

Island Lake Estates

Community Development District

Financial Statements
May 31, 2026

PFM Management Services, LLC
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Island Lake Estates Community Development District

Monthly Financial Statements

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Island Lake Estates Community Development District
Balance Sheet
Through May 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						
Trust - Checking Account	\$ 139,916	\$ -	\$ -	\$ -	\$ -	\$ 139,916
Debt Service Fund						
Reserve Account	-	429,450	-	-	-	429,450
Revenue Account	-	917,881	-	-	-	917,881
Construction Account	-	-	5,007	-	-	5,007
Accounts Receivable						
	-	-	-	-	-	-
Due from Other Funds						
General Fund	-	119	-	-	-	119
Debt Service Fund(s)	-	-	-	-	-	-
Unamortized Prem/Discount on Bonds Payable						
	-	-	79,514	-	-	79,514
Amount Available in Debt Service Funds						
	-	-	-	1,347,449	-	1,347,449
Amount to be Provided by Debt Service Funds						
	-	-	-	10,242,551	-	10,242,551
General Fixed Assets						
	-	-	-	-	2,863,515	2,863,515
Total Assets	\$ 139,916	\$ 1,347,449	\$ 84,521	\$ 11,590,000	\$ 2,863,515	\$ 16,025,402
Liabilities						
Accounts Payable						
	-	-	-	-	-	-
Due to Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	119	-	-	-	-	119
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	\$ 119	\$ -	\$ 241,649	\$ 11,590,000	\$ -	\$ 11,831,767
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	-	375,163	10,964	-	-	386,127
Unassigned						
Beginning: October 1, 2025 (Unaudited)	88,787	-	-	-	-	88,787
Results from Current Operations	51,010	-	-	-	-	51,010
Total Fund Equity and Other Credits	\$ 139,798	\$ 1,347,449	\$ (157,127)	\$ -	\$ 2,863,515	\$ 4,193,634
Total Liabilities, Fund Equity and Other Credits	\$ 139,916	\$ 1,347,449	\$ 84,521	\$ 11,590,000	\$ 2,863,515	\$ 16,025,402

Island Lake Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balances
Through May 31, 2026

Description	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Special Assessment Revenue				
Special Assessments - On-Roll	251	130,075	138,658	94%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(10,437)	0%
Total Revenue and Other Sources:	\$ 251	\$ 130,075	\$ 128,221	101%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	-	400	2,400	17%
Executive				
Professional Management	3,917	31,333	47,000	67%
Financial and Administrative				
Audit Services	-	5,300	5,300	100%
Accounting Services	1,500	12,000	18,000	67%
Assessment Roll Preparation	1,500	12,000	18,000	67%
Arbitrage Rebate Services	1,000	1,000	500	200%
Communications & Freight Services				
Postage, Freight & Messenger	-	-	100	0%
Website Development	1,200	2,400	2,400	100%
Other Contractual Services				
Legal Advertising	-	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%
Insurance				
	-	6,232	6,000	104%
Printing & Binding				
	-	-	50	0%
Subscription & Memberships				
	-	175	175	100%
Legal Services				
Legal - General Counsel	1,280	1,711	10,000	17%
Other General Government Services				
Engineering Services	-	-	7,500	0%
Charlotte County RE Tax	-	15	-	0%
Contingencies	-	-	300	0%
Total Expenditures and Other Uses:	\$ 10,397	\$ 79,065	\$ 128,221	62%
Net Increase/ (Decrease) in Fund Balance				
	(10,146)	51,010	-	
Fund Balance - Beginning	149,944	88,787	88,787	
Fund Balance - Ending	\$ 139,798	\$ 139,798	\$ 88,787	

Island Lake Estates Community Development District
Debt Service Fund - Series 2023
Statement of Revenues, Expenditures and Changes in Fund Balances
Through May 31, 2026

