

Island Lake Estates

Community Development District

*Meeting Agenda
April 14, 2026*

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

MEETING AGENDA

Board of Supervisors

Scott Edwards, Chairman
Barry Ernst, Vice Chairman
Terry Kirschner, Assistant Secretary
Ashley Kingston, Assistant Secretary

James P. Ward, District Manager
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
Phone: (954) 658-4900

The Public is provided with two opportunities to speak during the meeting. The first time is on each agenda item, and the second time is at the end of the agenda, on any other matter not on the agenda. These are limited to three (3) minutes unless further time is granted by the Presiding Officer. All remarks shall be addressed to the Board as a body and not to any member of the Board or staff. Please state your name and the name of the entity represented (if applicable) and the item on the agenda to be addressed.

Pursuant to Florida Statutes 286.0105, if a person decided to appeal any decision made by the body with respect to any matter considered at such meeting, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based.

Meeting Link: <https://districts.webex.com/districts/j.php?MTID=m6ef832d4ee926c1e4000a517b5a851f6>

✓ Phone: (408) 418-9388 Code: 2348 968 6570; Event Password: Jpward

APRIL, 2026

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AGENDA

1. Call to Order & Roll Call
2. Notice of Advertisement of Public Hearings and Regular Meeting.

Pages 8-9
3. Acceptance of the Resignation of Mr. Matt Meeks from Seat 2, which became effective March 3, 2026, whose term is set to expire November 2026. Discussion of individual to fill Seat 2.
 - I. Appointment of individual to fill Seat 2
 - II. Oath of Office
 - III. Guide to the Sunshine Law and Code of Ethics for Public Employees
 - IV. Sample of E-filed Form 1 – Statement of Financial Interests. (Changes to the Law and filing requirements as of January 1, 2025).

Pages 10-51
4. Consideration of **Resolution 2026-4**, a Resolution of the Board of Supervisors re-designating the officers of the Island Lake Estates Community Development District.

Pages 52-53
5. Minutes:
 - I. January 13, 2026 – Regular Meeting.

Pages 54-58
6. **PUBLIC HEARINGS.**
 - a. **FISCAL YEAR 2027 BUDGET.**
 - I. Public Comment and Testimony.
 - II. Board Comment.
 - III. Consideration of **Resolution 2026-5**, a Resolution of the Board of Supervisors adopting the annual appropriation and Budget for Fiscal Year 2027.
 - b. **FISCAL YEAR 2027 IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**
 - I. Public Comment and Testimony.
 - II. Board Comment.
 - III. Consideration of **Resolution 2026-6**, a Resolution of the Board of Supervisors Imposing Special Assessments, Certifying an Assessment Roll.

Pages 59-76
7. Consideration of **Resolution 2026-7**, a Resolution of the Board of Supervisors adopting designating dates, time, and location for regular meeting of the Board of Supervisor’s for Fiscal Year 2027.

Pages 77-78

AGENDA

8. Consideration of **Resolution 2026-8**, a Resolution of the Board of Supervisors of the Island Lake Estates Community Development District; Authorizing the Execution and Delivery of a Promissory Note; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Execution of Such Promissory Note; and Providing Severability, Conflicts, and an Effective Date.

Pages 79-82

9. Consideration of **Resolution 2026-9**, A Resolution Of The Board Of Supervisors Of The Island Lake Estates Community Development District Designating a Date, Time and Location for a Landowners' Meeting and Election for **Tuesday, November 10, 2026**, at **9:30 A.M.** at the offices of **Atwell, LLC, 4161 Tamiami Trail, Building 5, Suite 501, Port Charlotte, Florida 33952**; providing for publication; establishing forms for the landowner election; and providing for severability and an effective date.

Pages 83-91

10. Staff Reports.

- I. District Attorney
- II. District Engineer
- III. District Manager
 - a) **Important Meeting Dates for the remainder of 2026:**
 - NEXT MEETING: May 12, 2026 - Regular Meeting.
 - Landowners' Meeting and Election: **Tuesday, November 10, 2026.**
 - b) Financial Report for the period ending January 31, 2026 (unaudited).
 - c) Financial Report for the period ending February 28, 2026 (unaudited).
 - d) Financial Report for the period ending March 31, 2026 (unaudited).

Pages 92-114

11. Supervisors Requests.

12. Public Comments.

13. Adjournment.

AGENDA

Meeting Schedule-FY 2026

Tuesday, October 14, 2025	Tuesday, November 11, 2025
Tuesday, December 9, 2025	Tuesday, January 13, 2026
Tuesday, February 10, 2026	Tuesday, March 10, 2026
<u>Tuesday, April 14, 2026</u>	Tuesday, May 12, 2026
Tuesday, June 9, 2026,	Tuesday, July 14, 2026
Tuesday, August 11, 2026	Tuesday, September 8, 2026

This portion of the agenda is provided for a more comprehensive explanation of the items for consideration by the Board of Supervisors during the meeting.

Item 3: The next item is administrative in nature and is to accept the Resignation of Mr. Matt Meeks from Seat 2, which will become effective March 3, 2026, whose term is set to expire November 2026.

The District's Charter, Chapter 190 F.S. provides the mechanism for which to replace a member who has resigned. Essentially, the remaining members, by majority vote of the Board of Supervisors have the sole responsibility for filling the unexpired term of office of the resigning member. Once the Board appoints an individual to fill the seat, Mr. Ward will make arrangements to swear those individuals into office.

The newly appointed Board Member must file a Form 1 - Statement of Financial Interests, which must be filed with the Florida Commission on Ethics within thirty (30) days of being seated on this Board.

Additionally, if the newly appointed Board member currently sits as a member of any other Community Development District Board, they must amend their current Form 1 - Statement of Financial Interests to now include the Artisan Lakes Community Development District. The amended form must be filed with the Florida Commission on Ethics within thirty (30) days of being seated on this Board of Supervisors.

AGENDA

Item 4: **Resolution 2026-4** is a Resolution re-designating the officers of the Island Lake Estates Community Development District.

The current Officers of the District are as follows:

OFFICE	NAME OF OFFICE HOLDER
CHAIRPERSON	SCOTT EDWARDS
VICE-CHAIRPERSON	BARRY ERNST
ASSISTANT SECRETARY	TERRY KIRSCHNER
ASSISTANT SECRETARY	ASHLEY KINGSTON
ASSISTANT SECRETARY	VACANT
SECRETARY & TREASURER	JAMES P. WARD

Item 5: January 13, 2026 - Regular Meeting.

Item 6: Are the two (2) required Public Hearings to consider the adoption of the District's Fiscal Year 2027 Budget, Assessments, General Fund Special Assessment Methodology.

The first Public Hearing deals with the adoption of the Fiscal Year 2027 Budget which includes both the General Fund operations and the Debt Service Fund for the Series 2024 Bonds. At the conclusion of the hearing, will be the consideration of **Resolution 2026-5**, which adopts the Fiscal Year 2027 Budget.

This second Public Hearing is a consequence of the Budget Adoption process and sets in place the required documents that are all contained in the Fiscal Year 2027 Budget. **Resolution 2026-6** does essentially two (2) things. First, it imposes the special assessments for the general fund; second, it arranges for the certification of an assessment roll by the Chairman or his designee, which in this case is the District Manager, to the Charlotte County Tax Collector and permits the District Manager to update the roll as it may be modified as limited by law subsequent to the adoption date of **Resolution 2026-6**.

Item 7: **Resolution 2025-7**, a Resolution of the Board of Supervisors adopting setting the proposed meeting schedule for Fiscal Year 2027. As you may re-call, to the extent that the District has a regular meeting schedule the District is required to advertise this schedule (legal advertisement) on a periodic basis at the beginning of the Fiscal Year. The proposed meeting schedule is for the second Tuesday of each month at **9:30 A.M.** at the offices of **Atwell, LLC, 4161 Tamiami Trail, Building 5, Suite 501, Port Charlotte, Florida 33952**.

AGENDA

The Fiscal Year 2027 schedule is as follows:

Meeting Schedule - FY 2027

Tuesday, October 13, 2026	Tuesday, November 10, 2026
Tuesday, December 8, 2026	Tuesday, January 12, 2027
Tuesday, February 9, 2027	Tuesday, March 9, 2027
Tuesday, April 13, 2027	Tuesday, May 11, 2027
Tuesday, June 8, 2027	Tuesday, July 13, 2027
Tuesday, August 10, 2027	Tuesday, September 14, 2027

- Item 8: **Resolution 2026-8**, a Resolution of the Board of Supervisors of the Island Lake Estates Community Development District; Authorizing the Execution and Delivery of a Promissory Note; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Execution of Such Promissory Note; and Providing Severability, Conflicts, and an Effective date.
- Item 9: **Resolution 2026-9**, A Resolution Of The Board Of Supervisors Of The Island Lake Estates Community Development District Designating a Date, Time and Location for a Landowners' Meeting and Election for **Tuesday, November 10, 2026, at 9:30 A.M.** at the offices of **Atwell, LLC, 4161 Tamiami Trail, Building 5, Suite 501, Port Charlotte, Florida 33952**; providing for publication; establishing forms for the landowner election; and providing for severability and an effective date.
- Item 10 Staff Reports: - Staff Reports are an opportunity to communicate to the Board of Supervisors on matters that did not require Board action or that did not appear on the Agenda and the Professional Staff deemed this to be of a matter that was to be brought to the attention for action or informational purposes of the Board of Supervisors before the ensuing Board of Supervisors Meeting.



TICKET# 3963064-1
FY'27 BUDGET HEARING 4.14
3 X 10 with map
Submitted by: Katherine Selchan
PUBLISH: 03/29/26, 04/05/26
429957 3983066

**PUBLISHER'S AFFIDAVIT OF
PUBLICATION STATE OF FLORIDA COUNTY
OF CHARLOTTE:**

Before the undersigned authority personally appeared Jill Kelli Di Benedetto, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

03/29/26, 04/05/26

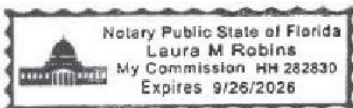
as well as being posted online at www.yoursun.com and www.floridapublicnotices.com.

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

(Signature of Affiant)

Sworn and subscribed before me this 6th day of
April, 2026

(Signature of Notary Public)



Personally known X OR Produced Identification

Turtle/ from A1

Scientists have long used stable isotope analysis of scutes to study turtle ecology but the timescale represented by these layers has remained uncertain, a news release stated.

The new study was published in the journal *Marine Biology*.

The research was led by Bethan Linscott and Amy Wallace in collaboration with researchers from the University of Florida, the University of Bristol and Earth Sciences New Zealand.

“Sea turtle shells grow continuously throughout their lives, and each layer preserves evidence of past environmental conditions,” Linscott said. “By analyzing these sequential layers, we can reconstruct foraging patterns, diet, and environmental changes over time.”

SHELL TISSUE STUDIED LIKE SEDIMENT LAYERS

To determine how quickly the layers form, researchers analyzed shell samples from 24 stranded loggerhead and green sea turtles collected along the Florida coast between 2019 and 2022.

The team removed small circular biopsies from the scutes and sliced them into ultra-thin sections approximately 50 microns thick (one micron is about one millionth of a meter).

Each layer was radiocarbon dated and compared with the mid-20th-century “bomb pulse,” a spike from nuclear weapons testing that serves as an environmental tracer in the marine environment, said the news release.

The researchers then used Bayesian age-depth



PHOTO BY FWC

A nesting sea turtle is captured coming ashore to build her nest in 2012.

modeling, a statistical approach commonly used in archaeology to date sediment layers to estimate how quickly the shell tissue accumulated.

The results showed that scute growth rates vary among turtles, but on average each layer represents about seven to nine months of growth.

SHELL STUDY SHOWS RED TIDE IMPACTS

By reconstructing these timelines, the scientists identified synchronized slowdowns in shell growth across multiple turtles.

These slowdowns coincided with major environmental disturbances in Florida waters, including harmful algal blooms known as “red tides” and large Sargassum seaweed events, said the news release.

“These shells are effectively recording environmental stress in the ocean,” Linscott said. “It’s



PHOTO BY FWC, TONYA LONG

A group of loggerhead hatchlings begin journeying to the ocean as a group in 2026.

a bit like sea turtle forensics. We can use chemical fingerprints preserved in scutes to detect ecological shifts.”

Understanding where sea turtles forage, how their diets change and

how environmental stress affects their growth can help scientists better protect these threatened marine species.

Because sea turtles are long-lived and spend much of their lives in the open ocean, directly observing their life history is often difficult.

“Our findings can help scientists better understand how marine ecosystems are changing and how species respond to those changes,” Linscott said.

NESTING SEASON IS STARTING

The Florida Fish and Wildlife Conservation Commission is reminding people to beware sea

turtles on the beach, with nesting season starting up again.

Because Florida’s shorelines provide important nesting habitat for several threatened and endangered sea turtles, beachgoers can have a significant impact on the success of this year’s nesting season, FWC officials stated in a news release.

Sea turtles typically return to nest in April and May along the Gulf Coast of Florida. Under the Endangered Species Act, the turtle, their nests and their parts, including bones, are all protected.

Manasota Key, from Stump Pass Beach State Park up to Caspersen Beach; Charlotte County

areas like Don Pedro Island and Knight Island; and areas of Casey Key tend to attract nesting activity.

To help protect nesting sea turtles, people can keep beaches clean and dark, give them space and minimize disturbances, officials said.

Carol McCoy, one of the board directors for sea turtle patrol nonprofit Coastal Wildlife Club, just returned from the International Sea Turtle Society meeting in Hawaii, where UMiami’s research was presented.

Removing trash from the beach, including food scraps, can help protect hatchlings as they happen.

Food, even fruit peels, can attract potential predators to the beach and habituate animals, such as crows, domestic dogs, raccoons and coyotes, McCoy said.

“This is especially bad for tiny bite-sized hatchlings,” she said.

MATING TURTLES CANNOT MOVE OUT OF THE WAY

McCoy encourages residents watch for mating around this time, too, in which turtles appear joined at the water’s surface for hours. While mating, they cannot move out of the way of a speeding vessel.

To help avoid striking mating turtles, boaters can:

1. Wear polarized sunglasses to help reduce glare.
2. Appoint a wildlife spotter.

3. Be vigilant and expect to see sea turtles in their habitat, especially during nesting season.
4. Voluntarily slow down in nearshore waters.

5. Try to stay at least 100 yards away from turtles.
6. Slow your boat immediately and put it in neutral upon discovery of a healthy sea turtle. Resume at a slow, safe speed and distance your vessel from it.

If a sea turtle is struck, the impact lowers the chance of an already low repopulation process.

“Loggerhead and green sea turtles take about 25-35 years to reach reproductive age,” McCoy said. “Each adult is valuable to the population.”

ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors (“Board”) of the Island Lake Estates Community Development District (“District”) will hold a public hearing on **Tuesday, April 14, 2026 at 9:30 a.m.** at the offices of **Atwell, LLC, 4161 Tamiami Trail, Building 5, Unit 501, Port Charlotte, Florida 33952.** The meeting is being held for the necessary public purpose of considering such business as are more fully identified in the meeting agenda, a copy of which will be posted on the District’s website at www.islandlakeestatescdd.org.

The purpose of this meeting is for the Board to consider the adoption of the Proposed Budget(s) (“Proposed Budget”) of the District for the fiscal year ending September 30, 2027 (“Fiscal Year 2027”). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o JP Ward and Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308, Phone 954-658-4900 (“District Manager’s Office”), during normal business hours.

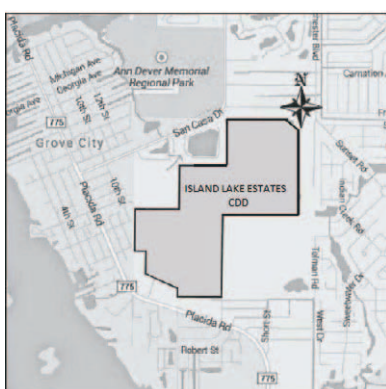
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodation at this meeting because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

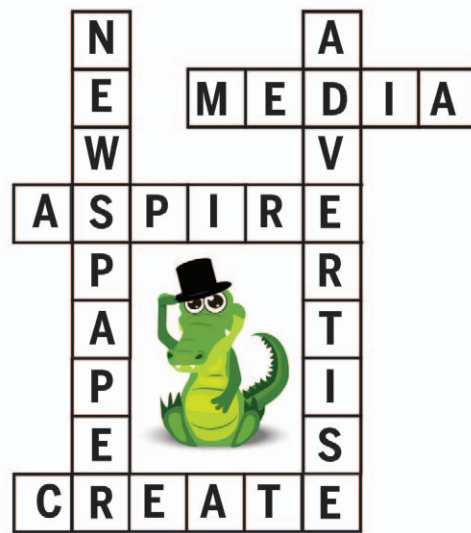
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact the District Manager by telephone at (954) 658-4900 at least seven (7) days prior to the date of the particular meeting. Toward that end, anyone wishing to listen and participate in the meeting can do so by connecting to a link that will be posted on the District’s web site: www.islandlakeestatescdd.org.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Island Lake Estates Community Development District
James P. Ward
District Manager



adno=3983064-1



See your ad here!

Advertise in your local newspaper
Call 941-429-3110



NOTICE OF PRACTICE CLOSURE

Associates in Orthopedics, located at 315 E Olympia Ave, Suite 211, Punta Gorda, FL 33950, will be closing its practice effective May 1, 2026.

Following this closure, Dr. John Braut will continue practicing orthopedic surgery at Advanced Orthopedic Center located at 1641 S. Tamiami Trail #1 Port Charlotte, FL 33948 (941) 629-6262

We want to ensure a smooth transition for your ongoing care. Patients may obtain copies of their medical records or have them transferred to a new provider by submitting a written request to:

Associates in Orthopedics
ATTN: Medical Records
315 E. Olympia Avenue, Suite 211
Punta Gorda, FL 33950
(941)-637-2663
jacki.aio315@gmail.com

Medical records will be retained in accordance with Florida law.

This notice is published pursuant to Florida Administrative Code Rule 64B8-10.002.



Done reading your newspaper?

Other than dropping it in the recycle bin, here are some other uses for your old newspaper:

- cat litter box liner
- packing material
- fire starter
- papier mache



adno=3983064-1

From: [James Ward](#)
To: [Cori Dissinger](#)
Subject: Fw: CDD Resignation
Date: Wednesday, March 4, 2026 7:51:20 AM

Matt Meeks resigned from ILE board - see below

J

James P. Ward
JPWard & Associates, LLC
2301 N.E. 37 Street
Fort Lauderdale, Florida 33308

Cell - (954) 658.4900

From: Terrence Kirschner <Terry.Kirschner@Lennar.com>
Sent: Wednesday, March 4, 2026 7:43 AM
To: James Ward <jimward@jpwardassociates.com>
Cc: Jose Pagan <jose.pagan@lennar.com>
Subject: FW: CDD Resignation

Jim

Does this work?

From: Jose Pagan <jose.pagan@lennar.com>
Sent: Wednesday, March 4, 2026 7:38 AM
To: Terrence Kirschner <Terry.Kirschner@Lennar.com>
Subject: Fw: CDD Resignation

Not sure where this can be sent.

