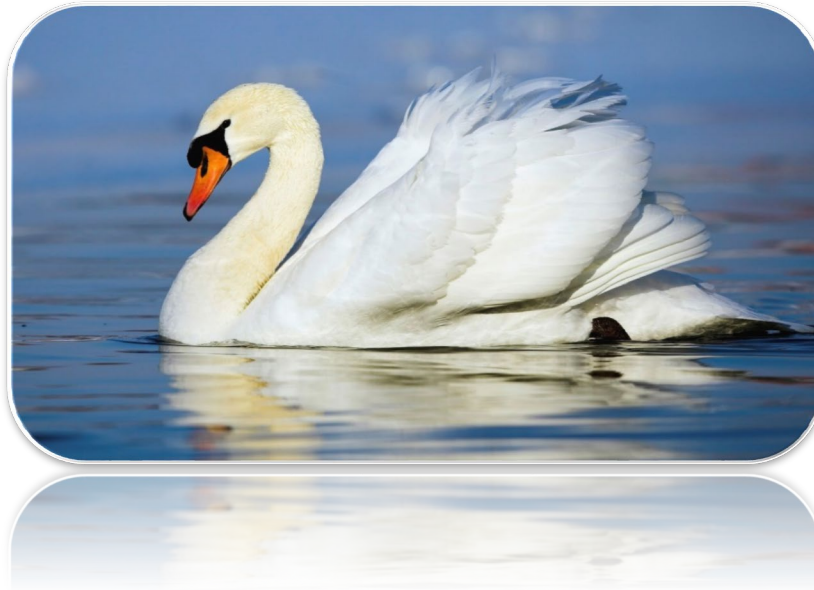


ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - DECEMBER 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 December 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	\$ 1,136,925	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,136,925
Debt Service Fund									
Interest Account	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-
Reserve Account	-	427,597	55,144	-	-	-	-	-	482,741
Revenue	-	710,820	38	-	-	-	-	-	710,857
Prepayment Account	-	9,271	410,678	-	-	-	-	-	419,949
General Redemption Account	-	-	-	-	-	-	-	-	-
Capitalized Interest	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-
Construction	-	-	-	24,725	9,846	-	-	-	34,571
Cost of Issuance	-	-	-	-	-	-	-	-	-
Due from Other Funds									
General Fund	-	89,280	-	-	-	-	-	-	89,280
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	-	-	-	-	-	1,702,827	-	-	1,702,827
Amount to be Provided by Debt Service Funds	-	-	-	-	-	13,537,173	-	-	13,537,173
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	6,007,113	-	6,007,113
Total Assets	\$ 1,136,925	\$ 1,236,968	\$ 465,859	\$ 24,725	\$ 9,846	\$ 15,240,000	\$ 6,007,113	\$ -	\$ 24,121,436

**Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending December 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)	89,280	-	-	-	-	-	-	-	89,280
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-
Bonds Payable									
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	-	-	-	-	-	1,670,000	-	-	1,670,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	-
Total Liabilities	\$ 89,280	\$ -	\$ -	\$ -	\$ 455,267	\$ 15,240,000	\$ -	\$ -	\$ 15,784,548
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	-	(100,216)	68,140	5,388	904	-	-	-	(25,784)
Unassigned									
Beginning: October 1, 2024 (Unaudited)	522,354	-	-	-	-	-	-	-	522,354
Results from Current Operations	525,291	-	-	-	-	-	-	-	525,291
Total Fund Equity and Other Credits	\$ 1,047,645	\$ 1,236,968	\$ 465,859	\$ 24,725	\$ (445,421)	\$ -	\$ 6,007,113	\$ -	\$ 8,336,889
Total Liabilities, Fund Equity and Other Credits	\$ 1,136,925	\$ 1,236,968	\$ 465,859	\$ 24,725	\$ 9,846	\$ 15,240,000	\$ 6,007,113	\$ -	\$ 24,121,436

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 December 31, 2024

Description	October	November	December	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	148,185	486,412	637,023	935,116	68%
Special Assessments - Off-Roll	-	-	-	-	-	N/A
Developer Contribution	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,426	\$ 148,185	\$ 486,412	\$ 637,023	\$ 935,116	68%
Expenditures and Other Uses						
Legislative						
Board of Supervisor's Fees	-	-	200	200	-	N/A
Executive						
Professional Management	3,583	3,583	3,583	10,750	43,000	25%
Financial and Administrative						
Audit Services	-	-	-	-	4,400	0%
Accounting Services	2,250	2,250	2,250	6,750	36,000	19%
Assessment Roll Services	2,250	2,250	2,250	6,750	36,000	19%
Arbitrage Rebate Services	-	-	-	-	1,000	0%
Other Contractual Services						
Legal Advertising	-	-	765	765	3,500	22%
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%

Prepared by:

JPWARD and Associates, LLC

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Communications & Freight Services						
Postage, Freight & Messenger	31	12	23	66	100	66%
Computer Services - Website Development	-	-	-	-	600	0%
Insurance	17,575	-	-	17,575	17,521	100%
Printing & Binding	-	-	-	-	400	0%
Subscription & Memberships	-	175	-	175	175	100%
Legal Services						
Legal - General Counsel	-	-	762	762	7,500	10%
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	-	42	500	542	500	108%
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 December 31, 2024**

