

# ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - NOVEMBER 2024

FISCAL YEAR 2025

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> 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 November 30, 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		
<b>Assets</b>									
<b>Cash and Investments</b>									
General Fund - Invested Cash	\$ 616,663	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 616,663
Debt Service Fund									
Interest Account	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-
Reserve Account	-	432,147	65,450	-	-	-	-	-	497,597
Revenue	-	321,102	38	-	-	-	-	-	321,139
Prepayment Account	-	4,721	257,457	-	-	-	-	-	262,178
General Redemption Account	-	-	-	-	-	-	-	-	-
Capitalized Interest	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-
Construction	-	-	-	23,026	9,566	-	-	-	32,592
Cost of Issuance	-	-	-	-	-	-	-	-	-
<b>Due from Other Funds</b>									
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-
<b>Market Valuation Adjustments</b>									
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-
Assessments Receivable/Deposits	-	-	-	-	-	-	-	-	-
Contribution from Taylor Morrison	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	1,080,914	-	-	1,080,914
Amount to be Provided by Debt Service Funds	-	-	-	-	-	14,374,086	-	-	14,374,086
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	6,007,113	-	6,007,113
<b>Total Assets</b>	<b>\$ 616,663</b>	<b>\$ 757,970</b>	<b>\$ 322,945</b>	<b>\$ 23,026</b>	<b>\$ 9,566</b>	<b>\$ 15,455,000</b>	<b>\$ 6,007,113</b>	<b>\$ -</b>	<b>\$ 23,192,282</b>

**Esplanade Lake Club Community Development District**  
**Balance Sheet**  
**for the Period Ending November 30, 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		
<b>Liabilities</b>									
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Developer</b>	-	-	-	-	455,267	-	-	-	455,267
<b>Due to Other Funds</b>									
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-
<b>Bonds Payable</b>									
Current Portion (Due within 12 months)									
Series 2019A-1	-	-	-	-	-	310,000	-	-	310,000
Series 2019A-2	-	-	-	-	-	40,000	-	-	40,000
Long Term									
Series 2019A-1	-	-	-	-	-	13,220,000	-	-	13,220,000
Series 2019A-2	-	-	-	-	-	1,885,000	-	-	1,885,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	-
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 455,267</b>	<b>\$ 15,455,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,910,267</b>
<b>Fund Equity and Other Credits</b>									
<b>Investment in General Fixed Assets</b>	-	-	-	-	-	-	6,007,113	-	6,007,113
<b>Unamortized Premium/Discount on Bonds</b>									
<b>Series 2019A-1</b>	-	-	-	-	-	-	-	-	-
<b>Series 2019A-2</b>	-	-	-	-	-	-	-	-	-
<b>Retainage Payable</b>	-	-	-	-	-	-	-	-	-
<b>Fund Balance</b>									
<b>Restricted</b>									
Beginning: October 1, 2024 (Unaudited)	-	1,337,184	397,720	19,336	(446,325)	-	-	-	1,307,915
Results from Current Operations	-	(579,215)	(74,775)	3,689	624	-	-	-	(649,677)
<b>Unassigned</b>									
Beginning: October 1, 2024 (Unaudited)	522,354	-	-	-	-	-	-	-	522,354
Results from Current Operations	94,309	-	-	-	-	-	-	-	94,309
<b>Total Fund Equity and Other Credits</b>	<b>\$ 616,663</b>	<b>\$ 757,970</b>	<b>\$ 322,945</b>	<b>\$ 23,026</b>	<b>\$ (445,701)</b>	<b>\$ -</b>	<b>\$ 6,007,113</b>	<b>\$ -</b>	<b>\$ 7,282,015</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 616,663</b>	<b>\$ 757,970</b>	<b>\$ 322,945</b>	<b>\$ 23,026</b>	<b>\$ 9,566</b>	<b>\$ 15,455,000</b>	<b>\$ 6,007,113</b>	<b>\$ -</b>	<b>\$ 23,192,282</b>