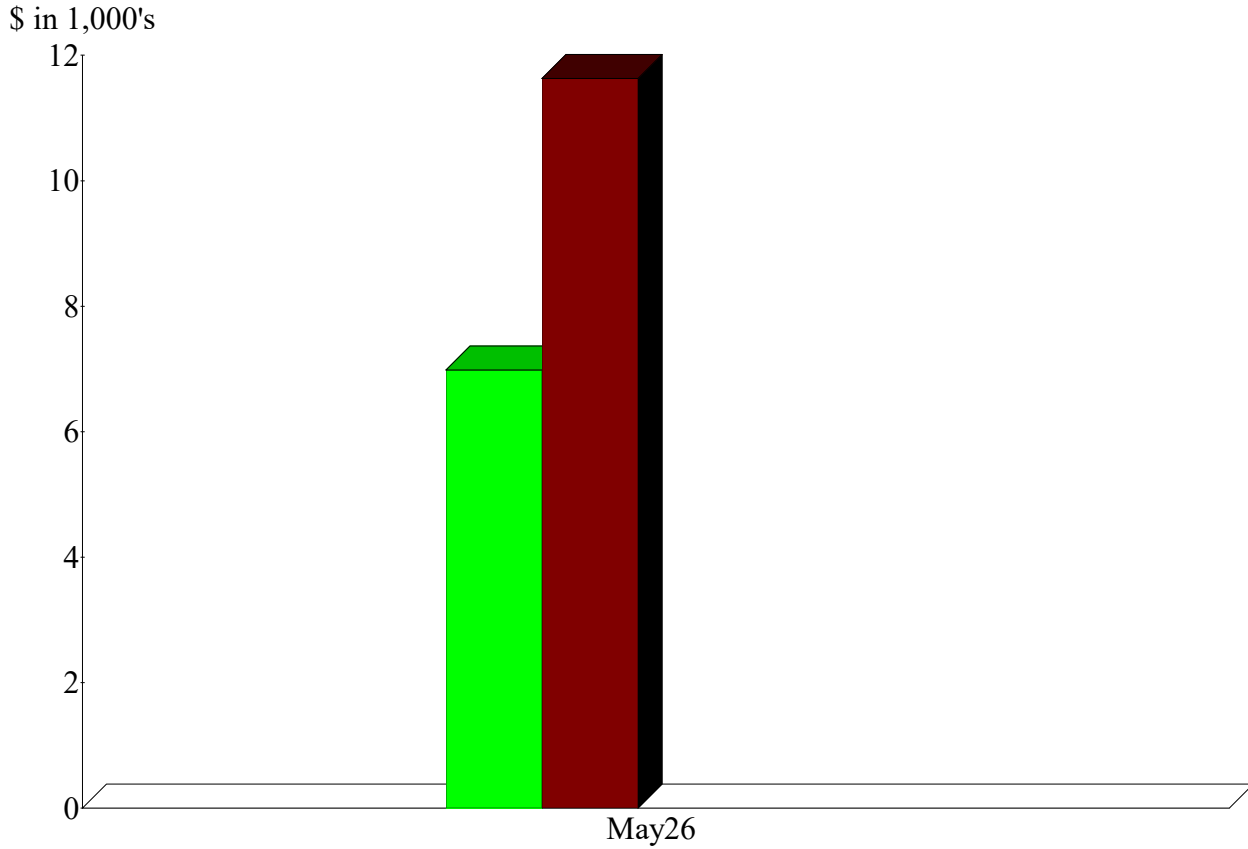
Description	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Interest Account	-	-	61	0%
Reserve Account	1,234	10,466	19,107	55%
Revenue Account	2,575	16,656	3,208	519%
Special Assessments - Prepayments				
Special Assessments - On Roll	1,679	871,272	919,029	95%
Other Fees and Charges				
Discounts for Early Payment	-	-	(60,123)	0%
Intragovernmental Transfer In				
	-	-	-	0%
Total Revenue and Other Sources:	\$ 5,488	\$ 898,395	\$ 881,282	102%
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				
	1,234	10,466	-	0%
Total Expenditures and Other Uses:	\$ 1,234	\$ 523,232	\$ 851,388	61%
Net Increase/ (Decrease) in Fund Balance				
	4,253	375,163	29,895	
Fund Balance - Beginning	1,343,196	972,286	972,286	
Fund Balance - Ending	\$ 1,347,449	\$ 1,347,449	\$ 1,002,181	

Island Lake Estates Community Development District
Construction Project Fund - Series 2023
Statement of Revenues, Expenditures and Changes in Fund Balances
Through May 31, 2026

Description	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	-	0%
Interest Income				
Construction Account	11	498	-	0%
Intragovernmental Transfer In	1,234	10,466	-	0%
Total Revenue and Other Sources:	\$ 1,245	\$ 10,964	\$ -	0%
Expenditures and Other Uses				
Capital Outlay		-	-	0%
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	0%
 Net Increase/ (Decrease) in Fund Balance	 1,245	 10,964	 -	
Fund Balance - Beginning	(158,372)	(168,091)	-	
Fund Balance - Ending	\$ (157,127)	\$ (157,127)	\$ -	

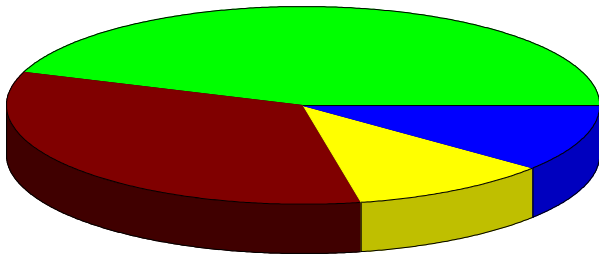
Island Lake Estates Community Development District

Income and Expense by Month
May 2026



Expense Summary
May 2026

5130000 · Financial and Administrative	44.71%
5120000 · Executive	33.68
5140000 · Legal Services	11.01
5810000 · Interfund Transfer Out	10.61
Total	\$11,630.78



By Account