

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - OCTOBER 2023

FISCAL YEAR 2024

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 October 31, 2023**

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		
Assets									
Cash and Investments									
General Fund - Invested Cash	\$ 296,024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 296,024	
Debt Service Fund									
Interest Account	-	-	-	-	-	-	-	-	
Sinking Account	-	-	-	-	-	-	-	-	
Reserve Account	-	432,147	99,894	-	-	-	-	532,041	
Revenue	-	671,125	155,190	-	-	-	-	826,315	
Prepayment Account	-	-	159,615	-	-	-	-	159,615	
General Redemption Account	-	-	-	-	-	-	-	-	
Capitalized Interest	-	-	-	-	-	-	-	-	
Retainage Account	-	-	-	-	-	-	-	-	
Construction	-	-	-	8,123	4,150,464	-	-	4,158,587	
Cost of Issuance	-	-	-	-	-	-	-	-	
Due from Other Funds									
General Fund	-	2,448	-	-	-	-	-	2,448	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	
Market Valuation Adjustments									
Accrued Interest Receivable	-	-	-	-	-	-	-	-	
Assessments Receivable/Deposits	-	-	-	-	-	-	-	-	
Contribution from Taylor Morrison	2,670	-	-	-	-	-	-	2,670	
Amount Available in Debt Service Funds	-	-	-	-	-	\$1,520,419	-	1,520,419	
Amount to be Provided by Debt Service Funds	-	-	-	-	-	\$16,939,581	-	16,939,581	
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	
Total Assets	\$ 298,694	\$ 1,105,720	\$ 414,699	\$ 8,123	\$ 4,150,464	\$ 18,460,000	\$ -	\$ 24,437,700	

**Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending October 31, 2023**

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		
Liabilities									
Accounts Payable & Payroll Liabilities	\$ 2,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,740	
Due to Developer	-	-	-	-	-	-	-	-	
Due to Other Funds									
General Fund	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	2,448	-	-	-	-	-	-	2,448	
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	
Bonds Payable									
Current Portion - Series 2019A-1	-	-	-	-	-	\$0	-	-	
Current Portion - Series 2019A-2	-	-	-	-	-	\$0	-	-	
Long Term - Series 2019A-1	-	-	-	-	-	\$14,145,000	-	14,145,000	
Long Term - Series 2019A-2	-	-	-	-	-	\$3,290,000	-	3,290,000	
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	
Total Liabilities	\$ 5,188	\$ -	\$ -	\$ -	\$ -	\$ 18,460,000	\$ -	\$ 19,119,999	
Fund Equity and Other Credits									
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	
Unamortized Premium/Discount on Bonds									
Series 2019A-1	-	-	-	(30,463)	-	-	-	(30,463)	
Series 2019A-2	-	-	-	-	(15,308)	-	-	(15,308)	
Retainage Payable	-	-	-	201,757	-	-	-	201,757	
Fund Balance									
Restricted									
Beginning: October 1, 2022 (Unaudited)	-	1,100,335	260,980	(165,098)	4,147,162	-	-	5,343,379	
Results from Current Operations	-	5,385	153,719	1,926	18,610	-	-	179,640	
Unassigned									
Beginning: October 1, 2022 (Unaudited)	326,869	-	-	-	-	-	-	326,869	
Results from Current Operations	(33,363)	-	-	-	-	-	-	(33,363)	
Total Fund Equity and Other Credits	\$ 293,506	\$ 1,105,720	\$ 414,699	\$ 8,123	\$ 4,150,464	\$ -	\$ -	\$ 5,972,511	
Total Liabilities, Fund Equity and Other Credits	\$ 298,694	\$ 1,105,720	\$ 414,699	\$ 8,123	\$ 4,150,464	\$ 18,460,000	\$ -	\$ 27,889,667	

**Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2023**

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	N/A
Interest				
Interest - General Checking	-	-	-	N/A
Special Assessment Revenue				
Special Assessments - On-Roll	1,961	1,961	\$ 745,585	0%
Special Assessments - Off-Roll	-	-	-	N/A
Developer Contribution	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,961	1,961	\$ 745,585	N/A
Expenditures and Other Uses				
Executive				
Professional Management	3,500	3,500	42,000	8%
Financial and Administrative				
Audit Services	-	-	4,300	0%
Accounting Services	2,125	2,125	25,500	8%
Assessment Roll Services	2,125	2,125	25,500	8%
Arbitrage Rebate Services	-	-	1,000	0%
Other Contractual Services				
Legal Advertising	-	-	3,000	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	-	-	250	0%
Communications & Freight Services				

**Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2023**

Description	October	Year to Date	Total Annual Budget	% of Budget
Postage, Freight & Messenger	9	9	50	19%
Computer Services - Website Development	-	-	1,500	0%
Insurance	16,821	16,821	6,300	267%
Printing & Binding	-	-	50	0%
Subscription & Memberships	-	-	175	0%
Legal Services				
Legal - General Counsel	-	-	7,500	0%
Legal - Series 2019 Bonds	-	-	-	N/A
Legal - Boundary Amendment	-	-	-	N/A
Other General Government Services				
Engineering Services	-	-	5,000	0%
Stormwater Needs Analysis	-	-	-	N/A
Contingencies	-	-	-	N/A
Other Current Charges	-	-	-	N/A
Emergency & Disaster Relief Services				
Hurricane Ian	-	-	-	N/A
Road and Street Services				
Professional Management				
Asset Management	-	-	500	0%
Utility Services				
Electric	-	-	-	N/A
Repairs and Maintenance				
Miscellaneous Repairs	-	-	3,500	0%
Pressure Cleaning	-	-	6,000	0%
Contingencies	-	-	-	N/A
Capital Outlay - Roadway Improvement	-	-	-	N/A
Stormwater Management Services				
Professional - Management	-	-	36,000	0%

**Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2023**

Description	October	Year to Date	Total Annual Budget	% of Budget
Field Operations				
Mitigation Monitoring	-	-	-	N/A
Utility Services	-	-	-	N/A
Electric	-	-	-	N/A
Repairs & Maintenance		-	-	N/A
Lake System				
Aquatic Weed Control	-	-	38,000	0%
Lake Bank Maintenance	-	-	12,000	0%
Slope Survey Monitoring	-	-	-	N/A
Water Quality Reporting	-	-	66,000	0%
Water Quality Testing	-	-	14,500	0%
Stormwater Structures	-	-	26,000	0%
Lake 5/6 Fish Stocking	-	-	20,000	0%
Wetland Preserves System				
Wetland Maintenance	-	-	19,000	0%
Permit Monitoring	-	-	10,000	0%
Contingencies	-	-	16,440	0%
Capital Outlay				
Aeration Systems	-	-	-	N/A
Littoral Shelf Plantings	-	-	-	N/A
Erosion Restoration	-	-	-	N/A
Stormwater Structures	-	-	-	N/A
Landscaping				
Professional Services				
Asset Management	-	-	16,500	0%
Utility Services				
Electric	-	-	-	N/A
Repairs & Maintenance				

**Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2023**

Description	October	Year to Date	Total Annual Budget	% of Budget
Landscape Maintenance	10,327	10,327	104,000	10%
Eagle Key Maitenance	-	-	15,000	0%
Tree Trimming	-	-	12,000	N/A
Landscape Replacements	-	-	6,000	0%
Landscape & Shrub Replacements	-	-	6,000	0%
Mulch Installation	-	-	8,000	0%
Annuals	-	-	16,000	0%
Landscape Lighting	-	-	-	N/A
Irrigation System Repairs	-	-	3,000	0%
Miscellaneous Repairs	-	-	2,000	0%
Mulch Repairs	-	-	-	N/A
Contingencies	-	-	13,760	0%
Capital Outlay				
Eagle Key Improvements	-	-	25,000	0%
Center Pl Blvd Landscape Improvements	-	-	20,000	0%
Reserves				
District Asset Restoration	-	-	50,000	0%
Other Fees and Charges	-	-	-	N/A
Discounts/Collection Fees	-	-	-	
Sub-Total:	35,324	35,324	700,850	5%
Total Expenditures and Other Uses:	\$ 35,324	\$ 35,324	\$ 700,850	5%
Net Increase/ (Decrease) in Fund Balance	(33,363)	(33,363)	44,735	
Fund Balance - Beginning	326,869	326,869	-	
Fund Balance - Ending	\$ 293,506	293,506	\$ 44,735	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2023

