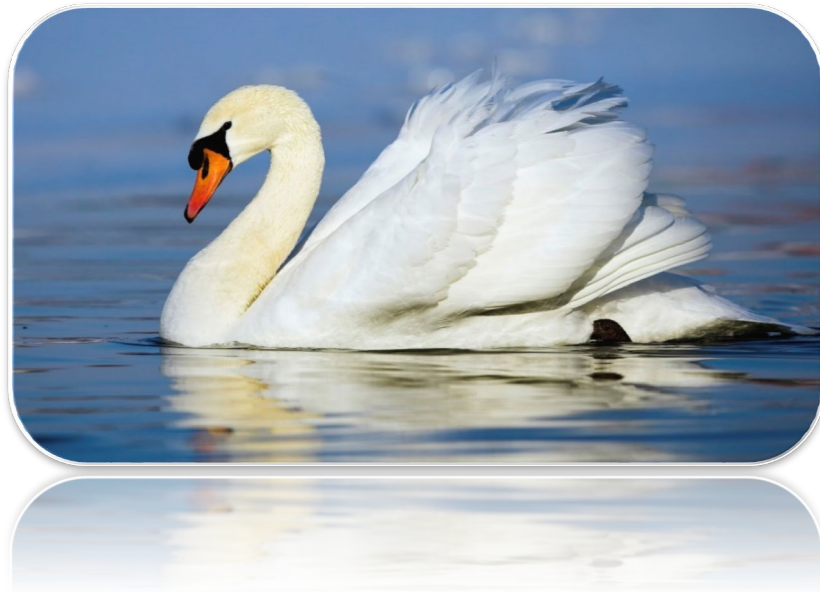


ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS -OCTOBER 2024

FISCAL YEAR 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

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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, 2024**

	Governmental Funds								Totals (Memorandum Only)
	Debt Service Funds			Capital Projects Funds		Account Groups			
	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	\$ 498,579	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 498,579
Debt Service Fund									
Interest Account	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-
Reserve Account	-	432,147	65,450	-	-	-	-	-	497,597
Revenue	-	755,682	96,688	-	-	-	-	-	852,369
Prepayment Account	-	154,721	467,875	-	-	-	-	-	622,596
General Redemption Account	-	-	-	-	-	-	-	-	-
Capitalized Interest	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-
Construction	-	-	-	21,203	9,266	-	-	-	30,469
Cost of Issuance	-	-	-	-	-	-	-	-	-
Due from Other Funds									
General Fund	-	124	-	-	-	-	-	-	124
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-
Market Valuation Adjustments									
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-
Assessments Receivable/Deposits	-	-	-	-	-	-	-	-	-
Contribution from Taylor Morrison	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	1,972,686	-	-	1,972,686
Amount to be Provided by Debt Service Funds	-	-	-	-	-	14,322,314	-	-	14,322,314
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	6,007,113	-	6,007,113
Total Assets	\$ 498,579	\$ 1,342,673	\$ 630,013	\$ 21,203	\$ 9,266	\$ 16,295,000	\$ 6,007,113	\$ -	\$ 24,803,846

Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending October 31, 2024

	Governmental Funds								Totals (Memorandum Only)
	Debt Service Funds			Capital Projects Funds		Account Groups			
	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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Developer	-	-	-	-	455,267	-	-	-	455,267
Due to Other Funds									
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	124	-	-	-	-	-	-	-	124
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-
Bonds Payable									
Current Portion (Due within 12 months)									
Series 2019A-1	-	-	-	-	-	305,000	-	-	305,000
Series 2019A-2	-	-	-	-	-	55,000	-	-	55,000
Long Term									
Series 2019A-1	-	-	-	-	-	13,680,000	-	-	13,680,000
Series 2019A-2	-	-	-	-	-	2,255,000	-	-	2,255,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	-
Total Liabilities	\$ 124	\$ -	\$ -	\$ -	\$ 455,267	\$ 16,295,000	\$ -	\$ -	\$ 16,750,391
Fund Equity and Other Credits									
Investment in General Fixed Assets	-	-	-	-	-	-	6,007,113	-	6,007,113
Unamortized Premium/Discount on Bonds									
Series 2019A-1	-	-	-	-	-	-	-	-	-
Series 2019A-2	-	-	-	-	-	-	-	-	-
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	-	5,489	232,293	1,867	324	-	-	-	239,972
Unassigned									
Beginning: October 1, 2024 (Unaudited)	522,519	-	-	-	-	-	-	-	522,519
Results from Current Operations	(24,064)	-	-	-	-	-	-	-	(24,064)
Total Fund Equity and Other Credits	\$ 498,455	\$ 1,342,673	\$ 630,013	\$ 21,203	\$ (446,002)	\$ -	\$ 6,007,113	\$ -	\$ 8,053,455
Total Liabilities, Fund Equity and Other Credits	\$ 498,579	\$ 1,342,673	\$ 630,013	\$ 21,203	\$ 9,266	\$ 16,295,000	\$ 6,007,113	\$ -	\$ 24,803,846