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 November 30, 2024**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>					
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest</b>					
Interest - General Checking	-	-	-	-	N/A
<b>Special Assessment Revenue</b>					
Special Assessments - On-Roll	2,426	148,185	150,611	935,116	16%
Special Assessments - Off-Roll	-	-	-	-	N/A
<b>Developer Contribution</b>	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 2,426</b>	<b>\$ 148,185</b>	<b>\$ 150,611</b>	<b>\$ 935,116</b>	<b>16%</b>
<b>Expenditures and Other Uses</b>					
<b>Executive</b>					
Professional Management	3,583	3,583	7,167	43,000	17%
<b>Financial and Administrative</b>					
Audit Services	-	-	-	4,400	0%
Accounting Services	2,250	2,250	4,500	36,000	13%
Assessment Roll Services	2,250	2,250	4,500	36,000	13%
Arbitrage Rebate Services	-	-	-	1,000	0%
<b>Other Contractual Services</b>					
Legal Advertising	-	-	-	3,500	0%
Trustee Services	-	-	-	14,988	0%
Dissemination Agent Services	-	-	-	7,000	0%
Bond Amortization Schedules	-	1,000	1,000	1,000	100%
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 November 30, 2024**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Communications &amp; Freight Services</b>					
Postage, Freight & Messenger	31	12	43	100	43%
<b>Computer Services - Website Development</b>	-	-	-	600	0%
<b>Insurance</b>	17,575	-	17,575	17,521	100%
<b>Printing &amp; Binding</b>	-	-	-	400	0%
<b>Subscription &amp; Memberships</b>	-	175	175	175	100%
<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	-	-	-	5,000	0%
Stormwater Needs Analysis	-	-	-	-	N/A
Contingencies	-	-	-	-	N/A
Other Current Charges	-	-	-	-	N/A
<b>Emergency &amp; Disaster Relief Services</b>					
Hurricane Milton	800	-	800	-	N/A
<b>Road and Street Services</b>					
Professional Management					
Asset Management	-	42	42	500	8%
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 November 30, 2024**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Stormwater Management Services</b>					
Professional - Management	-	3,250	3,250	39,000	8%
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	-	5,865	5,865	38,000	15%
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	-	2,250	2,250	8,000	28%
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 November 30, 2024**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Landscaping</b>					
Professional Services					
Asset Management	-	1,500	1,500	18,000	8%
Utility Services					
Electric	-	-	-	-	N/A
Repairs & Maintenance					
Landscape Maintenance	-	1,667	1,667	95,000	2%
Eagle Key Maitenance	-	5,150	5,150	20,000	26%
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	-	819	819	3,000	27%
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 November 30, 2024**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Reserves</b>					
District Asset Restoration	-	-	-	174,790	0%
<b>Other Fees and Charges</b>					
Discounts/Collection Fees	-	-	-	56,107	0%
<b>Sub-Total:</b>	<b>26,490</b>	<b>29,812</b>	<b>56,302</b>	<b>935,116</b>	<b>6%</b>
<hr/>					
<b>Total Expenditures and Other Uses:</b>	<b>\$ 26,490</b>	<b>\$ 29,812</b>	<b>\$ 56,302</b>	<b>\$ 935,116</b>	<b>6%</b>
<hr/>					
Net Increase/ (Decrease) in Fund Balance	(24,064)	118,373	94,309	-	
Fund Balance - Beginning	522,354	498,290	522,354	432,305	
<b>Fund Balance - Ending</b>	<b>\$ 498,290</b>	<b>\$ 616,663</b>	<b>\$ 616,663</b>	<b>\$ 432,305</b>	

**Esplanade Lake Club Community Development District**  
**Debt Service Fund - Series 2019A-1**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through November 30, 2024**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>					
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>					
Interest Account	-	-	-	-	N/A
Sinking Fund	-	-	-	-	N/A
Reserve Account	1,788	1,737	3,525	17,000	21%
Prepayment Account	1	1	1	-	N/A
Revenue Account	3,102	3,030	6,132	18,000	34%
Capitalized Interest	-	-	-	-	N/A
<b>Special Assessment Revenue</b>					
Special Assessments - On-Roll	2,385	145,716	148,102	924,979	16%
Special Assessments - Off-Roll	-	-	-	-	N/A
Special Assessments - Prepayment 2019A-1	-	-	-	-	N/A
<b>Developer Contribution</b>	-	-	-	-	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>\$ 7,276</b>	<b>\$ 150,484</b>	<b>157,760</b>	<b>\$ 959,979</b>	<b>16%</b>
<b>Expenditures and Other Uses</b>					
<b>Debt Service</b>					
Principal Debt Service - Mandatory	-	305,000	305,000	305,000	100%
Principal Debt Service - Early Redemptions	-	150,000	150,000	-	N/A
Interest Expense	-	278,450	278,450	551,944	50%
<b>Operating Transfers Out (To Other Funds)</b>	1,788	1,737	3,525	-	N/A
<b>Other Fees and Charges</b>					
Discounts for Early Payment	-	-	-	60,513	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 1,788</b>	<b>\$ 735,187</b>	<b>736,975</b>	<b>\$ 917,457</b>	<b>80%</b>
Net Increase/ (Decrease) in Fund Balance	5,489	(584,703)	(579,215)	42,522	
Fund Balance - Beginning	1,337,184	1,342,673	1,337,184	1,137,229	
<b>Fund Balance - Ending</b>	<b>\$ 1,342,673</b>	<b>\$ 757,970</b>	<b>757,970</b>	<b>\$ 1,179,751</b>	

