

# Island Lake Estates

Community Development District

*Financial Statements*  
*November 30, 2025*

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### *Monthly Financial Statements*

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**Island Lake Estates  
Community Development District  
Balance Sheet  
for the Period Ending November 30, 2025**

|  | Governmental Funds |                     |                      |                           |                         |             | Totals<br>(Memorandum<br>Only) |
|--|--------------------|---------------------|----------------------|---------------------------|-------------------------|-------------|--------------------------------|
|  | General Fund       | Debt Service Fund   | Capital Project Fund |                           | Account Groups          |             |                                |
|  |                    | Series 2023         | Series 2023          | General Long<br>Term Debt | General Fixed<br>Assets |             |                                |
| <b>Assets</b>                                      |                    |                     |                      |                           |                         |             |                                |
| <b>Cash and Investments</b>                        |                    |                     |                      |                           |                         |             |                                |
| General Fund - Invested Cash                       | \$ 101,519         | \$ -                | \$ -                 | \$ -                      | \$ -                    | \$ -        | \$ 101,519                     |
| Debt Service Fund                                  |                    |                     |                      |                           |                         |             |                                |
| Reserve Account                                    | -                  | 429,450             | -                    | -                         | -                       | -           | 429,450                        |
| Revenue Account                                    | -                  | 571,400             | -                    | -                         | -                       | -           | 571,400                        |
| Construction Account                               | -                  | -                   | 34,182               | -                         | -                       | -           | 34,182                         |
| <b>Accounts Receivable</b>                         | -                  | -                   | -                    | -                         | -                       | -           | -                              |
| <b>Due from Other Funds</b>                        |                    |                     |                      |                           |                         |             |                                |
| General Fund                                       | -                  | 26,773              | -                    | -                         | -                       | -           | 26,773                         |
| Debt Service Fund(s)                               | -                  | -                   | -                    | -                         | -                       | -           | -                              |
| <b>Unamortized Prem/Discount on Bonds Payable</b>  | -                  | -                   | 79,514               | -                         | -                       | -           | 79,514                         |
| <b>Amount Available in Debt Service Funds</b>      | -                  | -                   | -                    | 1,027,623                 | -                       | -           | 1,027,623                      |
| <b>Amount to be Provided by Debt Service Funds</b> | -                  | -                   | -                    | 10,732,377                | -                       | -           | 10,732,377                     |
| <b>General Fixed Assets</b>                        | -                  | -                   | -                    | -                         | 1,639,172               | -           | 1,639,172                      |
| <b>Total Assets</b>                                | <b>\$ 101,519</b>  | <b>\$ 1,027,623</b> | <b>\$ 113,696</b>    | <b>\$ 11,760,000</b>      | <b>\$ 1,639,172</b>     | <b>\$ -</b> | <b>\$ 14,642,010</b>           |

**Island Lake Estates  
Community Development District  
Balance Sheet  
for the Period Ending November 30, 2025**

|   | Governmental Funds |                     |                        |                           |                         |             | Totals<br>(Memorandum<br>Only) |
|---|--------------------|---------------------|------------------------|---------------------------|-------------------------|-------------|--------------------------------|
|   | General Fund       | Debt Service Fund   | Capital Project Fund   |                           | Account Groups          |             |                                |
|   |                    | Series 2023         | Series 2023            | General Long<br>Term Debt | General Fixed<br>Assets |             |                                |
| <b>Liabilities</b>                                      |                    |                     |                        |                           |                         |             |                                |
| <b>Accounts Payable</b>                                 | -                  | -                   | -                      | -                         | -                       | -           | -                              |
| <b>Due to Other Funds</b>                               |                    |                     |                        |                           |                         |             | -                              |
| General Fund  | -                  | -                   | -                      | -                         | -                       | -           | -                              |
| Debt Service Fund(s)                                    | 26,773             | -                   | -                      | -                         | -                       | -           | 26,773                         |
| <b>Due to Developer</b>                                 | -                  | -                   | 278,671                | -                         | -                       | -           | 278,671                        |
| <b>Bonds Payable</b>                                    |                    |                     |                        |                           |                         |             |                                |
| Current Portion (Due within 12 months)                  | -                  | -                   | -                      | 170,000                   | -                       | -           | 170,000                        |
| Long Term   | -                  | -                   | -                      | 11,590,000                | -                       | -           | 11,590,000                     |
| <b>Total Liabilities</b>                                | <b>\$ 26,773</b>   | <b>\$ -</b>         | <b>\$ 278,671</b>      | <b>\$ 11,760,000</b>      | <b>\$ -</b>             | <b>\$ -</b> | <b>\$ 12,065,444</b>           |
| <b>Fund Equity and Other Credits</b>                    |                    |                     |                        |                           |                         |             |                                |
| <b>Investment in General Fixed Assets</b>               | -                  | -                   | -                      | -                         | 1,639,172               | -           | 1,639,172                      |
| <b>Fund Balance</b>                                     |                    |                     |                        |                           |                         |             |                                |
| <b>Restricted</b>                                       |                    |                     |                        |                           |                         |             |                                |
| Beginning: October 1, 2025 (Unaudited)                  | -                  | 972,286             | (168,091)              | -                         | -                       | -           | 804,195                        |
| Results from Current Operations                         | -                  | 55,337              | 3,117                  | -                         | -                       | -           | 58,454                         |
| <b>Unassigned</b>                                       |                    |                     |                        |                           |                         |             |                                |
| Beginning: October 1, 2025 (Unaudited)                  | 88,787             | -                   | -                      | -                         | -                       | -           | 88,787                         |
| Results from Current Operations                         | (14,042)           | -                   | -                      | -                         | -                       | -           | (14,042)                       |
| <b>Total Fund Equity and Other Credits</b>              | <b>\$ 74,745</b>   | <b>\$ 1,027,623</b> | <b>\$ (164,974.40)</b> | <b>\$ -</b>               | <b>\$ 1,639,172</b>     | <b>\$ -</b> | <b>\$ 2,576,566</b>            |
| <b>Total Liabilities, Fund Equity and Other Credits</b> | <b>\$ 101,519</b>  | <b>\$ 1,027,623</b> | <b>\$ 113,696</b>      | <b>\$ 11,760,000</b>      | <b>\$ 1,639,172</b>     | <b>\$ -</b> | <b>\$ 14,642,010</b>           |