Prepared by:

JPWARD and Associates, LLC

Unaudited

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2024

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	2,426	2,426	935,116	0%
Special Assessments - Off-Roll	-	-	-	N/A
Developer Contribution	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,426	\$ 2,426	\$ 935,116	0%
Expenditures and Other Uses				
Executive				
Professional Management	3,583	3,583	43,000	8%
Financial and Administrative				
Audit Services	-	-	4,400	0%
Accounting Services	2,250	2,250	36,000	6%
Assessment Roll Services	2,250	2,250	36,000	6%
Arbitrage Rebate Services	-	-	1,000	0%
Other Contractual Services				
Legal Advertising	-	-	3,500	0%
Trustee Services	-	-	14,988	0%
Dissemination Agent Services	-	-	7,000	0%
Bond Amortization Schedules	-	-	1,000	0%
Property Appraiser & Tax Collector Fees	-	-	700	0%
Bank Service Fees	-	-	250	0%

**Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2024**

Description	October	Year to Date	Total Annual Budget	% of Budget
Communications & Freight Services				
Postage, Freight & Messenger	31	31	100	31%
Computer Services - Website Development				
	-	-	600	0%
Insurance				
	17,575	17,575	17,521	100%
Printing & Binding				
	-	-	400	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 Milton	800	800	-	N/A
Road and Street Services				
Professional Management				
Asset Management	-	-	500	0%
Utility Services				
Electric	-	-	-	N/A
Repairs and Maintenance				
Miscellaneous Repairs	-	-	2,000	0%
Pressure Cleaning	-	-	6,000	0%
Contingencies	-	-	-	N/A
Capital Outlay - Roadway Improvement	-	-	-	N/A

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2024

Description	October	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services				
Professional - Management	-	-	39,000	0%
Professional - NPDES Monitoring	-	-	-	N/A
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	-	-	20,000	0%
Slope Survey Monitoring	-	-	-	N/A
Water Quality Reporting	-	-	69,000	0%
Water Quality Testing	-	-	19,000	0%
Stormwater Structures	-	-	40,000	0%
Midge Fly Control	-	-	2,500	0%
Lake 5/6 Fish Stocking	-	-	25,000	0%
Wetland Preserves System				
Wetland Maintenance	-	-	8,000	0%
Permit Monitoring	-	-	-	N/A
Contingencies	-	-	15,505	0%
Capital Outlay				
Aeration Systems	-	-	-	N/A
Littoral Shelf Plantings	-	-	-	N/A
Erosion Restoration	-	-	-	N/A
Stormwater Structures	-	-	-	N/A

**Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2024**

Description	October	Year to Date	Total Annual Budget	% of Budget
Landscaping				
Professional Services				
Asset Management	-	-	18,000	0%
Utility Services				
Electric	-	-	-	N/A
Repairs & Maintenance				
Landscape Maintenance	-	-	95,000	0%
Eagle Key Maitenance	-	-	20,000	0%
Tree Trimming	-	-	18,000	0%
Landscape Replacements	-	-	10,000	0%
Landscape & Shrub Replacements	-	-	-	N/A
Mulch Installation	-	-	8,000	0%
Annuals	-	-	18,000	0%
Landscape Lighting	-	-	-	N/A
Irrigation System Repairs	-	-	3,000	0%
Rip-Rap Repairs	-	-	20,000	0%
Miscellaneous Repairs	-	-	2,000	0%
Mulch Repairs	-	-	-	N/A
Contingencies	-	-	13,580	0%
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 October 31, 2024**

Description	October	Year to Date	Total Annual Budget	% of Budget
Reserves				
District Asset Restoration	-	-	174,790	0%
Other Fees and Charges				
Discounts/Collection Fees	-	-	56,107	0%
Sub-Total:	26,490	26,490	935,116	3%
Total Expenditures and Other Uses:	\$ 26,490	\$ 26,490	\$ 935,116	3%
Net Increase/ (Decrease) in Fund Balance	(24,064)	(24,064)	-	
Fund Balance - Beginning	522,519	522,519	432,305	
Fund Balance - Ending	\$ 498,455	\$ 498,455	\$ 432,305	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2024

