

Island Lake Estates

Community Development District

Financial Statements January 31, 2026

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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>

**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	

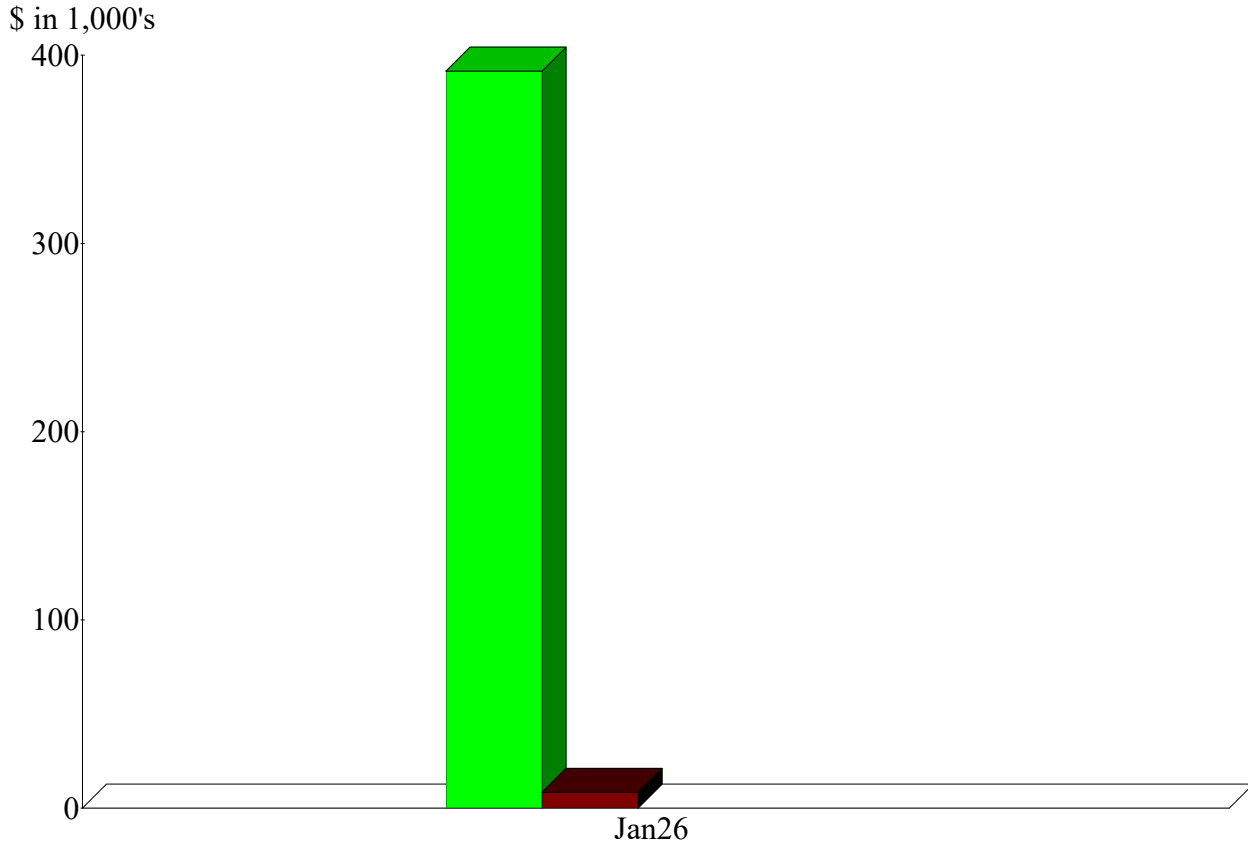
Island Lake Estates
Community Development District
Capital Projects Fund - Series 2023
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

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

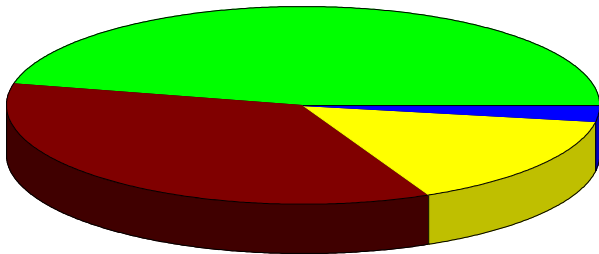
Income and Expense by Month

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