From: Matthew Verrona <mverrona95@gmail.com>
Sent: Tuesday, March 3, 2026 5:14 PM
To: Jose Pagan <jose.pagan@lennar.com>
Subject: CDD Resignation

To whom it may concern,
Please accept this email as my formal resignation from my position on the Island Lake Estates CDD, effective immediately.

It has been a pleasure serving the community, and I appreciate the opportunity to have been involved.

Sincerely,
Matthew Meeks
239-910-2412

OATH OR AFFIRMATION OF OFFICE

I, _____, a citizen of the State of Florida and of the United States of America, and being an officer of the **Island Lake Estates Community Development District** and a recipient of public funds as such officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me as a member of the Board of Supervisors of the **Island Lake Estates Community Development District**, Charlotte County, Florida.

Signature

Printed Name: _____

STATE OF FLORIDA
COUNTY OF _____

Sworn to (or affirmed) before me by means of Physical presence or online notarization this ___ day of _____, 2026, by _____, whose signature appears hereinabove, who is personally known to me or who produced _____ as identification.

NOTARY PUBLIC
STATE OF FLORIDA

Print Name: _____

My Commission Expires: _____

FLORIDA COMMISSION ON ETHICS



GUIDE
to the
SUNSHINE AMENDMENT
and
CODE of ETHICS
for Public Officers and Employees

2025

State of Florida
COMMISSION ON ETHICS

Luis M. Fusté, *Chair*
Coral Gables

Tina Descovich, *Vice Chair*
Indialantic

Paul D. Bain
Tampa

Dr. James Bush, III
Miami

Freddie Figgers
Fort Lauderdale

Laird A. Lile
Naples

Ashley Lukis
Tallahassee

Linda Stewart
Orlando

Kerrie Stillman
Executive Director
P.O. Drawer 15709
Tallahassee, FL 32317-5709
www.ethics.state.fl.us
(850) 488-7864*

*Please direct all requests for information to this number.

TABLE OF CONTENTS

I. HISTORY OF FLORIDA’S ETHICS LAWS	1
II. ROLE OF THE COMMISSION ON ETHICS	2
III. THE ETHICS LAWS.....	2
A. PROHIBITED ACTIONS OR CONDUCT	3
1. Solicitation or Acceptance of Gifts.....	3
2. Unauthorized Compensation	4
3. Misuse of Public Position	4
4. Abuse of Public Position	4
5. Disclosure or Use of Certain Information.....	4
6. Solicitation or Acceptance of Honoraria	5
B. PROHIBITED EMPLOYMENT AND BUSINESS RELATIONSHIPS.....	5
1. Doing Business With One’s Agency.....	5
2. Conflicting Employment or Contractual Relationship	6
3. Exemptions	6
4. Additional Exemption	8
5. Lobbying State Agencies by Legislators.....	8
6. Additional Lobbying Restrictions for Certain Public Officers and Employees.....	8
7. Employees Holding Office	8
8. Professional & Occupational Licensing Board Members.....	9
9. Contractual Services: Prohibited Employment	9
10. Local Government Attorneys	9
11. Dual Public Employment.....	9
C. RESTRICTIONS ON APPOINTING, EMPLOYING, AND CONTRACTING WITH RELATIVES	10
1. Anti-Nepotism Law	10
2. Additional Restrictions.....	10
D. POST OFFICEHOLDING & EMPLOYMENT (REVOLVING DOOR) RESTRICTIONS	10
1. Lobbying By Former Legislators, Statewide Elected Officers, and Appointed State Officers	10
2. Lobbying By Former State Employees.....	11
3. 6-Year Lobbying Ban	12
4. Additional Restrictions on Former State Employees.....	12
5. Lobbying By Former Local Government Officers and Employees	13

E. VOTING CONFLICTS OF INTEREST	13
F. DISCLOSURES.....	14
1. Form 1 - Limited Financial Disclosure	15
2. Form 1F - Final Form 1	19
3. Form 2 - Quarterly Client Disclosure.....	19
4. Form 6 - Full and Public Disclosure	20
5. Form 6F - Final Form 6	21
6. Form 9 - Quarterly Gift Disclosure	21
7. Form 10 - Annual Disclosure of Gifts from Governmental Entities and Direct Support Organizations and Honorarium Event-Related Expenses	22
8. Form 30 - Donor’s Quarterly Gift Disclosure.....	23
9. Forms 1X and 6X – Amendments.....	24
IV. AVAILABILITY OF FORMS.....	24
V. PENALTIES..	25
A. For Violations of the Code of Ethics	25
B. For Violations by Candidates.....	25
C. For Violations by Former Officers and Employees.....	25
D. For Lobbyists and Others	26
E. Felony Convictions: Forfeiture of Retirement Benefits.....	26
F. Automatic Penalties for Failure to File Annual Disclosure	26
VI. ADVISORY OPINIONS.....	27
A. Who Can Request an Opinion	27
B. How to Request an Opinion	27
C. How to Obtain Published Opinions	27
VII. COMPLAINTS.....	28
A. Citizen Involvement	28
B. Referrals...	28
C. Confidentiality.....	29
D. How the Complaint Process Works.....	29
E. Dismissal of Complaint at Any Stage of Disposition.....	30
F. Statute of Limitations	30
VIII. EXECUTIVE BRANCH LOBBYING.....	31
IX. WHISTLE-BLOWER’S ACT	32
X. ADDITIONAL INFORMATION	32
XI. TRAINING	33

I. HISTORY OF FLORIDA'S ETHICS LAWS

Florida has been a leader among the states in establishing ethics standards for public officials and recognizing the right of citizens to protect the public trust against abuse. Our state Constitution was revised in 1968 to require a code of ethics, prescribed by law, for all state employees and non-judicial officers prohibiting conflict between public duty and private interests.

Florida's first successful constitutional initiative resulted in the adoption of the Sunshine Amendment in 1976, providing additional constitutional guarantees concerning ethics in government. In the area of enforcement, the Sunshine Amendment requires that there be an independent commission (the Commission on Ethics) to investigate complaints concerning breaches of public trust by public officers and employees other than judges.

The Code of Ethics for Public Officers and Employees is found in Chapter 112 (Part III) of the Florida Statutes. Foremost among the goals of the Code is to promote the public interest and maintain the respect of the people for their government. The Code is also intended to ensure that public officials conduct themselves independently and impartially, not using their offices for private gain other than compensation provided by law. While seeking to protect the integrity of government, the Code also seeks to avoid the creation of unnecessary barriers to public service.

Criminal penalties, which initially applied to violations of the Code, were eliminated in 1974 in favor of administrative enforcement. The Legislature created the Commission on Ethics that year "to serve as guardian of the standards of conduct" for public officials, state and local. Five of the Commission's nine members are appointed by the Governor, and two each are appointed by the President of the Senate and Speaker of the House of Representatives. No more than five Commission members may be members of the same political party, and none may be lobbyists, or hold any public employment during their two-year terms of office. A chair is selected from among the members to serve a one-year term and may not succeed himself or herself.

II. ROLE OF THE COMMISSION ON ETHICS

In addition to its constitutional duties regarding the investigation of complaints, the Commission:

- Renders advisory opinions to public officials;
- Prescribes forms for public disclosure;
- Prepares mailing lists of public officials subject to financial disclosure for use in distributing forms and notifying delinquent filers;
- Makes recommendations to disciplinary officials when appropriate for violations of ethics and disclosure laws, since it does not impose penalties;
- Administers the Executive Branch Lobbyist Registration and Reporting Law;
- Maintains financial disclosure filings of constitutional officers and state officers and employees; and,
- Administers automatic fines for public officers and employees who fail to timely file required annual financial disclosure.

III. THE ETHICS LAWS

The ethics laws generally consist of two types of provisions, those prohibiting certain actions or conduct and those requiring that certain disclosures be made to the public. The following descriptions of these laws have been simplified in an effort to provide notice of their requirements. Therefore, we suggest that you also review the wording of the actual law. Citations to the appropriate laws are in brackets.

The laws summarized below apply generally to all public officers and employees, state and local, including members of advisory bodies. The principal exception to this broad coverage is the exclusion of judges, as they fall within the jurisdiction of the Judicial Qualifications Commission.

Public Service Commission (PSC) members and employees, as well as members of the PSC Nominating Council, are subject to additional ethics standards that are enforced by the Commission

on Ethics under Chapter 350, Florida Statutes. Further, members of the governing boards of charter schools are subject to some of the provisions of the Code of Ethics [Sec. 1002.33(26), Fla. Stat.], as are the officers, directors, chief executive officers and some employees of business entities that serve as the chief administrative or executive officer or employee of a political subdivision. [Sec. 112.3136, Fla. Stat.]

A. PROHIBITED ACTIONS OR CONDUCT

1. Solicitation and Acceptance of Gifts

Public officers, employees, local government attorneys, and candidates are prohibited from soliciting or accepting anything of value, such as a gift, loan, reward, promise of future employment, favor, or service, that is based on an understanding that their vote, official action, or judgment would be influenced by such gift. [Sec. 112.313(2), Fla. Stat.]

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** any gift from a political committee, lobbyist who has lobbied the official or his or her agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist or from a vendor doing business with the official's agency. [Sec. 112.3148, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees are prohibited from directly or indirectly **accepting** a gift worth more than \$100 from such a lobbyist, from a partner, firm, employer, or principal of the lobbyist, or from a political committee or vendor doing business with their agency. [Sec.112.3148, Fla. Stat.]

However, notwithstanding Sec. 112.3148, Fla. Stat., no Executive Branch lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] Typically, this would include gifts valued at less than \$100 that formerly were permitted under Section 112.3148, Fla. Stat. Similar rules apply to members and employees of

the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

Also, persons required to file Form 1 or Form 6, and state procurement employees and members of their immediate families, are prohibited from accepting any gift from a political committee. [Sec. 112.31485, Fla. Stat.]

2. *Unauthorized Compensation*

Public officers or employees, local government attorneys, and their spouses and minor children are prohibited from accepting any compensation, payment, or thing of value when they know, or with the exercise of reasonable care should know, that it is given to influence a vote or other official action. [Sec. 112.313(4), Fla. Stat.]

3. *Misuse of Public Position*

Public officers and employees, and local government attorneys are prohibited from corruptly using or attempting to use their official positions or the resources thereof to obtain a special privilege or benefit for themselves or others. [Sec. 112.313(6), Fla. Stat.]

4. *Abuse of Public Position*

Public officers and employees are prohibited from abusing their public positions in order to obtain a disproportionate benefit for themselves or certain others. [Article II, Section 8(h), Florida Constitution.]

5. *Disclosure or Use of Certain Information*

Public officers and employees and local government attorneys are prohibited from disclosing or using information not available to the public and obtained by reason of their public position, for the personal benefit of themselves or others. [Sec. 112.313(8), Fla. Stat.]

6. *Solicitation or Acceptance of Honoraria*

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** honoraria related to their public offices or duties. [Sec. 112.3149, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees, are prohibited from knowingly **accepting** an honorarium from a political committee, lobbyist who has lobbied the person's agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist, or from a vendor doing business with the official's agency. However, they may accept the payment of expenses related to an honorarium event from such individuals or entities, provided that the expenses are disclosed. See Part III F of this brochure. [Sec. 112.3149, Fla. Stat.]

Lobbyists and their partners, firms, employers, and principals, as well as political committees and vendors, are prohibited from **giving** an honorarium to persons required to file FORM 1 or FORM 6 and to state procurement employees. Violations of this law may result in fines of up to \$5,000 and prohibitions against lobbying for up to two years. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no Executive Branch or legislative lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] This may include honorarium event related expenses that formerly were permitted under Sec. 112.3149, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

B. PROHIBITED EMPLOYMENT AND BUSINESS RELATIONSHIPS

1. *Doing Business With One's Agency*

- a) A public employee acting as a purchasing agent, or public officer acting in an official capacity, is prohibited from purchasing, renting, or leasing any realty, goods, or

services for his or her agency from a business entity in which the officer or employee or his or her spouse or child owns more than a 5% interest. [Sec. 112.313(3), Fla. Stat.]

- b) A public officer or employee, acting in a private capacity, also is prohibited from renting, leasing, or selling any realty, goods, or services to his or her own agency if the officer or employee is a state officer or employee, or, if he or she is an officer or employee of a political subdivision, to that subdivision or any of its agencies. [Sec. 112.313(3), Fla. Stat.]

2. *Conflicting Employment or Contractual Relationship*

- a) A public officer or employee is prohibited from holding any employment or contract with any business entity or agency regulated by or doing business with his or her public agency. [Sec. 112.313(7), Fla. Stat.]
- b) A public officer or employee also is prohibited from holding any employment or having a contractual relationship which will pose a frequently recurring conflict between the official's private interests and public duties or which will impede the full and faithful discharge of the official's public duties. [Sec. 112.313(7), Fla. Stat.]
- c) Limited exceptions to this prohibition have been created in the law for legislative bodies, certain special tax districts, drainage districts, and persons whose professions or occupations qualify them to hold their public positions. [Sec. 112.313(7)(a) and (b), Fla. Stat.]

3. *Exemptions*—Pursuant to Sec. 112.313(12), Fla. Stat., the prohibitions against doing business with one's agency and having conflicting employment may not apply:

- a) When the business is rotated among all qualified suppliers in a city or county.
- b) When the business is awarded by sealed, competitive bidding and neither the official nor his or her spouse or child have attempted to persuade agency personnel to enter

the contract. NOTE: Disclosure of the interest of the official, spouse, or child and the nature of the business must be filed prior to or at the time of submission of the bid on Commission FORM 3A with the Commission on Ethics or Supervisor of Elections, depending on whether the official serves at the state or local level.

- c) When the purchase or sale is for legal advertising, utilities service, or for passage on a common carrier.
- d) When an emergency purchase must be made to protect the public health, safety, or welfare.
- e) When the business entity is the only source of supply within the political subdivision and there is full disclosure of the official's interest to the governing body on Commission FORM 4A.
- f) When the aggregate of any such transactions does not exceed \$500 in a calendar year.
- g) When the business transacted is the deposit of agency funds in a bank of which a county, city, or district official is an officer, director, or stockholder, so long as agency records show that the governing body has determined that the member did not favor his or her bank over other qualified banks.
- h) When the prohibitions are waived in the case of ADVISORY BOARD MEMBERS by the appointing person or by a two-thirds vote of the appointing body (after disclosure on Commission FORM 4A).
- i) When the public officer or employee purchases in a private capacity goods or services, at a price and upon terms available to similarly situated members of the general public, from a business entity which is doing business with his or her agency.
- j) When the public officer or employee in a private capacity purchases goods or services from a business entity which is subject to the regulation of his or her agency where the price and terms of the transaction are available to similarly situated members of

the general public and the officer or employee makes full disclosure of the relationship to the agency head or governing body prior to the transaction.

4. *Additional Exemptions*

No elected public officer is in violation of the conflicting employment prohibition when employed by a tax exempt organization contracting with his or her agency so long as the officer is not directly or indirectly compensated as a result of the contract, does not participate in any way in the decision to enter into the contract, abstains from voting on any matter involving the employer, and makes certain disclosures. [Sec. 112.313(15), Fla. Stat.]

5. *Legislators Lobbying State Agencies*

A member of the Legislature is prohibited from representing another person or entity for compensation during his or her term of office before any state agency other than judicial tribunals. [Art. II, Sec. 8(e), Fla. Const., and Sec. 112.313(9), Fla. Stat.]

6. *Additional Lobbying Restrictions for Certain Public Officers and Employees*

A statewide elected officer; a member of the legislature; a county commissioner; a county officer pursuant to Article VIII or county charter; a school board member; a superintendent of schools; an elected municipal officer; an elected special district officer in a special district with ad valorem taxing authority; or a person serving as a secretary, an executive director, or other agency head of a department of the executive branch of state government shall not lobby for compensation on issues of policy, appropriations, or procurement before the federal government, the legislature, any state government body or agency, or any political subdivision of this state, during his or her term of office. [Art. II Sec 8(f)(2), Fla. Const. and Sec. 112.3121, Fla. Stat.]

7. *Employees Holding Office*

A public employee is prohibited from being a member of the governing body which serves as his or her employer. [Sec. 112.313(10), Fla. Stat.]

8. *Professional and Occupational Licensing Board Members*

An officer, director, or administrator of a state, county, or regional professional or occupational organization or association, while holding such position, may not serve as a member of a state examining or licensing board for the profession or occupation. [Sec. 112.313(11), Fla. Stat.]

9. *Contractual Services: Prohibited Employment*

A state employee of the executive or judicial branch who participates in the decision-making process involving a purchase request, who influences the content of any specification or procurement standard, or who renders advice, investigation, or auditing, regarding his or her agency's contract for services, is prohibited from being employed with a person holding such a contract with his or her agency. [Sec. 112.3185(2), Fla. Stat.]

10. *Local Government Attorneys*

Local government attorneys, such as the city attorney or county attorney, and their law firms are prohibited from representing private individuals and entities before the unit of local government which they serve. A local government attorney cannot recommend or otherwise refer to his or her firm legal work involving the local government unit unless the attorney's contract authorizes or mandates the use of that firm. [Sec. 112.313(16), Fla. Stat.]

11. *Dual Public Employment*

Candidates and elected officers are prohibited from accepting public employment if they know or should know it is being offered for the purpose of influence. Further, public employment may not be accepted unless the position was already in existence or was created without the anticipation of the official's interest, was publicly advertised, and the officer had to meet the same qualifications and go through the same hiring process as other applicants. For elected public officers already holding public employment, no promotion given for the purpose of influence may be accepted, nor may promotions that are inconsistent with those given other similarly situated employees. [Sec. 112.3125, Fla. Stat.]

C. RESTRICTIONS ON APPOINTING, EMPLOYING, AND CONTRACTING WITH RELATIVES

1. *Anti-Nepotism Law*

A public official is prohibited from seeking for a relative any appointment, employment, promotion, or advancement in the agency in which he or she is serving or over which the official exercises jurisdiction or control. No person may be appointed, employed, promoted, or advanced in or to a position in an agency if such action has been advocated by a related public official who is serving in or exercising jurisdiction or control over the agency; this includes relatives of members of collegial government bodies. NOTE: This prohibition does not apply to school districts (except as provided in Sec. 1012.23, Fla. Stat.), community colleges and state universities, or to appointments of boards, other than those with land-planning or zoning responsibilities, in municipalities of fewer than 35,000 residents. Also, the approval of budgets does not constitute “jurisdiction or control” for the purposes of this prohibition. This provision does not apply to volunteer emergency medical, firefighting, or police service providers. [Sec. 112.3135, Fla. Stat.]

2. *Additional Restrictions*

A state employee of the executive or judicial branch or the PSC is prohibited from directly or indirectly procuring contractual services for his or her agency from a business entity of which a relative is an officer, partner, director, or proprietor, or in which the employee, or his or her spouse, or children own more than a 5% interest. [Sec. 112.3185(6), Fla. Stat.]

D. POST OFFICE HOLDING AND EMPLOYMENT (REVOLVING DOOR) RESTRICTIONS

1. *Lobbying by Former Legislators, Statewide Elected Officers, and Appointed State Officers*

A member of the Legislature or a statewide elected or appointed state official is prohibited for two years following vacation of office from representing another person or entity for compensation before the government body or agency of which the individual was an officer or member. Former members of the Legislature are also prohibited for two years from lobbying the executive branch. [Art. II, Sec. 8(e), Fla. Const. and Sec. 112.313(9), Fla. Stat.]

