

Esplanade Lake Club

Community Development District

Financial Statements October 31, 2025

JPWard and Associates, LLC
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
Phone: (954) 658-4900

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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 October 31, 2025

| | Governmental Funds | | | | | | | Account Groups | | Totals (Memorandum Only) |
|---|--------------------|---------------------|-------------------|-------------------|------------------------|------------------|------------------|------------------------|----------------------|-----------------------------|
| | Debt Service Funds | | | | Capital Projects Funds | | | General Long Term Debt | General Fixed Assets | |
| | General Fund | Series 2019A-1 | Series 2019A-2 | Series 2025 | Series 2019A-1 | Series 2019A-2 | Series 2025 | | | |
| Assets | | | | | | | | | | |
| Cash and Investments | | | | | | | | | | |
| General Fund - Invested Cash | \$ 629,226 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 629,226 |
| Debt Service Fund | | | | | | | | | | |
| Reserve Account | - | 427,391 | 29,038 | 88,578 | - | - | - | - | - | 545,006 |
| Revenue | - | 833,086 | 58,290 | - | - | - | - | - | - | 891,375 |
| Prepayment Account | - | 206 | 124,599 | - | - | - | - | - | - | 124,806 |
| Capitalized Interest | - | - | - | 61,066 | - | - | - | - | - | 61,066 |
| Construction | - | - | - | - | 40,979 | 11,819 | 60,586 | - | - | 113,383 |
| Cost of Issuance | - | - | - | - | - | - | - | - | - | - |
| Due from Other Funds | | | | | | | | | | |
| General Fund | - | 2,261 | - | - | - | - | - | - | - | 2,261 |
| Debt Service Fund(s) | - | - | - | - | - | - | - | - | - | - |
| Contribution from Taylor Morrison | | | | | | | | | | |
| | - | - | - | - | - | - | 6,921 | - | - | 6,921 |
| Amount Available in Debt Service Funds | | | | | | | | | | |
| | - | - | - | - | - | - | - | 1,474,870 | - | 1,474,870 |
| Amount to be Provided by Debt Service Funds | | | | | | | | | | |
| | - | - | - | - | - | - | - | 15,450,130 | - | 15,450,130 |
| Investment in General Fixed Assets (net of depreciation) | | | | | | | | | | |
| | - | - | - | - | - | - | - | - | 8,646,114 | 8,646,114 |
| Total Assets | \$ 629,226 | \$ 1,262,944 | \$ 211,926 | \$ 149,644 | \$ 40,979 | \$ 11,819 | \$ 67,506 | \$ 16,925,000 | \$ 8,646,114 | \$ 27,945,158 |

Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending October 31, 2025

| | Governmental Funds | | | | | | | | Account Groups | | Totals (Memorandum Only) |
|---|--------------------|---------------------|-------------------|-------------------|------------------------|---------------------|------------------|----------------------|---------------------|---------------|--------------------------------|
| | Debt Service Funds | | | | Capital Projects Funds | | | | General Long Term | General Fixed | |
| | General Fund | Series 2019A-1 | Series 2019A-2 | Series 2025 | Series 2019A-1 | Series 2019A-2 | Series 2025 | Debt | Assets | | |
| Liabilities | | | | | | | | | | | |
| Accounts Payable | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Developer Advance | - | - | - | - | - | 455,267 | - | - | - | - | 455,267 |
| Due to Other Funds | | | | | | | | | | | |
| General Fund | - | - | - | - | - | - | - | - | - | - | - |
| Debt Service Fund(s) | 2,261 | - | - | - | - | - | - | - | - | - | 2,261 |
| Bonds Payable | | | | | | | | | | | |
| Current Portion (Due within 12 months) | | | | | | | | | | | |
| Series 2019A-1 | - | - | - | - | - | - | - | 310,000 | - | - | 310,000 |
| Series 2019A-2 | - | - | - | - | - | - | - | 40,000 | - | - | 40,000 |
| Series 2025 | - | - | - | - | - | - | - | 35,000 | - | - | 35,000 |
| Long Term | | | | | | | | | | | |
| Series 2019A-1 | - | - | - | - | - | - | - | \$13,210,000 | - | - | 13,210,000 |
| Series 2019A-2 | - | - | - | - | - | - | - | \$860,000 | - | - | 860,000 |
| Series 2025 | - | - | - | - | - | - | - | \$2,470,000 | - | - | 2,470,000 |
| Total Liabilities | \$ 2,261 | \$ - | \$ - | \$ - | \$ - | \$ 455,267 | \$ - | \$ 16,925,000 | \$ - | \$ - | \$ 17,382,528 |
| Fund Equity and Other Credits | | | | | | | | | | | |
| Investment in General Fixed Assets | - | - | - | - | - | - | - | - | 8,646,114 | - | 8,646,114 |
| Fund Balance | | | | | | | | | | | |
| Restricted | | | | | | | | | | | |
| Beginning: October 1, 2025 (Unaudited) | - | 1,257,879 | 154,694 | 149,140 | 39,402 | (443,591) | 67,302 | - | - | - | 1,224,826 |
| Results from Current Operations | - | 5,065 | 57,232 | 504 | 1,576 | 143 | 204 | - | - | - | 64,724 |
| Unassigned | | | | | | | | | | | |
| Beginning: October 1, 2025 (Unaudited) | 522,354 | - | - | - | - | - | - | - | - | - | 522,354 |
| Extraordinary Capital/Operations Reserve | 175,879 | - | - | - | - | - | - | - | - | - | 175,879 |
| Results from Current Operations | (71,267) | - | - | - | - | - | - | - | - | - | (71,267) |
| Total Fund Equity and Other Credits | \$ 626,965 | \$ 1,262,944 | \$ 211,926 | \$ 149,644 | \$ 40,979 | \$ (443,449) | \$ 67,506 | \$ - | \$ 8,646,114 | \$ - | \$ 10,562,630 |
| Total Liabilities, Fund Equity and Other Credits | \$ 629,226 | \$ 1,262,944 | \$ 211,926 | \$ 149,644 | \$ 40,979 | \$ 11,819 | \$ 67,506 | \$ 16,925,000 | \$ 8,646,114 | \$ - | \$ 27,945,158 |

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2025

| Description | October | Year to Date | Total Annual Budget | % of Budget |
|---|-----------------|-----------------|---------------------|-------------|
| Revenue and Other Sources | | | | |
| Carryforward | \$ - | \$ - | \$ - | 0% |
| Special Assessment Revenue | | | | |
| Special Assessments - On-Roll | 2,299 | 2,299 | 1,070,089 | 0% |
| Special Assessments - Off-Roll | - | - | - | 0% |
| Other Fees and Charges | | | | |
| Discounts/Collection Fees | - | - | (42,804) | 0% |
| Total Revenue and Other Sources: | \$ 2,299 | \$ 2,299 | \$ 1,070,089 | 0% |
| Expenditures and Other Uses | | | | |
| Legislative | | | | |
| Board of Supervisor's Fees | 400 | 400 | 2,400 | 17% |
| Executive | | | | |
| Professional Management | 4,583 | 4,583 | 55,000 | 8% |
| Financial and Administrative | | | | |
| Audit Services | - | - | 4,500 | 0% |
| Accounting Services | 3,333 | 3,333 | 40,000 | 8% |
| Assessment Roll Services | 3,333 | 3,333 | 40,000 | 8% |
| Arbitrage Rebate Services | - | - | 1,500 | 0% |
| Other Contractual Services | | | | |
| Legal Advertising | - | - | 4,000 | 0% |
| Trustee Services | - | - | 11,250 | 0% |
| Dissemination Agent Services | - | - | 7,000 | 0% |
| Bond Amortization Schedules | 500 | 500 | 2,000 | 25% |
| Property Appraiser & Tax Collector Fees | - | - | 700 | 0% |
| Bank Service Fees | - | - | 250 | 0% |
| Communications & Freight Services | | | | |
| Postage, Freight & Messenger | - | - | 250 | 0% |
| Computer Services - Website Development | - | - | 2,400 | 0% |
| Insurance | 18,623 | 18,623 | 18,275 | 102% |
| Printing & Binding | - | - | 300 | 0% |
| Subscription & Memberships | - | - | 175 | 0% |
| Legal Services | | | | |
| Legal - General Counsel | - | - | 7,500 | 0% |
| Legal - Series 2025 Bonds | - | - | - | 0% |
| Other General Government Services | | | | |
| Engineering Services | - | - | 5,000 | 0% |
| Emergency & Disaster Relief Services | | | | |

