

Esplanade Lake Club

Community Development District

*Financial Statements
November 30, 2025*

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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 November 30, 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	\$ 732,801	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 732,801
Debt Service Fund												
Reserve Account	-	427,391	29,038	88,578	-	-	-	-	-	-	-	545,006
Revenue	-	407,078	14,878	-	-	-	-	-	-	-	-	421,955
Prepayment Account	-	206	4,599	-	-	-	-	-	-	-	-	4,806
Capitalized Interest	-	-	-	31,430	-	-	-	-	-	-	-	31,430
Construction	-	-	-	-	42,562	11,957	63,454	-	-	-	-	117,973
Due from Other Funds												
General Fund	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Contribution from Taylor Morrison												
	-	-	-	-	-	-	-	-	-	-	-	-
Unamortized Prem/Discount on Bonds Payable												
	-	-	-	-	-	-	-	6,921	-	-	-	6,921
Amount Available in Debt Service Funds												
	-	-	-	-	-	-	-	-	883,189	-	-	883,189
Amount to be Provided by Debt Service Funds												
	-	-	-	-	-	-	-	-	15,571,811	-	-	15,571,811
Investment in General Fixed Assets (net of depreciation)												
	-	-	-	-	-	-	-	-	-	8,646,114	-	8,646,114
Total Assets	\$ 732,801	\$ 834,674	\$ 48,514	\$ 120,008	\$ 42,562	\$ 11,957	\$ 70,375	\$ 16,455,000	\$ 8,646,114	\$ -	\$ -	\$ 26,962,005

Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending November 30, 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					
Liabilities												
Accounts Payable	\$ 8,705	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,705
Developer Advance	-	-	-	-	-	455,267	-	-	-	-	-	455,267
Due to Other Funds												
General Fund	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Bonds Payable												
Current Portion (Due within 12 months)												
Series 2019A-1	-	-	-	-	-	-	-	320,000	-	-	-	320,000
Series 2019A-2	-	-	-	-	-	-	-	20,000	-	-	-	20,000
Series 2025	-	-	-	-	-	-	-	35,000	-	-	-	35,000
Long Term												
Series 2019A-1	-	-	-	-	-	-	-	\$12,890,000	-	-	-	12,890,000
Series 2019A-2	-	-	-	-	-	-	-	\$720,000	-	-	-	720,000
Series 2025	-	-	-	-	-	-	-	\$2,470,000	-	-	-	2,470,000
Total Liabilities	\$ 8,705	\$ -	\$ -	\$ -	\$ -	\$ 455,267	\$ -	\$ 16,455,000	\$ -	\$ -	\$ -	\$ 16,918,972
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	-	(423,204)	(106,180)	(29,132)	3,160	281	3,072	-	-	-	-	(552,003)
Unassigned												
Beginning: October 1, 2025 (Unaudited)	674,944	-	-	-	-	-	-	-	-	-	-	674,944
Additions: Extraordinary Capital/Operation Reserve	29,167	-	-	-	-	-	-	-	-	-	-	29,167
Results from Current Operations	19,985	-	-	-	-	-	-	-	-	-	-	19,985
Total Fund Equity and Other Credits	\$ 724,096	\$ 834,674	\$ 48,514	\$ 120,008	\$ 42,562	\$ (443,311)	\$ 70,375	\$ -	\$ -	\$ 8,646,114	\$ -	\$ 10,043,033
Total Liabilities, Fund Equity and Other Credits	\$ 732,801	\$ 834,674	\$ 48,514	\$ 120,008	\$ 42,562	\$ 11,957	\$ 70,375	\$ 16,455,000	\$ 8,646,114	\$ -	\$ -	\$ 26,962,005