2. *Lobbying by Former State Employees*

Certain employees of the executive and legislative branches of state government are prohibited from personally representing another person or entity for compensation before the agency with which they were employed for a period of two years after leaving their positions, unless employed by another agency of state government. [Sec. 112.313(9), Fla. Stat.] These employees include the following:

- a) Executive and legislative branch employees serving in the Senior Management Service and Selected Exempt Service, as well as any person employed by the Department of the Lottery having authority over policy or procurement.
- b) serving in the following position classifications: the Auditor General; the director of the Office of Program Policy Analysis and Government Accountability (OPPAGA); the Sergeant at Arms and Secretary of the Senate; the Sergeant at Arms and Clerk of the House of Representatives; the executive director and deputy executive director of the Commission on Ethics; an executive director, staff director, or deputy staff director of each joint committee, standing committee, or select committee of the Legislature; an executive director, staff director, executive assistant, legislative analyst, or attorney serving in the Office of the President of the Senate, the Office of the Speaker of the House of Representatives, the Senate Majority Party Office, the Senate Minority Party Office, the House Majority Party Office, or the House Minority Party Office; the Chancellor and Vice-Chancellors of the State University System; the general counsel to the Board of Regents; the president, vice presidents, and deans of each state university; any person hired on a contractual basis and having the power normally conferred upon such persons, by whatever title; and any person having the power normally conferred upon the above positions.

This prohibition does not apply to a person who was employed by the Legislature or other agency prior to July 1, 1989; who was a defined employee of the State University System or the Public Service Commission who held such employment on December 31, 1994; or who reached normal retirement age and retired by July 1, 1991. It does apply to OPS employees.

PENALTIES: Persons found in violation of this section are subject to the penalties contained in the Code (see PENALTIES, Part V) as well as a civil penalty in an amount equal to the compensation which the person received for the prohibited conduct. [Sec. 112.313(9)(a)5, Fla. Stat.]

3. *6-Year Lobbying Ban*

For a period of six years after vacation of public position occurring on or after December 31, 2022, a statewide elected officer or member of the legislature shall not lobby for compensation on issues of policy, appropriations, or procurement before the legislature or any state government body or agency. [Art. II Sec 8(f)(3)a., Fla. Const. and Sec. 112.3121, Fla. Stat.]

For a period of six years after vacation of public position occurring on or after December 31, 2022, a person serving as a secretary, an executive director, or other agency head of a department of the executive branch of state government shall not lobby for compensation on issues of policy, appropriations, or procurement before the legislature, the governor, the executive office of the governor, members of the cabinet, a department that is headed by a member of the cabinet, or his or her former department. [Art. II Sec 8(f)(3)b., Fla. Const. and Sec. 112.3121, Fla. Stat.]

For a period of six years after vacation of public position occurring on or after December 31, 2022, a county commissioner, a county officer pursuant to Article VIII or county charter, a school board member, a superintendent of schools, an elected municipal officer, or an elected special district officer in a special district with ad valorem taxing authority shall not lobby for compensation on issues of policy, appropriations, or procurement before his or her former agency or governing body. [Art. II Sec 8(f)(3)c., Fla. Const. and Sec. 112.3121, Fla. Stat.]

4. *Additional Restrictions on Former State Employees*

A former executive or judicial branch employee or PSC employee is prohibited from having employment or a contractual relationship, at any time after retirement or termination of employment, with any business entity (other than a public agency) in connection with a contract in which the employee participated personally and substantially by recommendation or decision while a public employee. [Sec. 112.3185(3), Fla. Stat.]

A former executive or judicial branch employee or PSC employee who has retired or terminated employment is prohibited from having any employment or contractual relationship for two years with any business entity (other than a public agency) in connection with a contract for services which was within his or her responsibility while serving as a state employee. [Sec.112.3185(4), Fla. Stat.]

Unless waived by the agency head, a former executive or judicial branch employee or PSC employee may not be paid more for contractual services provided by him or her to the former agency during the first year after leaving the agency than his or her annual salary before leaving. [Sec. 112.3185(5), Fla. Stat.]

These prohibitions do not apply to PSC employees who were so employed on or before Dec. 31, 1994.

5. *Lobbying by Former Local Government Officers and Employees*

A person elected to county, municipal, school district, or special district office is prohibited from representing another person or entity for compensation before the government body or agency of which he or she was an officer for two years after leaving office. Appointed officers and employees of counties, municipalities, school districts, and special districts may be subject to a similar restriction by local ordinance or resolution. [Sec. 112.313(13) and (14), Fla. Stat.]

E. VOTING CONFLICTS OF INTEREST

State public officers are prohibited from voting in an official capacity on any measure which they know would inure to their own special private gain or loss. A state public officer who abstains, or who votes on a measure which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, must make every reasonable effort to file a memorandum of voting conflict with the recording secretary in advance of the vote. If that is not possible, it must be filed within 15 days after the vote occurs. The memorandum must disclose the nature of the officer's interest in the matter.

No county, municipal, or other local public officer shall vote in an official capacity upon any measure which would inure to his or her special private gain or loss, or which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate. The officer must publicly announce the nature of his or her interest before the vote and must file a memorandum of voting conflict on Commission Form 8B with the meeting's recording officer within 15 days after the vote occurs disclosing the nature of his or her interest in the matter. However, members of community redevelopment agencies and district officers elected on a one-acre, one-vote basis are not required to abstain when voting in that capacity.

No appointed state or local officer shall participate in any matter which would inure to the officer's special private gain or loss, the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, without first disclosing the nature of his or her interest in the matter. The memorandum of voting conflict (Commission Form 8A or 8B) must be filed with the meeting's recording officer, be provided to the other members of the agency, and be read publicly at the next meeting.

If the conflict is unknown or not disclosed prior to the meeting, the appointed official must orally disclose the conflict at the meeting when the conflict becomes known. Also, a written memorandum of voting conflict must be filed with the meeting's recording officer within 15 days of the disclosure being made and must be provided to the other members of the agency, with the disclosure being read publicly at the next scheduled meeting. [Sec. 112.3143, Fla. Stat.]

F. DISCLOSURES

Conflicts of interest may occur when public officials are in a position to make decisions that affect their personal financial interests. This is why public officers and employees, as well as candidates who run for public office, are required to publicly disclose their financial interests. The disclosure process serves to remind officials of their obligation to put the public interest above personal considerations. It also helps citizens to monitor the considerations of those who spend their tax dollars and participate in public policy decisions or administration.

All public officials and candidates do not file the same degree of disclosure; nor do they all file at the same time or place. Thus, care must be taken to determine which disclosure forms a particular official or candidate is required to file.

The following forms are described below to set forth the requirements of the various disclosures and the steps for correctly providing the information in a timely manner.

1. *FORM 1 - Limited Financial Disclosure*

Who Must File:

Persons required to file FORM 1 include all state officers, local officers, candidates for local elective office, and specified state employees as defined below (other than those officers who are required by law to file FORM 6).

STATE OFFICERS include:

- 1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

- 2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies; but including judicial nominating commission members; directors of Enterprise Florida, Scripps Florida Funding Corporation, and CareerSource Florida, and members of the Council on the Social Status of Black Men and Boys; the Executive Director, governors, and senior managers of Citizens Property Insurance Corporation; governors and senior managers of Florida Workers' Compensation Joint Underwriting Association, board members of the Northeast Florida Regional Transportation Commission, and members of the board of Triumph Gulf Coast, Inc.; members of the board of Florida is

for Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.

- 3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, local boards of trustees and presidents of state universities, and members of the Florida Prepaid College Board.

LOCAL OFFICERS include:

- 1) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
- 2) Appointed members of the following boards, councils, commissions, authorities, or other bodies of any county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; a community college or junior college district board of trustees; a board having the power to enforce local code provisions; a planning or zoning board, board of adjustments or appeals, community redevelopment agency board, or other board having the power to recommend, create, or modify land planning or zoning within the political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; a pension board or retirement board empowered to invest pension or retirement funds or to determine entitlement to or amount of a pension or other retirement benefit.
- 3) Any other appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.
- 4) Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other

political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

- 5) Members of governing boards of charter schools operated by a city or other public entity.
- 6) The officers, directors, and chief executive officer of a corporation, partnership, or other business entity that is serving as the chief administrative or executive officer or employee of a political subdivision, and any business entity employee who is acting as the chief administrative or executive officer or employee of the political subdivision. [Sec. 112.3136, Fla. Stat.]

SPECIFIED STATE EMPLOYEE includes:

- 1) Employees in the Office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.
- 2) The following positions in each state department, commission, board, or council: secretary or state surgeon general, assistant or deputy secretary, executive director, assistant or deputy executive director, and anyone having the power normally conferred upon such persons, regardless of title.
- 3) The following positions in each state department or division: director, assistant or deputy director, bureau chief, assistant bureau chief, and any person having the power normally conferred upon such persons, regardless of title.

- 4) Assistant state attorneys, assistant public defenders, criminal conflict and civil regional counsel, assistant criminal conflict and civil regional counsel, public counsel, full-time state employees serving as counsel or assistant counsel to a state agency, judges of compensation claims, administrative law judges, and hearing officers.
- 5) The superintendent or director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
- 6) State agency business managers, finance and accounting directors, personnel officers, grant coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.
- 7) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

What Must Be Disclosed:

FORM 1 requirements are set forth fully on the form. In general, this includes the reporting person's sources and types of financial interests, such as the names of employers and addresses of real property holdings. NO DOLLAR VALUES ARE REQUIRED TO BE LISTED. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

When to File:

CANDIDATES for elected local office must file FORM 1 or a verification of filing in EFDMS together with and at the same time they file their qualifying papers. Candidates for City Council or Mayor must file a Form 6 or a verification of filing in EFDMS.¹

¹ During the pendency of ongoing litigation, the Commission on Ethics is enjoined from enforcing the Form 6 requirement for mayors and elected members of municipal governing bodies, and they will have to file a CE Form 1 ("Statement of Financial Interest").

STATE and LOCAL OFFICERS and SPECIFIED STATE EMPLOYEES are required to file disclosure by July 1 of each year. They also must file within thirty days from the date of appointment or the beginning of employment. Those appointees requiring Senate confirmation must file prior to confirmation.

Where to File:

File with the Commission on Ethics. [Sec. 112.3145, Fla. Stat.]

Beginning January 1, 2024, all Form 1 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable by name or organization on the Commission's website.

2. *FORM 1F - Final Form 1 Limited Financial Disclosure*

FORM 1F is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 1 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

3. *FORM 2 - Quarterly Client Disclosure*

The state officers, local officers, and specified state employees listed above, as well as elected constitutional officers, must file a FORM 2 if they or a partner or associate of their professional firm represent a client for compensation before an agency at their level of government.

A FORM 2 disclosure includes the names of clients represented by the reporting person or by any partner or associate of his or her professional firm for a fee or commission before agencies at the reporting person's level of government. Such representations do not include appearances in ministerial matters, appearances before judges of compensation claims, or representations on behalf of one's agency in one's official capacity. Nor does the term include the preparation and filing of forms and applications merely for the purpose of obtaining or transferring a license, so long as the

issuance of the license does not require a variance, special consideration, or a certificate of public convenience and necessity.

When to File:

This disclosure should be filed quarterly, by the end of the calendar quarter following the calendar quarter during which a reportable representation was made. FORM 2 need not be filed merely to indicate that no reportable representations occurred during the preceding quarter; it should be filed ONLY when reportable representations were made during the quarter.

Where To File:

File with the Commission on Ethics. [Sec. 112.3145(4), Fla. Stat.]

Beginning January 1, 2024, all Form 2 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable on the Commission's website.

4. *FORM 6 - Full and Public Disclosure*

Who Must File:

Persons required by law to file FORM 6 include all elected constitutional officers and candidates for such office; the mayor and members of a city council and candidates for these offices²; the Duval County Superintendent of Schools; judges of compensation claims (pursuant to Sec. 440.442, Fla. Stat.); members of the Florida Housing Finance Corporation Board and members of expressway authorities, transportation authorities (except the Jacksonville Transportation Authority), bridge authority, or toll authorities created pursuant to Ch. 348 or 343, or 349, or other general law.

² During the pendency of ongoing litigation, the Commission on Ethics is enjoined from enforcing the Form 6 requirement for mayors and elected members of municipal governing bodies, and they will have to file a CE Form 1 ("Statement of Financial Interest").

What Must be Disclosed:

FORM 6 is a detailed disclosure of assets, liabilities, and sources of income over \$1,000 and their values, as well as net worth. Officials may opt to file their most recent income tax return in lieu of listing sources of income but still must disclose their assets, liabilities, and net worth. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

When and Where To File:

Officials must file FORM 6 annually by July 1 with the Commission on Ethics.

Beginning January 1, 2023, all Form 6 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable by name and organization on the Commission's website.

CANDIDATES who do not currently hold a position requiring the filing of a Form 1 or Form 6 must register and use the electronic filing system to complete the Form 6, then print and file the disclosure with the officer before whom they qualify at the time of qualifying. [Art. II, Sec. 8(a) and (i), Fla. Const., and Sec. 112.3144, Fla. Stat.]

5. *FORM 6F - Final Form 6 Full and Public Disclosure*

This is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 6 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

6. *FORM 9 - Quarterly Gift Disclosure*

Each person required to file FORM 1 or FORM 6, and each state procurement employee, must file a FORM 9, Quarterly Gift Disclosure, with the Commission on Ethics no later than the last day of any calendar quarter following the calendar quarter in which he or she received a gift worth more

than \$100, other than gifts from relatives, gifts prohibited from being accepted, gifts primarily associated with his or her business or employment, and gifts otherwise required to be disclosed. FORM 9 NEED NOT BE FILED if no such gift was received during the calendar quarter.

Information to be disclosed includes a description of the gift and its value, the name and address of the donor, the date of the gift, and a copy of any receipt for the gift provided by the donor. [Sec. 112.3148, Fla. Stat.]

7. *FORM 10 - Annual Disclosure of Gifts from Government Agencies and Direct-Support Organizations and Honorarium Event Related Expenses*

State government entities, airport authorities, counties, municipalities, school boards, water management districts, and the South Florida Regional Transportation Authority, may give a gift worth more than \$100 to a person required to file FORM 1 or FORM 6, and to state procurement employees, if a public purpose can be shown for the gift. Also, a direct-support organization for a governmental entity may give such a gift to a person who is an officer or employee of that entity. These gifts are to be reported on FORM 10, to be filed by July 1.

The governmental entity or direct-support organization giving the gift must provide the officer or employee with a statement about the gift no later than March 1 of the following year. The officer or employee then must disclose this information by filing a statement by July 1 with his or her annual financial disclosure that describes the gift and lists the donor, the date of the gift, and the value of the total gifts provided during the calendar year. State procurement employees file their statements with the Commission on Ethics. [Sec. 112.3148, Fla. Stat.]

In addition, a person required to file FORM 1 or FORM 6, or a state procurement employee, who receives expenses or payment of expenses related to an honorarium event from someone who is prohibited from giving him or her an honorarium, must disclose annually the name, address, and affiliation of the donor, the amount of the expenses, the date of the event, a description of the expenses paid or provided, and the total value of the expenses on FORM 10. The donor paying the expenses must provide the officer or employee with a statement about the expenses within 60 days of the honorarium event.

The disclosure must be filed by July 1, for expenses received during the previous calendar year. State procurement employees file their statements with the Commission on Ethics. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no executive branch or legislative lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, any expenditure made for the purpose of lobbying. This may include gifts or honorarium event related expenses that formerly were permitted under Sections 112.3148 and 112.3149. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts, which include anything not primarily related to political activities authorized under ch. 106, are prohibited from political committees. [Sec. 112.31485 Fla. Stat.]

8. *FORM 30 - Donor's Quarterly Gift Disclosure*

As mentioned above, the following persons and entities generally are prohibited from giving a gift worth more than \$100 to a reporting individual (a person required to file FORM 1 or FORM 6) or to a state procurement employee: a political committee; a lobbyist who lobbies the reporting individual's or procurement employee's agency, and the partner, firm, employer, or principal of such a lobbyist; and vendors. If such person or entity makes a gift worth between \$25 and \$100 to a reporting individual or state procurement employee (that is not accepted in behalf of a governmental entity or charitable organization), the gift should be reported on FORM 30. The donor also must notify the recipient at the time the gift is made that it will be reported.

The FORM 30 should be filed by the last day of the calendar quarter following the calendar quarter in which the gift was made. If the gift was made to an individual in the legislative branch, FORM 30 should be filed with the Lobbyist Registrar. [See page 35 for address.] If the gift was to any other reporting individual or state procurement employee, FORM 30 should be filed with the Commission on Ethics.

However, notwithstanding Section 112.3148, Fla. Stat., no executive branch lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, any expenditure made for the purpose of lobbying. This may include gifts that formerly were permitted under Section 112.3148. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts from political committees are prohibited. [Sec. 112.31485, Fla. Stat.]

9. *FORM 1X AND FORM 6X - Amendments to Form 1 and Form 6*

These forms are provided for officers or employees to amend their previously filed Form 1 or Form 6.

IV. AVAILABILITY OF FORMS

Beginning January 1, 2024, LOCAL OFFICERS and EMPLOYEES, and OTHER STATE OFFICERS, and SPECIFIED STATE EMPLOYEES who must file FORM 1 annually must file electronically via the Commission’s Electronic Financial Disclosure Management System (EFDMS). Paper forms will not be promulgated. Communications regarding the annual filing requirement will be sent via email to filers no later than June 1. Filers must maintain an updated email address in their User Profile in EFDMS.

ELECTED CONSTITUTIONAL OFFICERS and other officials who must file Form 6 annually, including City Commissioners and Mayors³, must file electronically via the Commission’s Electronic Financial Disclosure Management System (EFDMS). Paper forms will not be promulgated. Communications regarding the annual filing requirement will be sent via email to filers no later than June 1. Filers must maintain an updated email address in their User Profile in EFDMS.

³ During the pendency of ongoing litigation, the Commission on Ethics is enjoined from enforcing the Form 6 requirement for mayors and elected members of municipal governing bodies, and they will have to file a CE Form 1 (“Statement of Financial Interest”).

V. PENALTIES

A. *Non-criminal Penalties for Violation of the Sunshine Amendment and the Code of Ethics*

There are no criminal penalties for violation of the Sunshine Amendment and the Code of Ethics. Penalties for violation of these laws may include: impeachment, removal from office or employment, suspension, public censure, reprimand, demotion, reduction in salary level, forfeiture of no more than one-third salary per month for no more than twelve months, a civil penalty not to exceed \$20,000⁴, and restitution of any pecuniary benefits received, and triple the value of a gift from a political committee.

B. *Penalties for Candidates*

CANDIDATES for public office who are found in violation of the Sunshine Amendment or the Code of Ethics may be subject to one or more of the following penalties: disqualification from being on the ballot, public censure, reprimand, or a civil penalty not to exceed \$20,000*, and triple the value of a gift received from a political committee.