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2025

| Description | October | Year to Date | Total Annual Budget | % of Budget |
|---------------------------------------|---------|--------------|---------------------|-------------|
| Road and Street Services | | | | |
| Professional Management | | | | |
| Asset Management | - | - | 1,000 | 0% |
| Repairs and Maintenance | | | | |
| Miscellaneous Repairs | - | - | 2,000 | 0% |
| Pressure Cleaning | - | - | 4,000 | 0% |
| Stormwater Management Services | | | | |
| Professional - Management | - | - | 68,000 | 0% |
| Repairs & Maintenance | | | | |
| Lake System | | | | |
| Aquatic Weed Control | - | - | 44,000 | 0% |
| Lake Bank Maintenance | - | - | 34,000 | 0% |
| Fountain and Aeroation Maintenance | - | - | 1,500 | 0% |
| Water Quality Reporting | - | - | 69,000 | 0% |
| Water Quality Testing | - | - | 16,000 | 0% |
| Stormwater Structures | 19,000 | 19,000 | 40,000 | 48% |
| Midge Fly Control | - | - | 3,500 | 0% |
| Lake 5/6 Fish Stocking | - | - | 38,000 | 0% |
| Rip-Rap Repairs | - | - | 20,000 | 0% |
| Wetland Preserves System | | | | |
| Wetland Maintenance | - | - | 12,000 | 0% |
| Contingencies | - | - | 8,340 | 0% |
| Landscaping | | | | |
| Professional Services | | | | |
| Asset Management | - | - | 30,000 | 0% |
| Repairs & Maintenance | | | | |
| Landscape Maintenance | 6,710 | 6,710 | 95,000 | 7% |
| Eagle Key Maintenance | - | - | 16,000 | 0% |
| Tree Trimming | - | - | 18,000 | 0% |
| Landscape Replacements | - | - | 10,000 | 0% |
| Mulch Installation | - | - | 13,000 | 0% |
| Annuals | - | - | 20,000 | 0% |
| Landscape Lighting | - | - | 1,000 | 0% |
| Irrigation System Repairs | - | - | 1,500 | 0% |
| Holiday Lighting | 2,500 | 2,500 | 5,000 | 0% |
| Miscellaneous Repairs | - | - | 2,000 | 0% |
| Contingencies | - | - | 5,445 | 0% |

**Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2025**

| Description | October | Year to Date | Total Annual Budget | % of Budget |
|---|-------------------|-------------------|---------------------|-------------|
| Capital Outlay | | | | |
| Eagle Key Improvements | - | - | 5,000 | 0% |
| Center Pl Blvd Landscape Improvements | - | - | 20,000 | 0% |
| Fountain and Aeroation | - | - | 30,000 | 0% |
| Contingencies/CEI Services | - | - | 16,500 | 0% |
| Reserve Allocations | | | | |
| District Asset Restoration | - | - | 175,000 | 0% |
| Extraordinary Capital/Operations | 14,583 | 14,583 | - | 0% |
| Sub-Total: | 73,566 | 73,566 | 1,027,285 | 7% |
| Total Expenditures and Other Uses: | | | | |
| | \$ 73,566 | \$ 73,566 | \$ 1,027,285 | 7% |
| Net Increase/ (Decrease) in Fund Balance | (71,267) | (71,267) | - | |
| Fund Balance - Beginning | 522,354 | 522,354 | 522,354 | |
| Extraordinary Capital/Operations Reserve | 14,583 | 14,583 | 14,583 | |
| Fund Balance - Ending | \$ 451,087 | \$ 451,087 | \$ 522,354 | |