**Island Lake Estates  
Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through November 30, 2025**

| Description                                  | November         | Year to Date     | Total Annual Budget | % of Budget |
|--|------------------|------------------|---------------------|-------------|
| <b>Revenue and Other Sources</b>             |                  |                  |                     |             |
| Carryforward                                 | \$ -             | \$ -             | \$ -                | 0%          |
| <b>Special Assessment Revenue</b>            |                  |                  |                     |             |
| Special Assessments - On-Roll                | 5,767            | 7,713            | 138,658             | 6%          |
| <b>Other Fees and Charges</b>                |                  |                  |                     |             |
| Discounts/Collection Fees                    | -                | -                | (10,437)            | 0%          |
| <b>Total Revenue and Other Sources:</b>      | <b>\$ 5,767</b>  | <b>\$ 7,713</b>  | <b>\$ 128,221</b>   | <b>6%</b>   |
| <b>Expenditures and Other Uses</b>           |                  |                  |                     |             |
| <b>Legislative</b>                           |                  |                  |                     |             |
| Board of Supervisor's Fees                   | -                | -                | 2,400               | 0%          |
| <b>Executive</b>                             |                  |                  |                     |             |
| Professional Management                      | 3,917            | 7,833            | 47,000              | 17%         |
| <b>Financial and Administrative</b>          |                  |                  |                     |             |
| Audit Services                               | -                | -                | 5,300               | 0%          |
| Accounting Services                          | 1,500            | 3,000            | 18,000              | 17%         |
| Assessment Roll Preparation                  | 1,500            | 3,000            | 18,000              | 17%         |
| Arbitrage Rebate Services                    | -                | -                | 500                 | 0%          |
| <b>Other Contractual Services</b>            |                  |                  |                     |             |
| Legal Advertising                            | -                | -                | 1,000               | 0%          |
| Trustee Services                             | -                | -                | 4,246               | 0%          |
| Dissemination Agent Services                 | 1,500            | 1,500            | 5,000               | 30%         |
| Bank Service Fees                            | -                | -                | 250                 | 0%          |
| <b>Communications &amp; Freight Services</b> |                  |                  |                     |             |
| Postage, Freight & Messenger                 | -                | -                | 100                 | 0%          |
| Website Development                          | -                | -                | 2,400               | 0%          |
| <b>Insurance</b>                             |                  |                  |                     |             |
|  | -                | 6,232            | 6,000               | 104%        |
| <b>Printing &amp; Binding</b>                |                  |                  |                     |             |
|  | -                | -                | 50                  | 0%          |
| <b>Subscription &amp; Memberships</b>        |                  |                  |                     |             |
|  | 175              | 175              | 175                 | 100%        |
| <b>Legal Services</b>                        |                  |                  |                     |             |
| Legal - General Counsel                      | -                | -                | 10,000              | 0%          |
| <b>Other General Government Services</b>     |                  |                  |                     |             |
| Engineering Services                         | -                | -                | 7,500               | 0%          |
| Charlotte County RE Tax                      | 15               | 15               | -                   | 0%          |
| Contingencies                                | -                | -                | 300                 | 0%          |
| <b>Total Expenditures and Other Uses:</b>    | <b>\$ 8,606</b>  | <b>\$ 21,755</b> | <b>\$ 128,221</b>   | <b>17%</b>  |
| Net Increase/ (Decrease) in Fund Balance     | (2,839)          | (14,042)         | -                   |             |
| Fund Balance - Beginning                     | 77,584           | 88,787           | 88,787              |             |
| <b>Fund Balance - Ending</b>                 | <b>\$ 74,745</b> | <b>\$ 74,745</b> | <b>\$ 88,787</b>    |             |