C. *Penalties for Former Officers and Employees*

FORMER PUBLIC OFFICERS or EMPLOYEES who are found in violation of a provision applicable to former officers or employees or whose violation occurred prior to such officer's or employee's leaving public office or employment may be subject to one or more of the following penalties: public censure and reprimand, a civil penalty not to exceed \$20,000*, and restitution of any pecuniary benefits received, and triple the value of a gift received from a political committee.

⁴ Conduct occurring prior to May 11, 2023, is subject to a recommended civil penalty of up to \$10,000. [Ch. 2023-49, Laws of Florida]

D. Penalties for Lobbyists and Others

An executive branch lobbyist who has failed to comply with the Executive Branch Lobbying Registration law (see Part VIII) may be fined up to \$5,000, reprimanded, censured, or prohibited from lobbying executive branch agencies for up to two years. Lobbyists, their employers, principals, partners, and firms, and political committees and committees of continuous existence who give a prohibited gift or honorarium or fail to comply with the gift reporting requirements for gifts worth between \$25 and \$100, may be penalized by a fine of not more than \$5,000 and a prohibition on lobbying, or employing a lobbyist to lobby, before the agency of the public officer or employee to whom the gift was given for up to two years. Any agent or person acting on behalf of a political committee giving a prohibited gift is personally liable for a civil penalty of up to triple the value of the gift.

Executive Branch lobbying firms that fail to timely file their quarterly compensation reports may be fined \$50 per day per report for each day the report is late, up to a maximum fine of \$5,000 per report.

E. Felony Convictions: Forfeiture of Retirement Benefits

Public officers and employees are subject to forfeiture of all rights and benefits under the retirement system to which they belong if convicted of certain offenses. The offenses include embezzlement or theft of public funds; bribery; felonies specified in Chapter 838, Florida Statutes; impeachable offenses; and felonies committed with intent to defraud the public or their public agency. [Sec. 112.3173, Fla. Stat.]

F. Automatic Penalties for Failure to File Annual Disclosure

Public officers and employees required to file either Form 1 or Form 6 annual financial disclosure are subject to automatic fines of \$25 for each day late the form is filed after September 1, up to a maximum penalty of \$1,500. [Sec. 112.3144 and 112.3145, Fla. Stat.]

The Commission must undertake an investigation of a public officer or employee who accrues the \$1,500 maximum fine and currently holds their filing position to determine if the failure to file was willful. If the Commission finds a willful failure to file, the only penalty that can be recommended, by law, is removal from office.

VI. ADVISORY OPINIONS

Conflicts of interest may be avoided by greater awareness of the ethics laws on the part of public officials and employees through advisory assistance from the Commission on Ethics.

A. Who Can Request an Opinion

Any public officer, candidate for public office, or public employee in Florida who is in doubt about the applicability of the standards of conduct or disclosure laws to himself or herself, or anyone who has the power to hire or terminate another public employee, may seek an advisory opinion from the Commission about himself or herself or that employee.

B. How to Request an Opinion

Opinions may be requested by letter presenting a question based on a real situation and including a detailed description of the situation. Opinions are issued by the Commission and are binding on the conduct of the person who is the subject of the opinion, unless material facts were omitted or misstated in the request for the opinion. Published opinions will not bear the name of the persons involved unless they consent to the use of their names; however, the request and all information pertaining to it is a public record, made available to the Commission and to members of the public in advance of the Commission's consideration of the question.

C. How to Obtain Published Opinions

All of the Commission's opinions are available for viewing or download at its website:
www.ethics.state.fl.us.

VII. COMPLAINTS

A. *Citizen Involvement*

The Commission on Ethics cannot conduct investigations of alleged violations of the Sunshine Amendment or the Code of Ethics unless a person files a sworn complaint with the Commission alleging such violation has occurred, or a referral is received, as discussed below.

As of June 21, 2024, the Commission on Ethics may only investigate complaints that are "based upon personal knowledge or information other than hearsay."⁵ In compliance with the new law, ethics complaints that are not "based upon personal knowledge or information other than hearsay" cannot be investigated and will be dismissed.

If you have knowledge that a person in government has violated the standards of conduct or disclosure laws described above, you may report these violations to the Commission by filing a sworn complaint on the form prescribed by the Commission and available for download at www.ethics.state.fl.us. The Commission is unable to take action based on learning of such misdeeds through newspaper reports, telephone calls, or letters.

You can download a complaint form (FORM 50) from the Commission's website: www.ethics.state.fl.us, or contact the Commission office at the address or phone number shown on the inside front cover of this booklet.

B. *Referrals*

The Commission may accept referrals from: the Governor, the Florida Department of Law Enforcement, a State Attorney, or a U.S. Attorney. A vote of six of the Commission's nine members is required to proceed on such a referral.

⁵ Ch. 24-253, § 6, Laws of Fla. (codified at § 112.324(1)(a), Fla. Stat. (2024)).

C. Confidentiality

The complaint or referral, as well as all proceedings and records relating thereto, is confidential until the accused requests that such records be made public or until the matter reaches a stage in the Commission's proceedings where it becomes public. This means that unless the Commission receives a written waiver of confidentiality from the accused, the Commission is not free to release any documents or to comment on a complaint or referral to members of the public or press, so long as the complaint or referral remains in a confidential stage.

A COMPLAINT OR REFERRAL MAY NOT BE FILED WITH RESPECT TO A CANDIDATE ON THE DAY OF THE ELECTION, OR WITHIN THE 30 CALENDAR DAYS PRECEDING THE ELECTION DATE, UNLESS IT IS BASED ON PERSONAL INFORMATION OR INFORMATION OTHER THAN HEARSAY.

D. How the Complaint Process Works

Complaints which allege a matter within the Commission's jurisdiction are assigned a tracking number and Commission staff forwards a copy of the original sworn complaint to the accused within five working days of its receipt. Any subsequent sworn amendments to the complaint also are transmitted within five working days of their receipt.

Once a complaint is filed, it goes through three procedural stages under the Commission's rules. The first stage is a determination of whether the allegations of the complaint are legally sufficient: that is, whether they indicate a possible violation of any law over which the Commission has jurisdiction. If the complaint is found not to be legally sufficient, the Commission will order that the complaint be dismissed without investigation, and all records relating to the complaint will become public at that time.

In cases of very minor financial disclosure violations, the official will be allowed an opportunity to correct or amend his or her disclosure form. Otherwise, if the complaint is found to be legally sufficient, a preliminary investigation will be undertaken by the investigative staff of the Commission. The second stage of the Commission's proceedings involves this preliminary investigation and a decision by the Commission as to whether there is probable cause to believe that

there has been a violation of any of the ethics laws. If the Commission finds no probable cause to believe there has been a violation of the ethics laws, the complaint will be dismissed and will become a matter of public record. If the Commission finds probable cause to believe there has been a violation of the ethics laws, the complaint becomes public and usually enters the third stage of proceedings. This stage requires the Commission to decide whether the law was actually violated and, if so, whether a penalty should be recommended. At this stage, the accused has the right to request a public hearing (trial) at which evidence is presented, or the Commission may order that such a hearing be held. Public hearings usually are held in or near the area where the alleged violation occurred.

When the Commission concludes that a violation has been committed, it issues a public report of its findings and may recommend one or more penalties to the appropriate disciplinary body or official.

When the Commission determines that a person has filed a complaint with knowledge that the complaint contains one or more false allegations or with reckless disregard for whether the complaint contains false allegations, the complainant will be liable for costs plus reasonable attorney's fees incurred by the person complained against. The Department of Legal Affairs may bring a civil action to recover such fees and costs, if they are not paid voluntarily within 30 days.

E. Dismissal of Complaints At Any Stage of Disposition

The Commission may, at its discretion, dismiss any complaint at any stage of disposition should it determine that the public interest would not be served by proceeding further, in which case the Commission will issue a public report stating with particularity its reasons for the dismissal. [Sec. 112.324(12), Fla. Stat.]

F. Statute of Limitations

All sworn complaints alleging a violation of the Sunshine Amendment or the Code of Ethics must be filed with the Commission within five years of the alleged violation or other breach of the public trust. Time starts to run on the day AFTER the violation or breach of public trust is committed. The statute of limitations is tolled on the day a sworn complaint is filed with the Commission. If a

complaint is filed and the statute of limitations has run, the complaint will be dismissed. [Sec. 112.3231, Fla. Stat.]

VIII. EXECUTIVE BRANCH LOBBYING

Any person who, for compensation and on behalf of another, lobbies an agency of the executive branch of state government with respect to a decision in the area of policy or procurement may be required to register as an executive branch lobbyist. Registration is required before lobbying an agency and is renewable annually. In addition, each lobbying firm must file a compensation report with the Commission for each calendar quarter during any portion of which one or more of the firm's lobbyists were registered to represent a principal. As noted above, no executive branch lobbyist or principal can make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 can knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.]

Paying an executive branch lobbyist a contingency fee based upon the outcome of any specific executive branch action, and receiving such a fee, is prohibited. A violation of this prohibition is a first degree misdemeanor, and the amount received is subject to forfeiture. This does not prohibit sales people from receiving a commission. [Sec. 112.3217, Fla. Stat.]

Executive branch departments, state universities, community colleges, and water management districts are prohibited from using public funds to retain an executive branch (or legislative branch) lobbyist, although these agencies may use full-time employees as lobbyists. [Sec. 11.062, Fla. Stat.]

Online registration and filing is available at www.floridalobbyist.gov. Additional information about the executive branch lobbyist registration system may be obtained by contacting the Lobbyist Registrar at the following address:

Executive Branch Lobbyist Registration
Room G-68, Claude Pepper Building
111 W. Madison Street
Tallahassee, FL 32399-1425
Phone: 850/922-4990

IX. WHISTLE-BLOWER'S ACT

In 1986, the Legislature enacted a "Whistle-blower's Act" to protect employees of agencies and government contractors from adverse personnel actions in retaliation for disclosing information in a sworn complaint alleging certain types of improper activities. Since then, the Legislature has revised this law to afford greater protection to these employees.

While this language is contained within the Code of Ethics, the Commission has no jurisdiction or authority to proceed against persons who violate this Act. Therefore, a person who has disclosed information alleging improper conduct governed by this law and who may suffer adverse consequences as a result should contact one or more of the following: the Office of the Chief Inspector General in the Executive Office of the Governor; the Department of Legal Affairs; the Florida Commission on Human Relations; or a private attorney. [Sec. 112.3187 - 112.31895, Fla. Stat.]

X. ADDITIONAL INFORMATION

As mentioned above, we suggest that you review the language used in each law for a more detailed understanding of Florida's ethics laws. The "Sunshine Amendment" is Article II, Section 8, of the Florida Constitution. The Code of Ethics for Public Officers and Employees is contained in Part III of Chapter 112, Florida Statutes.

Additional information about the Commission's functions and interpretations of these laws may be found in Chapter 34 of the Florida Administrative Code, where the Commission's rules are published, and in The Florida Administrative Law Reports, which until 2005 published many of the Commission's final orders. The Commission's rules, orders, and opinions also are available at www.ethics.state.fl.us.

If you are a public officer or employee concerned about your obligations under these laws, the staff of the Commission will be happy to respond to oral and written inquiries by providing information about the law, the Commission's interpretations of the law, and the Commission's procedures.

XI. TRAINING

Constitutional officers, elected municipal officers, commissioners of community redevelopment agencies (CRAs), commissioners of community development districts, and elected local officers of independent special districts are required to receive a total of four hours training, per calendar year, in the areas of ethics, public records, and open meetings. The Commission on Ethics does not track compliance or certify providers. Officials indicate their compliance with the training requirement when they file their annual Form 1 or Form 6.

Visit the training page on the Commission's website for up-to-date rules, opinions, audio/video training, and opportunities for live training conducted by Commission staff.

To: Board of Supervisors
From: James P. Ward
Date: January 6, 2026
Re: Commission on Ethics required Annual Ethics Training

Ethics Training Requirements:

Pursuant to Section 112.3142, *Florida Statutes*, all Supervisors of a community development district organized and existing under the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, are required to complete four (4) hours of ethics training each calendar year. The four (4) hours of Ethics Training shall be allocated amongst the following categories:

- two (2) hours of ethics law,
- one (1) hour of Sunshine Law; and
- one (1) hour of Public Records law

Supervisors will report their 2025 training when they fill out their Form 1 (Statements of Financial Interests) for the year 2026 by checking a box confirming that they have completed the annual Ethics Training.

Please note that the four (4) hours of the Ethics Training do not have to be completed all at once. ETHICS TRAINING IS REQUIRED TO BE COMPLETED BY DECEMBER 31, 2025 FOR THE FORM 1 THAT IS FILED IN 2026.

It is highly recommended that you keep a record of all ethics training used to satisfy the Ethics Training requirements. At present, there is no need to submit a certificate or letter of completion of the Ethics Training. However, the Florida Commission on Ethics ("COE") advises that Supervisors maintain a record in the event they are asked to provide proof of completion of all Ethics Training.

Additionally, you may be solicited by a private organization (Florida Association of Special Districts) - to take their Ethics Training Course on their platform for which there is a fee. **You are NOT required to use their services nor pay the fees they charge.** There are several free online resources and links to resources that Supervisors might find helpful, including free training for the two (2) hour ethics portion and links to outside training(s) which can be used to satisfy the other categories of the Ethics Training. **You may take training from any source you choose.**

- 1. General Resource: Florida Commission on Ethics - [Training - Ethics \(state.fl.us\)](https://www.state.fl.us/COE/training-ethics)**

2. Free Training Programs:

Ethics law – The COE provides several free training videos (audio/visual or audio only) covering specific ethics law topics. Please note that two (hours” in the category of ethics law are required annually. Pursuant to CEO 13-15, “hours” may be measured in fifty (50) minute increments so you should ensure you satisfactorily complete sufficient programs to satisfy the two-hour ethics requirement if choosing a combination of training videos listed below.

- a. **State Ethics Laws for Constitutional Officers & Elected Municipal Officers:**
Note: Google Chrome web browser will not open – use another web browser.
[Video Tutorial](#)
- b. **Office of the Attorney General offers training on Sunshine Law and Public Records Law (22-page presentation - no audio):**
[23-page presentation - no audio](#)
- c. **Office of the Attorney General 2-hour Audio-only Presentation regarding Public Meetings and Public Records Law:**
[Audio presentation - no video](#)
- d. Ethics law, Sunshine law, and Public Records law – The Florida League of Cities offers a free four-hour online course which satisfies the annual requirement to attend two hours of ethics law, one hour of Sunshine law, and one hour of Public Records law. The course is available online 24/7 and may be paused and resumed at your convenience. Registration is required for this class; however, there is no registration fee.
[FLC Mandated Ethics Workshop](#)

3. Other Training Programs

- a. **Florida State University’s Florida Institute of Government** offers a “4-Hour Ethics Course” which satisfies the annual requirement to attend two hours of ethics law, one hour of Sunshine law, and one hour of Public Records law. The course is available online 24/7 and may be paused and resumed at your convenience. The registration fee is \$79.00.
 - [4-Hour Ethics Course](#)
- b. **Florida Ethics Institute (FEI)** offers a 4-hour Florida Ethics & Open Government Master Class satisfies the state’s annual ethics training requirement mandated by the Code of Ethics for Public Officers and Employees and applicable to elected municipal officers, constitution officers, and others. In accordance with the legal mandate the training consists of two hours of Ethics Law (covering Florida’s ethics laws and Art. II, s. 8, Fla. Const.), one hour of Sunshine Law (Ch. 286, F.S.), and one hour of Public Records Law (Ch. 119, F.S.) education. The cost is \$75.00.
 - www.floridaethics.org/courses/florida-ethics-law-4-hour-course

RESOLUTION 2026-4

A RESOLUTION DESIGNATING CERTAIN OFFICERS OF THE ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Island Lake Estates Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to [Chapter 190, Florida Statutes](#), being situated entirely within Charlotte County, Florida, and:

WHEREAS, pursuant to [Chapter 190.006, Florida Statutes](#), the Board of Supervisors ("**Board**") shall organize by election of its members as Chairperson and by directing a Secretary, and such other officers as the Board may deem necessary; and

WHEREAS, the Board of Supervisors of the Island Lake Estates Community Development District desire to appoint the below recited person(s) to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. DESIGNATION OF OFFICERS OF THE DISTRICT. The following persons are appointed to the offices shown.

OFFICE	NAME OF OFFICE HOLDER
CHAIRPERSON	SCOTT EDWARDS
VICE-CHAIRPERSON	BARRY ERNST
ASSISTANT SECRETARY	
ASSISTANT SECRETARY	TERRANCE KIRSCHNER
ASSISTANT SECRETARY	ASHLEY KINGSTON
SECRETARY & TREASURER	JAMES P. WARD

SECTION 2. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 3. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 4. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED by the Board of Supervisors of the Island Lake Estates Community Development District, Charlotte County, Florida, this 14th day of April 2026.

ATTEST:

**ISLAND LAKE ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

James P, Ward, Secretary

Scott Edwards, Chairperson

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**MINUTES OF MEETING
ISLAND LAKE ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

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The Regular Meeting of the Board of Supervisors of the Tern Bay Community Development District was held on Tuesday, January 13, 2026 at the offices of Atwell, LLC, 4161 Tamiami Trail, Building 5, Suite 501, Port Charlotte, Florida 33952. It began at 9:30 a.m. and was presided over by Mr. Scott Edwards, Chairperson, and James P. Ward as Secretary.

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Present and constituting a quorum:

Scott Edwards	Chairperson
Barry Ernst	Vice Chairperson
Matthew Meeks	Assistant Secretary

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Absent:

Ashley Kingston	Assistant Secretary
Terry Kirschner	Assistant Secretary

Also present were:

James P. Ward	District Manager
Ashley Ligas	District Counsel

Audience:

All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes. Portions of these minutes may be transcribed in verbatim.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Ward called the meeting to order at approximately 9:30 a.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Kingston and Supervisor Kirschner, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

May 13, 2025 - Regular Meeting Minutes

Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes; hearing none, he called for a motion.

On MOTION made by Barry Ernst, seconded by Matthew Meeks, and with all in favor, the May 13, 2025 Regular Meeting Minutes were approved.

48 THIRD ORDER OF BUSINESS Consideration of Audited Financial Statements**49**
50 Consideration and Acceptance of the Audited Financial Statements for the Fiscal Year
51 ended September 30, 2025
52

53 Mr. Ward introduced Ben Steets with Grau and Associates who would discuss the audited
54 financial statements for Fiscal Year 2025 ending September 30, 2025.

55
56 Mr. Ben Steets with Grau and Associates declared the auditor's opinion was clean, which
57 meant Grau and Associates believed the financial statements were fairly presented in
58 accordance with generally accepted accounting principles (GAP). He stated there were no
59 instances of noncompliance with Florida Statutes and there were no findings. He concluded
60 the District was in compliance and Grau issued a clean opinion.

61

62 On MOTION made by Barry Ernst, seconded by Matthew
63 Meeks, and with all in favor, the Audited Financial
64 Statements for Fiscal Year ending September 30, 2025 were
65 accepted.

