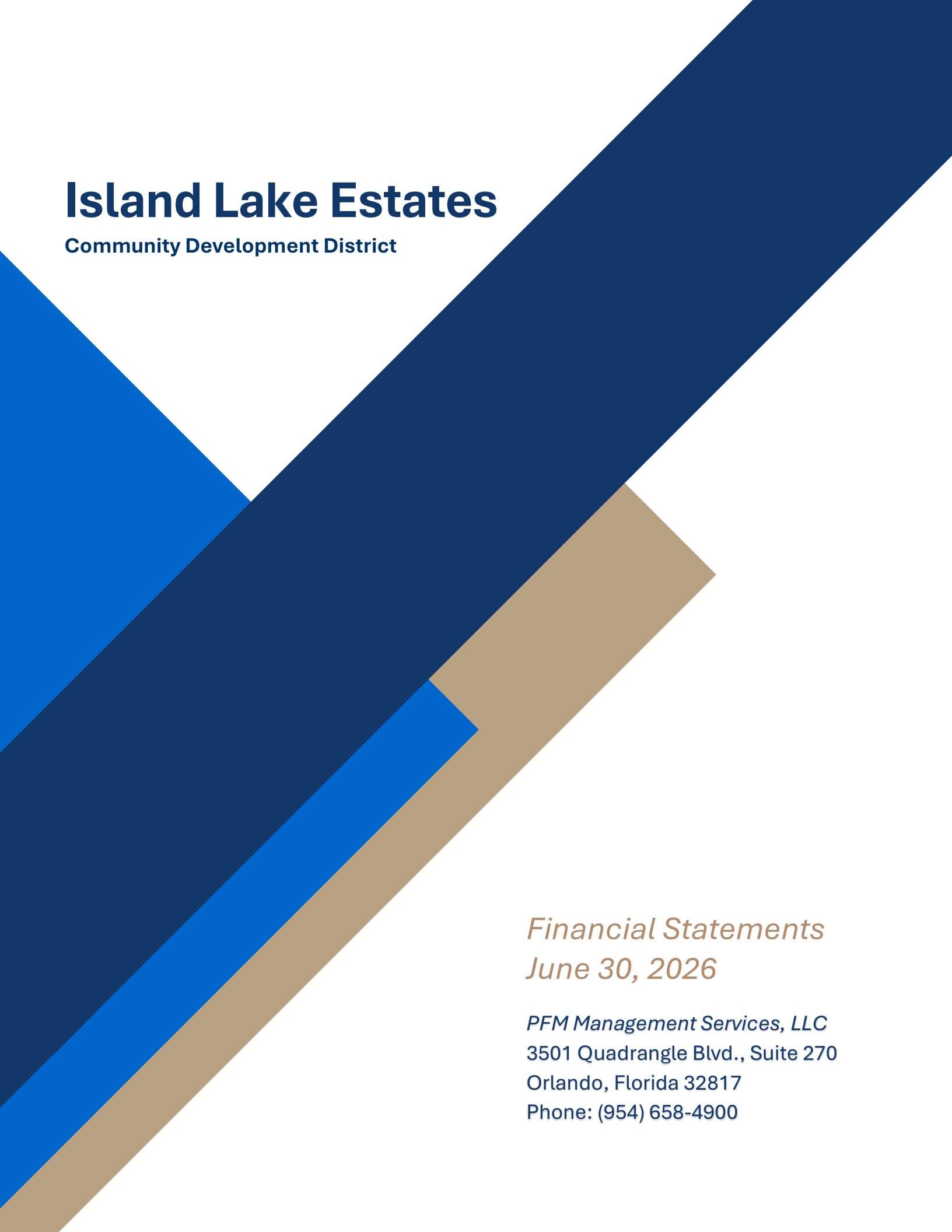




Island Lake Estates

Community Development District

Financial Statements *June 30, 2026*

PFM Management Services, LLC
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Orlando, Florida 32817
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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 June 30, 2026

