

# ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - DECEMBER 2020

FISCAL YEAR 2021

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PREPARED BY:

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*Esplanade Lake Club Community Development District*

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**Esplanade Lake Club Community Development District  
Balance Sheet  
for the Period Ending December 31, 2020**

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	\$ 194,679	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 194,679
Debt Service Fund								
Interest Account		0	0	-	-	-	-	0
Sinking Account	-	-	-	-	-	-	-	-
Reserve Account	-	432,147	212,828	-	-	-	-	644,975
Revenue	-	-	-	-	-	-	-	-
Prepayment Account	-	-	387,306	-	-	-	-	387,306
General Redemption Account	-	-	-	-	-	-	-	-
Capitalized Interest	-	327	170	-	-	-	-	497
Retainage Account	-	-	-	-	-	-	-	-
Construction	-	-	-	1,372,748	6,757,147	-	-	8,129,896
Cost of Issuance	-	-	-	-	-	-	-	-
<b>Due from Other Funds</b>								
General Fund	-	87,097	42,293	-	-	-	-	129,391
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	-	-	-	-	-	519,571	-	519,571
Amount to be Provided by Debt Service Funds	-	-	-	-	-	21,600,429	-	21,600,429
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-
<b>Total Assets</b>	<b>\$ 194,679</b>	<b>\$ 519,571</b>	<b>\$ 642,598</b>	<b>\$ 1,372,748</b>	<b>\$ 6,757,147</b>	<b>\$ 22,120,000</b>	<b>\$ -</b>	<b>\$ 31,606,744</b>

**Esplanade Lake Club Community Development District**  
**Balance Sheet**  
**for the Period Ending December 31, 2020**

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 Other Funds</b>								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	129,391	-	-	-	-	-	-	129,391
Capital Projects Fund(s)	-	-	-	-	-	-	-	-
<b>Bonds Payable</b>								
Current Portion	-	-	-	-	-	\$0	-	-
Long Term	-	-	-	-	-	\$22,120,000	-	22,120,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-
<b>Total Liabilities</b>	<b>\$ 129,391</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 22,120,000</b>	<b>\$ -</b>	<b>\$ 22,249,391</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>Fund Balance</b>								
<b>Restricted</b>								
Beginning: October 1, 2020 (Unaudited)	-	724,811	547,858	1,418,501	6,752,206	-	-	9,443,376
Results from Current Operations	-	(205,240)	94,740	19	4,941	-	-	(105,540)
<b>Unassigned</b>								
Beginning: October 1, 2020 (Unaudited)	3,327	-	-	-	-	-	-	3,327
Results from Current Operations	61,962	-	-	-	-	-	-	61,962
<b>Total Fund Equity and Other Credits</b>	<b>\$ 65,289</b>	<b>\$ 519,571</b>	<b>\$ 642,598</b>	<b>\$ 1,372,748</b>	<b>\$ 6,757,147</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 9,357,353</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 194,679</b>	<b>\$ 519,571</b>	<b>\$ 642,598</b>	<b>\$ 1,372,748</b>	<b>\$ 6,757,147</b>	<b>\$ 22,120,000</b>	<b>\$ -</b>	<b>\$ 31,606,744</b>

**Esplanade Lake Club Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through December 31, 2020**

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>						
Carryforward	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest</b>						
Interest - General Checking	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>						
Special Assessments - On-Roll	-	654	51,862	52,517	\$ 444,770	12%
Special Assessments - Off-Roll	20,000	-	30,000	50,000	44,985	111%
Developer Contribution	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 20,000</b>	<b>\$ 654</b>	<b>\$ 81,862</b>	<b>102,517</b>	<b>\$ 489,755</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>						
<b>Executive</b>						
Professional Management	3,333	3,333	3,333	10,000	40,000	25%
<b>Financial and Administrative</b>						
Audit Services	-	-	-	-	4,500	0%
Accounting Services	1,333	1,333	1,333	4,000	16,000	25%
Assessment Roll Services	1,333	1,333	1,333	4,000	8,000	50%
Arbitrage Rebate Services	-	-	-	-	500	0%
<b>Other Contractual Services</b>						
Legal Advertising	401	-	4,067	4,467	5,000	89%
Trustee Services	-	-	-	-	8,250	0%
Dissemination Agent Services	917	417	417	1,750	500	350%
Property Appraiser Fees	-	-	-	-	-	N/A
Bank Service Fees	25	25	26	75	350	21%
<b>Communications &amp; Freight Services</b>						
Postage, Freight & Messenger	56	-	103	159	750	21%