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68 FOURTH ORDER OF BUSINESS Consideration of Resolution 2026-1

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70 Consideration of Resolution 2026-1, a Resolution of the Board of Supervisors of the
71 Island Lake Estates Community Development District Addressing Real Estate
72 Conveyances and Permits; Accepting a Certificate of the District Engineer and
73 Declaring the 2023 Project Complete; Addressing contribution requirements;
74 Providing direction to the Trustee; Finalizing the 2023 Assessments; Finalizing the
75 2023 Assessments; Authorizing Conveyances; Authorizing a Mutual Release; Providing
76 for a Supplement to the Improvement Lien Book; Providing for severability, conflicts,
77 and an effective date
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79

80 Mr. Ward stated this was a completion resolution which basically indicated the Series 2023
81 Bonds were complete with respect to the requirements under the Master Trust Indenture; all
82 the infrastructure was conveyed to the District pursuant to the Engineer's Report with respect
83 to issuance of the Series 2023 Bonds. He noted this particular deal had a release provision.
84 He explained as reserve funds were released they went into a construction account to be
85 used in the future. He asked if this resolution contemplated this.

86

87 Ms. Ashley Ligas stated the second Resolution authorized the debt service for the release and
88 authorized the CDD for the final requisition when the funds were released. She said the
89 release condition for this project was that all the assessments be assigned to residential units
90 which were constructed and received a certificate of occupancy. She said the next resolution
91 authorized the final release to be done when the units all had a certificate of occupancy.

92

93 *Mr. Ward: I would recommend you add some of that language to Exhibit A on this Resolution*
94 *simply because I know the minute I send this certificate to the bank they are going to want to*
close the construction account which shouldn't be done.

95

96 *Ms. Ligas: Okay, I will add that. If you want to adopt this resolution in substantial form in terms*
97 *of changing the Engineer's Certificate to include that note then I think we can go ahead.*

98

99 *Mr. Ernst: So, the last requisition would not happen until the last CO was issued?*

100

101 *Mr. Ward: There is a release provision, so there is a reserve account that's in the bond issue, so*
102 *over time that reserve account gets released. It's over a very long period of time. What*
103 *happens is, every time we do a requisition, we do it up front and send it to the bank, let's say*
104 *it's \$1 million dollars, every time there is a release provision the bank would automatically*
105 *send those funds to Lennar as a requirement under the release provision. It's not dependent*
106 *upon the last CO, it's dependent upon -*

107

108 *Ms. Ligas: Just to clarify, I looked at the indenture on this project and there is only one release*
109 *condition. It goes from 50 percent of the max down to 10 percent, so the amount will be*
110 *roughly \$386,000 dollars. There will be some interest, so that amount might change, but it*
111 *says when the principal portion of the assessments have been assigned to residential units*
112 *that have been constructed and received a CO, so I would think that \$386,000 dollars would*
113 *not be released until they have a CO. Correct?*

114

115 *Mr. Ward: Yes, 50 percent of the units have to have a CO and then we would start to do the*
116 *release provision. What I was saying is that the release provision happens over time as it starts*
117 *to get released. As the reduction in debt happens, that's when it would occur. I think we are*
118 *saying the same thing just differently. He asked if there were any questions; hearing none, he*
119 *called for a motion.*

120

On MOTION made by Barry Ernst, seconded by Matthew Meeks, and with all in favor, Resolution 2026-1 was adopted, and the Chair was authorized to sign.

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FIFTH ORDER OF BUSINESS**Consideration of Resolution 2026-2**

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Mr. Ward: This Resolution does exactly what Ashley and I were just talking about with respect
to the release provision and the final acquisition. He asked if there were any questions;
hearing none, he called for a motion.

187 **EIGHTH ORDER OF BUSINESS** **Supervisor's Requests**

188
189 Mr. Ward asked if there were any Supervisor's requests or comments; there were none.
190

191
192 **NINTH ORDER OF BUSINESS** **Public Comments**

193
194 Mr. Ward asked if there were any public comments; there were none.
195

196
197 **TENTH ORDER OF BUSINESS** **Adjournment**

198
199 Mr. Ward adjourned the meeting at approximately 9:42 a.m.
200

On MOTION made by Scott Edwards, seconded by Barry Ernst, and with all in favor, the meeting was adjourned.

203
204
205 Island Lake Estates Community
206 Development District
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210 _____
211 James P. Ward, Secretary

Scott Edwards, Chairperson

RESOLUTION 2026-5

THE ANNUAL APPROPRIATION RESOLUTION OF THE ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATION AND ADOPTING THE BUDGET FOR FISCAL YEAR 2027 BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027.

RECITALS

WHEREAS, the District Manager has submitted to the Board of Supervisors (the "Board") a proposed budget for the current and next ensuing budget year along with an explanatory and complete financial plan for each fund of the Island Lake Estates Community Development District, pursuant to the provisions of [Section 190.008\(2\)\(a\), Florida Statutes](#); and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of [Section 190.008\(2\)\(b\), Florida Statutes](#); and

WHEREAS, the Board set April 14, 2026, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to [Section 190.008\(2\)\(a\), Florida Statutes](#); and

WHEREAS, [Section 190.008\(2\)\(a\), Florida Statutes](#), requires that, prior to October 1st of each year, the District Board by passage of an "Annual Appropriation Resolution" shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET.

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager’s Adopted Budget, attached hereto as Exhibit “A,” as amended by the Board pursuant to the adoption of this Annual Appropriation Resolution (and as amended by the District Manager, as permitted), is hereby adopted in accordance with the provisions of [Section 190.008\(2\)\(a\), Florida Statutes](#), and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures and/or revised projections.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for Island Lake Estates Community Development District for the Fiscal Year 2027 ending September 30, 2027”, as adopted by the Board of Supervisors on April 14, 2026.

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the Island Lake Estates Community Development District, for the Fiscal Year 2027 beginning October 1, 2026, and ending September 30, 2027, the sum of **\$1,102,191.00** to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND 2027	\$146,695.00
<u>DEBT SERVICE FUND - SERIES 2023</u>	\$955,496.00
TOTAL ALL FUNDS	\$1,102,191.00

SECTION 3. SUPPLEMENTAL APPROPRIATIONS. Pursuant to [Section 189.016, Florida Statutes](#), the District at any time within Fiscal Year 2026/2027 or within 60 days following the end of the Fiscal Year 2026/2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by the Board approving the expenditure.

- b. The District Manager or Treasurer may approve an expenditure that would increase a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed \$15,000 or 15% of the original appropriation item less than \$500 , or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida Law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Annual Appropriation Resolution shall not affect the validity or enforceability of the remaining portions of this Annual Appropriation Resolution, or any part thereof.

SECTION 5. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 6. EFFECTIVE DATE. This Annual Appropriation Resolution shall take effect upon the passage and adoption of this Annual Appropriation Resolution by the Board of Supervisors of the Island Lake Estates Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Island Lake Estates Community Development District, Charlotte County, Florida, this 14th day of April, 2026.

ATTEST:

**ISLAND LAKE ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Scott Edwards, Chairperson

Exhibit A: Fiscal Year 2027 Adopted Budget

Exhibit A

Fiscal Year 2027 Adopted Budget



Island Lake Estates

Community Development District

Proposed Budget Fiscal Year 2027

Prepared By:

JPWard and Associates, LLC

2301 N.E. 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

Email: JimWard@JPWardAssociates.com

Island Lake Estates Community Development District
General Fund - Budget
Fiscal Year 2027

Description	Fiscal Year 2026	Actual 12/21/2025	Anticipated 9/30/2026	Fiscal Year 2027	Notes
Revenues and Other Sources					
Carryforward	\$ -	\$ -		\$ -	Cash From prior FY to offset budgeted expenses
Assessment Revenue					
Assessments - On-Roll	\$ 138,658	\$ 73,059	\$ 138,658	\$ 146,695	Assessments from Property Owners
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	Assessments from Lennar
Total Revenue & Other Sources	\$ 138,658	\$ 73,059	\$ 138,658	\$ 146,695	
Appropriations					
Legislative					
Board of Supervisor's Fees	\$ 2,400	\$ -	\$ 1,600	\$ 2,400	Statutory Required Fees (Waived by Lennar Members)
Executive					
Professional - Management	\$ 47,000	\$ 11,750	\$ 47,000	\$ 51,500	District Manager
Financial and Administrative					
Audit Services	\$ 5,300	\$ 5,300	\$ 5,300	\$ 5,400	Statutory Required
Accounting Services	\$ 18,000	\$ 4,500	\$ 18,000	\$ 21,500	Bond Issue Added for FY24
Assessment Roll Preparation	\$ 18,000	\$ 4,500	\$ 18,000	\$ 21,500	Bond Issue Added for FY24
Arbitrage Rebate Fees	\$ 500	\$ -	\$ 500	\$ 500	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services					
Legal Advertising	\$ 1,000	\$ -	\$ 1,300	\$ 1,400	Statutory Required Legal Advertising
Trustee Services	\$ 4,246	\$ 4,246	\$ 4,246	\$ 4,246	Trust Fees for Bonds
Dissemination Agent Services	\$ 5,000	\$ 1,500	\$ 1,500	\$ 2,000	Required Reporting for Bonds
Property Appraiser Fees	\$ -	\$ -	\$ 50	\$ 50	Fees to place assessments on tax bills
Bank Service Fees	\$ 250	\$ -	\$ 250	\$ 250	Bank Fee - Governmental Accounts
Communications and Freight Services					
Postage, Freight & Messenger	\$ 100	\$ -	\$ 100	\$ 100	Agenda Mailing and other Misc Mailings
Computer Services (Web Site)	\$ 2,400	\$ -	\$ 2,400	\$ 2,400	Statutory Maintenance of District Web Site
Insurance	\$ 6,000	\$ 6,232	\$ 6,232	\$ 6,932	General Liability and D&O Liability Insurance
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding	\$ 50	\$ -	\$ 50	\$ 50	Agenda books and copies
Legal Services					
General Counsel	\$ 10,000	\$ -	\$ 7,500	\$ 7,500	District Attorney
Other General Government Services					
Engineering Services	\$ 7,500	\$ -	\$ 5,000	\$ 7,500	District Engineer
Charlotte County RE Tax	\$ 300	\$ 15	\$ 250	\$ 250	Charlotte County RE Tax
Reserves					
Extraordinary Capital/Operations	\$ -	\$ -	\$ -	\$ -	Long Term Capital Planning
Other Fees and Charges					
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 10,437	\$ -	\$ 5,266	\$ 11,042	Discount is 4% for November payment, plus TC/PA charge of 3% for fees to include assessment on Tax Bills
Total Appropriations	\$ 138,658	\$ 38,218	\$ 124,719	\$ 146,695	
Fund Balances:					
Change from Current Year Operations	\$ -	\$ 34,842	\$ 13,939	\$ -	Cash Over (Short) at Fiscal Year End
Fund Balance - Beginning	\$ 88,787		\$ 88,787	\$ 102,726	
Extraordinary Capital/Operations	\$ 54,123		\$ 71,546	\$ 66,052	Long Term Capital Planning - Balance of Funds
1st. Three (3) Months Operations	\$ 34,665		\$ 31,180	\$ 36,674	Required to meet Cash Needs until Assessment Rec'd.
Total Fund Balance	\$ 88,787		\$ 102,726	\$ 102,726	Total Cash Position

Description	FY 2026	FY 2027
Assessment Rate	\$ 242.83	\$ 256.91
Units Subject to Assessment	571	571
Adopted Cap Rate	\$ 280.31	\$ 280.31

Prepared by:
JPWARD and Associates, LLC

Island Lake Estates Community Development District
Debt Service Fund - Series 2023 Bonds - Budget
Fiscal Year 2027

Description	Fiscal Year 2026	Actual 12/21/2025	Anticipated 9/30/2026	Fiscal Year 2027
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ 19,107	\$ 4,225	\$ 16,899	\$ 16,054
Revenue Account	\$ 3,208	\$ 5,372	\$ 21,488	\$ 20,413
Interest Account	\$ 61	\$ -	\$ -	\$ -
Special Assessment Revenue	-	-	-	-
Special Assessment - On-Roll	\$ 919,029	\$ 489,369	\$ 919,029	\$ 919,029
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 941,405	\$ 498,965	\$ 957,416	\$ 955,496
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 170,000	\$ 170,000	\$ 170,000	\$ 180,000
Principal Debt Service - Early Redemptions				
Interest Expense	\$ 681,388	\$ 342,766	\$ 681,388	\$ 672,856
Other Fees and Charges				
Discounts for Early Payment	\$ 60,123	\$ -	\$ 60,123	\$ 60,123
Operating Transfers Out	\$ -	\$ 4,225	\$ 4,225	\$ -
Total Expenditures and Other Uses	\$ 911,511	\$ 516,990	\$ 915,736	\$ 912,980
Net Increase/(Decrease) in Fund Balance	\$ 29,895	\$ (18,025)	\$ 41,680	\$ 42,517
Fund Balance - Beginning	\$ 972,286	\$ 972,286	\$ 972,286	\$ 1,013,967
Fund Balance - Ending	\$ 1,002,181	\$ 954,261	\$ 1,013,967	\$ 1,056,483

Restricted Fund Balance:

Reserve Account Requirement	\$ 429,450
Restricted for December 15, 2027 Principal & Interest Payment	\$ 524,234
Total - Restricted Fund Balance:	\$ 953,684

Development Plan	Units	FY 2026 Rate	FY 2027 Rate
Coco Bay			
Paired Villas 40'	106	\$ 1,283.60	\$ 1,283.60
Executive Homes 52'	215	\$ 1,668.69	\$ 1,668.69
Manor Homes 65'	79	\$ 2,085.86	\$ 2,085.86
Palm Lake			
Paired Villas 36'	78	\$ 1,155.24	\$ 1,155.24
Executive Homes 52'	71	\$ 1,668.69	\$ 1,668.69
Estate Homes 72'	22	\$ 2,310.49	\$ 2,310.49
Total Units:	571		

**Island Lake Estates Community Development District
Debt Service Fund - Series 2023**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 11,895,000	Varies			
6/15/2024				\$ 374,894.27	\$ 374,894	
12/15/2024		\$ 135,000	4.875%	\$ 346,056.25		
6/15/2025				\$ 342,765.63	\$ 823,822	\$ 11,760,000
12/15/2025		\$ 170,000	4.875%	\$ 342,765.63		
6/15/2026				\$ 338,621.88	\$ 851,388	\$ 11,590,000
12/15/2026		\$ 180,000	4.875%	\$ 338,621.88		
6/15/2027				\$ 334,234.38	\$ 852,856	\$ 11,410,000
12/15/2027		\$ 190,000	4.875%	\$ 334,234.38		
6/15/2028				\$ 329,603.13	\$ 853,838	\$ 11,220,000
12/15/2028		\$ 195,000	4.875%	\$ 329,603.13		
6/15/2029				\$ 324,850.00	\$ 849,453	\$ 11,025,000
12/15/2029		\$ 205,000	5.750%	\$ 324,850.00		
6/15/2030				\$ 318,956.25	\$ 848,806	\$ 10,820,000
12/15/2030		\$ 220,000	5.750%	\$ 318,956.25		
6/15/2031				\$ 312,631.25	\$ 851,588	\$ 10,600,000
12/15/2031		\$ 230,000	5.750%	\$ 312,631.25		
6/15/2032				\$ 306,018.75	\$ 848,650	\$ 10,370,000
12/15/2032		\$ 245,000	5.750%	\$ 306,018.75		
6/15/2033				\$ 298,975.00	\$ 849,994	\$ 10,125,000
12/15/2033		\$ 260,000	5.750%	\$ 298,975.00		
6/15/2034				\$ 291,500.00	\$ 850,475	\$ 9,865,000
12/15/2034		\$ 275,000	5.750%	\$ 291,500.00		
6/15/2035				\$ 283,593.75	\$ 850,094	\$ 9,590,000
12/15/2035		\$ 290,000	5.750%	\$ 283,593.75		
6/15/2036				\$ 275,256.25	\$ 848,850	\$ 9,300,000
12/15/2036		\$ 305,000	5.750%	\$ 275,256.25		
6/15/2037				\$ 266,487.50	\$ 846,744	\$ 8,995,000
12/15/2037		\$ 325,000	5.750%	\$ 266,487.50		
6/15/2038				\$ 257,143.75	\$ 848,631	\$ 8,670,000
12/15/2038		\$ 340,000	5.750%	\$ 257,143.75		
6/15/2039				\$ 247,368.75	\$ 844,513	\$ 8,330,000
12/15/2039		\$ 380,000	5.750%	\$ 247,368.75		
6/15/2040				\$ 237,018.75	\$ 864,388	\$ 7,950,000
12/15/2040		\$ 405,000	5.750%	\$ 237,018.75		
6/15/2041				\$ 226,093.75	\$ 868,113	\$ 7,545,000
12/15/2041		\$ 430,000	5.750%	\$ 226,093.75		
6/15/2042				\$ 214,450.00	\$ 870,544	\$ 7,115,000
12/15/2042		\$ 435,000	5.750%	\$ 214,450.00		
6/15/2043				\$ 202,087.50	\$ 851,538	\$ 6,680,000
12/15/2043		\$ 450,000	5.750%	\$ 202,087.50		
6/15/2044				\$ 189,150.00	\$ 841,238	\$ 6,230,000
12/15/2044		\$ 480,000	6.000%	\$ 189,150.00		
6/15/2045				\$ 174,750.00	\$ 843,900	\$ 5,750,000
12/15/2045		\$ 505,000	6.000%	\$ 174,750.00		
6/15/2046				\$ 159,600.00	\$ 839,350	\$ 5,245,000
12/15/2046		\$ 535,000	6.000%	\$ 159,600.00		
6/15/2047				\$ 143,550.00	\$ 838,150	\$ 4,710,000
12/15/2047		\$ 570,000	6.000%	\$ 143,550.00		
6/15/2048				\$ 126,450.00	\$ 840,000	\$ 4,140,000

**Island Lake Estates Community Development District
Debt Service Fund - Series 2023**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
12/15/2048		\$ 605,000	6.000%	\$ 126,450.00		
6/15/2049				\$ 108,300.00	\$ 839,750	\$ 3,535,000
12/15/2049		\$ 640,000	6.000%	\$ 108,300.00		
6/15/2050				\$ 89,100.00	\$ 837,400	\$ 2,895,000
12/15/2050		\$ 680,000	6.000%	\$ 89,100.00		
6/15/2051				\$ 68,700.00	\$ 837,800	\$ 2,215,000
12/15/2051		\$ 720,000	6.000%	\$ 68,700.00		
6/15/2052				\$ 47,100.00	\$ 835,800	\$ 1,495,000
12/15/2052		\$ 760,000	6.000%	\$ 47,100.00		
6/15/2023				\$ 24,300.00	\$ 831,400	\$ 735,000
12/15/2053		\$ 735,000	6.000%	\$ 24,300.00	\$ 759,300	\$ -
		\$ 11,895,000		\$ 13,798,263.06	\$ 25,693,263	

Par Outstanding at 9/30/27 **\$ 11,410,000**

RESOLUTION 2026-6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Island Lake Estates Community Development District (the "District") is a local unit of special-purpose government established pursuant to [Chapter 190, Florida Statutes](#) for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Charlotte County, Florida (the "County"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted Improvement Plan and [Chapter 190, Florida Statutes](#); and

WHEREAS, the Board of Supervisors (the "Board") of the District hereby determines to undertake various operations and maintenance activities described in the District's budget for Fiscal Year 2027 ("Operations and Maintenance Budget"), attached hereto as Exhibit "A" and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's budget for Fiscal Year 2027; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the district; and

WHEREAS, [Chapter 190, Florida Statutes](#), provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, [Chapter 197, Florida Statutes](#), provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method") and the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll pursuant to the Uniform Method and which is also indicated on Exhibit "A" the Budget; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted lots in the amount contained in the budget; and

WHEREAS, the District desires to levy and directly collect on the certain lands special assessments reflecting their portion of the District's operations and maintenance budget; and

WHEREAS, the District Manager is authorized to prepare, certify and/or amend the Assessment Roll of the District to the County Tax Collector pursuant to the Uniform Method as authorized by Florida Law; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" the Budget confers a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in the Assessment Roll as certified to the Tax Collector, as may be amended from time to time is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in [Chapter 190, Florida Statutes](#), is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "A" the Budget. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST. The collection of the previously levied debt service assessments and operation and maintenance special assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method.

