

Island Lake Estates

Community Development District

Financial Statements
October 31, 2025

JPWard and Associates, 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
for the Period Ending October 31, 2025**

	Governmental Funds						Totals (Memorandum Only)
	General Fund	Debt Service Fund	Capital Project Fund		Account Groups		
		Series 2023	Series 2023	General Long Term Debt	General Fixed Assets		
Assets							
Cash and Investments							
General Fund - Invested Cash	\$ 90,617	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,617
Debt Service Fund							
Reserve Account	-	429,450	-	-	-	-	429,450
Revenue Account	-	544,670	-	-	-	-	544,670
Construction Account	-	-	32,620	-	-	-	32,620
Accounts Receivable	-	-	-	-	-	-	-
Due from Other Funds							
General Fund	-	13,032	-	-	-	-	13,032
Debt Service Fund(s)	-	-	-	-	-	-	-
Unamortized Prem/Discount on Bonds Payable	-	-	79,514	-	-	-	79,514
Amount Available in Debt Service Funds	-	-	-	987,152	-	-	987,152
Amount to be Provided by Debt Service Funds	-	-	-	10,772,848	-	-	10,772,848
General Fixed Assets	-	-	-	-	1,639,172	-	1,639,172
Total Assets	\$ 90,617	\$ 987,152	\$ 112,134	\$ 11,760,000	\$ 1,639,172	\$ -	\$ 14,589,075

**Island Lake Estates
Community Development District
Balance Sheet
for the Period Ending October 31, 2025**

	Governmental Funds						Totals (Memorandum Only)
	General Fund	Debt Service Fund	Capital Project Fund		Account Groups		
		Series 2023	Series 2023	General Long Term Debt	General Fixed Assets		
Liabilities							
Accounts Payable	-	-	-	-	-	-	-
Due to Other Funds							-
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	13,032	-	-	-	-	-	13,032
Due to Developer	-	-	278,671	-	-	-	278,671
Bonds Payable							
Current Portion (Due within 12 months)	-	-	-	170,000	-	-	170,000
Long Term	-	-	-	11,590,000	-	-	11,590,000
Total Liabilities	\$ 13,032	\$ -	\$ 278,671	\$ 11,760,000	\$ -	\$ -	\$ 12,051,703
Fund Equity and Other Credits							
Investment in General Fixed Assets	-	-	-	-	1,639,172	-	1,639,172
Fund Balance							
Restricted							
Beginning: October 1, 2025 (Unaudited)	-	972,286	(168,091)	-	-	-	804,195
Results from Current Operations	-	14,865	1,555	-	-	-	16,421
Unassigned							
Beginning: October 1, 2025 (Unaudited)	88,787	-	-	-	-	-	88,787
Results from Current Operations	(11,203)	-	-	-	-	-	(11,203)
Total Fund Equity and Other Credits	\$ 77,584	\$ 987,152	\$ (166,536.26)	\$ -	\$ 1,639,172	\$ -	\$ 2,537,372
Total Liabilities, Fund Equity and Other Credits	\$ 90,617	\$ 987,152	\$ 112,134	\$ 11,760,000	\$ 1,639,172	\$ -	\$ 14,589,075

Island Lake Estates
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2025

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Special Assessment Revenue				
Special Assessments - On-Roll	1,946	1,946	138,658	1%
Special Assessments - Off-Roll	-	-	-	0%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(10,437)	0%
Developer Contribution	-	-	-	0%
Total Revenue and Other Sources:	\$ 1,946	\$ 1,946	\$ 128,221	2%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	-	-	2,400	0%
Executive				
Professional Management	3,917	3,917	47,000	8%
Financial and Administrative				
Audit Services	-	-	5,300	0%
Accounting Services	1,500	1,500	18,000	8%
Assessment Roll Preparation	1,500	1,500	18,000	8%
Arbitrage Rebate Services	-	-	500	0%
Other Contractual Services				
Legal Advertising	-	-	1,000	0%
Trustee Services	-	-	4,246	0%
Dissemination Agent Services	-	-	5,000	0%
Bank Service Fees	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	-	-	100	0%
Website Development	-	-	2,400	0%
Insurance	6,232	6,232	6,000	104%
Printing & Binding	-	-	50	0%
Subscription & Memberships	-	-	175	0%
Legal Services				
Legal - General Counsel	-	-	10,000	0%
Other General Government Services				
Engineering Services	-	-	7,500	0%
Contingencies	-	-	300	0%
Sub-Total:	13,149	13,149	128,221	10%
Total Expenditures and Other Uses:	\$ 13,149	\$ 13,149	\$ 128,221	10%
Net Increase/ (Decrease) in Fund Balance	(11,203)	(11,203)	-	
Fund Balance - Beginning	88,787	88,787	88,787	
Fund Balance - Ending	\$ 77,584	\$ 77,584	\$ 88,787	

**Island Lake Estates
Community Development District
Debt Service Fund - Series 2023
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2025**

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Interest Account	-	-	61	0%
Reserve Account	1,451	1,451	19,107	8%
Revenue Account	1,833	1,833	3,208	0%
Special Assessments - Prepayments				
Special Assessments - On Roll	13,032	13,032	919,029	1%
Special Assessments - Off Roll	-	-	-	0%
Special Assessments - Prepayments	-	-	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	(60,123)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources:	\$ 16,316	\$ 16,316	\$ 881,282	2%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2023	-	-	170,000	0%
Principal Debt Service - Early Redemptions				
Series 2023	-	-	-	0%
Interest Expense				
Series 2023	-	-	681,388	0%
Intragovernmental Transfer Out	1,451	1,451	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 1,451	\$ 851,388	0%
Net Increase/ (Decrease) in Fund Balance	16,316	14,865	29,895	
Fund Balance - Beginning	972,286	972,286	972,286	
Fund Balance - Ending	\$ 988,603	\$ 987,152	\$ 1,002,181	