**Esplanade Lake Club Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through December 31, 2020**

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
<b>Computer Services - Website Development</b>	50	-	50	100	1,500	7%
<b>Insurance</b>	5,381	-	-	5,381	5,200	103%
<b>Printing &amp; Binding</b>	150	-	262	412	330	125%
<b>Subscription &amp; Memberships</b>	175	-	-	175	175	100%
<b>Legal Services</b>						
Legal - General Counsel	-	-	7,493	7,493	15,000	50%
Legal - Series 2019 Bonds	-	-	-	-	-	N/A
Legal - Boundary Amendment	-	-	2,543	2,543	-	N/A
<b>Other General Government Services</b>						
Engineering Services	-	-	-	-	7,500	0%
Contingencies	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	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
Repairs & Maintenance						
Lake System						
Aquatic Weed Control	-	-	-	-	59,200	0%
Lake Bank Maintenance	-	-	-	-	150,000	0%
Slope Survey Monitoring	-	-	-	-	5,000	0%
Water Quality Reporting/Testing	-	-	-	-	15,000	0%
Capital Outlay						
Aeration Systems	-	-	-	-	-	N/A
Littoral Shelf Plantings	-	-	-	-	-	N/A
Erosion Restoration	-	-	-	-	-	N/A

**Esplanade Lake Club Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through December 31, 2020**

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Contingencies	-	-	-	-	-	N/A
Contingencies - OVERALL	-	-	-	-	12,000	0%
<b>Landscaping</b>						
Repairs & Maintenance	-	-	-	-	100,000	0%
<b>Reserves</b>						
Operational Reserve (Future Years)	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>						
Discounts/Collection Fees	-	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>13,154</b>	<b>6,441</b>	<b>20,959</b>	<b>40,555</b>	<b>489,755</b>	<b>8%</b>
 <b>Total Expenditures and Other Uses:</b>	<b>\$ 13,154</b>	<b>\$ 6,441</b>	<b>\$ 20,959</b>	<b>\$ 40,555</b>	<b>\$ 489,755</b>	<b>8%</b>
 Net Increase/ (Decrease) in Fund Balance	6,846	(5,787)	60,903	61,962	-	
Fund Balance - Beginning	3,327	10,173	4,386	3,327	-	
<b>Fund Balance - Ending</b>	<b>\$ 10,173</b>	<b>\$ 4,386</b>	<b>\$ 65,289</b>	<b>65,289</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 December 31, 2020**

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>						
Carryforward	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>						
Interest Account	-	0	0	0	-	N/A
Sinking Fund	-	-	-	-	-	N/A
Reserve Account	2	2	2	5	-	N/A
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	N/A
Capitalized Interest	1	1	-	2	-	N/A
<b>Special Assessment Revenue</b>						
Special Assessments - On-Roll	-	1,085	86,012	87,097	737,770	12%
Special Assessments - Off-Roll	-	-	-	-	72,494	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>\$ 3</b>	<b>\$ 1,088</b>	<b>\$ 86,014</b>	<b>87,105</b>	<b>\$ 810,264</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>						
<b>Debt Service</b>						
Principal Debt Service - Mandatory	\$ -	\$ -	\$ -	-	\$ 275,000	0%
Principal Debt Service - Early Redemptions	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Expense	\$ -	\$ 292,344	\$ -	292,344	\$ -	N/A
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ 2	2	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 292,344</b>	<b>\$ 2</b>	<b>292,346</b>	<b>\$ 275,000</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	3	(291,256)	86,012	(205,240)	535,264	
Fund Balance - Beginning	724,811	724,814	433,559	724,811	-	
<b>Fund Balance - Ending</b>	<b>\$ 724,814</b>	<b>\$ 433,559</b>	<b>\$ 519,571</b>	<b>519,571</b>	<b>\$ 535,264</b>	