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	1,788	1,788	17,000	11%
Prepayment Account	1	1	-	N/A
Revenue Account	3,102	3,102	18,000	17%
Capitalized Interest	-	-	-	N/A
Special Assessment Revenue				
Special Assessments - On-Roll	2,385	2,385	924,979	0%
Special Assessments - Off-Roll	-	-	-	N/A
Special Assessments - Prepayment 2019A-1	-	-	-	N/A
Developer Contribution				
	-	-	-	N/A
Intragovernmental Transfers In				
	-	-	-	N/A
Debt Proceeds				
Debt Proceeds Series 2019A-1	-	-	-	N/A
Total Revenue and Other Sources:	\$ 7,276	7,276	\$ 959,979	1%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	-	-	305,000	0%
Principal Debt Service - Early Redemptions	-	-	-	N/A
Interest Expense	-	-	551,944	0%
Operating Transfers Out (To Other Funds)	1,788	1,788	-	N/A
Other Fees and Charges				
Discounts for Early Payment	-	-	60,513	0%
Total Expenditures and Other Uses:	\$ 1,788	1,788	\$ 917,457	0%
Net Increase/ (Decrease) in Fund Balance	5,489	5,489	42,522	
Fund Balance - Beginning	1,337,184	1,337,184	1,137,229	
Fund Balance - Ending	\$ 1,342,673	1,342,673	\$ 1,179,751	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2024

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	287	287	4,500	6%
Prepayment Account	992	992	5,400	18%
Revenue Account	-	-	650	0%
Capitalized Interest	-	-	-	N/A
Special Assessment Revenue				
Special Assessments - On-Roll	-	-	-	N/A
Special Assessments - Off-Roll	96,684	96,684	130,835	74%
Special Assessments - Prepayment 2019A-2	134,616	134,616	30,290	444%
Intragovernmental Transfers In				
	-	-	-	N/A
Debt Proceeds				
Debt Proceeds Series 2019A-2	-	-	-	N/A
Total Revenue and Other Sources:	\$ 232,580	232,580	\$ 171,675	135%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	-	-	55,000	0%
Principal Debt Service - Early Redemptions	-	-	-	N/A
Interest Expense	-	-	104,144	0%
Operating Transfers Out (To Other Funds)	287	287	1,981	14%
Total Expenditures and Other Uses:	287	287	\$ 161,125	0%
Net Increase/ (Decrease) in Fund Balance	232,293	232,293	10,550	
Fund Balance - Beginning	397,720	397,720	270,231	
Fund Balance - Ending	\$ 630,013	\$ 630,013	\$ 280,781	

Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2024

Description	October	Year to Date	Total Annual Budget
Revenue and Other Sources			
Carryforward	\$ -	\$ -	\$ -
Interest Income			
Construction Account	79	79	-
Cost of Issuance	-	-	-
Retainage Account	-	-	-
Debt Proceeds			
Debt Proceeds Series 2019A-1	-	-	-
Operating Transfers In (From Other Funds)	1,788	1,788	-
Total Revenue and Other Sources:	\$ 1,867	\$ 1,867	\$ -
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	\$ 1,867	-
Fund Balance - Beginning	\$ 19,336	19,336	-
Fund Balance - Ending	\$ 21,203	\$ 21,203	\$ -

Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2024

Description	October	Year to Date	Total Annual Budget
Revenue and Other Sources			
Carryforward	\$ -	\$ -	\$ -
Interest Income			
Construction Account	37	37	-
Cost of Issuance	-	-	-
Retainage Account	-	-	-
Debt Proceeds			
Debt Proceeds Series 2019A-2	-	-	-
Operating Transfers In (From Other Funds)	<u>287</u>	<u>287</u>	<u>-</u>
Total Revenue and Other Sources:	<u>\$ 324</u>	<u>\$ 324</u>	<u>\$ -</u>
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)	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenditures and Other Uses:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Net Increase/ (Decrease) in Fund Balance	\$ 324	\$ 324	-
Fund Balance - Beginning	\$ (446,325)	(446,325)	-
Fund Balance - Ending	<u>\$ (446,002)</u>	<u>\$ (446,002)</u>	<u>\$ -</u>