

ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JANUARY 2023

FISCAL YEAR 2023

PREPARED BY:

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JPWard and Associates, LLC

Community Development District Advisors

*Island Lake Estates
Community Development District*

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Island Lake Estates
Community Development District
Balance Sheet
for the Period Ending January 31, 2023**

	Governmental Funds			Totals (Memorandum Only)
	General Fund	Account Groups		
		General Long Term Debt	General Fixed Assets	
Assets				
Cash and Investments				
General Fund - Invested Cash	\$ 24,283	\$ -	\$ -	\$ 24,283
Debt Service Fund				
Interest Account			-	\$ -
Sinking Account			-	\$ -
Reserve Account				\$ -
Revenue Account			-	\$ -
Capitalized Interest			-	\$ -
Prepayment Account			-	\$ -
Construction Account				\$ -
Cost of Issuance Account				\$ -
Due from Other Funds				
General Fund	-	-	-	-
Debt Service Fund(s)	-	-	-	-
Accounts Receivable	-	-	-	-
Assessments Receivable	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-
Amount to be Provided by Debt Service Funds	-	-	-	-
Total Assets	\$ 24,283	\$ -	\$ -	\$ 24,283

**Island Lake Estates
Community Development District
Balance Sheet
for the Period Ending January 31, 2023**

	Governmental Funds			Totals (Memorandum Only)
	General Fund	Account Groups		
		General Long Term Debt	General Fixed Assets	
Liabilities				
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -
Due to Fiscal Agent				
Due to Other Funds	-			-
General Fund	-	-	-	-
Debt Service Fund(s)	-	-	-	-
Due to Developer				-
Bonds Payable				
Current Portion		-	-	
Long Term			-	
Unamortized Prem/Discount on Bds Pyb		-		-
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Fund Equity and Other Credits				
Investment in General Fixed Assets	-	-	-	-
Fund Balance				
Restricted				
Beginning: October 1, 2021 (Unaudited)	-	-	-	-
Results from Current Operations	-	-	-	-
Unassigned				
Beginning: October 1, 2021 (Unaudited)	5,190	-	-	5,190
Results from Current Operations	19,092	-	-	19,092
Total Fund Equity and Other Credits	<u>\$ 24,283</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 24,283</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 24,283</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 24,283</u>

**Island Lake Estates
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2023**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest							
Interest - General Checking	-	-	-	-	-	-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll	-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	24,411	-	24,411	48,822	-	N/A
Developer Contribution	-	-	-	-	-	97,643	0%
Total Revenue and Other Sources:	\$ -	\$ 24,411	\$ -	\$ 24,411	\$ 48,822	\$ 97,643	N/A
Expenditures and Other Uses							
Legislative							
Board of Supervisor's Fees	-	-	-	-	-	-	N/A
Executive							
Professional Management	3,333	3,333	4,333	2,333	13,333	40,000	33%
Financial and Administrative							
Audit Services	-	-	-	-	-	5,700	0%
Accounting Services	-	-	2,000	667	2,667	-	N/A
Assessment Roll Preparation	667	667	(1,333)	-	-	8,000	0%
Arbitrage Rebate Services	-	-	-	-	-	500	0%
Other Contractual Services							
Legal Advertising	-	104	-	2,178	2,282	3,500	65%
Trustee Services	-	-	-	-	-	5,500	0%
Dissemination Agent Services	333	333	(667)	-	-	4,000	0%
Property Appraiser Fees	-	-	-	-	-	-	N/A
Bank Service Fees	67	66	69	67	269	350	77%

Prepared by:

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**Island Lake Estates
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2023**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Travel and Per Diem	-	-	-	-	-	-	N/A
Communications & Freight Services							
Postage, Freight & Messenger	-	-	-	-	-	750	0%
Rentals and Leases							
Meeting Room Rental	-	50	-	-	50	-	N/A
Insurance	-	5,000	-	-	5,000	6,000	83%
Printing & Binding	-	-	-	-	-	100	0%
Website Development	-	50	100	50	200	1,500	13%
Subscription & Memberships	-	175	-	-	175	175	100%
Legal Services							
Legal - General Counsel	-	-	765	925	1,690	12,500	14%
Legal - Validation	-	-	111	2,887	2,998	-	N/A
Legal - Boundary Amendment	-	-	-	1,065	1,065	-	N/A
Other General Government Services							
Engineering Services	-	-	-	-	-	5,000	0%
Contingencies	-	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	-	N/A
Other Fees and Charges	-	-	-	-	-	-	N/A
Discounts/Collection Fees	-	-	-	-	-	4,068	0%
Sub-Total:	4,400	9,779	5,378	10,172	29,729	97,643	30%
Total Expenditures and Other Uses:	\$ 4,400	\$ 9,779	\$ 5,378	\$ 10,172	\$ 29,729	\$ 97,643	30%
Net Increase/ (Decrease) in Fund Balance	(4,400)	14,632	(5,378)	14,239	19,092	-	
Fund Balance - Beginning	5,190	790	15,422	10,044	5,190	-	
Fund Balance - Ending	\$ 790	\$ 15,422	\$ 10,044	\$ 24,283	24,283	\$ -	