

Island Lake Estates

Community Development District

Financial Statements July 31, 2026

PFM Management Services, LLC
3501 Quadrangle Blvd., Suite 270
Orlando, Florida 32817
Phone: (954) 658-4900

TABLE OF CONTENTS

Island Lake Estates Community Development District

Monthly Financial Statements

Balance Sheet – All Funds	1
Statement of Revenue, Expenditures and Changes in Fund Balance	
General Fund	2
Debt Service Fund	
Series 2023	3
Capital Project Fund	
Series 2023	4
Income & Expense Graph – All Funds	5

Island Lake Estates Community Development District
Balance Sheet
Through July 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								
Truist - Checking Account	\$	127,244	\$	-	\$	-	\$	127,244
Debt Service Fund								
Reserve Account		-		429,450		-		429,450
Revenue Account		-		595,363		-		595,363
Construction Account		-		-		7,549		7,549
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		-		-		1,024,813		1,024,813
Amount to be Provided by Debt Service Funds		-		-		10,565,188		10,565,188
General Fixed Assets		-		-		-		2,863,515
Total Assets	\$	127,244	\$	1,024,813	\$	87,063	\$	11,590,000
							\$	2,863,515
							\$	15,692,635
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
Fund Balance								
Restricted								
Beginning: October 1, 2025 (Unaudited)		-		972,286		(168,091)		-
Results from Current Operations		-		52,526		13,506		-
Unassigned								
Beginning: October 1, 2025 (Unaudited)		88,787		-		-		-
Results from Current Operations		38,457		-		-		-
Total Fund Equity and Other Credits	\$	127,244	\$	1,024,813	\$	(154,585)	\$	-
							\$	2,863,515
							\$	3,860,986
Total Liabilities, Fund Equity and Other Credits	\$	127,244	\$	1,024,813	\$	87,063	\$	11,590,000
							\$	2,863,515
							\$	15,692,635

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

Description	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Special Assessment Revenue				
Special Assessments - On-Roll	1,164	131,740	138,658	95%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(10,437)	0%
Total Revenue and Other Sources:	\$ 1,164	\$ 131,740	\$ 128,221	103%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	-	600	2,400	25%
Executive				
Professional Management	3,917	39,167	47,000	83%
Financial and Administrative				
Audit Services	-	5,300	5,300	100%
Accounting Services	1,500	15,000	18,000	83%
Assessment Roll Preparation	1,500	15,000	18,000	83%
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	-	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:	\$ 6,917	\$ 93,283	\$ 128,221	73%
Net Increase/ (Decrease) in Fund Balance	(5,753)	38,457	-	
Fund Balance - Beginning	132,997	88,787	88,787	
Fund Balance - Ending	\$ 127,244	\$ 127,244	\$ 88,787	

Prepared by:

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

Description	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Interest Account	-	-	61	0%
Reserve Account	1,234	12,976	19,107	68%
Revenue Account	2,129	21,490	3,208	670%
Special Assessments - Prepayments				
Special Assessments - On Roll	7,793	882,423	919,029	96%
Other Fees and Charges				
Discounts for Early Payment	-	-	(60,123)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources:	\$ 11,156	\$ 916,889	\$ 881,282	104%
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	-	681,388	681,388	100%
Intragovernmental Transfer Out	1,234	12,976	-	0%
Total Expenditures and Other Uses:	\$ 1,234	\$ 864,363	\$ 851,388	102%
Net Increase/ (Decrease) in Fund Balance	9,922	52,526	29,895	
Fund Balance - Beginning	1,014,890	972,286	972,286	
Fund Balance - Ending	\$ 1,024,813	\$ 1,024,813	\$ 1,002,181	

