Island Lake Estates Community Development District

September 2026 Financial Package

September 30, 2026

PFM Management Services LLC
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Island Lake Estates Community Development District
Balance Sheet
Through September 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	
Assets						
Cash and Investments						
General Fund						
Truist - Checking Account	$ 112,880	$ -	$ -	$ -	$ -	$ 112,880
Debt Service Fund						
Reserve Account	-	429,450	-	-	-	429,450
Revenue Account	-	598,886	-	-	-	598,886
Construction Account	-	-	10,148	-	-	10,148
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	-	-	-	1,028,336	-	1,028,336
Amount to be Provided by Debt Service Funds	-	-	-	10,561,664	-	10,561,664
General Fixed Assets	-		-	-	2,738,975	2,738,975
Total Assets	**$ 112,880**	**$ 1,028,336**	**$ 89,662**	**$ 11,590,000**	**$ 2,738,975**	**$ 15,559,852**
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	-	-	-	-	2,738,975	2,738,975
Fund Balance						
Restricted						
Beginning: October 1, 2025 (Unaudited)	-	972,286	(168,091)	-	-	804,195
Results from Current Operations	-	56,049	16,105	-	-	72,154
Unassigned						
Beginning: October 1, 2025 (Unaudited)	88,787	-	-	-	-	88,787
Results from Current Operations	24,092	-	-	-	-	24,092
Total Fund Equity and Other Credits	**$ 112,880**	**$ 1,028,336**	**$ (151,987)**	**$ -**	**$ 2,738,975**	**$ 3,728,204**
Total Liabilities, Fund Equity and Other Credits	**$ 112,880**	**$ 1,028,336**	**$ 89,662**	**$ 11,590,000**	**$ 2,738,975**	**$ 15,559,852**

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

Description	September	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	47,000	47,000	100%
Financial and Administrative				
Audit Services	-	5,300	5,300	100%
Accounting Services	1,500	18,000	18,000	100%
Assessment Roll Preparation	1,500	18,000	18,000	100%
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	130	856	1,000	86%
Trustee Services	-	4,246	4,246	100%
Dissemination Agent Services	-	1,500	5,000	30%
Property Appraiser Fees	-	27	-	0%
Bank Service Fees	83	83	250	33%
Insurance	-	6,232	6,000	104%
Printing & Binding	-	-	50	0%
Subscription & Memberships	-	175	175	100%
Legal Services				
Legal - General Counsel	163	2,214	10,000	22%
Other General Government Services				
Engineering Services	-	-	7,500	0%
Charlotte County RE Tax	-	15	-	0%
Contingencies	-	-	300	0%
Total Expenditures and Other Uses:	**$ 7,293**	**$ 107,647**	**$ 128,221**	**84%**
Net Increase/ (Decrease) in Fund Balance	**(7,293)**	**24,092**	**-**	
Fund Balance - Beginning	120,172	88,787	88,787	
Fund Balance - Ending	**$ 112,880**	**$ 112,880**	**$ 88,787**	