Assessments directly collected by the District, if any due, may be paid in several partial, deferred payments as may be determined by the District Manager.

General Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Charlotte County Property Appraiser.

Debt Service Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Charlotte County Property Appraiser.

Direct Bill Assessments. Any operations and maintenance assessments, and debt service assessments, not being collected on the Tax Roll, if any, shall be collected directly by

the District. Assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to a schedule to be established by the District Manager and set forth in the direct collection invoice. In the event that an assessment payment is not timely made, the whole assessment - including any remaining partial, deferred payments for Fiscal Year 2026/2027, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

Future Collection Methods. The decision to collect special assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, as authorized to be prepared by the District Manager is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Island Lake Estates Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Island Lake Estates Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Island Lake Estates Community Development District, Charlotte County, Florida, this 14th day of April 2026.

ATTEST:

**ISLAND LAKE ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Scott Edwards, Chairman

Exhibit A: Fiscal Year 2027 Adopted Budget

Island Lake Estates

Community Development District

Proposed Budget Fiscal Year 2027

Prepared By:

JPWard and Associates, LLC

2301 N.E. 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

Email: JimWard@JPWardAssociates.com

Island Lake Estates Community Development District
General Fund - Budget
Fiscal Year 2027

Description	Fiscal Year 2026	Actual 12/21/2025	Anticipated 9/30/2026	Fiscal Year 2027	Notes
Revenues and Other Sources					
Carryforward	\$ -	\$ -		\$ -	Cash From prior FY to offset budgeted expenses
Assessment Revenue					
Assessments - On-Roll	\$ 138,658	\$ 73,059	\$ 138,658	\$ 146,695	Assessments from Property Owners
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Total Revenue & Other Sources	\$ 138,658	\$ 73,059	\$ 138,658	\$ 146,695	
Appropriations					
Legislative					
Board of Supervisor's Fees	\$ 2,400	\$ -	\$ 1,600	\$ 2,400	Statutory Required Fees (Waived by Lennar Members)
Executive					
Professional - Management	\$ 47,000	\$ 11,750	\$ 47,000	\$ 51,500	District Manager
Financial and Administrative					
Audit Services	\$ 5,300	\$ 5,300	\$ 5,300	\$ 5,400	Statutory Required
Accounting Services	\$ 18,000	\$ 4,500	\$ 18,000	\$ 21,500	Bond Issue Added for FY24
Assessment Roll Preparation	\$ 18,000	\$ 4,500	\$ 18,000	\$ 21,500	Bond Issue Added for FY24
Arbitrage Rebate Fees	\$ 500	\$ -	\$ 500	\$ 500	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services					
Legal Advertising	\$ 1,000	\$ -	\$ 1,300	\$ 1,400	Statutory Required Legal Advertising
Trustee Services	\$ 4,246	\$ 4,246	\$ 4,246	\$ 4,246	Trust Fees for Bonds
Dissemination Agent Services	\$ 5,000	\$ 1,500	\$ 1,500	\$ 2,000	Required Reporting for Bonds
Property Appraiser Fees	\$ -	\$ -	\$ 50	\$ 50	Fees to place assessments on tax bills
Bank Service Fees	\$ 250	\$ -	\$ 250	\$ 250	Bank Fee - Governmental Accounts
Communications and Freight Services					
Postage, Freight & Messenger	\$ 100	\$ -	\$ 100	\$ 100	Agenda Mailing and other Misc Mailings
Computer Services (Web Site)	\$ 2,400	\$ -	\$ 2,400	\$ 2,400	Statutory Maintenance of District Web Site
Insurance	\$ 6,000	\$ 6,232	\$ 6,232	\$ 6,932	General Liability and D&O Liability Insurance
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding	\$ 50	\$ -	\$ 50	\$ 50	Agenda books and copies
Legal Services					
General Counsel	\$ 10,000	\$ -	\$ 7,500	\$ 7,500	District Attorney
Other General Government Services					
Engineering Services	\$ 7,500	\$ -	\$ 5,000	\$ 7,500	District Engineer
Charlotte County RE Tax	\$ 300	\$ 15	\$ 250	\$ 250	Charlotte County RE Tax
Reserves					
Extraordinary Capital/Operations	\$ -	\$ -	\$ -	\$ -	Long Term Capital Planning
Other Fees and Charges					
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 10,437	\$ -	\$ 5,266	\$ 11,042	Discount is 4% for November payment, plus TC/PA charge of 3% for fees to include assessment on Tax Bills
Total Appropriations	\$ 138,658	\$ 38,218	\$ 124,719	\$ 146,695	
Fund Balances:					
Change from Current Year Operations	\$ -	\$ 34,842	\$ 13,939	\$ -	Cash Over (Short) at Fiscal Year End
Fund Balance - Beginning	\$ 88,787		\$ 88,787	\$ 102,726	
Extraordinary Capital/Operations	\$ 54,123		\$ 71,546	\$ 66,052	Long Term Capital Planning - Balance of Funds
1st. Three (3) Months Operations	\$ 34,665		\$ 31,180	\$ 36,674	Required to meet Cash Needs until Assessment Rec'd.
Total Fund Balance	\$ 88,787		\$ 102,726	\$ 102,726	Total Cash Position
Description					
Assessment Rate	\$ 242.83			\$ 256.91	
Units Subject to Assessment	571			571	
Adopted Cap Rate	\$ 280.31			\$ 280.31	

Prepared by:
JPWARD and Associates, LLC

Island Lake Estates Community Development District
Debt Service Fund - Series 2023 Bonds - Budget
Fiscal Year 2027

Description	Fiscal Year 2026	Actual 12/21/2025	Anticipated 9/30/2026	Fiscal Year 2027
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ 19,107	\$ 4,225	\$ 16,899	\$ 16,054
Revenue Account	\$ 3,208	\$ 5,372	\$ 21,488	\$ 20,413
Interest Account	\$ 61	\$ -	\$ -	\$ -
Special Assessment Revenue	-	-	-	-
Special Assessment - On-Roll	\$ 919,029	\$ 489,369	\$ 919,029	\$ 919,029
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 941,405	\$ 498,965	\$ 957,416	\$ 955,496
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 170,000	\$ 170,000	\$ 170,000	\$ 180,000
Principal Debt Service - Early Redemptions				
Interest Expense	\$ 681,388	\$ 342,766	\$ 681,388	\$ 672,856
Other Fees and Charges				
Discounts for Early Payment	\$ 60,123	\$ -	\$ 60,123	\$ 60,123
Operating Transfers Out	\$ -	\$ 4,225	\$ 4,225	\$ -
Total Expenditures and Other Uses	\$ 911,511	\$ 516,990	\$ 915,736	\$ 912,980
Net Increase/(Decrease) in Fund Balance	\$ 29,895	\$ (18,025)	\$ 41,680	\$ 42,517
Fund Balance - Beginning	\$ 972,286	\$ 972,286	\$ 972,286	\$ 1,013,967
Fund Balance - Ending	\$ 1,002,181	\$ 954,261	\$ 1,013,967	\$ 1,056,483

Restricted Fund Balance:

Reserve Account Requirement	\$ 429,450
Restricted for December 15, 2027 Principal & Interest Payment	\$ 524,234
Total - Restricted Fund Balance:	\$ 953,684

Development Plan	Units	FY 2026 Rate	FY 2027 Rate
Coco Bay			
Paired Villas 40'	106	\$ 1,283.60	\$ 1,283.60
Executive Homes 52'	215	\$ 1,668.69	\$ 1,668.69
Manor Homes 65'	79	\$ 2,085.86	\$ 2,085.86
Palm Lake			
Paired Villas 36'	78	\$ 1,155.24	\$ 1,155.24
Executive Homes 52'	71	\$ 1,668.69	\$ 1,668.69
Estate Homes 72'	22	\$ 2,310.49	\$ 2,310.49
Total Units:	571		

**Island Lake Estates Community Development District
Debt Service Fund - Series 2023**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 11,895,000	Varies			
6/15/2024				\$ 374,894.27	\$ 374,894	
12/15/2024		\$ 135,000	4.875%	\$ 346,056.25		
6/15/2025				\$ 342,765.63	\$ 823,822	\$ 11,760,000
12/15/2025		\$ 170,000	4.875%	\$ 342,765.63		
6/15/2026				\$ 338,621.88	\$ 851,388	\$ 11,590,000
12/15/2026		\$ 180,000	4.875%	\$ 338,621.88		
6/15/2027				\$ 334,234.38	\$ 852,856	\$ 11,410,000
12/15/2027		\$ 190,000	4.875%	\$ 334,234.38		
6/15/2028				\$ 329,603.13	\$ 853,838	\$ 11,220,000
12/15/2028		\$ 195,000	4.875%	\$ 329,603.13		
6/15/2029				\$ 324,850.00	\$ 849,453	\$ 11,025,000
12/15/2029		\$ 205,000	5.750%	\$ 324,850.00		
6/15/2030				\$ 318,956.25	\$ 848,806	\$ 10,820,000
12/15/2030		\$ 220,000	5.750%	\$ 318,956.25		
6/15/2031				\$ 312,631.25	\$ 851,588	\$ 10,600,000
12/15/2031		\$ 230,000	5.750%	\$ 312,631.25		
6/15/2032				\$ 306,018.75	\$ 848,650	\$ 10,370,000
12/15/2032		\$ 245,000	5.750%	\$ 306,018.75		
6/15/2033				\$ 298,975.00	\$ 849,994	\$ 10,125,000
12/15/2033		\$ 260,000	5.750%	\$ 298,975.00		
6/15/2034				\$ 291,500.00	\$ 850,475	\$ 9,865,000
12/15/2034		\$ 275,000	5.750%	\$ 291,500.00		
6/15/2035				\$ 283,593.75	\$ 850,094	\$ 9,590,000
12/15/2035		\$ 290,000	5.750%	\$ 283,593.75		
6/15/2036				\$ 275,256.25	\$ 848,850	\$ 9,300,000
12/15/2036		\$ 305,000	5.750%	\$ 275,256.25		
6/15/2037				\$ 266,487.50	\$ 846,744	\$ 8,995,000
12/15/2037		\$ 325,000	5.750%	\$ 266,487.50		
6/15/2038				\$ 257,143.75	\$ 848,631	\$ 8,670,000
12/15/2038		\$ 340,000	5.750%	\$ 257,143.75		
6/15/2039				\$ 247,368.75	\$ 844,513	\$ 8,330,000
12/15/2039		\$ 380,000	5.750%	\$ 247,368.75		
6/15/2040				\$ 237,018.75	\$ 864,388	\$ 7,950,000
12/15/2040		\$ 405,000	5.750%	\$ 237,018.75		
6/15/2041				\$ 226,093.75	\$ 868,113	\$ 7,545,000
12/15/2041		\$ 430,000	5.750%	\$ 226,093.75		
6/15/2042				\$ 214,450.00	\$ 870,544	\$ 7,115,000
12/15/2042		\$ 435,000	5.750%	\$ 214,450.00		
6/15/2043				\$ 202,087.50	\$ 851,538	\$ 6,680,000
12/15/2043		\$ 450,000	5.750%	\$ 202,087.50		
6/15/2044				\$ 189,150.00	\$ 841,238	\$ 6,230,000
12/15/2044		\$ 480,000	6.000%	\$ 189,150.00		
6/15/2045				\$ 174,750.00	\$ 843,900	\$ 5,750,000
12/15/2045		\$ 505,000	6.000%	\$ 174,750.00		
6/15/2046				\$ 159,600.00	\$ 839,350	\$ 5,245,000
12/15/2046		\$ 535,000	6.000%	\$ 159,600.00		
6/15/2047				\$ 143,550.00	\$ 838,150	\$ 4,710,000
12/15/2047		\$ 570,000	6.000%	\$ 143,550.00		
6/15/2048				\$ 126,450.00	\$ 840,000	\$ 4,140,000

**Island Lake Estates Community Development District
Debt Service Fund - Series 2023**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
12/15/2048		\$ 605,000	6.000%	\$ 126,450.00		
6/15/2049				\$ 108,300.00	\$ 839,750	\$ 3,535,000
12/15/2049		\$ 640,000	6.000%	\$ 108,300.00		
6/15/2050				\$ 89,100.00	\$ 837,400	\$ 2,895,000
12/15/2050		\$ 680,000	6.000%	\$ 89,100.00		
6/15/2051				\$ 68,700.00	\$ 837,800	\$ 2,215,000
12/15/2051		\$ 720,000	6.000%	\$ 68,700.00		
6/15/2052				\$ 47,100.00	\$ 835,800	\$ 1,495,000
12/15/2052		\$ 760,000	6.000%	\$ 47,100.00		
6/15/2023				\$ 24,300.00	\$ 831,400	\$ 735,000
12/15/2053		\$ 735,000	6.000%	\$ 24,300.00	\$ 759,300	\$ -
		\$ 11,895,000		\$ 13,798,263.06	\$ 25,693,263	

Par Outstanding at 9/30/27 **\$ 11,410,000**

RESOLUTION 2026-7

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Island Lake Estates Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, in accordance with the provisions of Chapter 189.415, *Florida Statutes*, the District is required to file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities; and

WHEREAS, in accordance with the above referenced Statute, the District shall also publish quarterly, semiannually, or annually its regular meeting schedule in a newspaper of general paid circulation in the County in which the District is located and shall appear in the legal notices section of the classified advertisements.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. DESIGNATION OF DATES, TIME, AND LOCATION OF REGULAR MEETINGS.

- a) **Date:** The second Tuesday of each month for Fiscal Year 2027, which covers the period October 1, 2026 through September 30, 2027.

Meeting Schedule-FY 2027	Tuesday, October 13, 2026	Tuesday, November 10, 2026
	Tuesday, December 8, 2026	Tuesday, January 12, 2027
	Tuesday, February 9, 2027	Tuesday, March 9, 2027
	Tuesday, April 13, 2027	Tuesday, May 11, 2027
	Tuesday, June 8, 2027,	Tuesday, July 13, 2027
	Tuesday, August 10, 2027	Tuesday, September 14, 2027

b) **Time:** 9:30 A.M. (Eastern Standard Time)

c) **Location:** Atwell, LLC
4161 Tamiami Trail
Building 5, Unit 501
Port Charlotte, Florida 33952

SECTION 2. SUNSHINE LAW AND MEETING CANCELATIONS AND CONTINUATIONS. The meetings of the Board of Supervisors are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The District by and through its District Manager may cancel any meeting of the Board of Supervisors and all meetings may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

SECTION 3. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Island Lake Estates Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Island Lake Estates Community Development District, Charlotte County, Florida, this 14th day of April 2026.

ATTEST:

**ISLAND LAKE ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Scott Edwards, Chairperson

RESOLUTION NO. 2026-8

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT; AUTHORIZING THE EXECUTION AND DELIVERY OF A PROMISSORY NOTE; AUTHORIZING THE PROPER OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE EXECUTION OF SUCH PROMISSORY NOTE; AND PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, Island Lake Estates Community Development District ("District") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes ("Act"), and situated within Charlotte County, Florida; and

WHEREAS, the District is organized for the purposes of providing community development services and facilities benefiting the development known as the Island Lake Estates community; and

WHEREAS, the District desires to enter into a promissory note ("Promissory Note"), attached hereto in substantial form as Exhibit "A," promising to pay Lennar Homes, LLC ("Developer") the monies transferred from the District's Series 2023 Reserve Account and into the Series 2023 Acquisition and Construction Account upon satisfaction of the Release Conditions as defined in the *First Supplemental Trust Indenture* entered into by the District in connection with its Series 2023 Bonds for the District's acquisition of the Island Lakes at Coco Bay Phases 2 and 3 and Palm Lake at Coco Bay Phase 2 Improvements¹, which were acquired pursuant to the *Acquisition Agreement*, dated September 13, 2022, between the District and Developer.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. Incorporation of Recitals. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. Approval of Promissory Note. The Board hereby approves the Promissory Note, attached hereto as Exhibit A in substantial form, and delegates authority to the Chairman to finalize and execute the Promissory Note on behalf of the District.

¹ The District previously acquired the Island Lakes at Coco Bay Phases 2 and 3 and Palm Lake at Coco Bay Phase 2 Improvements ("**Improvements**") from the Developer in the amount of \$5,283,651.24. Subsequent to the acquisition, the Developer paid the remaining amounts and balances owed to the Contractor in the amount of \$510,584.02 as documented in the Supplemental Corporate Declaration Regarding Costs Paid [Island Lakes at Coco Bay Phases 2 and 3 and Palm Lake at Coco Bay Phase 2 Improvements]. As of the date of this Note, the District has not paid any portion of the \$510,584.02 to Developer ("**Unpaid Amount**"), a portion of which may be paid to the Developer from the released reserve funds.

**ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT
RESOLUTION 2026-8**

April 14, 2026

SECTION 3. Severability. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 4. Conflicts. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 5. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the Board of Supervisors of the Island Lake Estates Community Development District, Charlotte County, Florida, on this 14th day of April 2026.

**ISLAND LAKE ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

James P. Ward, Secretary

Scott Edwards, Chairperson

Exhibit A: Promissory Note

**ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT
PROMISSORY NOTE (“Note”)
DEBT SERVICE RESERVE RELEASE FUNDS FOR
SPECIAL ASSESSMENTS BONDS, SERIES 2023 (2023 PROJECT) (“Series 2023 Bonds”)**

Developer: Lennar Homes, LLC

Principal Amount: \$343,560.00, Debt Service Reserve Release for 2023 Bonds

Date: _____, 2026

Interest Rate: 0.00%

ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (“**District**”), for value received, hereby promises to pay to the Developer set forth above, or its successors or assigns, the amount shown above upon satisfaction of the Release Conditions as defined in the *First Supplemental Trust Indenture* entered into by the District in connection with its Series 2023 Bonds, and resulting transfer of monies from the District’s Series 2023 Reserve Account and into the Series 2023 Acquisition and Construction Account, and in order to finance a portion of the cost of the District’s acquisition of the Island Lakes at Coco Bay Phases 2 and 3 and Palm Lake at Coco Bay Phase 2 Improvements¹, which were acquired pursuant to the *Acquisition Agreement*, dated September 13, 2022, between the District and Developer; provided however, that such payment is contingent upon a determination by the District’s bond counsel that the acquisition is properly compensable from the proceeds of the Series 2023 Bonds. The District is under no obligation to ensure the availability of funding from the Series 2023 Bonds at any time and the Developer shall have no right to compel the District to pay such amount(s) from any other source of funds.

