

# Island Lake Estates

Community Development District

## *Financial Statements* *April 30, 2026*

*PFM Management Services, LLC*  
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### *Monthly Financial Statements*

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**Island Lake Estates Community Development District  
Balance Sheet  
Through April 30, 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	
	<b>Assets</b>					
<b>Cash and Investments</b>						
<b>General Fund</b>						
Truist - Checking Account	\$ 167,679	\$ -	\$ -	\$ -	\$ -	\$ 167,679
<b>Debt Service Fund</b>						
Reserve Account	-	429,450	-	-	-	429,450
Revenue Account	-	896,010	-	-	-	896,010
Construction Account	-	-	3,762	-	-	3,762
<b>Accounts Receivable</b>	-	-	-	-	-	-
<b>Due from Other Funds</b>						
General Fund	-	17,736	-	-	-	17,736
Debt Service Fund(s)	-	-	-	-	-	-
<b>Unamortized Prem/Discount on Bonds Payable</b>	-	-	79,514	-	-	79,514
<b>Amount Available in Debt Service Funds</b>	-	-	-	1,343,196	-	1,343,196
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	10,246,804	-	10,246,804
<b>General Fixed Assets</b>	-	-	-	-	2,863,515	2,863,515
<b>Total Assets</b>	<b>\$ 167,679</b>	<b>\$ 1,343,196</b>	<b>\$ 83,276</b>	<b>\$ 11,590,000</b>	<b>\$ 2,863,515</b>	<b>\$ 16,047,666</b>
<b>Liabilities</b>						
<b>Accounts Payable</b>	-	-	-	-	-	-
<b>Due to Other Funds</b>						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	17,736	-	-	-	-	17,736
<b>Due to Developer</b>	-	-	241,649	-	-	241,649
<b>Bonds Payable</b>						
Current Portion (Due within 12 months)	-	-	-	180,000	-	180,000
Long Term	-	-	-	11,410,000	-	11,410,000
<b>Total Liabilities</b>	<b>\$ 17,736</b>	<b>\$ -</b>	<b>\$ 241,649</b>	<b>\$ 11,590,000</b>	<b>\$ -</b>	<b>\$ 11,849,384</b>
<b>Fund Equity and Other Credits</b>						
<b>Investment in General Fixed Assets</b>	-	-	-	-	2,863,515	2,863,515
<b>Fund Balance</b>						
<b>Restricted</b>						
Beginning: October 1, 2025 (Unaudited)	-	972,286	(168,091)	-	-	804,195
Results from Current Operations	-	370,909	9,719	-	-	380,629
<b>Unassigned</b>						
Beginning: October 1, 2025 (Unaudited)	88,787	-	-	-	-	88,787
Results from Current Operations	61,156	-	-	-	-	61,156
<b>Total Fund Equity and Other Credits</b>	<b>\$ 149,944</b>	<b>\$ 1,343,196</b>	<b>\$ (158,372)</b>	<b>\$ -</b>	<b>\$ 2,863,515</b>	<b>\$ 4,198,282</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 167,679</b>	<b>\$ 1,343,196</b>	<b>\$ 83,276</b>	<b>\$ 11,590,000</b>	<b>\$ 2,863,515</b>	<b>\$ 16,047,666</b>

**Island Lake Estates Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balances  
Through April 30, 2026**

Description	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	0%
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	2,648	129,824	138,658	94%
<b>Other Fees and Charges</b>				
Discounts/Collection Fees	-	-	(10,437)	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 2,648</b>	<b>\$ 129,824</b>	<b>\$ 128,221</b>	<b>101%</b>
<b>Expenditures and Other Uses</b>				
<b>Legislative</b>				
Board of Supervisor's Fees	200	400	2,400	17%
<b>Executive</b>				
Professional Management	3,917	27,417	47,000	58%
<b>Financial and Administrative</b>				
Audit Services	-	5,300	5,300	100%
Accounting Services	1,500	10,500	18,000	58%
Assessment Roll Preparation	1,500	10,500	18,000	58%
Arbitrage Rebate Services	-	-	500	0%
<b>Communications &amp; Freight Services</b>				
Postage, Freight & Messenger	-	-	100	0%
Website Development	-	1,200	2,400	50%
<b>Other Contractual Services</b>				
Legal Advertising	726	726	1,000	73%
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%
<b>Insurance</b>	-	6,232	6,000	104%
<b>Printing &amp; Binding</b>	-	-	50	0%
<b>Subscription &amp; Memberships</b>	-	175	175	100%
<b>Legal Services</b>				
Legal - General Counsel	118	431	10,000	4%
<b>Other General Government Services</b>				
Engineering Services	-	-	7,500	0%
Charlotte County RE Tax	-	15	-	0%
Contingencies	-	-	300	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 7,960</b>	<b>\$ 68,668</b>	<b>\$ 128,221</b>	<b>54%</b>
<b>Net Increase/ (Decrease) in Fund Balance</b>				
	<b>(5,312)</b>	<b>61,156</b>	<b>-</b>	
Fund Balance - Beginning	155,256	88,787	88,787	
<b>Fund Balance - Ending</b>	<b>\$ 149,944</b>	<b>\$ 149,944</b>	<b>\$ 88,787</b>	

Prepared by:

**Island Lake Estates Community Development District**  
**Debt Service Fund - Series 2023**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Through April 30, 2026**