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2025

| Description | October | Year to Date | Total Annual Budget | % of Budget |
|--|---------------------|------------------|---------------------|-------------|
| Revenue and Other Sources | | | | |
| Carryforward | \$ - | \$ - | \$ - | 0% |
| Interest Income | | | | |
| Reserve Account | 1,444 | 1,444 | 18,265 | 8% |
| Prepayment Account | - | - | - | 0% |
| Revenue Account | 2,804 | 2,804 | 30,365 | 9% |
| Special Assessment Revenue | | | | |
| Special Assessments - On-Roll | 2,261 | 2,261 | 924,979 | 0% |
| Special Assessments - Off-Roll | - | - | - | 0% |
| Special Assessments - Prepayment 2019A-1 | - | - | - | 0% |
| Other Fees and Charges | | | | |
| Discounts for Early Payment | - | - | (60,513) | 0% |
| Intragovernmental Transfers In | - | - | - | 0% |
| Total Revenue and Other Sources: | \$ 6,509 | 6,509 | \$ 913,096 | 1% |
| Expenditures and Other Uses | | | | |
| Debt Service | | | | |
| Principal Debt Service - Mandatory | - | - | 310,000 | 0% |
| Principal Debt Service - Early Redemptions | - | - | - | 0% |
| Interest Expense | - | - | 535,531 | 0% |
| Intragovernmental Transfers Out | 1,444 | 1,444 | - | 0% |
| Total Expenditures and Other Uses: | \$ 1,444 | 1,444 | \$ 845,531 | 0% |
| Net Increase/ (Decrease) in Fund Balance | 5,065 | 5,065 | 67,565 | |
| Fund Balance - Beginning | 1,257,879 | 1,257,879 | 1,257,879 | |
| Fund Balance - Ending | \$ 1,262,944 | 1,262,944 | \$ 1,325,444 | |

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2025

| Description | October | Year to Date | Total Annual Budget | % of Budget |
|--|-------------------|-------------------|---------------------|-------------|
| Revenue and Other Sources | | | | |
| Carryforward | \$ - | \$ - | \$ - | 0% |
| Interest Income | | | | |
| Reserve Account | 103 | 103 | 118 | 88% |
| Prepayment Account | 374 | 374 | 12,573 | 3% |
| Revenue Account | 4 | 4 | 2,422 | 0% |
| Special Assessment Revenue | | | | |
| Special Assessments - On-Roll | - | - | 79,902 | 0% |
| Special Assessments - Off-Roll | - | - | - | 0% |
| Special Assessments - Prepayment 2019A-2 | - | - | - | 0% |
| Developer Contribution | 56,855 | 56,855 | - | 0% |
| Other Fees and Charges | | | | |
| Discounts for Early Payment | - | - | (5,226) | 0% |
| Intragovernmental Transfers In | - | - | - | 0% |
| Total Revenue and Other Sources: | \$ 57,336 | 57,336 | \$ 89,789 | 64% |
| Expenditures and Other Uses | | | | |
| Debt Service | | | | |
| Principal Debt Service - Mandatory | - | - | 40,000 | 0% |
| Principal Debt Service - Early Redemptions | - | - | - | 0% |
| Interest Expense | - | - | 34,675 | 0% |
| Intragovernmental Transfers Out | 103 | 103 | - | 0% |
| Total Expenditures and Other Uses: | 103 | 103 | \$ 74,675 | 0% |
| Net Increase/ (Decrease) in Fund Balance | 57,232 | 57,232 | 15,114 | |
| Fund Balance - Beginning | 154,694 | 154,694 | 154,694 | |
| Fund Balance - Ending | \$ 211,926 | \$ 211,926 | \$ 169,808 | |

