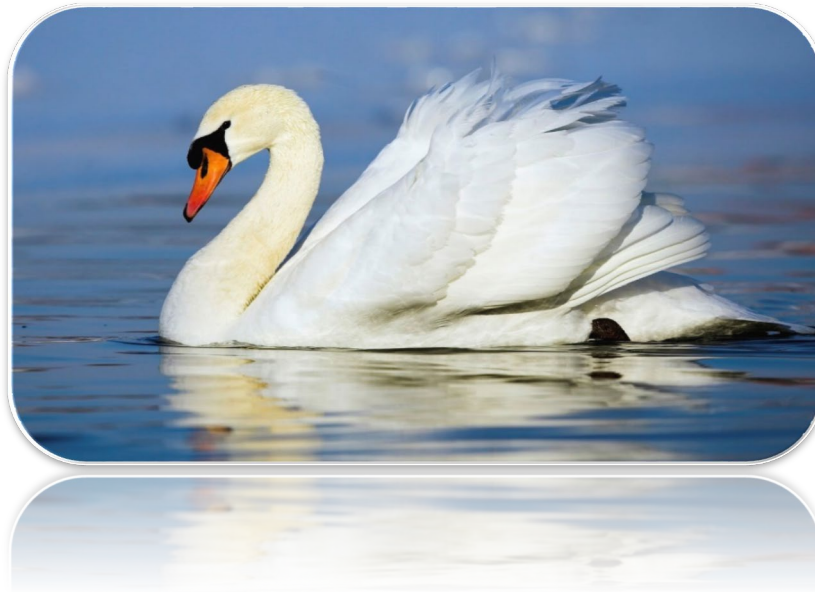


ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - FEBRUARY 2023

FISCAL YEAR 2023

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

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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 February 28, 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	\$ 20,214	\$ -	\$ -	\$ 20,214
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	<u>\$ 20,214</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 20,214</u>

**Island Lake Estates
Community Development District
Balance Sheet
for the Period Ending February 28, 2023**

	Governmental Funds			
	General Fund	Account Groups		Totals (Memorandum Only)
		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	15,023	-	-	15,023
Total Fund Equity and Other Credits	<u>\$ 20,214</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 20,214</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 20,214</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 20,214</u>

**Island Lake Estates
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2023**

Description	October	November	December	January	February	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	3,333	16,667	40,000	42%
Financial and Administrative								
Audit Services	-	-	-	-	-	-	5,700	0%
Accounting Services	-	-	2,000	667	667	3,333	-	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	69	338	350	97%

Prepared by:

JPWARD and Associates, LLC

Island Lake Estates
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2023

Description	October	November	December	January	February	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	4,069	33,798	97,643	35%
 Total Expenditures and Other Uses:	 \$ 4,400	 \$ 9,779	 \$ 5,378	 \$ 10,172	 \$ 4,069	 \$ 33,798	 \$ 97,643	 35%
 Net Increase/ (Decrease) in Fund Balance	 (4,400)	 14,632	 (5,378)	 14,239	 (4,069)	 15,023	 -	
Fund Balance - Beginning	5,190	790	15,422	10,044	24,283	5,190	-	
Fund Balance - Ending	\$ 790	\$ 15,422	\$ 10,044	\$ 24,283	\$ 20,214	20,214	\$ -	