	Governmental Funds			Account Groups		Totals (Memorandum Only)	
	General Fund	Debt Service Fund	Capital Project Fund	General Long Term Debt	General Fixed Assets		
	Series 2023	Series 2023					
Assets							
Cash and Investments							
General Fund							
Truist - Checking Account	\$ 132,997	\$ -	\$ -	\$ -	\$ -	\$ 132,997	
Debt Service Fund							
Reserve Account	-	429,450	-	-	-	429,450	
Revenue Account	-	585,440	-	-	-	585,440	
Construction Account	-	-	6,297	-	-	6,297	
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	-	-	-	1,014,890	-	1,014,890	
Amount to be Provided by Debt Service Funds	-	-	-	10,575,110	-	10,575,110	
General Fixed Assets	-	-	-	-	2,863,515	2,863,515	
Total Assets	\$ 132,997	\$ 1,014,890	\$ 85,811	\$ 11,590,000	\$ 2,863,515	\$ 15,687,213	
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	\$ -	\$ -	\$ 241,649	\$ 11,590,000	\$ -	\$ 11,831,649	
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	-	42,604	12,254	-	-	54,858	
Unassigned							
Beginning: October 1, 2025 (Unaudited)	88,787	-	-	-	-	88,787	
Results from Current Operations	44,210	-	-	-	-	44,210	
Total Fund Equity and Other Credits	\$ 132,997	\$ 1,014,890	\$ (155,837)	\$ -	\$ 2,863,515	\$ 3,855,565	
Total Liabilities, Fund Equity and Other Credits	\$ 132,997	\$ 1,014,890	\$ 85,811	\$ 11,590,000	\$ 2,863,515	\$ 15,687,213	

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

Description	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Special Assessment Revenue				
Special Assessments - On-Roll	501	130,576	138,658	94%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(10,437)	0%
Total Revenue and Other Sources:	\$ 501	\$ 130,576	\$ 128,221	102%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	200	600	2,400	25%
Executive				
Professional Management	3,917	35,250	47,000	75%
Financial and Administrative				
Audit Services	-	5,300	5,300	100%
Accounting Services	1,500	13,500	18,000	75%
Assessment Roll Preparation	1,500	13,500	18,000	75%
Arbitrage Rebate Services	-	1,000	500	200%
Communications & Freight Services				
Postage, Freight & Messenger	-	-	100	0%
Website Development	-	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	185	1,896	10,000	19%
Other General Government Services				
Engineering Services	-	-	7,500	0%
Charlotte County RE Tax	-	15	-	0%
Contingencies	-	-	300	0%
Total Expenditures and Other Uses:	\$ 7,302	\$ 86,366	\$ 128,221	67%
Net Increase/ (Decrease) in Fund Balance	(6,800)	44,210	-	
Fund Balance - Beginning	139,798	88,787	88,787	
Fund Balance - Ending	\$ 132,997	\$ 132,997	\$ 88,787	