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	N/A
Interest Income				
Interest Account	-	-		N/A
Sinking Fund	-	-		N/A
Reserve Account	1,900	1,900		N/A
Prepayment Account	-	-		N/A
Revenue Account	2,936	2,936		N/A
Capitalized Interest	-	-		N/A
Special Assessment Revenue				
Special Assessments - On-Roll	2,448	2,448	936,205	0%
Special Assessments - Off-Roll	-	-	-	N/A
Special Assessments - Prepayment 2019A-1	-	-	-	N/A
Intragovernmental Transfers In				
	-	-		N/A
Debt Proceeds				
Debt Proceeds Series 2019A-1	-	-		N/A
Total Revenue and Other Sources:	\$ 7,285	7,285	\$ 936,205	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ -	-	\$ 295,000	0%
Principal Debt Service - Early Redemptions	-	-	\$ -	N/A
Interest Expense	-	-	\$ 561,694	0%
Operating Transfers Out (To Other Funds)	1,900	1,900	-	N/A
Total Expenditures and Other Uses:	\$ 1,900	1,900	\$ 856,694	N/A
Net Increase/ (Decrease) in Fund Balance	5,385	5,385	79,511	
Fund Balance - Beginning	1,100,335	1,100,335	-	
Fund Balance - Ending	\$ 1,105,720	1,105,720	\$ 79,511	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2023

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	N/A
Interest Income				
Interest Account	-	-		N/A
Sinking Fund	-	-		N/A
Reserve Account	452	452		N/A
Prepayment Account	623	623		N/A
Revenue Account	9	9		N/A
Capitalized Interest	-	-		N/A
Special Assessment Revenue				
Special Assessments - On-Roll	-	-	-	N/A
Special Assessments - Off-Roll	153,087	153,087	259,675	59%
Special Assessments - Prepayment 2019A-2	-	-	-	N/A
Intragovernmental Transfers In				
	-	-		N/A
Debt Proceeds				
Debt Proceeds Series 2019A-2	-	-	-	N/A
Total Revenue and Other Sources:	\$ 154,171	154,171	\$ 259,675	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ -	-	\$ 90,000	0%
Principal Debt Service - Early Redemptions	\$ -	-	\$ -	N/A
Interest Expense	\$ -	-	\$ 169,675	0%
Operating Transfers Out (To Other Funds)	\$ 452	452	-	N/A
Total Expenditures and Other Uses:	\$ 452	452	\$ 259,675	N/A
Net Increase/ (Decrease) in Fund Balance	153,719	153,719	-	
Fund Balance - Beginning	260,980	260,980	-	
Fund Balance - Ending	\$ 414,699	414,699	\$ -	

Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2023

Description	October	Year to Date	Total Annual Budget
Revenue and Other Sources			
Carryforward	\$ -	-	\$ -
Interest Income			
Construction Account	26	26	-
Cost of Issuance	-	-	-
Retainage Account	-	-	-
Debt Proceeds			
Debt Proceeds Series 2019A-1	-	-	-
Operating Transfers In (From Other Funds)	1,900	1,900	-
Total Revenue and Other Sources:	\$ 1,926	\$ 1,926	\$ -
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	\$ 1,926	\$ 1,926	-
Fund Balance - Beginning	\$ (165,098)	(165,098)	-
Fund Balance - Ending	\$ (163,172)	\$ (163,172)	\$ -

Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2023

Description	October	Year to Date	Total Annual Budget
Revenue and Other Sources			
Carryforward	\$ -	-	\$ -
Interest Income			
Construction Account	18,158	18,158	-
Cost of Issuance	-	-	-
Retainage Account	-	-	-
Debt Proceeds			
Debt Proceeds Series 2019A-2	-	-	-
Operating Transfers In (From Other Funds)	452	452	-
Total Revenue and Other Sources:	\$ 18,610	\$ 18,610	\$ -
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	\$ 18,610	\$ 18,610	-
Fund Balance - Beginning	\$ 4,147,162	4,147,162	-
Fund Balance - Ending	\$ 4,165,772	\$ 4,165,772	\$ -

Prepared by:

JPWARD and Associates, LLC