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2025

| Description | October | Year to Date | Total Annual Budget | % of Budget |
|--|-------------------|-------------------|---------------------|-------------|
| Revenue and Other Sources | | | | |
| Carryforward | \$ - | \$ - | \$ 147,504 | 0% |
| Interest Income | | | | |
| Reserve Account | 299 | 299 | - | 0% |
| Prepayment Account | - | - | - | 0% |
| Revenue Account | - | - | - | 0% |
| Capitalized Interest | 204 | 204 | - | 0% |
| Special Assessment Revenue | | | | |
| Special Assessments - On-Roll | - | - | 189,546 | 0% |
| Special Assessments - Off-Roll | - | - | - | 0% |
| Special Assessments - Prepayment 2025 | - | - | - | 0% |
| Other Fees and Charges | | | | |
| Discounts for Early Payment | - | - | (12,400) | 0% |
| Intragovernmental Transfers In | | | | |
| | - | - | - | 0% |
| Total Revenue and Other Sources: | \$ 504 | 504 | \$ 324,650 | 0% |
| Expenditures and Other Uses | | | | |
| Debt Service | | | | |
| Principal Debt Service - Mandatory | - | - | 35,000 | 0% |
| Principal Debt Service - Early Redemptions | - | - | - | 0% |
| Interest Expense | - | - | 128,708 | 0% |
| Intragovernmental Transfers Out | | | | |
| | - | - | - | 0% |
| Total Expenditures and Other Uses: | - | - | \$ 163,708 | 0% |
| Net Increase/ (Decrease) in Fund Balance | 504 | 504 | 160,942 | |
| Fund Balance - Beginning | 149,140 | 149,140 | 149,140 | |
| Fund Balance - Ending | \$ 149,644 | \$ 149,644 | \$ 310,082 | |

**Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2025**

| Description | October | Year to Date | Total Annual Budget |
|---|------------------|------------------|---------------------|
| Revenue and Other Sources | | | |
| Carryforward | \$ - | \$ - | \$ - |
| Interest Income | | | |
| Construction Account | 133 | 133 | - |
| Operating Transfers In (From Other Funds) | 1,444 | 1,444 | - |
| Total Revenue and Other Sources: | \$ 1,576 | \$ 1,576 | \$ - |
| Expenditures and Other Uses | | | |
| Capital Outlay | | | |
| Operating Transfers Out (To Other Funds) | - | - | - |
| Total Expenditures and Other Uses: | \$ - | \$ - | \$ - |
| Net Increase/ (Decrease) in Fund Balance | \$ 1,576 | \$ 1,576 | - |
| Fund Balance - Beginning | \$ 39,402 | 39,402 | - |
| Fund Balance - Ending | \$ 40,979 | \$ 40,979 | \$ - |

Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2025

| Description | October | Year to Date | Total Annual Budget |
|---|---------------------|---------------------|---------------------|
| Revenue and Other Sources | | | |
| Carryforward | \$ - | \$ - | \$ - |
| Interest Income | | | |
| Construction Account | 39 | 39 | - |
| Operating Transfers In (From Other Funds) | 103 | 103 | - |
| Total Revenue and Other Sources: | \$ 143 | \$ 143 | \$ - |
| Expenditures and Other Uses | | | |
| Capital Outlay | | | |
| Operating Transfers Out (To Other Funds) | - | - | - |
| Total Expenditures and Other Uses: | \$ - | \$ - | \$ - |
| Net Increase/ (Decrease) in Fund Balance | \$ 143 | \$ 143 | - |
| Fund Balance - Beginning | \$ (443,591) | (443,591) | - |
| Fund Balance - Ending | \$ (443,449) | \$ (443,449) | \$ - |

**Esplanade Lake Club Community Development District
Capital Project Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2025**