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2025

Description	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Special Assessment Revenue				
Special Assessments - On-Roll	177,864	179,951	1,070,089	17%
Special Assessments - Off-Roll	-	-	-	0%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(42,804)	0%
Total Revenue and Other Sources:	\$ 177,864	\$ 179,951	\$ 1,070,089	17%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	-	400	2,400	17%
Executive				
Professional Management	4,583	9,167	55,000	17%
Financial and Administrative				
Audit Services	-	-	4,500	0%
Accounting Services	3,333	6,667	40,000	17%
Assessment Roll Services	3,333	6,667	40,000	17%
Arbitrage Rebate Services	-	-	1,500	0%
Other Contractual Services				
Legal Advertising	-	-	4,000	0%
Trustee Services	-	-	11,250	0%
Dissemination Agent Services	875	875	7,000	13%
Bond Amortization Schedules	-	500	2,000	25%
Property Appraiser & Tax Collector Fees	809	809	700	116%
Bank Service Fees	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	27	27	250	11%
Computer Services - Website Development	-	-	2,400	0%
Insurance				
	-	18,623	18,275	102%
Printing & Binding				
	-	-	300	0%
Subscription & Memberships				
	175	175	175	100%
Legal Services				
Legal - General Counsel	565	565	7,500	8%
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 November 30, 2025

Description	November	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	6,509	6,509	68,000	10%
Repairs & Maintenance				
Lake System				
Aquatic Weed Control	3,450	3,450	44,000	8%
Lake Bank Maintenance	-	-	34,000	0%
Fountain and Aeration Maintenance	-	-	1,500	0%
Water Quality Reporting	5,865	5,865	69,000	9%
Water Quality Testing	-	-	16,000	0%
Stormwater Structures	15,600	34,600	40,000	87%
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	12,172	12,172	12,000	101%
Contingencies	2,100	2,100	8,340	25%
Landscaping				
Professional Services				
Asset Management	521	521	30,000	2%
Repairs & Maintenance				
Landscape Maintenance	6,710	13,420	95,000	14%
Eagle Key Maintenance	-	-	16,000	0%
Tree Trimming	-	-	18,000	0%
Landscape Replacements	-	-	10,000	0%
Mulch Installation	-	-	13,000	0%
Annuals	5,189	5,189	20,000	26%
Landscape Lighting	-	-	1,000	0%
Irrigation System Repairs	-	-	1,500	0%
Holiday Lighting	-	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 November 30, 2025

Description	November	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 Aeration	-	-	30,000	0%
Contingencies/CEI Services	-	-	16,500	0%
Reserve Allocations				
Extraordinary Capital/Operations	14,583	29,167	175,000	0%
Total Expenditures and Other Uses:	\$ 86,400	\$ 159,966	\$ 1,027,285	16%
Net Increase/ (Decrease) in Fund Balance	91,464	19,985	-	
Fund Balance - Beginning	618,049	674,944	674,944	
Extraordinary Capital/Operations Reserve	14,583	29,167	14,583	
Fund Balance - Ending	\$ 724,096	\$ 724,096	\$ 689,528	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2025

Description	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	1,445	2,889	18,265	16%
Prepayment Account	-	-	-	0%
Revenue Account	2,816	5,620	30,365	19%
Special Assessment Revenue				
Special Assessments - On-Roll	149,408	151,460	924,979	16%
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:	\$ 153,669	159,969	\$ 913,096	18%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	310,000	310,000	310,000	100%
Principal Debt Service - Early Redemptions	-	-	-	0%
Interest Expense	270,284	270,284	535,531	50%
Intragovernmental Transfers Out	1,445	2,889	-	0%
Total Expenditures and Other Uses:	\$ 581,729	583,173	\$ 845,531	69%
Net Increase/ (Decrease) in Fund Balance	(428,061)	(423,204)	67,565	
Fund Balance - Beginning	1,262,735	1,257,879	1,257,879	
Fund Balance - Ending	\$ 834,674	834,674	\$ 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 November 30, 2025