**Island Lake Estates  
Community Development District  
Debt Service Fund - Series 2023  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through November 30, 2025**

| Description                                       | November          | Year to Date        | Total Annual Budget | % of Budget |
|---|-------------------|---------------------|---------------------|-------------|
| <b>Revenue and Other Sources</b>                  |                   |                     |                     |             |
| <b>Carryforward</b>                               | \$ -              | \$ -                | \$ -                | 0%          |
| <b>Interest Income</b>                            |                   |                     |                     |             |
| Interest Account                                  | -                 | -                   | 61                  | 0%          |
| Reserve Account                                   | 1,452             | 2,902               | 19,107              | 15%         |
| Revenue Account                                   | 1,841             | 3,674               | 3,208               | 0%          |
| <b>Special Assessments - Prepayments</b>          |                   |                     |                     |             |
| Special Assessments - On Roll                     | 38,631            | 51,663              | 919,029             | 6%          |
| Special Assessments - Prepayments                 | -                 | -                   | -                   | 0%          |
| <b>Other Fees and Charges</b>                     |                   |                     |                     |             |
| Discounts for Early Payment                       | -                 | -                   | (60,123)            | 0%          |
| <b>Intragovernmental Transfer In</b>              | -                 | -                   | -                   | 0%          |
| <b>Total Revenue and Other Sources:</b>           | <b>\$ 41,923</b>  | <b>\$ 58,240</b>    | <b>\$ 881,282</b>   | <b>7%</b>   |
| <b>Expenditures and Other Uses</b>                |                   |                     |                     |             |
| <b>Debt Service</b>                               |                   |                     |                     |             |
| <b>Principal Debt Service - Mandatory</b>         |                   |                     |                     |             |
| Series 2023                                       | -                 | -                   | 170,000             | 0%          |
| <b>Principal Debt Service - Early Redemptions</b> |                   |                     |                     |             |
| Series 2023                                       | -                 | -                   | -                   | 0%          |
| <b>Interest Expense</b>                           |                   |                     |                     |             |
| Series 2023                                       | -                 | -                   | 681,388             | 0%          |
| <b>Intragovernmental Transfer Out</b>             | 1,452             | 2,902               | -                   | 0%          |
| <b>Total Expenditures and Other Uses:</b>         | <b>\$ 1,452</b>   | <b>\$ 2,902</b>     | <b>\$ 851,388</b>   | <b>0%</b>   |
| Net Increase/ (Decrease) in Fund Balance          | 40,472            | 55,337              | 29,895              |             |
| Fund Balance - Beginning                          | 510,741           | 972,286             | 972,286             |             |
| <b>Fund Balance - Ending</b>                      | <b>\$ 551,213</b> | <b>\$ 1,027,624</b> | <b>\$ 1,002,181</b> |             |

**Island Lake Estates**  
**Community Development District**  
**Capital Projects Fund - Series 2023**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through November 30, 2025**