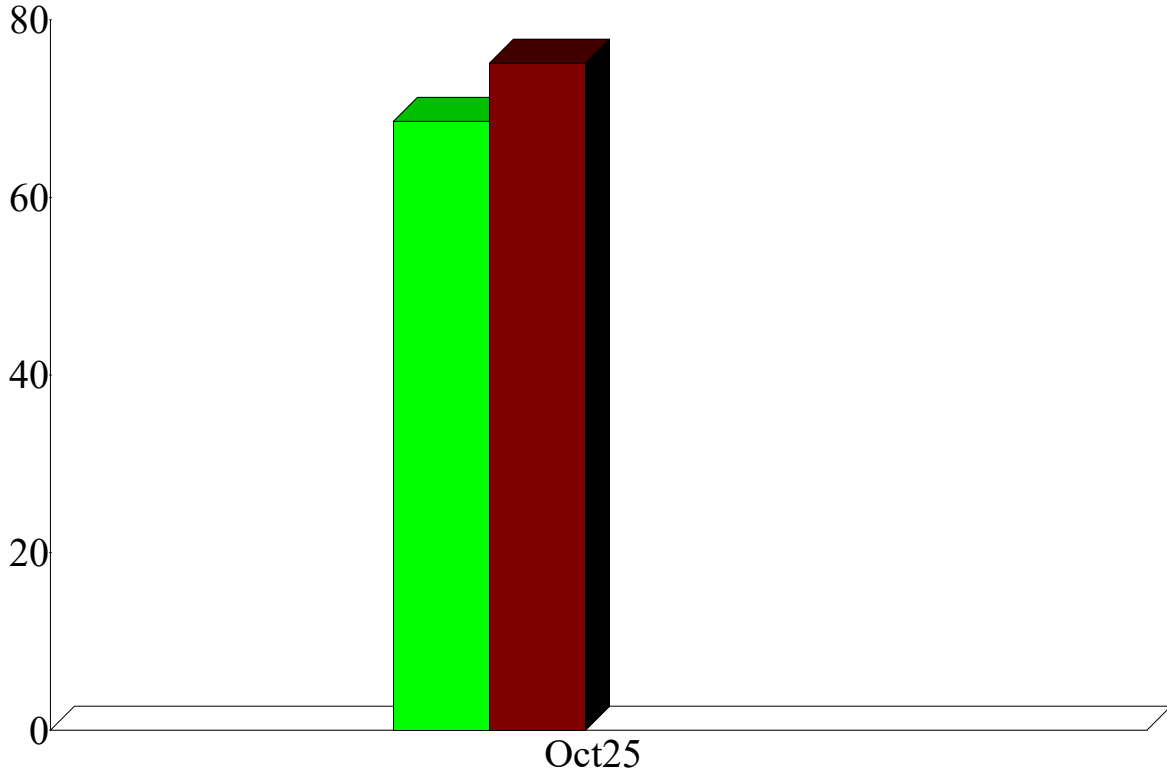
| Description | October | Year to Date | Total Annual Budget |
|--|------------------|------------------|---------------------|
| Revenue and Other Sources | | | |
| Carryforward | \$ - | \$ - | \$ - |
| Interest Income | | | |
| Construction Account | 195 | 195 | - |
| Cost of Issuance | 9 | 9 | - |
| Operating Transfers In (From Other Funds) | - | - | - |
| Total Revenue and Other Sources: | \$ 204 | \$ 204 | \$ - |
| Expenditures and Other Uses | | | |
| Capital Outlay | | | |
| Operating Transfers Out (To Other Funds) | - | - | - |
| Total Expenditures and Other Uses: | \$ - | \$ - | \$ - |
| Net Increase/ (Decrease) in Fund Balance | \$ 204 | \$ 204 | - |
| Fund Balance - Beginning | \$ 67,302 | 67,302 | - |
| Fund Balance - Ending | \$ 67,506 | \$ 67,506 | \$ - |

Esplanade Lake Club Community Development District

Income and Expense by Month October 2025

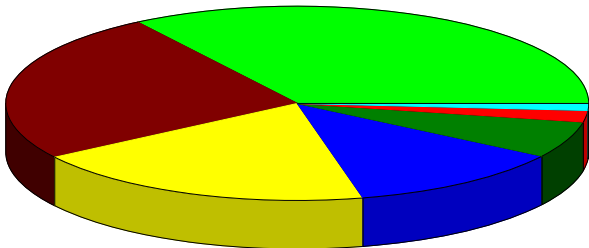


\$ in 1,000's



Expense Summary October 2025

| | |
|----------------------------------|--------------------|
| 5130000 · Financial and Admit | 34.33% |
| 5380000 · Stormwater Mgmt-Co | 25.30 |
| 9099000 · Reserve Allocations | 19.42 |
| 5790000 · Landscaping | 12.26 |
| 5120000 · Executive | 6.10 |
| 5810000 · Interfund Transfer Out | 2.06 |
| 5110000 · Legislative | 0.53 |
| Total | \$75,113.40 |



By Account