest Income</b>			
Construction Account	1	1	-
Cost of Issuance	-	-	-
Retainage Account	-	-	-
<b>Debt Proceeds</b>			
Debt Proceeds Series 2019A-1	-	-	-
<b>Operating Transfers In (From Other Funds)</b>	<b>2</b>	<b>2</b>	<b>-</b>
<b>Total Revenue and Other Sources:</b>	<b>\$ 2</b>	<b>\$ 2</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>			
<b>Executive</b>			
Professional Management	-	\$ -	\$ -
<b>Other Contractual Services</b>			
Trustee Services	-	\$ -	\$ -
<b>Printing &amp; Binding</b>			
	-	\$ -	\$ -
<b>Legal Services</b>			
Legal - Series 2019	-	\$ -	-
<b>Capital Outlay</b>			
Water-Sewer Combination-Construction	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	\$ -	\$ -
Engineering Services	-	\$ -	\$ -
Other Physical Environment	-	\$ -	\$ -
Road Improvements	-	\$ -	-
<b>Underwriters Discount</b>			
Series 2019A-1	-	\$ -	\$ -
<b>Cost of Issuance</b>			
Series 2019A-1	-	\$ -	\$ -
<b>Operating Transfers Out (To Other Funds)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	\$ 2	\$ 2	-
Fund Balance - Beginning	\$ (10,537)	(10,537)	-
<b>Fund Balance - Ending</b>	<b>\$ (10,535)</b>	<b>\$ (10,535)</b>	<b>\$ -</b>

**Esplanade Lake Club Community Development District**  
**Capital Project Fund - Series 2019A-2**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through October 31, 2022**

Description	October	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>			
<b>Carryforward</b>	\$ -	-	\$ -
<b>Interest Income</b>			
Construction Account	28	28	-
Cost of Issuance	-	-	-
Retainage Account	-	-	-
<b>Debt Proceeds</b>			
Debt Proceeds Series 2019A-2	-	-	-
<b>Operating Transfers In (From Other Funds)</b>	1	1	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 28</b>	<b>\$ 28</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>			
<b>Executive</b>			
Professional Management	-	\$ -	\$ -
<b>Other Contractual Services</b>			
Trustee Services	-	\$ -	\$ -
<b>Printing &amp; Binding</b>	-	\$ -	\$ -
<b>Legal Services</b>			
Legal - Series 2019	-	\$ -	-
<b>Capital Outlay</b>			
Water-Sewer Combination-Construction	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	\$ -	\$ -
Engineering Services	-	\$ -	\$ -
Other Physical Environment	-	\$ -	\$ -
Road Improvements	-	\$ -	-
<b>Underwriters Discount</b>			
Series 2019A-2	-	\$ -	\$ -
<b>Cost of Issuance</b>			
Series 2019A-2	-	\$ -	\$ -
<b>Operating Transfers Out (To Other Funds)</b>	\$ -	\$ -	-
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	\$ 28	\$ 28	-
Fund Balance - Beginning	\$ 6,773,063	6,773,063	-
<b>Fund Balance - Ending</b>	<b>\$ 6,773,092</b>	<b>\$ 6,773,092</b>	<b>\$ -</b>