Island Lake Estates

Community Development District

Financial Statements
August 31, 2026

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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 August 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	$ 120,172	$ -	$ -	$ -	$ -	$ 120,172
Debt Service Fund						
Reserve Account	-	429,450	-	-	-	429,450
Revenue Account	-	597,113	-	-	-	597,113
Construction Account	-	-	8,847	-	-	8,847
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	-	-	-	1,026,563	-	1,026,563
Amount to be Provided by Debt Service Funds	-	-	-	10,563,437	-	10,563,437
General Fixed Assets	-	-	-	-	2,863,515	2,863,515
Total Assets	**$ 120,172**	**$ 1,026,563**	**$ 88,361**	**$ 11,590,000**	**$ 2,863,515**	**$ 15,688,611**
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	-	54,277	14,804	-	-	69,080
Unassigned						
Beginning: October 1, 2025 (Unaudited)	88,787	-	-	-	-	88,787
Results from Current Operations	31,385	-	-	-	-	31,385
Total Fund Equity and Other Credits	**$ 120,172**	**$ 1,026,563**	**$ (153,288)**	**$ -**	**$ 2,863,515**	**$ 3,856,963**
Total Liabilities, Fund Equity and Other Credits	**$ 120,172**	**$ 1,026,563**	**$ 88,361**	**$ 11,590,000**	**$ 2,863,515**	**$ 15,688,611**

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Special Assessment Revenue				
Special Assessments - On-Roll	-	131,740	138,658	95%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(10,437)	0%
Total Revenue and Other Sources:	**$ -**	**$ 131,740**	**$ 128,221**	**103%**
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	-	600	2,400	25%
Executive				
Professional Management	3,917	43,083	47,000	92%
Financial and Administrative				
Audit Services	-	5,300	5,300	100%
Accounting Services	1,500	16,500	18,000	92%
Assessment Roll Preparation	1,500	16,500	18,000	92%
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	155	2,051	10,000	21%
Other General Government Services				
Engineering Services	-	-	7,500	0%
Charlotte County RE Tax	-	15	-	0%
Contingencies	-	-	300	0%
Total Expenditures and Other Uses:	**$ 7,072**	**$ 100,355**	**$ 128,221**	**78%**
Net Increase/ (Decrease) in Fund Balance	**(7,072)**	**31,385**	**-**	
Fund Balance - Beginning	127,244	88,787	88,787	
Fund Balance - Ending	**$ 120,172**	**$ 120,172**	**$ 88,787**	

