

Island Lake Estates

Community Development District

*Financial Statements
December 31, 2025*

*JPWard and Associates, LLC
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Island Lake Estates Community Development District

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**Island Lake Estates
Community Development District
Balance Sheet
for the Period Ending December 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	\$ 123,602	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 123,602
Debt Service Fund							
Reserve Account	-	429,450	-	-	-	-	429,450
Revenue Account	-	524,811	-	-	-	-	524,811
Construction Account	-	-	35,609	-	-	-	35,609
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	-	-	-	954,261	-	-	954,261
Amount to be Provided by Debt Service Funds	-	-	-	10,635,739	-	-	10,635,739
General Fixed Assets	-	-	-	-	1,639,172	-	1,639,172
Total Assets	\$ 123,602	\$ 954,261	\$ 115,123	\$ 11,590,000	\$ 1,639,172	\$ -	\$ 14,422,159

**Island Lake Estates
Community Development District
Balance Sheet
for the Period Ending December 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)	-	-	-	-	-	-	-
Due to Developer	-	-	278,671	-	-	-	278,671
Bonds Payable							
Current Portion (Due within 12 months)	-	-	-	180,000	-	-	180,000
Long Term	-	-	-	\$11,410,000	-	-	11,410,000
Total Liabilities	\$ -	\$ -	\$ 278,671	\$ 11,590,000	\$ -	\$ -	\$ 11,868,671
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	-	(18,025)	4,544	-	-	-	(13,481)
Unassigned							
Beginning: October 1, 2025 (Unaudited)	88,787	-	-	-	-	-	88,787
Results from Current Operations	34,815	-	-	-	-	-	34,815
Total Fund Equity and Other Credits	\$ 123,602	\$ 954,261	\$ (163,547.25)	\$ -	\$ 1,639,172	\$ -	\$ 2,553,488
Total Liabilities, Fund Equity and Other Credits	\$ 123,602	\$ 954,261	\$ 115,123	\$ 11,590,000	\$ 1,639,172	\$ -	\$ 14,422,159

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

Description	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Special Assessment Revenue				
Special Assessments - On-Roll	65,346	73,059	138,658	53%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(10,437)	0%
Total Revenue and Other Sources:	\$ 65,346	\$ 73,059	\$ 128,221	57%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	-	-	2,400	0%
Executive				
Professional Management	3,917	11,750	47,000	25%
Financial and Administrative				
Audit Services	5,300	5,300	5,300	100%
Accounting Services	1,500	4,500	18,000	25%
Assessment Roll Preparation	1,500	4,500	18,000	25%
Arbitrage Rebate Services	-	-	500	0%
Other Contractual Services				
Legal Advertising	-	-	1,000	0%
Trustee Services	4,246	4,246	4,246	100%
Dissemination Agent Services	-	1,500	5,000	30%
Property Appraiser Fees	27	27	-	0%
Bank Service Fees	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	-	-	100	0%
Website Development	-	-	2,400	0%
Insurance				
	-	6,232	6,000	104%
Printing & Binding				
	-	-	50	0%
Subscription & Memberships				
	-	175	175	100%
Legal Services				
Legal - General Counsel	-	-	10,000	0%
Other General Government Services				
Engineering Services	-	-	7,500	0%
Charlotte County RE Tax	-	15	-	0%
Contingencies	-	-	300	0%
Total Expenditures and Other Uses:	\$ 16,490	\$ 38,244	\$ 128,221	30%
Net Increase/ (Decrease) in Fund Balance	48,857	34,815	-	
Fund Balance - Beginning	74,745	88,787	88,787	
Fund Balance - Ending	\$ 123,602	\$ 123,602	\$ 88,787	

Prepared by:

JPWARD and Associates, LLC

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

Description	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Interest Account	-	-	61	0%
Reserve Account	1,322	4,225	19,107	22%
Revenue Account	1,698	5,372	3,208	167%
Special Assessments - Prepayments				
Special Assessments - On Roll	437,706	489,369	919,029	53%
Other Fees and Charges				
Discounts for Early Payment	-	-	(60,123)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources:	\$ 440,726	\$ 498,965	\$ 881,282	57%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2023	170,000	170,000	170,000	100%
Principal Debt Service - Early Redemptions				
Series 2023	342,766	342,766	-	0%
Interest Expense				
Series 2023	-	-	681,388	0%
Intragovernmental Transfer Out	1,322	4,225	-	0%
Total Expenditures and Other Uses:	\$ 514,088	\$ 516,990	\$ 851,388	61%
Net Increase/ (Decrease) in Fund Balance	(73,362)	(18,025)	29,895	
Fund Balance - Beginning	551,213	972,286	972,286	
Fund Balance - Ending	\$ 477,850	\$ 954,261	\$ 1,002,181	