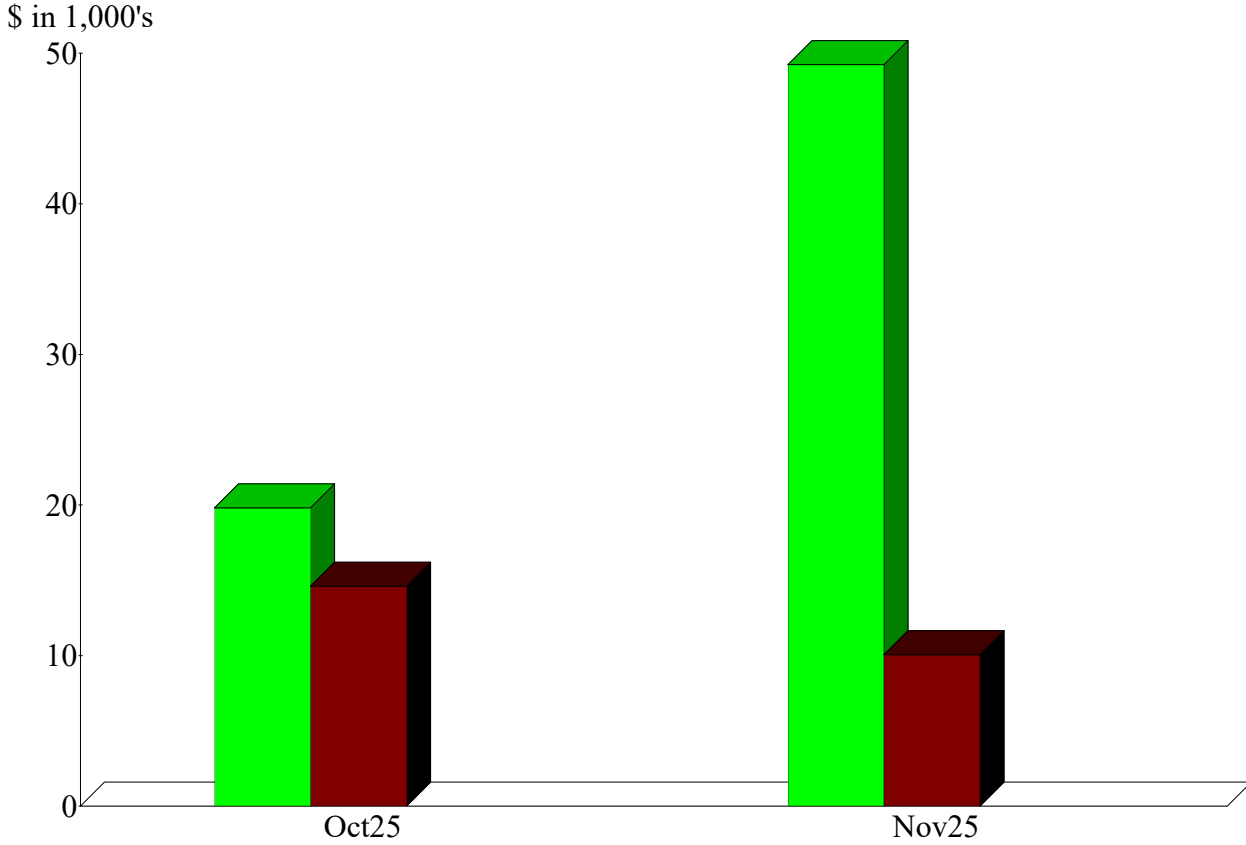
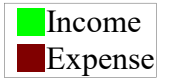
| Description                                      | November        | Year to Date        | Total Annual Budget | % of Budget |
|--|-----------------|---------------------|---------------------|-------------|
| <b>Revenue and Other Sources</b>                 |                 |                     |                     |             |
| Carryforward                                     | \$ -            | -                   | -                   | 0%          |
| <b>Interest Income</b>                           |                 |                     |                     |             |
| Construction Account                             | 110             | 215                 | -                   | 0%          |
| <b>Operating Transfers In (From Other Funds)</b> | 1,452           | 2,902               | -                   | 0%          |
| <b>Total Revenue and Other Sources:</b>          | \$ 1,562        | \$ 3,117            | \$ -                | 0%          |
| <br><b>Expenditures and Other Uses</b>           |                 |                     |                     |             |
| <b>Capital Outlay</b>                            |                 |                     |                     |             |
| <b>Operating Transfers Out (To Other Funds)</b>  | -               | -                   | -                   | 0%          |
| <b>Total Expenditures and Other Uses:</b>        | \$ -            | \$ -                | \$ -                | 0%          |
| <br>   |                 |                     |                     |             |
| Net Increase/ (Decrease) in Fund Balance         | 1,562           | 3,117               | -                   |             |
| Fund Balance - Beginning                         | -               | (168,091)           | -                   |             |
| <b>Fund Balance - Ending</b>                     | <b>\$ 1,562</b> | <b>\$ (164,974)</b> | <b>\$ -</b>         |             |

Prepared by:

**JWARD and Associates, LLC**

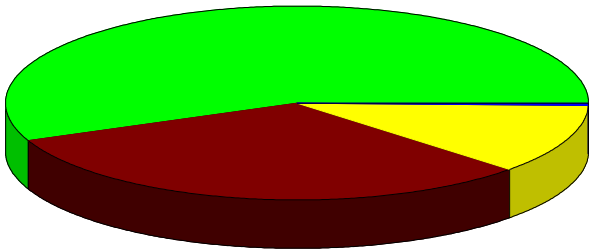
# Island Lake Estates Community Development District

Income and Expense by Month  
October through November 2025



Expense Summary  
October through November 2025

|  |                    |
|--|--------------------|
| 5130000 · Financial and Administrative   | 56.40%             |
| 5120000 · Executive                      | 31.77              |
| 5810000 · Interfund Transfer Out         | 11.77              |
| 5190000 · Other General Government Serv. | 0.06               |
| <b>Total</b>                             | <b>\$24,657.36</b> |



By Account