

# ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - DECEMBER 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 December 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	\$ 517,236	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 517,236	
Debt Service Fund									
Interest Account		-	-	-	-	-	-	-	
Sinking Account	-	-	-	-	-	-	-	-	
Reserve Account	-	432,147	135,747	-	-	-	-	567,894	
Revenue	-	51,607	0	-	-	-	-	51,608	
Prepayment Account	-	-	139,581	-	-	-	-	139,581	
General Redemption Account	-	-	-	-	-	-	-	-	
Capitalized Interest	-	-	-	-	-	-	-	-	
Retainage Account	-	-	-	-	-	-	-	-	
Construction	-	-	-	-	5,890,959	-	-	5,890,959	
Cost of Issuance	-	-	-	-	-	-	-	-	
<b>Due from Other Funds</b>									
General Fund	-	214,658	-	-	-	-	-	214,658	
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	-	-	-	-	-	\$ 973,741	-	973,741	
Amount to be Provided by Debt Service Funds	-	-	-	-	-	\$17,756,259	-	17,756,259	
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	
<b>Total Assets</b>	<b>\$ 517,236</b>	<b>\$ 698,412</b>	<b>\$ 275,329</b>	<b>\$ -</b>	<b>\$ 5,890,959</b>	<b>\$ 18,730,000</b>	<b>\$ -</b>	<b>\$ 26,111,936</b>	

**Esplanade Lake Club Community Development District  
Balance Sheet  
for the Period Ending December 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>	\$ 2,960	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,960	
<b>Due to Developer</b>	-							-	
<b>Due to Other Funds</b>									
General Fund	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	214,658	-	-	-	-	-	-	214,658	
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						\$14,280,000		14,280,000	
Long Term - Series 2019A-2	-	-	-	-	-	\$4,450,000	-	4,450,000	
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-		-	-	
<b>Total Liabilities</b>	<b>\$ 217,618</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 18,730,000</b>	<b>\$ -</b>	<b>\$ 18,947,618</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, 2022 (Unaudited)	-	1,056,624	298,495	(10,537)	6,773,063	-	-	8,117,644	
Results from Current Operations	-	(358,212)	(23,166)	(160,757)	(866,796)	-	-	(1,408,931)	
<b>Unassigned</b>									
Beginning: October 1, 2022 (Unaudited)	290,132	-	-	-	-	-	-	290,132	
Results from Current Operations	9,486	-	-	-	-	-	-	9,486	
<b>Total Fund Equity and Other Credits</b>	<b>\$ 299,618</b>	<b>\$ 698,412</b>	<b>\$ 275,329</b>	<b>\$ -</b>	<b>\$ 5,890,959</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,164,317</b>	
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 517,236</b>	<b>\$ 698,412</b>	<b>\$ 275,329</b>	<b>\$ -</b>	<b>\$ 5,890,959</b>	<b>\$ 18,730,000</b>	<b>\$ -</b>	<b>\$ 26,111,936</b>	

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

Description	October	November	December	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	5,001	126,979	132,012	\$ 532,408	25%
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>\$ 5,001</b>	<b>\$ 126,979</b>	<b>132,012</b>	<b>\$ 532,408</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>						
<b>Executive</b>						
Professional Management	3,417	3,417	3,417	10,250	41,000	25%
<b>Financial and Administrative</b>						
Audit Services	-	-	-	-	4,200	0%
Accounting Services	2,000	2,000	2,000	6,000	24,000	25%
Assessment Roll Services	2,000	2,000	2,000	6,000	24,000	25%
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	417	1,250	5,000	25%
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 December 31, 2022**

Description	October	November	December	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>	-	5,988	-	5,988	5,700	105%
<b>Printing &amp; Binding</b>	-	-	-	-	150	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	-	-	-	-	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	-	2,917	2,917	5,833	35,000	17%
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 December 31, 2022**

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Repairs & Maintenance				-	-	N/A
Lake System						
Aquatic Weed Control	-	-	2,364	2,364	26,500	9%
Lake Bank Maintenance	-	-	-	-	12,000	0%
Slope Survey Monitoring	-	-	-	-	-	N/A
Water Quality Reporting	-	-	-	-	66,000	0%
Water Quality Testing	-	5,415	5,415	10,830	14,200	76%
Stormwater Structures	8,000	-	2,200	10,200	23,000	44%
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
Stormwater Structures	-	31,200	-	31,200.00	-	N/A
<b>Landscaping</b>						
Professional Services						
Asset Management	-	-	-	-	-	N/A
Utility Services						
Electric	-	-	-	-	-	N/A
Repairs & Maintenance						
Landscape Maintenance	-	15,778	16,645	32,423	89,100	36%
Tree Trimming	-	-	-	-	-	N/A
Landscape Replacements	-	-	-	-	7,000	0%
Mulch Installation	-	-	-	-	4,700	0%

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Annuals	-	-	-	-	14,000	0%
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>						
Discounts/Collection Fees	-	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>15,846</b>	<b>69,306</b>	<b>37,374</b>	<b>122,526</b>	<b>532,408</b>	<b>23%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 15,846</b>	<b>\$ 69,306</b>	<b>\$ 37,374</b>	<b>\$ 122,526</b>	<b>\$ 532,408</b>	<b>23%</b>
Net Increase/ (Decrease) in Fund Balance	(15,814)	(64,305)	89,605	9,486	-	
Fund Balance - Beginning	290,132	274,318	210,013	290,132	-	
<b>Fund Balance - Ending</b>	<b>\$ 274,318</b>	<b>\$ 210,013</b>	<b>\$ 299,618</b>	<b>299,618</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, 2022**

