

# ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - NOVEMBER 2022

FISCAL YEAR 2023

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

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***JPWard and Associates, LLC***

*Community Development District Advisors*

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*Island Lake Estates  
Community Development District*

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*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

**Island Lake Estates  
Community Development District  
Balance Sheet  
for the Period Ending November 30, 2022**

	Governmental Funds			Totals (Memorandum Only)
	General Fund	Account Groups		
		General Long Term Debt	General Fixed Assets	
<b>Assets</b>				
<b>Cash and Investments</b>				
General Fund - Invested Cash	\$ 15,422	\$ -	\$ -	\$ 15,422
Debt Service Fund				
Interest Account			-	\$ -
Sinking Account			-	\$ -
Reserve Account				\$ -
Revenue Account			-	\$ -
Capitalized Interest			-	\$ -
Prepayment Account			-	\$ -
Construction Account				\$ -
Cost of Issuance Account				\$ -
<b>Due from Other Funds</b>				
General Fund	-	-	-	-
Debt Service Fund(s)	-	-	-	-
<b>Accounts Receivable</b>	-	-	-	-
<b>Assessments Receivable</b>	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	-
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	-
<b>Total Assets</b>	<u>\$ 15,422</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 15,422</u>

**Island Lake Estates  
Community Development District  
Balance Sheet  
for the Period Ending November 30, 2022**

	Governmental Funds			Totals (Memorandum Only)
	General Fund	General Long Term Debt	General Fixed Assets	
<b>Liabilities</b>				
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -
<b>Due to Fiscal Agent</b>				
<b>Due to Other Funds</b>	-			-
General Fund	-	-	-	-
Debt Service Fund(s)	-	-	-	-
<b>Due to Developer</b>				-
<b>Bonds Payable</b>				
Current Portion		-	-	
Long Term			-	
Unamortized Prem/Discount on Bds Pyb		-		-
<b>Total Liabilities</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>Fund Equity and Other Credits</b>				
<b>Investment in General Fixed Assets</b>	-	-	-	-
<b>Fund Balance</b>				
<b>Restricted</b>				
Beginning: October 1, 2021 (Unaudited)	-	-	-	-
Results from Current Operations	-	-	-	-
<b>Unassigned</b>				
Beginning: October 1, 2021 (Unaudited)	5,190	-	-	5,190
Results from Current Operations	10,231	-	-	10,231
<b>Total Fund Equity and Other Credits</b>	<u>\$ 15,422</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 15,422</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 15,422</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 15,422</u>

**Island Lake Estates**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through November 30, 2022**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>					
Carryforward	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest</b>					
Interest - General Checking	-	-	-	-	N/A
<b>Special Assessment Revenue</b>					
Special Assessments - On-Roll	-	-	-	-	N/A
Special Assessments - Off-Roll	-	24,411	24,411	-	N/A
Developer Contribution	-	-	-	97,643	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ 24,411</b>	<b>\$ 24,411</b>	<b>\$ 97,643</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>					
<b>Legislative</b>					
Board of Supervisor's Fees	-	-	-	-	N/A
<b>Executive</b>					
Professional Management	3,333	3,333	6,667	40,000	17%
<b>Financial and Administrative</b>					
Audit Services	-	-	-	5,700	0%
Accounting Services	-	-	-	-	N/A
Assessment Roll Preparation	667	667	1,333	8,000	17%
Arbitrage Rebate Services	-	-	-	500	0%
<b>Other Contractual Services</b>					
Legal Advertising	-	104	104	3,500	3%
Trustee Services	-	-	-	5,500	0%
Dissemination Agent Services	333	333	667	4,000	17%
Property Appraiser Fees	-	-	-	-	N/A
Bank Service Fees	67	66	133	350	38%

Prepared by:

**JPWARD and Associates, LLC**

**Island Lake Estates**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through November 30, 2022**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Travel and Per Diem</b>	-	-	-	-	N/A
<b>Communications &amp; Freight Services</b>					
Postage, Freight & Messenger	-	-	-	750	0%
<b>Rentals and Leases</b>					
Meeting Room Rental	-	50	50	-	N/A
<b>Insurance</b>	-	5,000	5,000	6,000	83%
<b>Printing &amp; Binding</b>	-	-	-	100	0%
<b>Website Development</b>	-	50	50	1,500	3%
<b>Subscription &amp; Memberships</b>	-	175	175	175	100%
<b>Legal Services</b>					
Legal - General Counsel	-	-	-	12,500	0%
<b>Other General Government Services</b>					
Engineering Services	-	-	-	5,000	0%
Contingencies	-	-	-	-	N/A
Capital Outlay	-	-	-	-	N/A
<b>Other Fees and Charges</b>	-	-	-	-	N/A
Discounts/Collection Fees	-	-	-	4,068	0%
<b>Sub-Total:</b>	<b>4,400</b>	<b>9,779</b>	<b>14,179</b>	<b>97,643</b>	<b>15%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 4,400</b>	<b>\$ 9,779</b>	<b>\$ 14,179</b>	<b>\$ 97,643</b>	<b>15%</b>
Net Increase/ (Decrease) in Fund Balance	(4,400)	14,632	10,231	-	
Fund Balance - Beginning	5,190	790	5,190	-	
<b>Fund Balance - Ending</b>	<b>\$ 790</b>	<b>\$ 15,422</b>	<b>15,422</b>	<b>\$ -</b>	