

ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - APRIL 2023

FISCAL YEAR 2023

PREPARED BY:

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

T: 954-658-4900 E: JimWard@JPWardAssociates.com

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 April 30, 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	\$ 11,318	\$ -	\$ -	\$ 11,318
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	\$ 11,318	\$ -	\$ -	\$ 11,318

**Island Lake Estates
Community Development District
Balance Sheet
for the Period Ending April 30, 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	6,127	-	-	6,127
Total Fund Equity and Other Credits	<u>\$ 11,318</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 11,318</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 11,318</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 11,318</u>

**Island Lake Estates
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023**

Description	October	November	December	January	February	March	April	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	3,333	3,333	23,333	40,000	58%
Financial and Administrative										
Audit Services	-	-	-	-	-	-	-	-	5,700	0%
Accounting Services	-	-	2,000	667	667	667	667	4,667	-	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	-	612	-	2,894	3,500	83%
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	67	67	472	350	135%

Island Lake Estates
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	October	November	December	January	February	March	April	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	-	100	50	350	1,500	23%
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	4,779	4,117	42,694	97,643	44%
Total Expenditures and Other Uses:	\$ 4,400	\$ 9,779	\$ 5,378	\$ 10,172	\$ 4,069	\$ 4,779	\$ 4,117	\$ 42,694	\$ 97,643	44%
Net Increase/ (Decrease) in Fund Balance	(4,400)	14,632	(5,378)	14,239	(4,069)	(4,779)	(4,117)	6,127	-	
Fund Balance - Beginning	5,190	790	15,422	10,044	24,283	20,214	15,434	5,190	-	
Fund Balance - Ending	\$ 790	\$ 15,422	\$ 10,044	\$ 24,283	\$ 20,214	\$ 15,434	\$ 11,318	11,318	\$ -	