

Ibis Landing

Community Development District

Meeting Agenda

April 16, 2026

JPWard and Associates, LLC

2301 N.E. 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

IBIS LANDING
Community Development District

LOCATION: Timber Creek Clubhouse
11590 Timber Creek Drive
Fort Myers, Florida 33913

DATE: April 16, 2026

TIME: 9:30 AM

MEETING AGENDA

Board of Supervisors

Scott Edwards, Chairman
Dalton Drake, Vice Chairman
Alex Hinebaugh, Assistant Secretary
Zane Zeidan, Assistant Secretary
Ashley Kingston, Assistant Secretary

James P. Ward, District Manager
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
JimWard@JPWardAssociates.com
Phone: (954) 658-4900

The Public is provided with two opportunities to speak during the meeting. The first time is on each agenda item, and the second time is at the end of the agenda, on any other matter not on the agenda. These are limited to three (3) minutes unless further time is granted by the Presiding Officer. All remarks shall be addressed to the Board as a body and not to any member of the Board or staff. Please state your name and the name of the entity represented (if applicable) and the item on the agenda to be addressed.

Pursuant to Florida Statutes 286.0105, if a person decided to appeal any decision made by the body with respect to any matter considered at such meeting, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based.

Meeting Link: <https://districts.webex.com/districts/j.php?MTID=mb99198643404b924cbc0b007659551c4>

✓ Phone: (408) 418-9388 Code: 2330 949 4479; Event Password: Jpward

APRIL, 2026

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AGENDA

1. Call to Order & Roll Call
2. Notice of Advertisement of Public Hearings and Regular Meeting.

Pages 7-8
3. Minutes:
 - I. January 15, 2026 - Regular Meeting.

Pages 9-12
4. **PUBLIC HEARINGS.**
 - I. **FISCAL YEAR 2027 BUDGET.**
 - a) Public Comment and Testimony.
 - b) Board Comment.
 - c) Consideration of **Resolution 2026-2**, a Resolution of the Board of Supervisors adopting the annual appropriation and Budget for Fiscal Year 2027.
 - II. **FISCAL YEAR 2027 IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; AND ESTABLISHING AN OPERATION AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**
 - a) Public Comment and Testimony.
 - b) Board Comment.
 - c) Consideration of **Resolution 2026-3**, a Resolution of the Board of Supervisors Imposing Special Assessments, Certifying an Assessment Roll.
 - d) Consideration of **Resolution 2026-4**, a Resolution of the Board of Supervisors establishing an operation and maintenance assessment cap for notice purposes only.

Pages 13-35
5. Consideration of **Resolution 2026-5**, a Resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2027.

Pages 36-37
6. Consideration of **Resolution 2026-6**, a Resolution of Ibis Landing Community Development District Authorizing the Adoption of the Statewide Mutual Aid Agreement and Providing for an Effective Date.

Pages 38-54
7. Consideration of **Resolution 2026-7**, a Resolution of the Board of Supervisors of the Ibis Landing Community Development District Designating a Date, Time and Location for a Landowners' Meeting and Election for **Tuesday, November 3, 2026, at 8:00 A.M.** at the offices of **Lennar Homes, 10461 Six Mile Cypress Parkway, Fort Myers, Florida 33966.**

Pages 55-63

AGENDA

8. Staff Reports.

- I. District Attorney
- II. District Engineer
- III. District Manager

a) **Important Meeting Dates for Fiscal Year 2026:**

- NEXT MEETING: **Thursday, May 21, 2026** – Regular Meeting
- Landowners’ Meeting and Election: **Tuesday, November 3, 2026.**

b) Financial Report for the period ending January 31, 2026 (unaudited).

c) Financial Report for the period ending February 28, 2026 (unaudited).

d) Financial Report for the period ending March 31, 2026 (unaudited).

Pages 64-87

9. Supervisors Requests.

10. Public Comments.

These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.

11. Adjournment.

Meeting Schedule-FY 2026

Thursday, October 16, 2025

Thursday, November 20, 2025

Thursday, December 18, 2025

Thursday, January 15, 2026

Thursday, February 19, 2026

Thursday, March 19, 2026

Thursday, April 16, 2026

Thursday, May 21, 2026

Thursday, June 18, 2026,

Thursday, July 16, 2026

Thursday, August 20, 2026

Thursday, September 17, 2026

AGENDA

This portion of the agenda is provided for a more comprehensive explanation of the items for consideration by the Board of Supervisors during the meeting.

Item 3: Minutes - January 15, 2026 - Regular Meeting.

Item 4: Are the two (2) required Public Hearings to consider the adoption of the District's Fiscal Year 2027 Budget, Assessments, General Fund Special Assessment Methodology.

The first Public Hearing deals with the adoption of the Fiscal Year 2027 Budget which includes both the General Fund operations and the Debt Service Fund for the Series 2025 Bonds. At the conclusion of the hearing will be the consideration of **Resolution 2026-2**, which adopts the Fiscal Year 2027 Budget.

This second Public Hearing is a consequence of the Budget Adoption process and sets in place the required documents that are all contained in the Fiscal Year 2027 Budget. **Resolution 2026-3** does essentially two (2) things. First, it imposes the special assessments for the general fund; second, it arranges for the certification of an assessment roll by the Chairman or his designee, which in this case is the District Manager, to the Lee County Tax Collector and permits the District Manager to update the roll as it may be modified as limited by law subsequent to the adoption date of **Resolution 2026-3**.