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

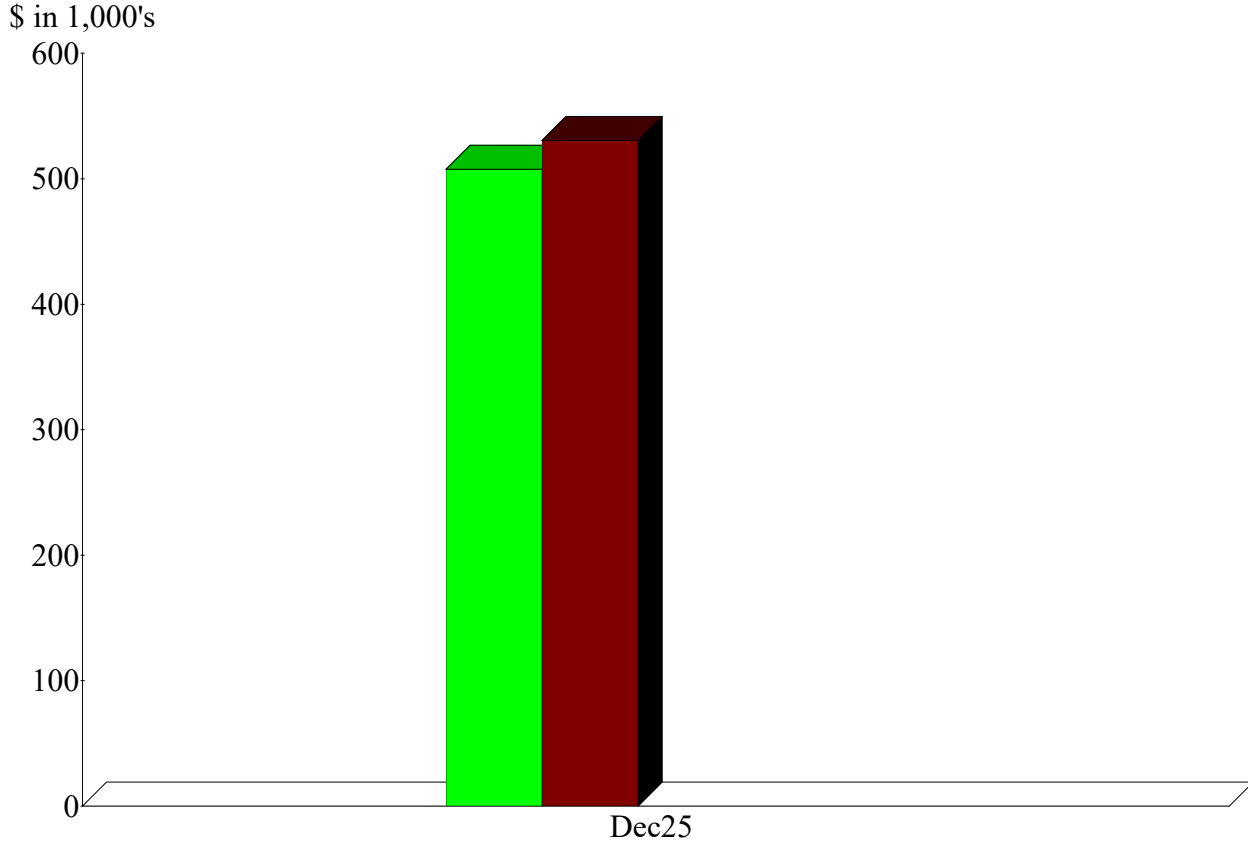
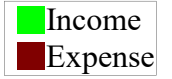
Description	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	-	0%
Interest Income				
Construction Account	105	319	-	0%
Operating Transfers In (From Other Funds)	1,322	4,225	-	0%
Total Revenue and Other Sources:	\$ 1,427	\$ 4,544	\$ -	0%
 Expenditures and Other Uses				
Capital Outlay				
Operating Transfers Out (To Other Funds)	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	1,427	4,544	-	
Fund Balance - Beginning	1,562	(168,091)	-	
Fund Balance - Ending	\$ 2,989	\$ (163,547)	\$ -	

Prepared by:

JWARD and Associates, LLC

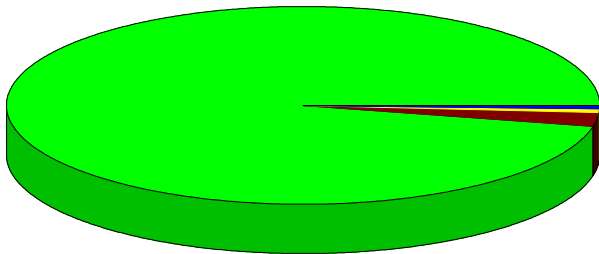
Island Lake Estates Community Development District

Income and Expense by Month December 2025



Expense Summary December 2025

5170000 · Debt Service	96.64%
5130000 · Financial and Administrative	2.37
5120000 · Executive	0.74
5810000 · Interfund Transfer Out	0.25
Total	\$530,577.52



By Account