**Esplanade Lake Club Community Development District**  
**Debt Service Fund - Series 2019A-2**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through December 31, 2020**

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>						
Carryforward	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>						
Interest Account	-	0	0	0	-	N/A
Sinking Fund	-	-	-	-	-	N/A
Reserve Account	1	1	1	3	-	N/A
Prepayment Account	1	1	1	2	-	N/A
Revenue Account	-	-	-	-	-	N/A
Capitalized Interest	1	1	-	1	-	N/A
<b>Special Assessment Revenue</b>						
Special Assessments - On-Roll	-	527	41,767	42,293	358,214	N/A
Special Assessments - Off-Roll	-	-	-	-	50,164	N/A
Special Assessments - Prepayment 2019A-2	155,006	-	234,314	389,320	-	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>\$ 155,008</b>	<b>\$ 530</b>	<b>\$ 276,082</b>	<b>431,619</b>	<b>\$ 408,378</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>						
<b>Debt Service</b>						
Principal Debt Service - Mandatory	\$ -	\$ -	\$ -	-	\$ -	N/A
Principal Debt Service - Early Redemptions	\$ -	\$ 185,000	\$ -	185,000	\$ -	N/A
Interest Expense	\$ -	\$ 147,022	\$ -	147,022	\$ 294,044	N/A
Operating Transfers Out (To Other Funds)	-	-	4,857	4,857	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 332,022</b>	<b>\$ 4,857</b>	<b>336,879</b>	<b>\$ 294,044</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	155,008	(331,492)	271,225	94,740	114,334	
Fund Balance - Beginning	547,858	702,865	371,373	547,858	-	
<b>Fund Balance - Ending</b>	<b>\$ 702,865</b>	<b>\$ 371,373</b>	<b>\$ 642,598</b>	<b>642,598</b>	<b>\$ 114,334</b>	

**Esplanade Lake Club Community Development District  
Capital Project Fund - Series 2019A-1  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through December 31, 2020**

Description	October	November	December	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>					
Carryforward	\$ -	\$ -	\$ -	-	\$ -
<b>Interest Income</b>					
Construction Account	1	1	3	5	-
Cost of Issuance	-	-	-	-	-
Retainage Account	5	8	-	12	-
<b>Debt Proceeds</b>					
Debt Proceeds Series 2019A-1	-	-	-	-	-
<b>Operating Transfers In (From Other Funds)</b>	-	-	2	2	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 6</b>	<b>\$ 9</b>	<b>\$ 5</b>	<b>\$ 19</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>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	\$ 6	\$ 9	\$ 5	\$ 19	-
Fund Balance - Beginning	\$ 1,418,501	\$ 1,418,506	\$ 1,418,515	1,418,501	-
<b>Fund Balance - Ending</b>	<b>\$ 1,418,506</b>	<b>\$ 1,418,515</b>	<b>\$ 1,418,519</b>	<b>\$ 1,418,519</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 December 31, 2020**

Description	October	November	December	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>					
Carryforward	\$ -	\$ -	\$ -	-	\$ -
<b>Interest Income</b>					
Construction Account	24	25	26	76	-
Cost of Issuance	-	-	-	-	-
Retainage Account	3	5	-	8	-
<b>Debt Proceeds</b>					
Debt Proceeds Series 2019A-2	-	-	-	-	-
<b>Operating Transfers In (From Other Funds)</b>	-	-	4,857	4,857	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 28</b>	<b>\$ 31</b>	<b>\$ 4,883</b>	<b>\$ 4,941</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>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	\$ 28	\$ 31	\$ 4,883	\$ 4,941	-
Fund Balance - Beginning	\$ 6,752,206	\$ 6,752,234	\$ 6,752,264	6,752,206	-
<b>Fund Balance - Ending</b>	<b>\$ 6,752,234</b>	<b>\$ 6,752,264</b>	<b>\$ 6,757,147</b>	<b>\$ 6,757,147</b>	<b>\$ -</b>