

Island Lake Estates

Community Development District

Financial Statements
February 28, 2026

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Island Lake Estates Community Development District

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**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

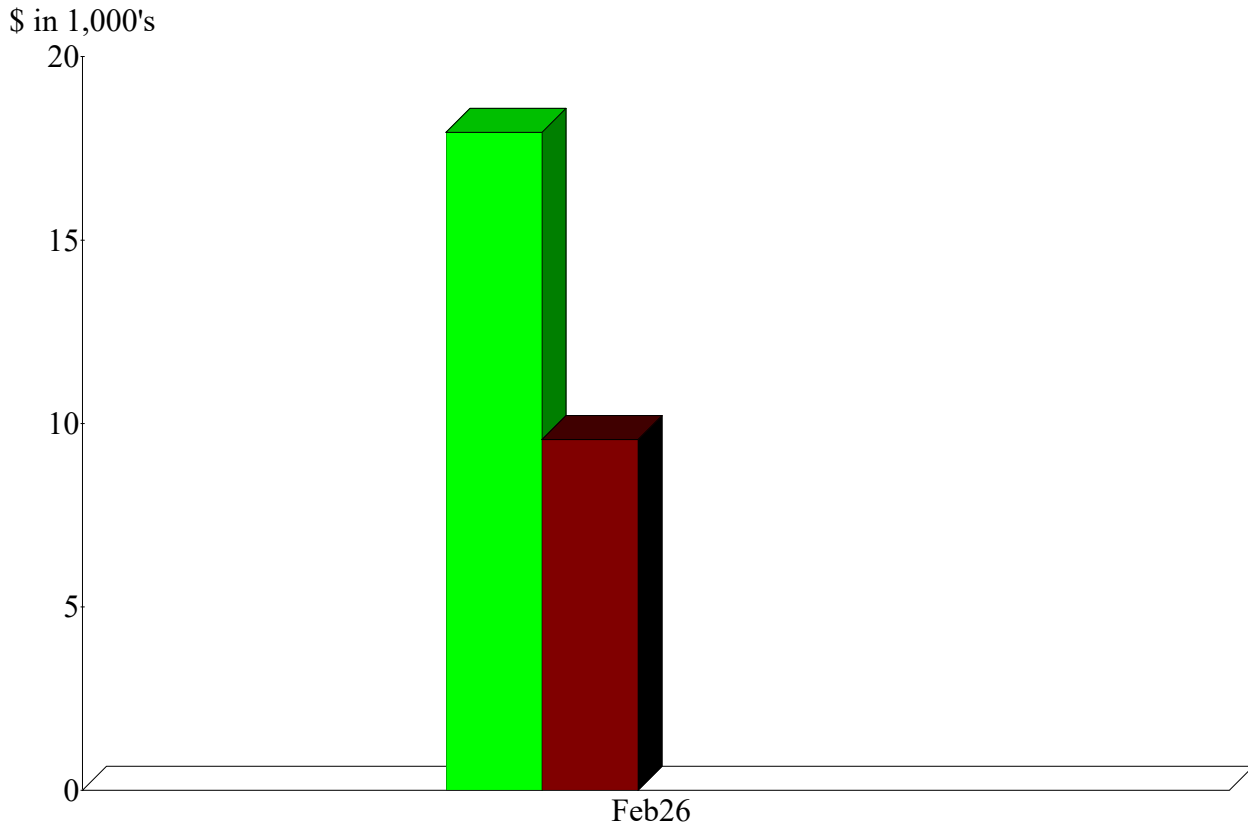
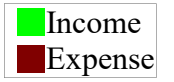
Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Interest Account	-	-	61	0%
Reserve Account	1,276	6,805	19,107	36%
Revenue Account	2,175	9,117	3,208	284%
Special Assessments - Prepayments				
Special Assessments - 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)	\$ -	

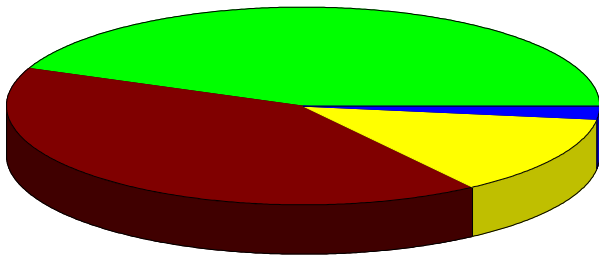
Island Lake Estates Community Development District

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