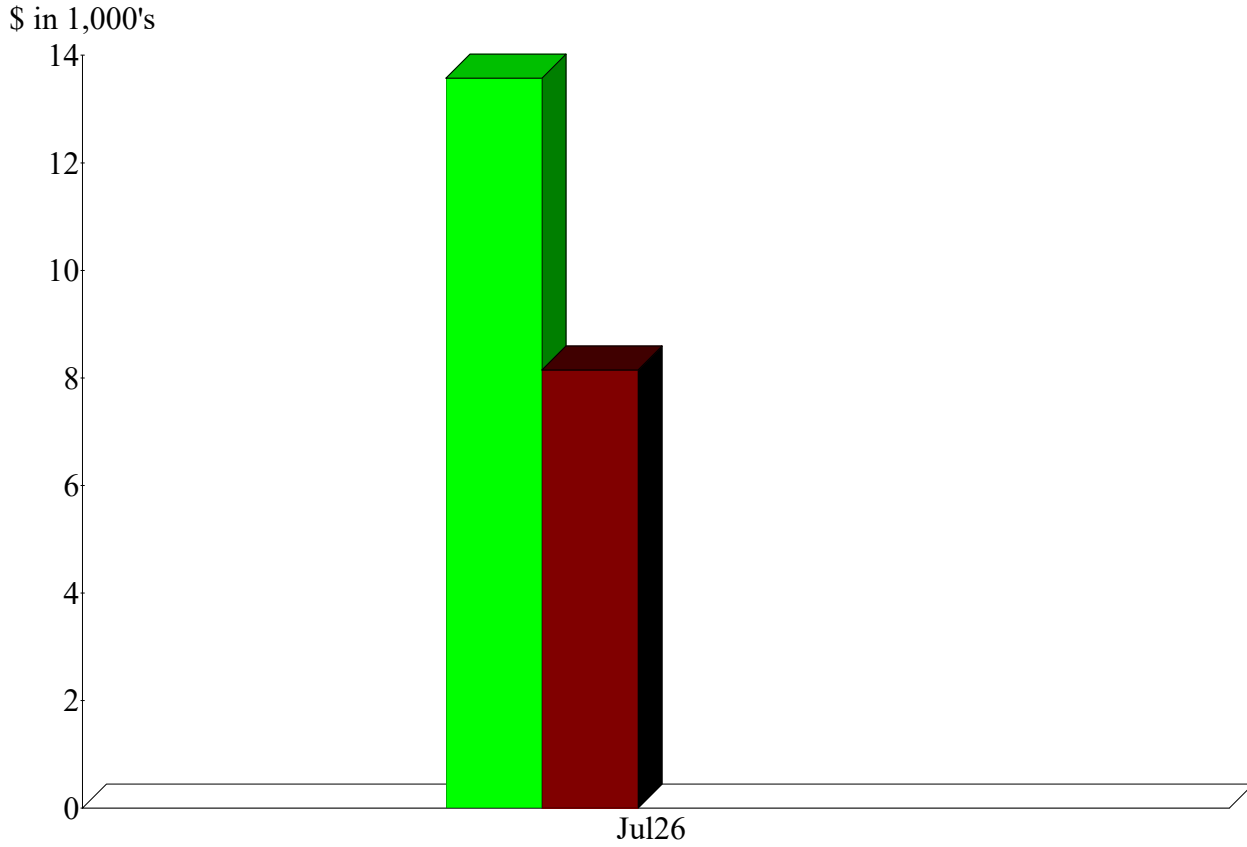
Island Lake Estates Community Development District
Construction Project Fund - Series 2023
Statement of Revenues, Expenditures and Changes in Fund Balances
Through July 31, 2026

Description	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	-	0%
Interest Income				
Construction Account	18	530	-	0%
Intragovernmental Transfer In	1,234	12,976	-	0%
Total Revenue and Other Sources:	\$ 1,252	\$ 13,506	\$ -	0%
Expenditures and Other Uses				
Capital Outlay		-	-	0%
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	1,252	13,506	-	
Fund Balance - Beginning	(155,837)	(168,091)	-	
Fund Balance - Ending	\$ (154,585)	\$ (154,585)	\$ -	

Island Lake Estates Community Development District

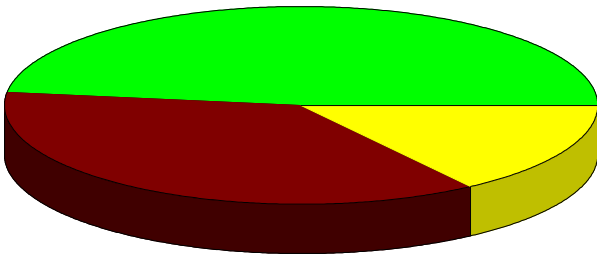
Income and Expense by Month
July 2026

Income
Expense



Expense Summary
July 2026

5120000 · Executive	48.05%
5130000 · Financial and Administrative	36.81
5810000 · Interfund Transfer Out	15.14
Total	\$8,150.78



By Account