Description	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Interest Account	-	-	61	0%
Reserve Account	1,275	9,232	19,107	48%
Revenue Account	2,632	14,082	3,208	439%
<b>Special Assessments - Prepayments</b>				
Special Assessments - On Roll	17,736	869,593	919,029	95%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(60,123)	0%
<b>Intragovernmental Transfer In</b>				
	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 21,643</b>	<b>\$ 892,907</b>	<b>\$ 881,282</b>	<b>101%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2023	-	170,000	170,000	100%
<b>Principal Debt Service - Early Redemptions</b>				
Series 2023	-	342,766	-	0%
<b>Interest Expense</b>				
Series 2023	-	-	681,388	0%
<b>Intragovernmental Transfer Out</b>				
	1,275	9,232	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 1,275</b>	<b>\$ 521,998</b>	<b>\$ 851,388</b>	<b>61%</b>
<b>Net Increase/ (Decrease) in Fund Balance</b>				
	<b>20,368</b>	<b>370,910</b>	<b>29,895</b>	
Fund Balance - Beginning	1,322,828	972,286	972,286	
<b>Fund Balance - Ending</b>	<b>\$ 1,343,196</b>	<b>\$ 1,343,196</b>	<b>\$ 1,002,181</b>	

**Island Lake Estates Community Development District**  
**Construction Project Fund - Series 2023**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Through April 30, 2026**

Description	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	-	-	0%
Interest Income				
Construction Account	7	487	-	0%
Intragovernmental Transfer In	1,275	9,232	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,282</b>	<b>\$ 9,719</b>	<b>\$ -</b>	<b>0%</b>
<b>Expenditures and Other Uses</b>				
Capital Outlay	-	-	-	0%
Intragovernmental Transfer Out	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>
<b>Net Increase/ (Decrease) in Fund Balance</b>	<b>1,282</b>	<b>9,719</b>	<b>-</b>	
Fund Balance - Beginning	(159,655)	(168,091)	-	
<b>Fund Balance - Ending</b>	<b>\$ (158,372)</b>	<b>\$ (158,372)</b>	<b>\$ -</b>	

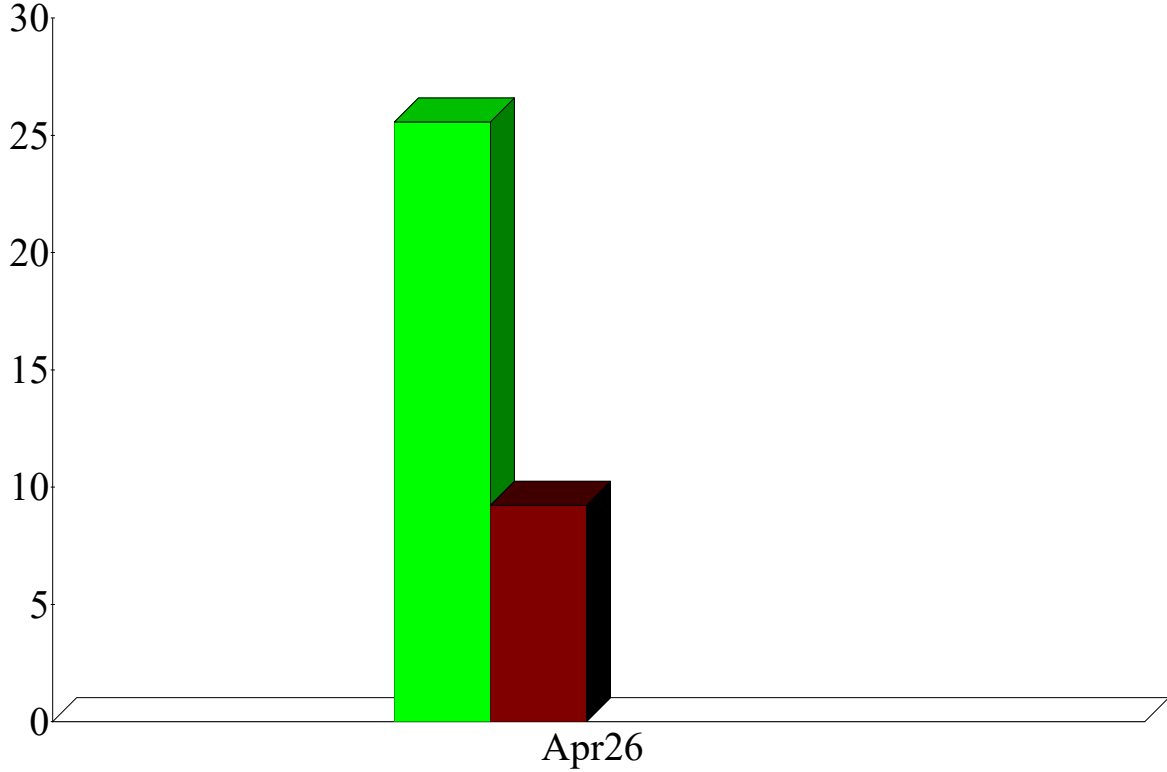
# Island Lake Estates Community Development District

## Income and Expense by Month

April 2026

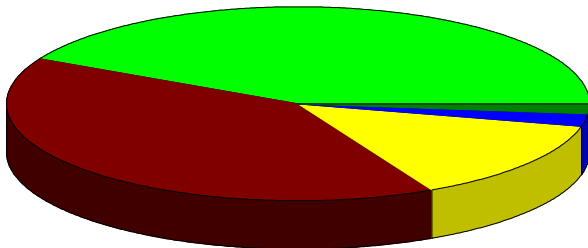


\$ in 1,000's



### Expense Summary April 2026

5120000 · Executive	42.41%
5130000 · Financial and Adminis	40.34
5810000 · Interfund Transfer Ou	13.81
5110000 · Legislative	2.17
5140000 · Legal Services	1.27
<b>Total</b>	<b>\$9,235.41</b>



By Account