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	-	-	-	-		N/A
Sinking Fund	-	-	-	-		N/A
Reserve Account	2	2	2	5		N/A
Prepayment Account	-	-	-	-		N/A
Revenue Account	3	3	0	5		N/A
Capitalized Interest	-	-	-	-		N/A
<b>Special Assessment Revenue</b>						
Special Assessments - On-Roll	52	8,132	206,474	214,658	865,797	25%
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>\$ 8,136</b>	<b>\$ 206,476</b>	<b>214,669</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	\$ -	285,000	\$ 285,000	100%
Principal Debt Service - Early Redemptions	-	-	-	-	\$ -	N/A
Interest Expense	-	287,875	-	287,875	\$ 571,119	50%
<b>Operating Transfers Out (To Other Funds)</b>						
	2	2	2	5	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 2</b>	<b>\$ 572,877</b>	<b>\$ 2</b>	<b>572,880</b>	<b>\$ 856,119</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	55	(564,741)	206,474	(358,212)	9,678	
Fund Balance - Beginning	1,056,624	1,056,679	491,938	1,056,624	-	
<b>Fund Balance - Ending</b>	<b>\$ 1,056,679</b>	<b>\$ 491,938</b>	<b>\$ 698,412</b>	<b>698,412</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 December 31, 2022**

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	-	-	-	-		N/A
Sinking Fund	-	-	-	-		N/A
Reserve Account	1	1	1	2		N/A
Prepayment Account	0	1	0	1		N/A
Revenue Account	-	0	-	0		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	-	-	131,832	131,832	-	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>\$ 2</b>	<b>\$ 131,833</b>	<b>334,958</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	\$ -	110,000	\$ 110,000	100%
Principal Debt Service - Early Redemptions	\$ -	\$ 155,000	\$ -	155,000	\$ -	N/A
Interest Expense	\$ -	\$ 93,122	\$ -	93,122	\$ 254,622	37%
<b>Operating Transfers Out (To Other Funds)</b>						
	\$ 1	1	1	2	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 1</b>	<b>\$ 358,122</b>	<b>\$ 1</b>	<b>358,124</b>	<b>\$ 364,622</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	203,122	(358,121)	131,832	(23,166)	-	
Fund Balance - Beginning	298,495	501,617	143,496	298,495	-	
<b>Fund Balance - Ending</b>	<b>\$ 501,617</b>	<b>\$ 143,496</b>	<b>\$ 275,329</b>	<b>275,329</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 December 31, 2022**

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	1	2	-
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>2</b>	<b>5</b>	<b>-</b>
<b>Total Revenue and Other Sources:</b>	<b>\$ 2</b>	<b>\$ 3</b>	<b>\$ 2</b>	<b>\$ 7</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	-	-	133,803	\$ 133,803	\$ -
Engineering Services	-	-	-	\$ -	\$ -
Other Physical Environment	-	-	-	\$ -	\$ -
Road Improvements	-	-	26,961	\$ 26,961	-
<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>\$ 160,764</b>	<b>\$ 160,764</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	\$ 2	\$ 3	\$ (160,762)	\$ (160,757)	-
Fund Balance - Beginning	\$ (10,537)	\$ (10,535)	\$ (10,532)	(10,537)	-
<b>Fund Balance - Ending</b>	<b>\$ (10,535)</b>	<b>\$ (10,532)</b>	<b>\$ (171,294)</b>	<b>\$ (171,294)</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 December 31, 2022**

Description	October	November	December	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>					
Carryforward	\$ -	\$ -	\$ -	-	\$ -
<b>Interest Income</b>					
Construction Account	28	29	28	84	-
Cost of Issuance	-	-	-	-	-
Retainage Account	-	-	-	-	-
<b>Debt Proceeds</b>					
Debt Proceeds Series 2019A-2	-	-	-	-	-
<b>Operating Transfers In (From Other Funds)</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>-</b>
<b>Total Revenue and Other Sources:</b>	<b>\$ 28</b>	<b>\$ 29</b>	<b>\$ 28</b>	<b>\$ 86</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>-</b>	<b>-</b>	<b>-</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Legal Services</b>					
Legal - Series 2019	-	-	-	\$ -	-
<b>Capital Outlay</b>					
Water-Sewer Combination-Construction	-	-	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	-	721,502	\$ 721,502	\$ -
Engineering Services	-	-	-	\$ -	\$ -
Other Physical Environment	-	-	-	\$ -	\$ -
Road Improvements	-	-	145,381	\$ 145,381	-
<b>Underwriters Discount</b>					
Series 2019A-2	-	-	-	\$ -	\$ -
<b>Cost of Issuance</b>					
Series 2019A-2	-	-	-	\$ -	\$ -
<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>\$ 866,882</b>	<b>\$ 866,882</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	\$ 28	\$ 29	\$ (866,854)	\$ (866,796)	-
Fund Balance - Beginning	\$ 6,773,063	\$ 6,773,092	\$ 6,773,121	6,773,063	-
<b>Fund Balance - Ending</b>	<b>\$ 6,773,092</b>	<b>\$ 6,773,121</b>	<b>\$ 5,906,267</b>	<b>\$ 5,906,267</b>	<b>\$ -</b>

Prepared by:

**JPWARD and Associates, LLC**