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

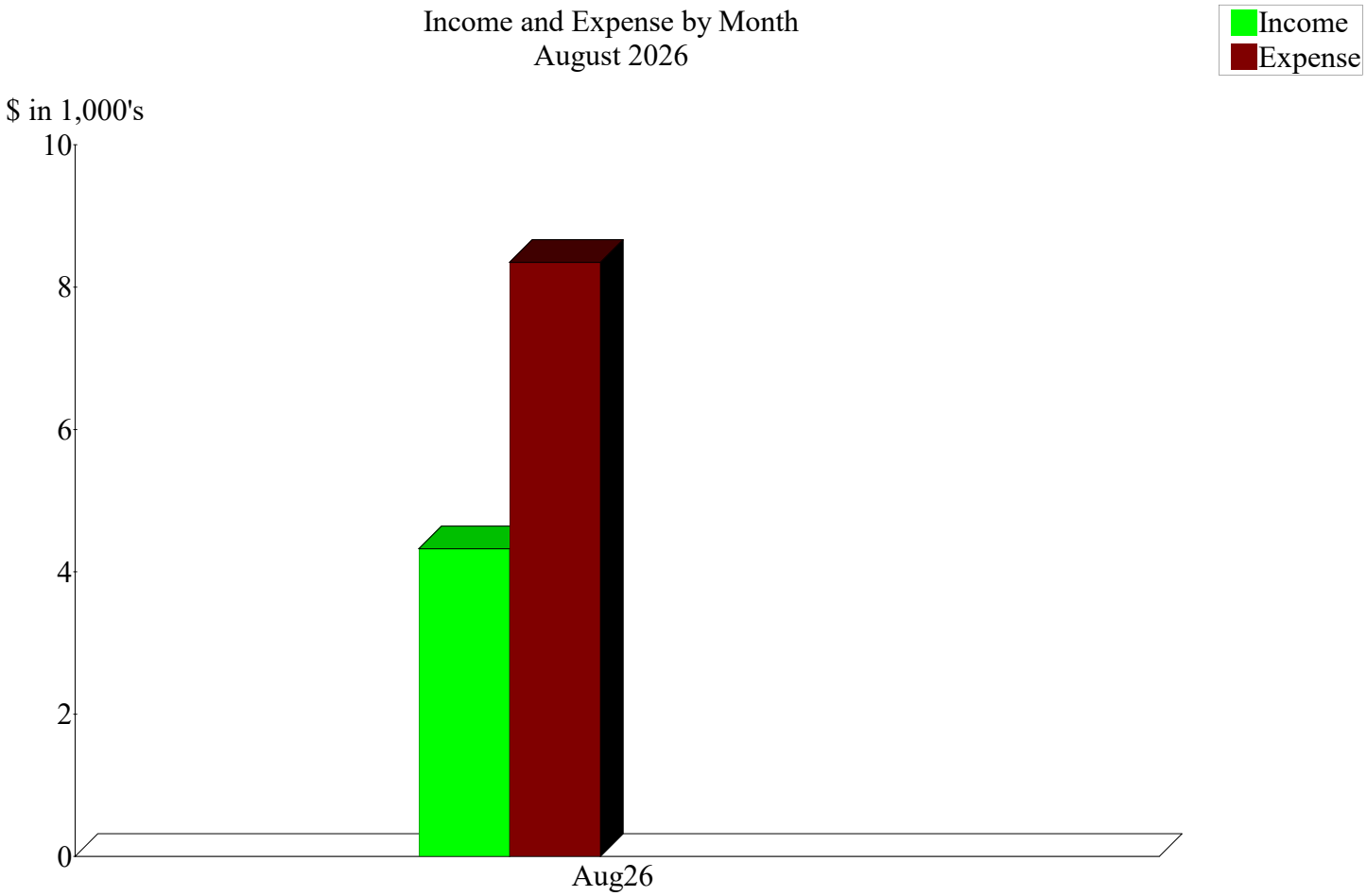
Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Interest Account	-	-	61	0%
Reserve Account	1,275	14,251	19,107	75%
Revenue Account	1,751	23,241	3,208	724%
Special Assessments - Prepayments				
Special Assessments - On Roll	-	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:	**$ 3,026**	**$ 919,915**	**$ 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	1,275	14,251	-	0%
Total Expenditures and Other Uses:	**$ 1,275**	**$ 865,639**	**$ 851,388**	**102%**
Net Increase/ (Decrease) in Fund Balance	**1,751**	**54,277**	**29,895**	
Fund Balance - Beginning	1,024,813	972,286	972,286	
Fund Balance - Ending	**$ 1,026,563**	**$ 1,026,563**	**$ 1,002,181**	

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	-	-	0%
Interest Income				
Construction Account	22	553	-	0%
Intragovernmental Transfer In	1,275	14,251	-	0%
Total Revenue and Other Sources:	**$ 1,298**	**$ 14,804**	**$ -**	**0%**
Expenditures and Other Uses				
Capital Outlay		-	-	0%
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses:	**$ -**	**$ -**	**$ -**	**0%**
Net Increase/ (Decrease) in Fund Balance	**1,298**	**14,804**	**-**	
Fund Balance - Beginning	(154,585)	(168,091)	-	
Fund Balance - Ending	**$ (153,288)**	**$ (153,288)**	**$ -**	

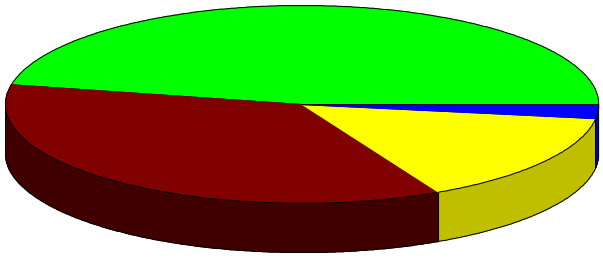
Island Lake Estates Community Development District

Income and Expense by Month
August 2026



Expense Summary
August 2026

5120000 · Executive	46.92%
5130000 · Financial and Administrative	35.94
5810000 · Interfund Transfer Out	15.28
5140000 · Legal Services	1.86
Total	$8,346.91



By Account