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

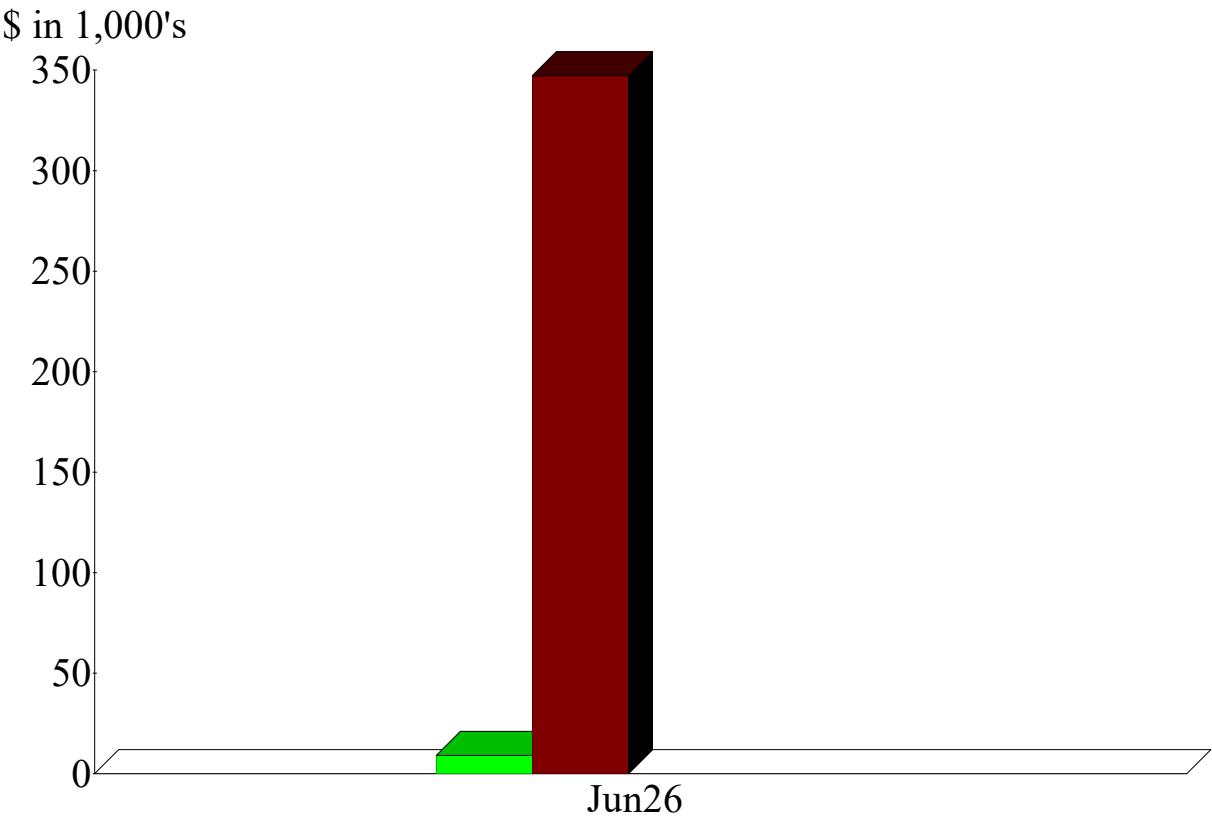
Description	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Interest Account	-	-	61	0%
Reserve Account	1,275	11,742	19,107	61%
Revenue Account	2,705	19,361	3,208	604%
Special Assessments - Prepayments				
Special Assessments - On Roll	3,358	874,630	919,029	95%
Other Fees and Charges				
Discounts for Early Payment	-	-	(60,123)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources:	\$ 7,338	\$ 905,733	\$ 881,282	103%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2023	-	170,000	170,000	100%
Principal Debt Service - Early Redemptions				
Series 2023	-	-	-	0%
Interest Expense				
Series 2023	338,622	681,388	681,388	100%
Intragovernmental Transfer Out	1,275	11,742	-	0%
Total Expenditures and Other Uses:	\$ 339,897	\$ 863,129	\$ 851,388	101%
Net Increase/ (Decrease) in Fund Balance	(332,559)	42,604	29,895	
Fund Balance - Beginning	1,347,449	972,286	972,286	
Fund Balance - Ending	\$ 1,014,890	\$ 1,014,890	\$ 1,002,181	

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

Description	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	-	0%
Interest Income				
Construction Account	15	512	-	0%
Intragovernmental Transfer In	1,275	11,742	-	0%
Total Revenue and Other Sources:	\$ 1,290	\$ 12,254	\$ -	0%
Expenditures and Other Uses				
Capital Outlay		-	-	0%
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	0%
 Net Increase/ (Decrease) in Fund Balance	 1,290	 12,254	 -	
Fund Balance - Beginning	(157,127)	(168,091)	-	
Fund Balance - Ending	\$ (155,837)	\$ (155,837)	\$ -	

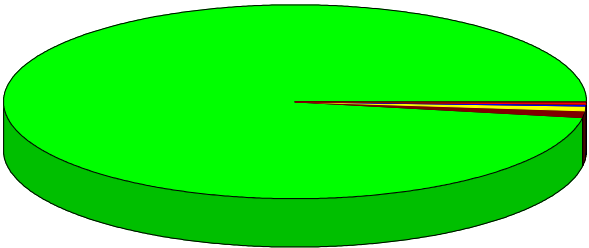
Island Lake Estates Community Development District

Income and Expense by Month
June 2026



Expense Summary
June 2026

5170000 · Debt Service	97.53%
5120000 · Executive	1.13
5130000 · Financial and Administ	0.86
5810000 · Interfund Transfer Out	0.37
5110000 · Legislative	0.06
5140000 · Legal Services	0.05
Total	\$347,199.03



By Account