

ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - DECEMBER 2022

FISCAL YEAR 2023

PREPARED BY:

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JPWard and Associates, LLC

Community Development District Advisors

*Island Lake Estates
Community Development District*

Table of Contents

<i>Balance Sheet – All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-4</i>

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2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Island Lake Estates
Community Development District
Balance Sheet
for the Period Ending December 31, 2022**

	Governmental Funds			Totals (Memorandum Only)
	General Fund	Account Groups		
		General Long Term Debt	General Fixed Assets	
Assets				
Cash and Investments				
General Fund - Invested Cash	\$ 10,044	\$ -	\$ -	\$ 10,044
Debt Service Fund				
Interest Account			-	\$ -
Sinking Account			-	\$ -
Reserve Account				\$ -
Revenue Account			-	\$ -
Capitalized Interest			-	\$ -
Prepayment Account			-	\$ -
Construction Account				\$ -
Cost of Issuance Account				\$ -
Due from Other Funds				
General Fund	-	-	-	-
Debt Service Fund(s)	-	-	-	-
Accounts Receivable	-	-	-	-
Assessments Receivable	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-
Amount to be Provided by Debt Service Funds	-	-	-	-
Total Assets	\$ 10,044	\$ -	\$ -	\$ 10,044

**Island Lake Estates
Community Development District
Balance Sheet
for the Period Ending December 31, 2022**

	Governmental Funds			Totals (Memorandum Only)
	General Fund	Account Groups		
		General Long Term Debt	General Fixed Assets	
Liabilities				
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -
Due to Fiscal Agent				
Due to Other Funds	-			-
General Fund	-	-	-	-
Debt Service Fund(s)	-	-	-	-
Due to Developer				-
Bonds Payable				
Current Portion		-	-	
Long Term			-	
Unamortized Prem/Discount on Bds Pyb		-		-
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Fund Equity and Other Credits				
Investment in General Fixed Assets	-	-	-	-
Fund Balance				
Restricted				
Beginning: October 1, 2021 (Unaudited)	-	-	-	-
Results from Current Operations	-	-	-	-
Unassigned				
Beginning: October 1, 2021 (Unaudited)	5,190	-	-	5,190
Results from Current Operations	4,853	-	-	4,853
Total Fund Equity and Other Credits	<u>\$ 10,044</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,044</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 10,044</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,044</u>

**Island Lake Estates
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2022**

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest						
Interest - General Checking	-	-	-	-	-	N/A
Special Assessment Revenue						
Special Assessments - On-Roll	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	24,411	-	24,411	-	N/A
Developer Contribution	-	-	-	-	97,643	0%
Total Revenue and Other Sources:	\$ -	\$ 24,411	\$ -	\$ 24,411	\$ 97,643	N/A
Expenditures and Other Uses						
Legislative						
Board of Supervisor's Fees	-	-	-	-	-	N/A
Executive						
Professional Management	3,333	3,333	4,333	11,000	40,000	27%
Financial and Administrative						
Audit Services	-	-	-	-	5,700	0%
Accounting Services	-	-	2,000	2,000	-	N/A
Assessment Roll Preparation	667	667	(1,333)	-	8,000	0%
Arbitrage Rebate Services	-	-	-	-	500	0%
Other Contractual Services						
Legal Advertising	-	104	-	104	3,500	3%
Trustee Services	-	-	-	-	5,500	0%
Dissemination Agent Services	333	333	(667)	-	4,000	0%
Property Appraiser Fees	-	-	-	-	-	N/A
Bank Service Fees	67	66	69	202	350	58%

Island Lake Estates
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2022

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Travel and Per Diem	-	-	-	-	-	N/A
Communications & Freight Services						
Postage, Freight & Messenger	-	-	-	-	750	0%
Rentals and Leases						
Meeting Room Rental	-	50	-	50	-	N/A
Insurance	-	5,000	-	5,000	6,000	83%
Printing & Binding	-	-	-	-	100	0%
Website Development	-	50	100	150	1,500	10%
Subscription & Memberships	-	175	-	175	175	100%
Legal Services						
Legal - General Counsel	-	-	765	765	12,500	6%
Legal - Validation	-	-	111	111	-	N/A
Other General Government Services						
Engineering Services	-	-	-	-	5,000	0%
Contingencies	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	N/A
Other Fees and Charges						
Discounts/Collection Fees	-	-	-	-	4,068	0%
Sub-Total:	4,400	9,779	5,378	19,558	97,643	20%
Total Expenditures and Other Uses:	\$ 4,400	\$ 9,779	\$ 5,378	\$ 19,558	\$ 97,643	20%
Net Increase/ (Decrease) in Fund Balance	(4,400)	14,632	(5,378)	4,853	-	
Fund Balance - Beginning	5,190	790	15,422	5,190	-	
Fund Balance - Ending	\$ 790	\$ 15,422	\$ 10,044	10,044	\$ -	