Description	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	98	202	118	171%
Prepayment Account	421	795	12,573	6%
Revenue Account	60	64	2,422	3%
Special Assessment Revenue				
Special Assessments - On-Roll	14,019	14,019	79,902	18%
Special Assessments - Off-Roll	-	-	-	0%
Special Assessments - Prepayment 2019A-2	-	-	-	0%
Developer Contribution				
	-	56,855	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	(5,226)	0%
Intragovernmental Transfers In				
	-	-	-	0%
Total Revenue and Other Sources:	\$ 14,599	71,934	\$ 89,789	80%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	40,000	40,000	40,000	100%
Principal Debt Service - Early Redemptions	120,000	120,000	-	0%
Interest Expense	17,913	17,913	34,675	52%
Intragovernmental Transfers Out				
	98	202	-	0%
Total Expenditures and Other Uses:	178,011	178,114	\$ 74,675	239%
Net Increase/ (Decrease) in Fund Balance	(163,412)	(106,180)	15,114	
Fund Balance - Beginning	211,926	154,694	154,694	
Fund Balance - Ending	\$ 48,514	\$ 48,514	\$ 169,808	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2025

Description	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ 147,504	0%
Interest Income				
Reserve Account	299	599	-	0%
Prepayment Account	-	-	-	0%
Revenue Account	-	-	-	0%
Capitalized Interest	225	429	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	31,010	31,430	189,546	17%
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:	\$ 31,534	32,458	\$ 324,650	0%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	-	-	35,000	0%
Principal Debt Service - Early Redemptions	-	-	-	0%
Interest Expense	58,926	58,926	128,708	46%
Intragovernmental Transfers Out	2,664	2,664	-	0%
Total Expenditures and Other Uses:	61,590	61,590	\$ 163,708	0%
Net Increase/ (Decrease) in Fund Balance	(30,056)	(29,132)	160,942	
Fund Balance - Beginning	150,064	149,140	149,140	
Fund Balance - Ending	\$ 120,008	\$ 120,008	\$ 310,082	

Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2025

Description	November	Year to Date	Total Annual Budget
Revenue and Other Sources			
Carryforward	\$ -	\$ -	\$ -
Interest Income			
Construction Account	138	271	-
Operating Transfers In (From Other Funds)	1,445	2,889	-
Total Revenue and Other Sources:	\$ 1,583	\$ 3,160	\$ -
Expenditures and Other Uses			
Capital Outlay			
Operating Transfers Out (To Other Funds)	-	-	-
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 1,583	\$ 3,160	-
Fund Balance - Beginning	\$ 40,979	39,402	-
Fund Balance - Ending	\$ 42,562	\$ 42,562	\$ -

**Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2025**

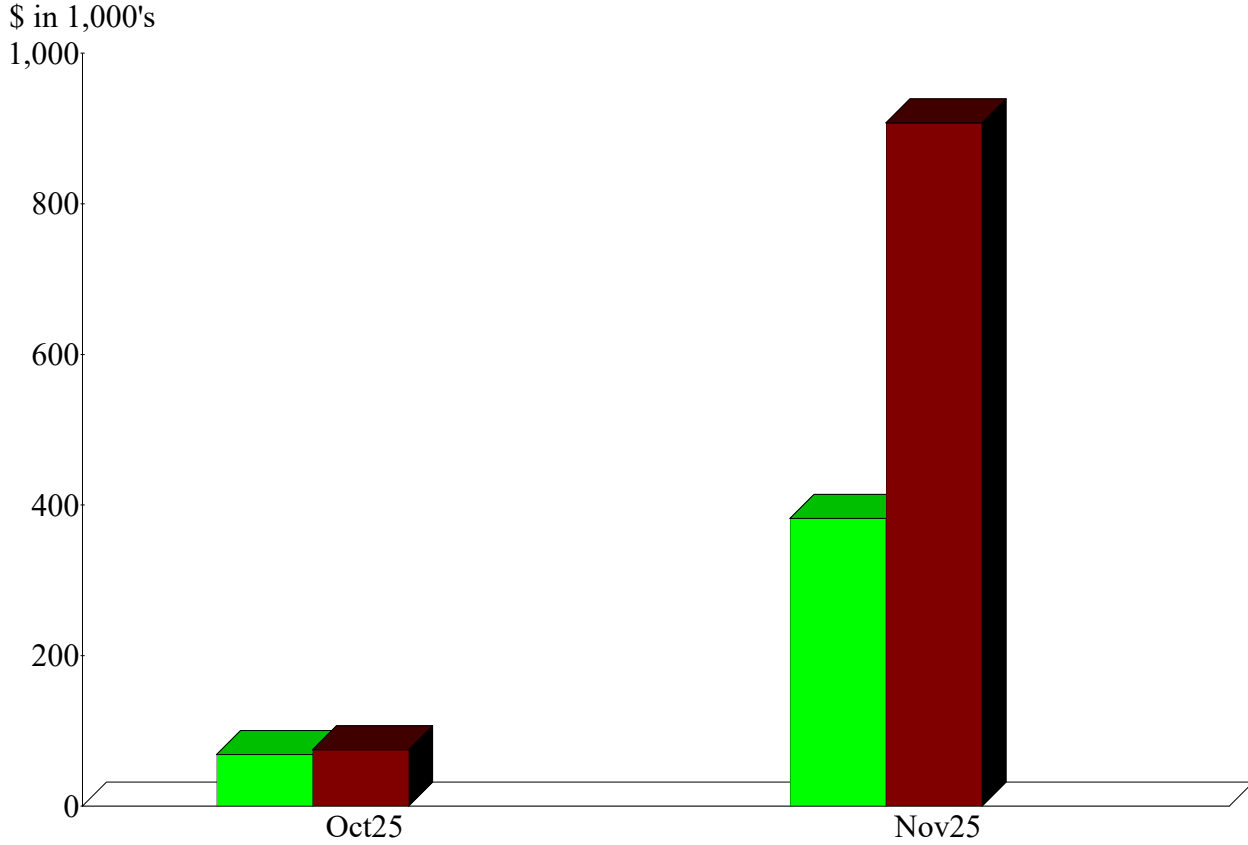
Description	November	Year to Date	Total Annual Budget
Revenue and Other Sources			
Carryforward	\$ -	\$ -	\$ -
Interest Income			
Construction Account	40	79	-
Operating Transfers In (From Other Funds)	98	202	-
Total Revenue and Other Sources:	\$ 138	\$ 281	\$ -
Expenditures and Other Uses			
Capital Outlay			
Operating Transfers Out (To Other Funds)	-	-	-
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 138	\$ 281	-
Fund Balance - Beginning	\$ (443,449)	(443,591)	-
Fund Balance - Ending	\$ (443,311)	\$ (443,311)	\$ -

**Esplanade Lake Club Community Development District
Capital Project Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2025**

Description	November	Year to Date	Total Annual Budget
Revenue and Other Sources			
Carryforward	\$ -	\$ -	\$ -
Interest Income			
Construction Account	205	400	-
Cost of Issuance	-	9	-
Operating Transfers In (From Other Funds)	2,664	2,664	-
Total Revenue and Other Sources:	\$ 2,868	\$ 3,072	\$ -
Expenditures and Other Uses			
Capital Outlay			
Operating Transfers Out (To Other Funds)	-	-	-
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 2,868	\$ 3,072	-
Fund Balance - Beginning	\$ 67,506	67,302	-
Fund Balance - Ending	\$ 70,375	\$ 70,375	\$ -

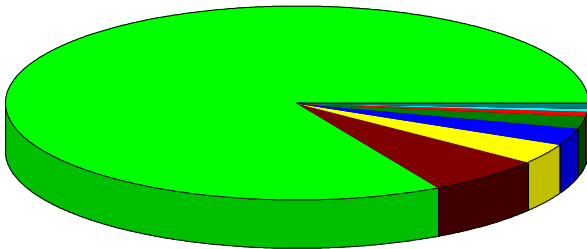
Esplanade Lake Club Community Development District

Income and Expense by Month
October through November 2025



Expense Summary
October through November 2025

5170000	Debt Service	83.14%
5380000	Stormwater Mgmt-Construction	6.58
5130000	Financial and Administrative	3.49
9099000	Reserve Allocations	2.97
5790000	Landscaping	2.20
5120000	Executive	0.93
5810000	Interfund Transfer Out	0.59
5140000	Legal Services	0.06
5110000	Legislative	0.04
Total		\$982,843.07



By Account