This Note is issued under and pursuant to the Constitution and laws of the State of Florida, particularly Chapter 190, *Florida Statutes*. This Note is issued with the intent that the laws of the State of Florida shall govern its construction.

This Note shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida. This Note may be assigned by Developer without the consent of the District or any party.

All acts and conditions required by the Constitution and laws of the State of Florida and the ordinances and resolutions of the District to happen, exist and be performed precedent to and in the issuance of this Note have happened, exist and have been performed as so required.

In the event a condition of default occurs under this Note, then in such event, this Note and all sums due hereunder shall thereafter without any further notice or action by the Developer bear

¹ The District previously acquired the Island Lakes at Coco Bay Phases 2 and 3 and Palm Lake at Coco Bay Phase 2 Improvements (“**Improvements**”) from the Developer in the amount of \$5,283,651.24. Subsequent to the acquisition, the Developer paid the remaining amounts and balances owed to the Contractor in the amount of \$510,584.02 as documented in the Supplemental Corporate Declaration Regarding Costs Paid [Island Lakes at Coco Bay Phases 2 and 3 and Palm Lake at Coco Bay Phase 2 Improvements]. As of the date of this Note, the District has not paid any portion of the \$510,584.02 to Developer (“**Unpaid Amount**”), a portion of which may be paid to the Developer from the released reserve funds.

interest at the highest lawful rate of interest per annum permitted under the laws of the State of Florida from the date of such default. Notwithstanding any term, condition, obligation or provision herein to the contrary, it is the express intent of the Developer that no interest, consideration or charge in excess of that permitted in the State of Florida may be accrued, charged or taken or become payable hereunder. In the event it is hereafter determined that the Developer has taken, charged or reserved interest in excess of that permitted under Florida law, whether due to prepayment, acceleration or otherwise, such excess shall be refunded to the District or credited against the sums due the Developer hereunder.

The District hereby waives presentment for payment, demand, protest, notice of protest and notice of dishonor, and expressly agrees jointly and severally to remain and continue bound for the payment provided for by the terms of this Note, notwithstanding any extension or extensions of the time of, or for the payment, or any change or changes in the amount or amounts agreed to be paid under or by virtue of the obligation to pay provided for in the Note, or any change or changes by way of release or surrender or substitution of any real property and collateral or either, held as security for this Note, and the District waives all and every kind of notice of such extension or extensions change or changes, and agrees that the same may be made without the joinder of the District.

THIS NOTE SHALL NOT BE DEEMED TO CONSTITUTE A GENERAL DEBT OR A PLEDGE OF THE FAITH AND CREDIT OF THE DISTRICT, OR A DEBT OR PLEDGE OF THE FAITH AND CREDIT OF THE STATE OF FLORIDA OR ANY POLITICAL SUBDIVISION THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL, LEGISLATIVE OR CHARTER PROVISION OR LIMITATION, AND IT IS EXPRESSLY AGREED BY THE DEVELOPER OF THIS NOTE THAT SUCH DEVELOPER SHALL NEVER HAVE THE RIGHT, DIRECTLY OR INDIRECTLY, TO REQUIRE OR COMPEL THE EXERCISE OF THE AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER POLITICAL SUBDIVISION OF THE STATE OF FLORIDA OR TAXATION IN ANY FORM ON ANY REAL OR PERSONAL PROPERTY FOR THE PAYMENT OF THE AMOUNTS ON THIS NOTE.

IN WITNESS WHEREOF, the Island Lake Estates Community Development District has caused this Note to bear the signature of its Chairman of its Board of Supervisors and the official seal of the District to be impressed or imprinted hereon and attested by the signature of the Secretary to the Board of Supervisors.

ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT

Attest:

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: Chair of the Board of Supervisors

Title: Secretary/Assistant Secretary

RESOLUTION 2026-9

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS’ MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, Island Lakes Estates Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to [Chapter 190, Florida Statutes](#), being situated entirely within Charlotte County, Florida; and

WHEREAS, pursuant to [Section 190.006\(1\), Florida Statutes](#), the District’s Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to [Chapter 190, Florida Statutes](#)," and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to [Section 190.006\(2\), Florida Statutes](#).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT:

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Barry Ernst	2026
2	Vacant	2026
3	Scott Edwards	2026
4	Terry Kirschner	2028
5	Ashley Kingston	2028

This year, Seat 1, currently held by Barry Ernst, Seat 2, currently Vacant, and Seat 3, currently Scott Edwards, are subject to election by landowners in November 2026. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER’S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on Thursday, the 10th day of November, 2026, at 9:30 AM and located at the offices of Atwell, LLC, 4161 Tamiami Trail, Building 5, Unit 501, Port Charlotte, Florida 33952.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of [Section 190.006\(2\), Florida Statutes](#).

4. **FORMS.** Pursuant to [Chapter 190 Section 006 - 2025 Florida Statutes - The Florida Senate](#), the landowners' meeting and election have been announced by the Board at its April 14, 2026, meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at the office of the District Manager, c/o JPWard and Associates, LLC, 2301 NE 37th Street, Fort Lauderdale, Florida 33308, Phone: 954-658-4900, E-Mail: JimWard@JPWardAssociates.com.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED by the Board of Supervisors of the Island Lake Estates Community Development District, Charlotte County, Florida, this 14th day of April 2026.

ATTEST:

**ISLAND LAKE ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

James P, Ward, Secretary

Scott Edwards, Chairperson

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Island Lake Estates Community Development District ("**District**") the location of which is generally described as comprising land containing approximately 340.54 acres of land and is located entirely within Charlotte County, Florida ("County"). The District is generally located south of San Casa Drive, west of Winchester Boulevard, south of Avenue of the Americas, and north and east of Placida Road in Charlotte County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 10, 2026
TIME: 9:30 AM
PLACE: Atwell, LLC
4161 Tamiami Trail
Building 5, Unit 501
Port Charlotte, Florida 33952.

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o JPWard and Associates, LLC, 2301 NE 37th Street, Fort Lauderdale, Florida 33308, Phone 954-658-4900, E-Mail: JimWard@JPWardAssociates.com ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

James P. Ward
District Manager

Run Date(s): October 18, 2026 & October 25, 2026

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Tuesday, November 10, 2026**

TIME: **9:30 A.M**

LOCATION: **Atwell, LLC
4161 Tamiami Trail
Building 5, Unit 501
Port Charlotte, Florida 33952.**

Pursuant to [Chapter 190, Florida Statutes](#), and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with [Section 190.006\(2\)\(b\), Florida Statutes](#).

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. **Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.**

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal

owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA
LANDOWNERS' MEETING - November 10, 2026**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Island Lake Estates Community Development District to be held at the offices of Atwell, LLC, 4161 Tamiami Trail, Building 5, Unit 501, Port Charlotte, Florida 33952, on Tuesday, November 10, 2026, at 9:30 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to [Section 190.006\(2\)\(b\), Florida Statutes \(2025\)](#), a fraction of an acre is

treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA
LANDOWNERS MEETING - November 10, 2026

For Election (1 Supervisor): The (1) candidate receiving the highest number of votes will receive a four (4) year term, with the term of office for the successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Island Lake Estates Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		
2		
3		

Date: _____

Signed: _____

Printed Name: _____

Island Lake Estates

Community Development District

Financial Statements
January 31, 2026

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

TABLE OF CONTENTS

Island Lake Estates Community Development District

Monthly Financial Statements

Balance Sheet – All Funds	1-2
Statement of Revenue, Expenditures and Changes in Fund Balance	
General Fund	3
Debt Service Fund	
Series 2023	4
Capital Project Fund	
Series 2023	5
Income & Expense Graph – All Funds	6

**Island Lake Estates
Community Development District
Balance Sheet
for the Period Ending January 31, 2026**

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund Series 2023	Capital Project Fund Series 2023	General Long Term Debt	General Fixed Assets	
Assets						
Cash and Investments						
General Fund - Checking Account	\$ 166,788	\$ -	\$ -	\$ -	\$ -	\$ 166,788
Debt Service Fund						
Reserve Account	-	429,450	-	-	-	429,450
Revenue Account	-	863,317	-	-	-	863,317
Construction Account	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Due from Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Unamortized Prem/Discount on Bonds Payable	-	-	79,514	-	-	79,514
Amount Available in Debt Service Funds	-	-	-	1,292,767	-	1,292,767
Amount to be Provided by Debt Service Funds	-	-	-	10,297,233	-	10,297,233
General Fixed Assets	-	-	-	-	2,863,515	2,863,515
Total Assets	<u>\$ 166,788</u>	<u>\$ 1,292,767</u>	<u>\$ 79,514</u>	<u>\$ 11,590,000</u>	<u>\$ 2,863,515</u>	<u>\$ 15,992,584</u>

**Island Lake Estates
Community Development District
Balance Sheet
for the Period Ending January 31, 2026**

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund Series 2023	Capital Project Fund Series 2023	General Long Term Debt	General Fixed Assets	
Liabilities						
Accounts Payable	-	-	-	-	-	-
Due to Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Due to Developer	-	-	241,649	-	-	241,649
Bonds Payable						
Current Portion (Due within 12 months)	-	-	-	180,000	-	180,000
Long Term	-	-	-	11,410,000	-	11,410,000
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 241,649</u>	<u>\$ 11,590,000</u>	<u>\$ -</u>	<u>\$ 11,831,649</u>
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	2,863,515	2,863,515
Fund Balance						
Restricted						
Beginning: October 1, 2025 (Unaudited)	-	972,286	(168,091)	-	-	804,195
Results from Current Operations	-	320,481	5,957	-	-	326,438
Unassigned						
Beginning: October 1, 2025 (Unaudited)	88,787	-	-	-	-	88,787
Results from Current Operations	78,001	-	-	-	-	78,001
Total Fund Equity and Other Credits	<u>\$ 166,788</u>	<u>\$ 1,292,767</u>	<u>\$ (162,134.54)</u>	<u>\$ -</u>	<u>\$ 2,863,515</u>	<u>\$ 4,160,936</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 166,788</u>	<u>\$ 1,292,767</u>	<u>\$ 79,514</u>	<u>\$ 11,590,000</u>	<u>\$ 2,863,515</u>	<u>\$ 15,992,584</u>

Prepared by:

JPWARD and Associates, LLC

**Island Lake Estates
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026**

Description	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Special Assessment Revenue				
Special Assessments - On-Roll	50,302	123,362	138,658	89%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(10,437)	0%
Total Revenue and Other Sources:	\$ 50,302	\$ 123,362	\$ 128,221	96%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	200	200	2,400	8%
Executive				
Professional Management	3,917	15,667	47,000	33%
Financial and Administrative				
Audit Services	-	5,300	5,300	100%
Accounting Services	1,500	6,000	18,000	33%
Assessment Roll Preparation	1,500	6,000	18,000	33%
Arbitrage Rebate Services	-	-	500	0%
Other Contractual Services				
Legal Advertising	-	-	1,000	0%
Trustee Services	-	4,246	4,246	100%
Dissemination Agent Services	-	1,500	5,000	30%
Property Appraiser Fees	-	27	-	0%
Bank Service Fees	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	-	-	100	0%
Website Development	-	-	2,400	0%
Insurance				
	-	6,232	6,000	104%
Printing & Binding				
	-	-	50	0%
Subscription & Memberships				
	-	175	175	100%
Legal Services				
Legal - General Counsel	-	-	10,000	0%
Other General Government Services				
Engineering Services	-	-	7,500	0%
Charlotte County RE Tax	-	15	-	0%
Contingencies	-	-	300	0%
Total Expenditures and Other Uses:	\$ 7,117	\$ 45,361	\$ 128,221	35%
Net Increase/ (Decrease) in Fund Balance	43,186	78,001	-	
Fund Balance - Beginning	123,602	88,787	88,787	
Fund Balance - Ending	\$ 166,788	\$ 166,788	\$ 88,787	

Prepared by:

JPWARD and Associates, LLC

Island Lake Estates
Community Development District
Debt Service Fund - Series 2023
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

Description	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Interest Account	-	-	61	0%
Reserve Account	1,305	5,529	19,107	29%
Revenue Account	1,570	6,942	3,208	216%
Special Assessments - Prepayments				
Special Assessments - On Roll	336,936	826,305	919,029	90%
Other Fees and Charges				
Discounts for Early Payment	-	-	(60,123)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources:	\$ 339,811	\$ 838,776	\$ 881,282	95%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2023	-	170,000	170,000	100%
Principal Debt Service - Early Redemptions				
Series 2023	-	342,766	-	0%
Interest Expense				
Series 2023	-	-	681,388	0%
Intragovernmental Transfer Out	1,305	5,529	-	0%
Total Expenditures and Other Uses:	\$ 1,305	\$ 518,295	\$ 851,388	61%
Net Increase/ (Decrease) in Fund Balance	338,506	320,481	29,895	
Fund Balance - Beginning	954,261	972,286	972,286	
Fund Balance - Ending	\$ 1,292,767	\$ 1,292,767	\$ 1,002,181	

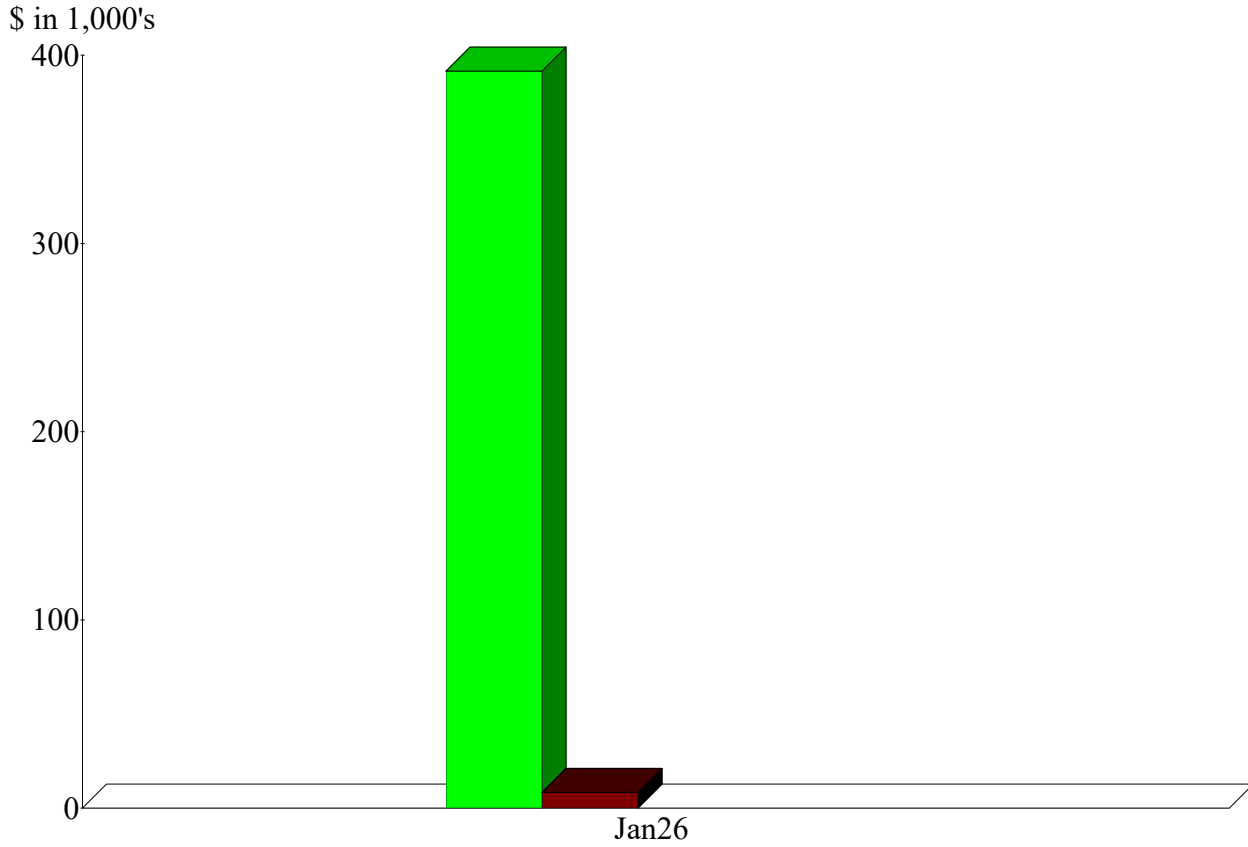
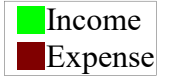
Island Lake Estates
Community Development District
Capital Projects Fund - Series 2023
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

Description	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	-	0%
Interest Income				
Construction Account	108	427	-	0%
Intragovernmental Transfer In	1,305	5,529	-	0%
Total Revenue and Other Sources:	\$ 1,413	\$ 5,957	\$ -	0%
Expenditures and Other Uses				
Capital Outlay				
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	1,413	5,957	-	
Fund Balance - Beginning	(163,547)	(168,091)	-	
Fund Balance - Ending	\$ (162,135)	\$ (162,135)	\$ -	

Island Lake Estates Community Development District

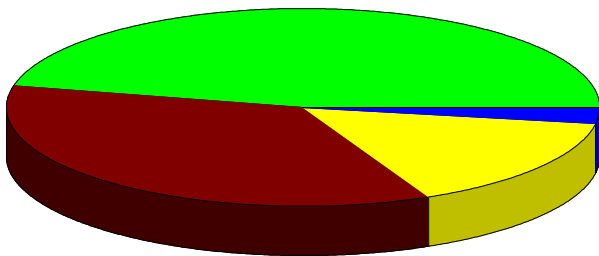
Income and Expense by Month

January 2026



Expense Summary
January 2026

5120000 · Executive	46.51%
5130000 · Financial and Administrative	35.62
5810000 · Interfund Transfer Out	15.49
5110000 · Legislative	2.37
Total	\$8,421.34



By Account

Island Lake Estates

Community Development District

Financial Statements
February 28, 2026

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

TABLE OF CONTENTS

Island Lake Estates Community Development District

Monthly Financial Statements

Balance Sheet – All Funds	1-2
Statement of Revenue, Expenditures and Changes in Fund Balance	
General Fund	3
Debt Service Fund	
Series 2023	4
Capital Project Fund	
Series 2023	5
Income & Expense Graph – All Funds	6

**Island Lake Estates
Community Development District
Balance Sheet
for the Period Ending February 28, 2026**

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund Series 2023	Capital Project Fund Series 2023	General Long Term Debt	General Fixed Assets	
Assets						
Cash and Investments						
General Fund - Checking Account	\$ 160,205	\$ -	\$ -	\$ -	\$ -	\$ 160,205
Debt Service Fund						
Reserve Account	-	429,450	-	-	-	429,450
Revenue Account	-	876,942	-	-	-	876,942
Construction Account	-	-	1,325	-	-	1,325
Accounts Receivable	-	-	-	-	-	-
Due from Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Unamortized Prem/Discount on Bonds Payable	-	-	79,514	-	-	79,514
Amount Available in Debt Service Funds	-	-	-	1,306,392	-	1,306,392
Amount to be Provided by Debt Service Funds	-	-	-	10,283,608	-	10,283,608
General Fixed Assets	-	-	-	-	2,863,515	2,863,515
Total Assets	<u>\$ 160,205</u>	<u>\$ 1,306,392</u>	<u>\$ 80,839</u>	<u>\$ 11,590,000</u>	<u>\$ 2,863,515</u>	<u>\$ 16,000,950</u>