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services						
Professional - Management	-	3,250	3,250	6,500	39,000	17%
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	12,974	18,839	38,000	50%
Lake Bank Maintenance	-	-	15,962	15,962	20,000	80%
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 December 31, 2024**

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Landscaping						
Professional Services						
Asset Management	-	1,500	1,042	2,542	18,000	14%
Utility Services						
Electric	-	-	-	-	-	N/A
Repairs & Maintenance						
Landscape Maintenance	-	1,667	5,417	7,083	95,000	7%
Eagle Key Maitenance	-	5,150	2,960	8,110	20,000	41%
Tree Trimming	-	-	-	-	18,000	0%
Landscape Replacements	-	-	-	-	10,000	0%
Landscape & Shrub Replacements	-	-	-	-	-	N/A
Mulch Installation	-	-	-	-	8,000	0%
Annuals	-	-	3,492	3,492	18,000	19%
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 PI Blvd Landscape Improvements	-	-	-	-	10,000	0%

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

Description	October	November	December	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	29,812	55,430	111,731	935,116	12%
Total Expenditures and Other Uses:	\$ 26,490	\$ 29,812	\$ 55,430	\$ 111,731	\$ 935,116	12%
Net Increase/ (Decrease) in Fund Balance	(24,064)	118,373	430,982	525,291	-	
Fund Balance - Beginning	522,354	498,290	616,663	522,354	432,305	
Fund Balance - Ending	\$ 498,290	\$ 616,663	\$ 1,047,645	\$ 1,047,645	\$ 432,305	

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

Description	October	November	December	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	1,737	1,614	5,139	17,000	30%
Prepayment Account	1	1	-	1	-	N/A
Revenue Account	3,102	3,030	690	6,823	18,000	38%
Capitalized Interest	-	-	-	-	-	N/A
Special Assessment Revenue						
Special Assessments - On-Roll	2,385	145,716	478,308	626,410	924,979	68%
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	\$ 150,484	\$ 480,612	638,373	\$ 959,979	66%
Expenditures and Other Uses						
Debt Service						
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%
Operating Transfers Out (To Other Funds)	1,788	1,737	1,614	5,139	-	N/A
Other Fees and Charges						
Discounts for Early Payment	-	-	-	-	60,513	0%
Total Expenditures and Other Uses:	\$ 1,788	\$ 735,187	\$ 1,614	738,589	\$ 917,457	81%
Net Increase/ (Decrease) in Fund Balance	5,489	(584,703)	478,998	(100,216)	42,522	
Fund Balance - Beginning	1,337,184	1,342,673	757,970	1,337,184	1,137,229	
Fund Balance - Ending	\$ 1,342,673	\$ 757,970	\$ 1,236,968	1,236,968	\$ 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 December 31, 2024

Description	October	November	December	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	263	244	794	4,500	18%
Prepayment Account	992	1,708	695	3,395	5,400	63%
Revenue Account	-	38	-	38	650	6%
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	117,874	142,220	394,710	30,290	1303%
Intragovernmental Transfers In						
	-	-	-	-	-	N/A
Debt Proceeds						
Debt Proceeds Series 2019A-2	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 232,580	\$ 119,883	\$ 143,159	495,622	\$ 171,675	289%
Expenditures and Other Uses						
Debt Service						
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	244	794	1,981	40%
Total Expenditures and Other Uses:	287	426,951	244	427,482	\$ 161,125	265%
Net Increase/ (Decrease) in Fund Balance	232,293	(307,068)	142,915	68,140	10,550	
Fund Balance - Beginning	397,720	630,013	322,945	397,720	270,231	
Fund Balance - Ending	\$ 630,013	\$ 322,945	\$ 465,859	\$ 465,859	\$ 280,781	

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

Description	October	November	December	Year to Date	Total Annual Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income					
Construction Account	79	85	85	249	-
Cost of Issuance	-	-	-	-	-
Retainage Account	-	-	-	-	-
Debt Proceeds					
Debt Proceeds Series 2019A-1	-	-	-	-	-
Operating Transfers In (From Other Funds)	1,788	1,737	1,614	5,139	-
Total Revenue and Other Sources:	\$ 1,867	\$ 1,822	\$ 1,699	\$ 5,388	\$ -
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	\$ 1,822	\$ 1,699	\$ 5,388	-
Fund Balance - Beginning	\$ 19,336	\$ 21,203	\$ 23,026	19,336	-
Fund Balance - Ending	\$ 21,203	\$ 23,026	\$ 24,725	\$ 24,725	\$ -

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, 2024

Description	October	November	December	Year to Date	Total Annual Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income					
Construction Account	37	37	36	110	-
Cost of Issuance	-	-	-	-	-
Retainage Account	-	-	-	-	-
Debt Proceeds					
Debt Proceeds Series 2019A-2	-	-	-	-	-
Operating Transfers In (From Other Funds)	287	263	244	794	-
Total Revenue and Other Sources:	\$ 324	\$ 300	\$ 280	\$ 904	\$ -
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	\$ 324	\$ 300	\$ 280	\$ 904	-
Fund Balance - Beginning	\$ (446,325)	\$ (446,002)	\$ (445,701)	(446,325)	-
Fund Balance - Ending	\$ (446,002)	\$ (445,701)	\$ (445,421)	\$ (445,421)	\$ -

Prepared by:

JPWARD and Associates, LLC