Island Lake Estates
Community Development District
Capital Projects Fund - Series 2023
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2025

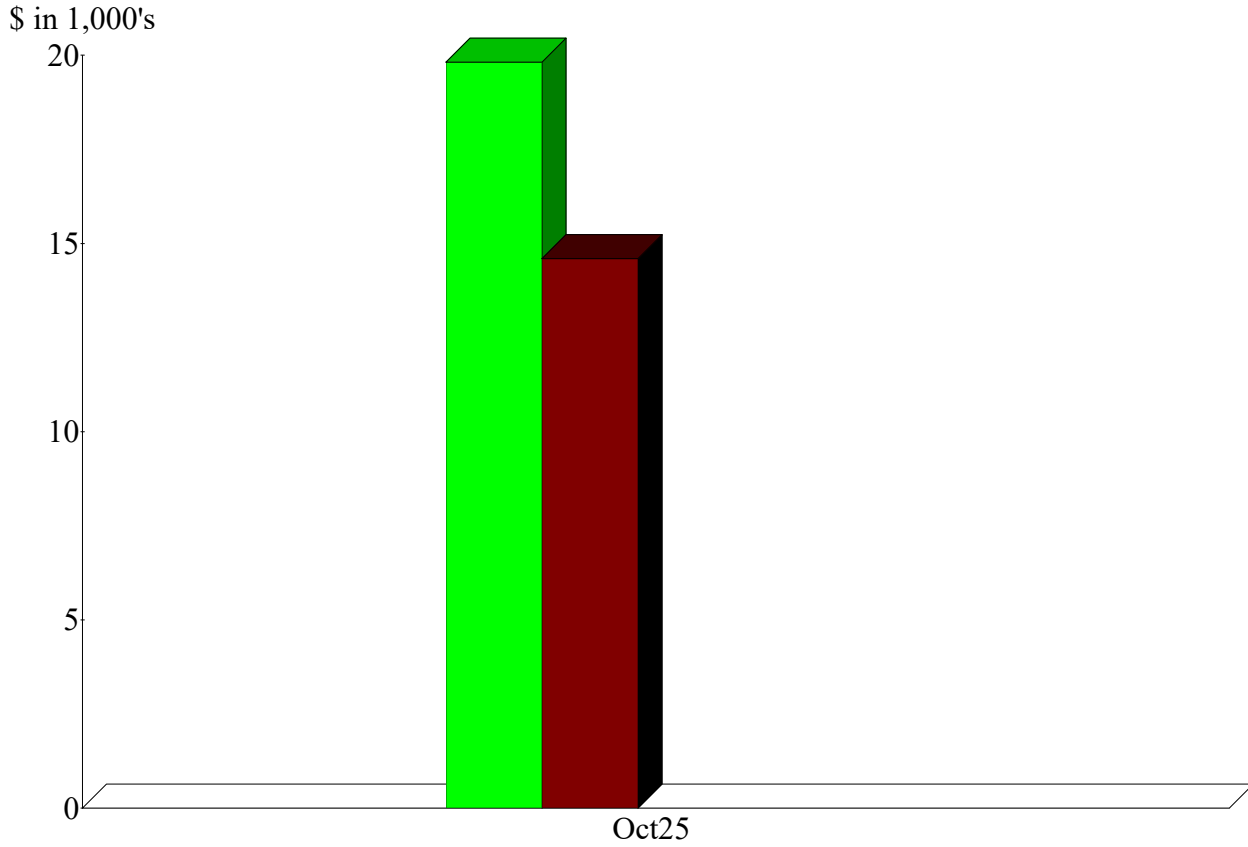
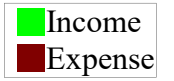
Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	-	0%
Interest Income				
Construction Account	105	105	-	0%
Operating Transfers In (From Other Funds)	1,451	1,451	-	0%
Total Revenue and Other Sources:	\$ 1,555	\$ 1,555	\$ -	0%
Expenditures and Other Uses				
Capital Outlay				
Operating Transfers Out (To Other Funds)	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	\$ 1,555	1,555	-	
Fund Balance - Beginning	\$ (168,091)	(168,091)	-	
Fund Balance - Ending	\$ (166,536)	\$ (166,536)	\$ -	

Prepared by:

JWARD and Associates, LLC

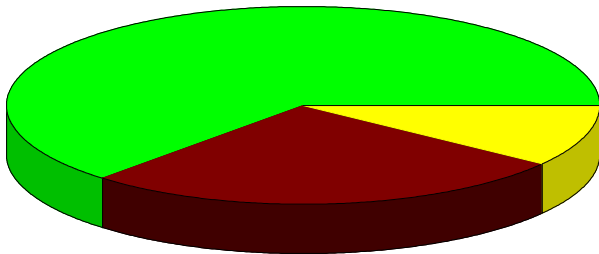
Island Lake Estates Community Development District

Income and Expense by Month
October 2025



Expense Summary
October 2025

5130000 · Financial and Administrative	63.24%
5120000 · Executive	26.83
5810000 · Interfund Transfer Out	9.94
Total	\$14,599.33



By Account