**Island Lake Estates
Community Development District
Balance Sheet
for the Period Ending February 28, 2026**

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund Series 2023	Capital Project Fund Series 2023	General Long Term Debt	General Fixed Assets	
Liabilities						
Accounts Payable	-	-	-	-	-	-
Due to Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Due to Developer	-	-	241,649	-	-	241,649
Bonds Payable						
Current Portion (Due within 12 months)	-	-	-	180,000	-	180,000
Long Term	-	-	-	11,410,000	-	11,410,000
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 241,649</u>	<u>\$ 11,590,000</u>	<u>\$ -</u>	<u>\$ 11,831,649</u>
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	2,863,515	2,863,515
Fund Balance						
Restricted						
Beginning: October 1, 2025 (Unaudited)	-	972,286	(168,091)	-	-	804,195
Results from Current Operations	-	334,105	7,282	-	-	341,387
Unassigned						
Beginning: October 1, 2025 (Unaudited)	88,787	-	-	-	-	88,787
Results from Current Operations	71,417	-	-	-	-	71,417
Total Fund Equity and Other Credits	<u>\$ 160,205</u>	<u>\$ 1,306,392</u>	<u>\$ (160,810)</u>	<u>\$ -</u>	<u>\$ 2,863,515</u>	<u>\$ 4,169,301</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 160,205</u>	<u>\$ 1,306,392</u>	<u>\$ 80,839</u>	<u>\$ 11,590,000</u>	<u>\$ 2,863,515</u>	<u>\$ 16,000,950</u>

Island Lake Estates
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Special Assessment Revenue				
Special Assessments - On-Roll	1,709	125,071	138,658	90%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(10,437)	0%
Total Revenue and Other Sources:	\$ 1,709	\$ 125,071	\$ 128,221	98%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	-	200	2,400	8%
Executive				
Professional Management	3,917	19,583	47,000	42%
Financial and Administrative				
Audit Services	-	5,300	5,300	100%
Accounting Services	1,500	7,500	18,000	42%
Assessment Roll Preparation	1,500	7,500	18,000	42%
Arbitrage Rebate Services	-	-	500	0%
Other Contractual Services				
Legal Advertising	-	-	1,000	0%
Trustee Services	-	4,246	4,246	100%
Dissemination Agent Services	-	1,500	5,000	30%
Property Appraiser Fees	-	27	-	0%
Bank Service Fees	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	-	-	100	0%
Website Development	1,200	1,200	2,400	50%
Insurance	-	6,232	6,000	104%
Printing & Binding	-	-	50	0%
Subscription & Memberships	-	175	175	100%
Legal Services				
Legal - General Counsel	176	176	10,000	2%
Other General Government Services				
Engineering Services	-	-	7,500	0%
Charlotte County RE Tax	-	15	-	0%
Contingencies	-	-	300	0%
Total Expenditures and Other Uses:	\$ 8,293	\$ 53,654	\$ 128,221	42%
Net Increase/ (Decrease) in Fund Balance	(6,583)	71,417	-	
Fund Balance - Beginning	166,788	88,787	88,787	
Fund Balance - Ending	\$ 160,205	\$ 160,205	\$ 88,787	

Prepared by:

JPWARD and Associates, LLC

**Island Lake Estates
Community Development District
Debt Service Fund - Series 2023
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026**

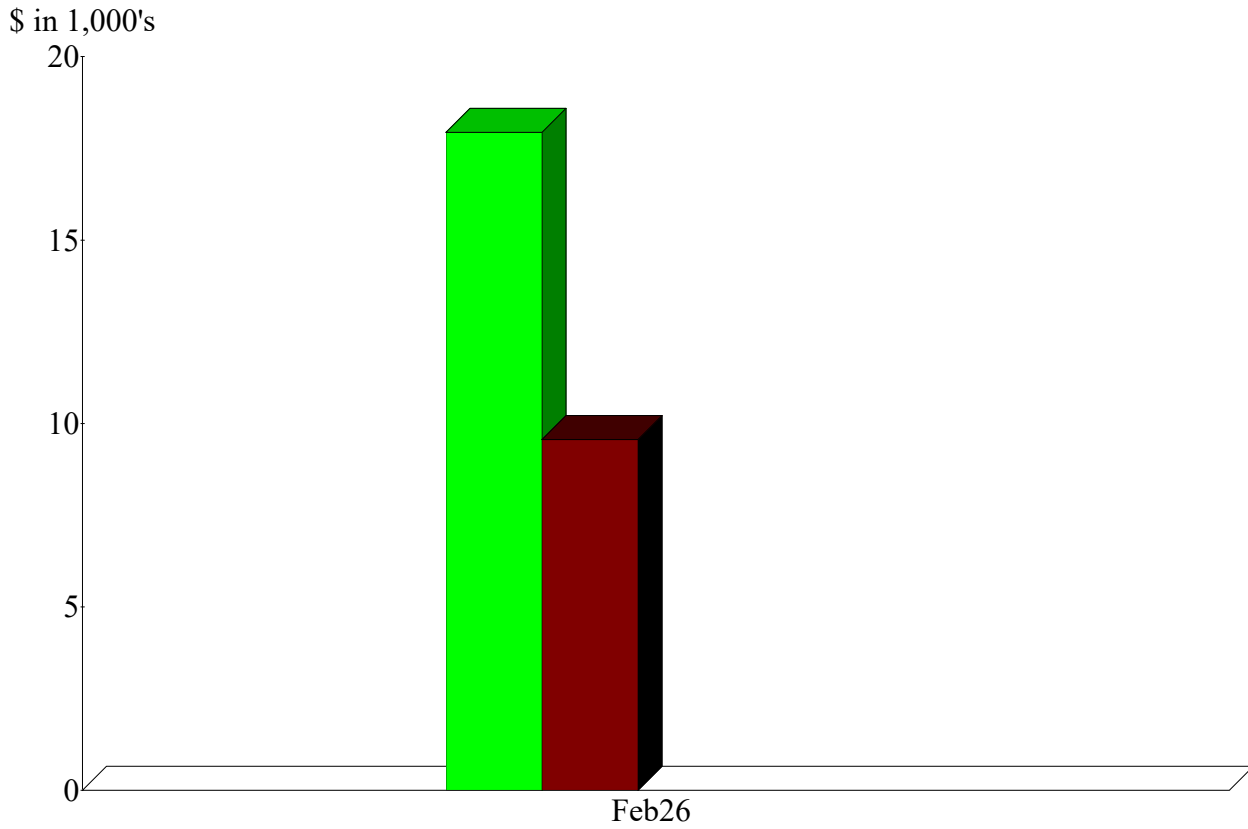
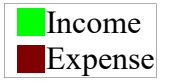
Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Interest Account	-	-	61	0%
Reserve Account	1,276	6,805	19,107	36%
Revenue Account	2,175	9,117	3,208	284%
Special Assessments - Prepayments				
Special Assessments - On Roll	11,450	837,754	919,029	91%
Other Fees and Charges				
Discounts for Early Payment	-	-	(60,123)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources:	\$ 14,900	\$ 853,676	\$ 881,282	97%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2023	-	170,000	170,000	100%
Principal Debt Service - Early Redemptions				
Series 2023	-	342,766	-	0%
Interest Expense				
Series 2023	-	-	681,388	0%
Intragovernmental Transfer Out	1,276	6,805	-	0%
Total Expenditures and Other Uses:	\$ 1,276	\$ 519,571	\$ 851,388	61%
Net Increase/ (Decrease) in Fund Balance	13,624	334,105	29,895	
Fund Balance - Beginning	1,292,767	972,286	972,286	
Fund Balance - Ending	\$ 1,306,392	\$ 1,306,392	\$ 1,002,181	

Island Lake Estates
Community Development District
Capital Projects Fund - Series 2023
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	-	0%
Interest Income				
Construction Account	49	477	-	0%
Intragovernmental Transfer In	1,276	6,805	-	0%
Total Revenue and Other Sources:	\$ 1,325	\$ 7,282	\$ -	0%
 Expenditures and Other Uses				
Capital Outlay				
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	1,325	7,282	-	
Fund Balance - Beginning	(162,134)	(168,091)	-	
Fund Balance - Ending	\$ (160,810)	\$ (160,810)	\$ -	

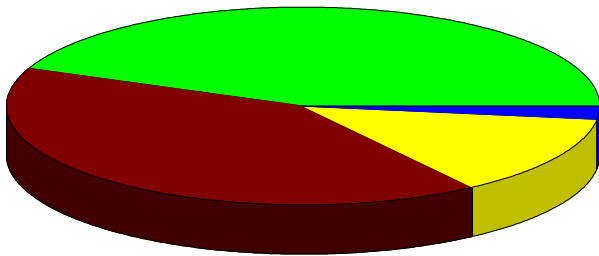
Island Lake Estates Community Development District

Income and Expense by Month
February 2026



Expense Summary
February 2026

5130000 · Financial and Administrative	43.90%
5120000 · Executive	40.93
5810000 · Interfund Transfer Out	13.33
5140000 · Legal Services	1.84
Total	\$9,568.17



By Account

Island Lake Estates

Community Development District

Financial Statements
March 31, 2026

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

TABLE OF CONTENTS

Island Lake Estates Community Development District

Monthly Financial Statements

Balance Sheet – All Funds	1
Statement of Revenue, Expenditures and Changes in Fund Balance	
General Fund	2
Debt Service Fund	
Series 2023	3
Capital Project Fund	
Series 2023	4
Income & Expense Graph – All Funds	5

**Island Lake Estates
Community Development District
Balance Sheet
for the Period Ending March 31, 2026**

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund Series 2023	Capital Project Fund Series 2023	General Long Term Debt	General Fixed Assets	
Assets						
Cash and Investments						
General Fund						
Truist - Checking Account	\$ 155,256	\$ -	\$ -	\$ -	\$ -	\$ 155,256
Debt Service Fund						
Reserve Account	-	429,450	-	-	-	429,450
Revenue Account	-	893,378	-	-	-	893,378
Construction Account	-	-	2,480	-	-	2,480
Accounts Receivable	-	-	-	-	-	-
Due from Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Unamortized Prem/Discount on Bonds Payable	-	-	79,514	-	-	79,514
Amount Available in Debt Service Funds	-	-	-	1,322,828	-	1,322,828
Amount to be Provided by Debt Service Funds	-	-	-	10,267,172	-	10,267,172
General Fixed Assets	-	-	-	-	2,863,515	2,863,515
Total Assets	<u>\$ 155,256</u>	<u>\$ 1,322,828</u>	<u>\$ 81,994</u>	<u>\$ 11,590,000</u>	<u>\$ 2,863,515</u>	<u>\$ 16,013,593</u>
Liabilities						
Accounts Payable	-	-	-	-	-	-
Due to Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Due to Developer	-	-	241,649	-	-	241,649
Bonds Payable						
Current Portion (Due within 12 months)	-	-	-	180,000	-	180,000
Long Term	-	-	-	11,410,000	-	11,410,000
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 241,649</u>	<u>\$ 11,590,000</u>	<u>\$ -</u>	<u>\$ 11,831,649</u>
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	2,863,515	2,863,515
Fund Balance						
Restricted						
Beginning: October 1, 2025 (Unaudited)	-	972,286	(168,091)	-	-	804,195
Results from Current Operations	-	350,542	8,437	-	-	358,979
Unassigned						
Beginning: October 1, 2025 (Unaudited)	88,787	-	-	-	-	88,787
Results from Current Operations	66,469	-	-	-	-	66,469
Total Fund Equity and Other Credits	<u>\$ 155,256</u>	<u>\$ 1,322,828</u>	<u>\$ (159,655)</u>	<u>\$ -</u>	<u>\$ 2,863,515</u>	<u>\$ 4,181,944</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 155,256</u>	<u>\$ 1,322,828</u>	<u>\$ 81,994</u>	<u>\$ 11,590,000</u>	<u>\$ 2,863,515</u>	<u>\$ 16,013,593</u>

**Island Lake Estates
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2026**

Description	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Special Assessment Revenue				
Special Assessments - On-Roll	2,106	127,177	138,658	92%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(10,437)	0%
Total Revenue and Other Sources:	\$ 2,106	\$ 127,177	\$ 128,221	99%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	-	200	2,400	8%
Executive				
Professional Management	3,917	23,500	47,000	50%
Financial and Administrative				
Audit Services	-	5,300	5,300	100%
Accounting Services	1,500	9,000	18,000	50%
Assessment Roll Preparation	1,500	9,000	18,000	50%
Arbitrage Rebate Services	-	-	500	0%
Communications & Freight Services				
Postage, Freight & Messenger	-	-	100	0%
Website Development	-	1,200	2,400	50%
Other Contractual Services				
Legal Advertising	-	-	1,000	0%
Trustee Services	-	4,246	4,246	100%
Dissemination Agent Services	-	1,500	5,000	30%
Property Appraiser Fees	-	27	-	0%
Bank Service Fees	-	-	250	0%
Insurance	-	6,232	6,000	104%
Printing & Binding	-	-	50	0%
Subscription & Memberships	-	175	175	100%
Legal Services				
Legal - General Counsel	138	314	10,000	3%
Other General Government Services				
Engineering Services	-	-	7,500	0%
Charlotte County RE Tax	-	15	-	0%
Contingencies	-	-	300	0%
Total Expenditures and Other Uses:	\$ 7,054	\$ 60,708	\$ 128,221	47%
Net Increase/ (Decrease) in Fund Balance				
	(4,949)	66,469	-	
Fund Balance - Beginning	160,205	88,787	88,787	
Fund Balance - Ending	\$ 155,256	\$ 155,256	\$ 88,787	

Prepared by:

JPWARD and Associates, LLC

Island Lake Estates
Community Development District
Debt Service Fund - Series 2023
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2026

Description	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Interest Account	-	-	61	0%
Reserve Account	1,152	7,957	19,107	42%
Revenue Account	2,333	11,450	3,208	357%
Special Assessments - Prepayments				
Special Assessments - On Roll	14,103	851,858	919,029	93%
Other Fees and Charges				
Discounts for Early Payment	-	-	(60,123)	0%
Intragovernmental Transfer In				
	-	-	-	0%
Total Revenue and Other Sources:	\$ 17,588	\$ 871,264	\$ 881,282	99%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2023	-	170,000	170,000	100%
Principal Debt Service - Early Redemptions				
Series 2023	-	342,766	-	0%
Interest Expense				
Series 2023	-	-	681,388	0%
Intragovernmental Transfer Out				
	1,152	7,957	-	0%
Total Expenditures and Other Uses:	\$ 1,152	\$ 520,722	\$ 851,388	61%
Net Increase/ (Decrease) in Fund Balance	16,436	350,542	29,895	
Fund Balance - Beginning	1,306,392	972,286	972,286	
Fund Balance - Ending	\$ 1,322,828	\$ 1,322,828	\$ 1,002,181	

Island Lake Estates
Community Development District
Capital Projects Fund - Series 2023
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2026

Description	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	-	0%
Interest Income				
Construction Account	3	480	-	0%
Intragovernmental Transfer In	1,152	7,957	-	0%
Total Revenue and Other Sources:	\$ 1,155	\$ 8,437	\$ -	0%
Expenditures and Other Uses				
Capital Outlay				
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	1,155	8,437	-	
Fund Balance - Beginning	(160,810)	(168,091)	-	
Fund Balance - Ending	\$ (159,655)	\$ (159,655)	\$ -	

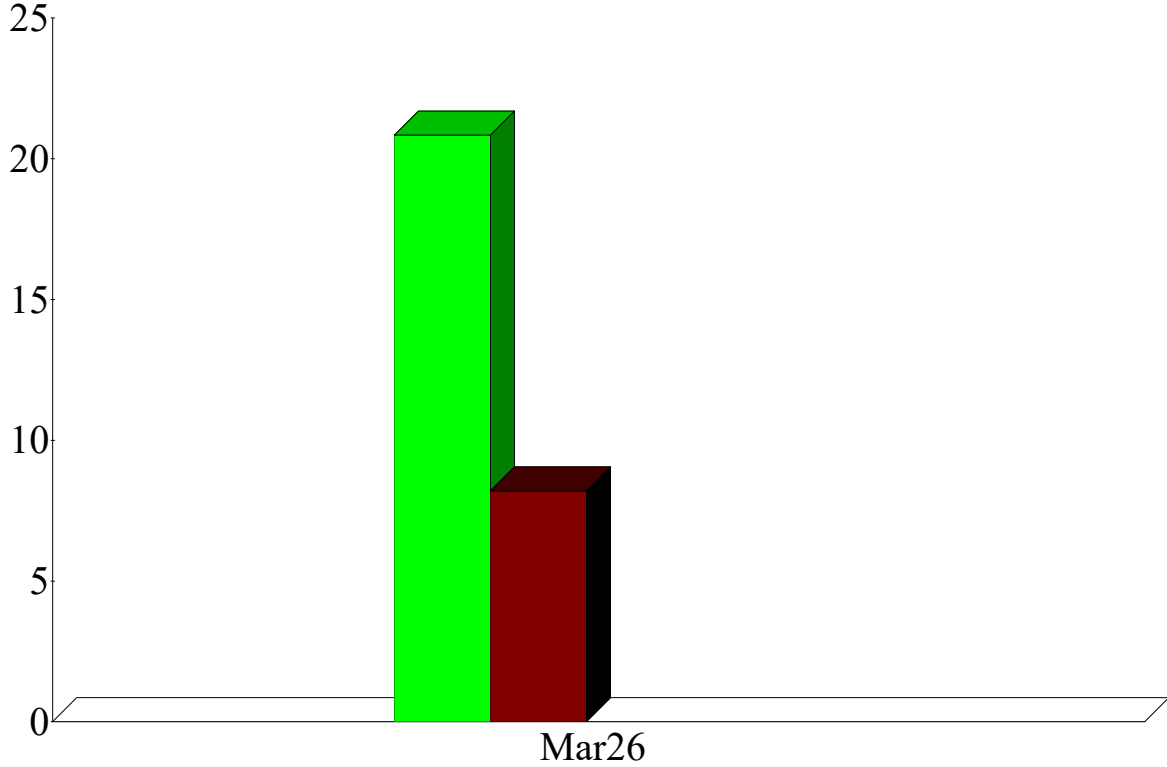
Island Lakes Estates Community Development District

Income and Expense by Month

March 2026

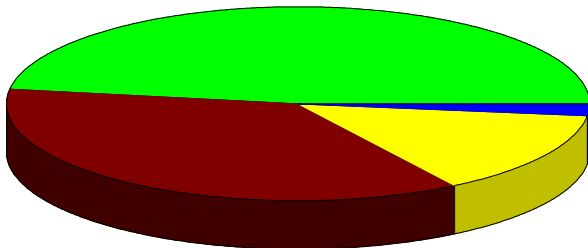


\$ in 1,000's



Expense Summary March 2026

5120000 · Executive	47.73%
5130000 · Financial and Adminis	36.56
5810000 · Interfund Transfer Ou	14.04
5140000 · Legal Services	1.68
Total	\$8,206.02



By Account