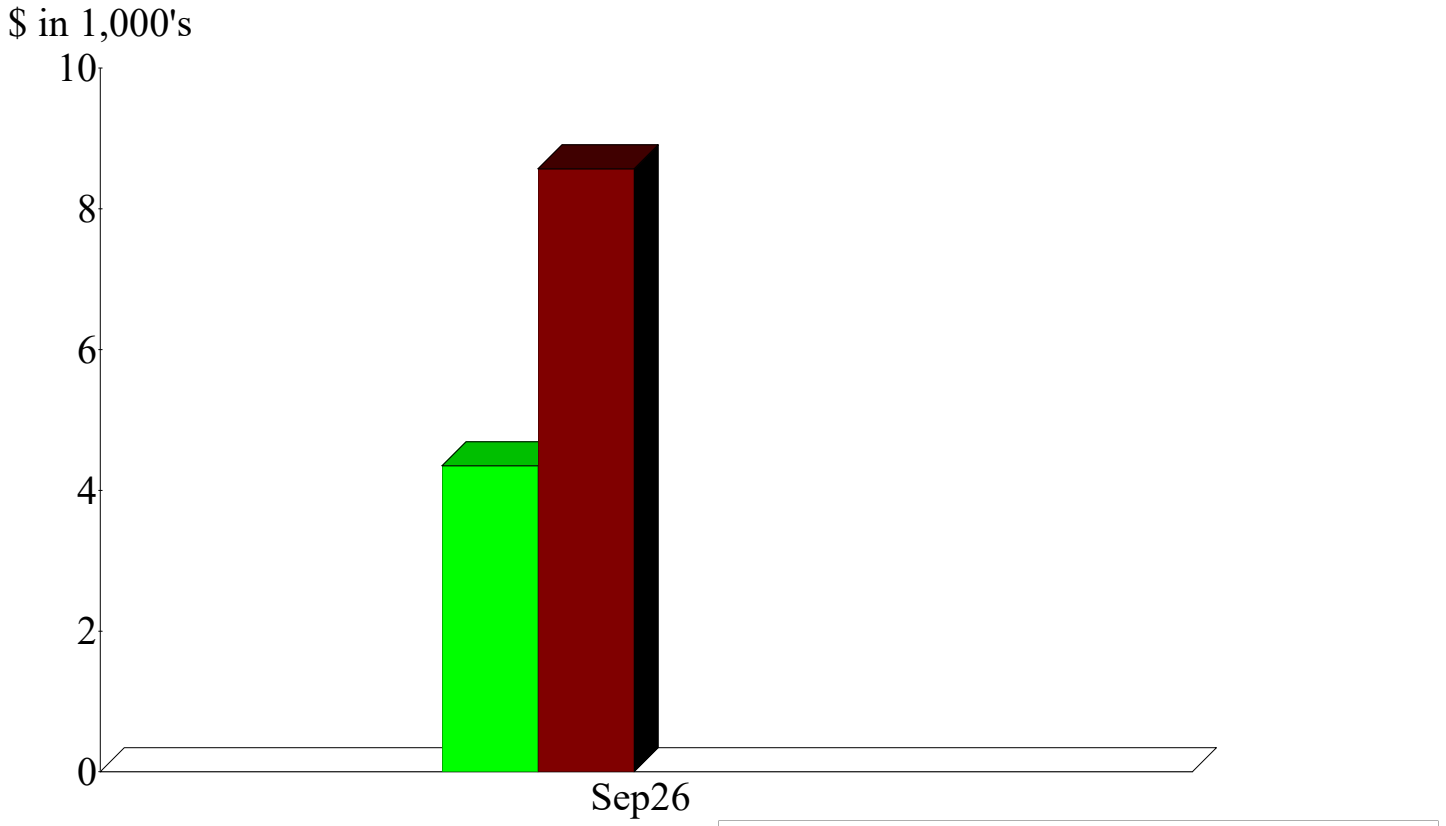
Island Lake Estates Community Development District
Debt Service Fund - Series 2023
Statement of Revenues, Expenditures and Changes in Fund Balances
Through September 30, 2026

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Interest Account	-	-	61	0%
Reserve Account	1,275	15,526	19,107	81%
Revenue Account	1,773	25,014	3,208	780%
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:	**$ 3,048**	**$ 922,963**	**$ 881,282**	**105%**
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	15,526	-	0%
Total Expenditures and Other Uses:	**$ 1,275**	**$ 866,914**	**$ 851,388**	**102%**
Net Increase/ (Decrease) in Fund Balance	**1,773**	**56,049**	**29,895**	
Fund Balance - Beginning	1,026,563	972,286	972,286	
Fund Balance - Ending	**$ 1,028,336**	**$ 1,028,336**	**$ 1,002,181**	

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

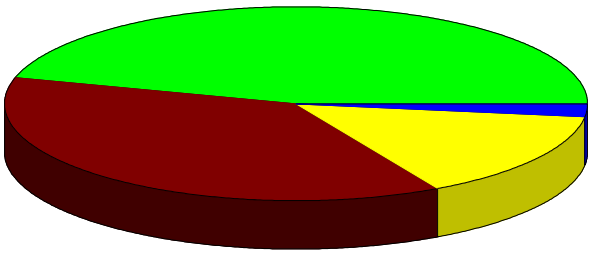
Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	-	-	0%
Interest Income				
Construction Account	26	578	-	0%
Intragovernmental Transfer In	1,275	15,526	-	0%
Total Revenue and Other Sources:	**$ 1,301**	**$ 16,105**	**$ -**	**0%**
Expenditures and Other Uses				
Capital Outlay		-	-	0%
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses:	**$ -**	**$ -**	**$ -**	**0%**
Net Increase/ (Decrease) in Fund Balance	**1,301**	**16,105**	**-**	
Fund Balance - Beginning	(153,288)	(168,091)	-	
Fund Balance - Ending	**$ (151,987)**	**$ (151,987)**	**$ -**	

Island Lake Estates Community Development District
Income and Expense by Month
September 2026



Expense Summary
September 2026

5120000 · Executive	45.71%
5130000 · Financial and Adminis	37.51
5810000 · Interfund Transfer Ou	14.88
5140000 · Legal Services	1.90
Total	$8,567.82



By Account