Prepared by:

**JPWARD and Associates, LLC**

**Esplanade Lake Club Community Development District**  
**Debt Service Fund - Series 2019A-2**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through November 30, 2024**

Description	October	November	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	287	263	550	4,500	12%
Prepayment Account	992	1,708	2,700	5,400	50%
Revenue Account	-	38	38	650	6%
Capitalized Interest	-	-	-	-	N/A
<b>Special Assessment Revenue</b>					
Special Assessments - On-Roll	-	-	-	-	N/A
Special Assessments - Off-Roll	96,684	-	96,684	130,835	74%
Special Assessments - Prepayment 2019A-2	134,616	117,874	252,491	30,290	834%
<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>\$ 232,580</b>	<b>\$ 119,883</b>	<b>352,462</b>	<b>\$ 171,675</b>	<b>205%</b>
<b>Expenditures and Other Uses</b>					
<b>Debt Service</b>					
Principal Debt Service - Mandatory	-	55,000	55,000	55,000	100%
Principal Debt Service - Early Redemptions	-	330,000	330,000	-	N/A
Interest Expense	-	41,688	41,688	104,144	40%
Operating Transfers Out (To Other Funds)	287	263	550	1,981	28%
<b>Total Expenditures and Other Uses:</b>	<b>287</b>	<b>426,951</b>	<b>427,237</b>	<b>\$ 161,125</b>	<b>265%</b>
Net Increase/ (Decrease) in Fund Balance	232,293	(307,068)	(74,775)	10,550	
Fund Balance - Beginning	397,720	630,013	397,720	270,231	
<b>Fund Balance - Ending</b>	<b>\$ 630,013</b>	<b>\$ 322,945</b>	<b>\$ 322,945</b>	<b>\$ 280,781</b>	

Prepared by:

**JPWARD and Associates, LLC**

**Esplanade Lake Club Community Development District**  
**Capital Project Fund - Series 2019A-1**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through November 30, 2024**

Description	October	November	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Construction Account	79	85	164	-
Cost of Issuance	-	-	-	-
Retainage Account	-	-	-	-
<b>Debt Proceeds</b>				
Debt Proceeds Series 2019A-1	-	-	-	-
<b>Operating Transfers In (From Other Funds)</b>	<u>1,788</u>	<u>1,737</u>	<u>3,525</u>	<u>-</u>
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,867</b>	<b>\$ 1,822</b>	<b>\$ 3,689</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>				
Printing & Binding	-	-	-	-
<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>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	\$ 1,867	\$ 1,822	\$ 3,689	-
Fund Balance - Beginning	\$ 19,336	\$ 21,203	19,336	-
<b>Fund Balance - Ending</b>	<b>\$ 21,203</b>	<b>\$ 23,026</b>	<b>\$ 23,026</b>	<b>\$ -</b>

Prepared by:

**JPWARD and Associates, LLC**

**Esplanade Lake Club Community Development District**  
**Capital Project Fund - Series 2019A-2**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through November 30, 2024**

Description	October	November	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Construction Account	37	37	74	-
Cost of Issuance	-	-	-	-
Retainage Account	-	-	-	-
<b>Debt Proceeds</b>				
Debt Proceeds Series 2019A-2	-	-	-	-
<b>Operating Transfers In (From Other Funds)</b>	287	263	550	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 324</b>	<b>\$ 300</b>	<b>\$ 624</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>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	\$ 324	\$ 300	\$ 624	-
Fund Balance - Beginning	\$ (446,325)	\$ (446,002)	(446,325)	-
<b>Fund Balance - Ending</b>	<b>\$ (446,002)</b>	<b>\$ (445,701)</b>	<b>\$ (445,701)</b>	<b>\$ -</b>

Prepared by:

**JPWARD and Associates, LLC**