The final resolution, **Resolution 2026-4**, is a Resolution of the Board which establishes a cap rate for the general fund operations of the District. This resolution permits the District to establish an assessment rate which cannot be exceeded, without first sending mailed notice to the affected property owners in the District.

Item 5: Consideration of **Resolution 2026-5**, a Resolution of the Board of Supervisors adopting designating dates, time, and location for regular meeting of the Board of Supervisor's for Fiscal Year 2027. As you may re-call, to the extent that the District has a regular meeting schedule, the District is required to advertise this schedule (legal advertisement) on a periodic basis at the beginning of the Fiscal Year. The proposed meeting schedule is for the third Thursday of each month at **9:00 A.M.** at the **Offices of Lennar Homes, 10461 Six Mile Cypress Parkway, Ft. Myers, Florida 33966**.

AGENDA

The Fiscal Year 2027 schedule is as follows:

Meeting Schedule - FY 2027

Thursday, October 15, 2026	Thursday, November 19, 2026
Thursday, December 17, 2026	Thursday, January 21, 2027
Thursday, February 18, 2027	Thursday, March 18, 2027
Thursday, April 15, 2027	Thursday, May 20, 2027
Thursday, June 17, 2027	Thursday, July 15, 2027
Thursday, August 19, 2027	Thursday, September 16, 2027

- Item 6: **Resolution 2026-6**, a Resolution of Ibis Landing Community Development District Authorizing the Adoption of the Statewide Mutual Aid Agreement and Providing for an Effective Date.
- Item 7: **Resolution 2026-7**, a Resolution of the Board of Supervisors of the Ibis Landing Community Development District Designating a Date, Time and Location for a Landowners' Meeting and Election for **Tuesday, November 3, 2026**, at **8:00 A.M.** at the offices of **Lennar Homes, 10461 Six Mile Cypress Parkway, Fort Myers, Florida 33966.**
- Item 8: Staff Reports: Staff Reports are an opportunity to communicate to the Board of Supervisors on matters that did not require Board action or that did not appear on the Agenda and the Professional Staff deemed this to be of a matter that was to be brought to the attention for action or informational purposes of the Board of Supervisors before the ensuing Board of Supervisors Meeting.

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Katherine Selchan
Ibis Landing Community Development District
2301 NE 37Th ST
Fort Lauderdale FL 33308-6242

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of , was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

FNP Fort Myers News-Press 03/29/2026, 04/05/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 04/05/2026

Legal Clerk

Amy Kollett
Nicole Jacobs

Notary, State of WI, County of Brown

8-21-26

My commission expires

Publication Cost:	\$2703.30	
Tax Amount:	\$0.00	
Payment Cost:	\$2703.30	
Order No:	12095857	# of Copies:
Customer No:	1464077	1
PO #:		

THIS IS NOT AN INVOICE!

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NICOLE JACOBS
Notary Public
State of Wisconsin



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**MINUTES OF MEETING
IBIS LANDING
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Ibis Landing Community Development District was held on Thursday, January 15, 2026 at Lennar Homes, 10461 Six Mile Cypress Parkway, Fort Myers, Florida 33966. It began at 9:00 a.m. and was presided over by Mr. Scott Edwards, Chairperson, and James P. Ward as Secretary.

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Present:

Scott Edwards	Chairperson
Dalton Drake	Vice Chairperson
Alex Hinebaugh	Assistant Secretary
Ashley Kingston	Assistant Secretary
Zane Zeidan	Assistant Secretary

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Also present were:

James P. Ward	District Manager
Greg Urbancic	District Attorney
Ben Steets	Grau & Associates

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Audience:

Mike
Julie Tripler

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All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes. Portions of these minutes may be transcribed in verbatim.

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FIRST ORDER OF BUSINESS

Call to Order

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Mr. Ward called the meeting to order at approximately 9:00 a.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

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SECOND ORDER OF BUSINESS

Consideration of Minutes

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June 19, 2025 - Regular Meeting Minutes

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Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes; hearing none, he called for a motion.

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On MOTION made by Alex Hinebaugh, seconded by Ashley Kingston, and with all in favor, the June 19, 2025 Regular Meeting Minutes were approved.

138 **EIGHTH ORDER OF BUSINESS** **Adjournment**

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140 Mr. Ward adjourned the meeting at approximately 9:10 a.m.

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On MOTION made by Scott Edwards, seconded by Ashley Kingston, and with all in favor, the Meeting was adjourned.

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Ibis Landing Community Development District

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James P. Ward, Secretary

Scott Edwards, Chairperson

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DRAFT

RESOLUTION 2026-2

THE ANNUAL APPROPRIATION RESOLUTION OF THE IBIS LANDING COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATION AND ADOPTING THE BUDGET FOR FISCAL YEAR 2027 BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027.

RECITALS

WHEREAS, the District Manager has submitted to the Board of Supervisors (the "Board") a proposed budget for the current and next ensuing budget year along with an explanatory and complete financial plan for each fund of the Ibis Landing Community Development District, pursuant to the provisions of [Section 190.008\(2\)\(a\), Florida Statutes](#); and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of [Section 190.008\(2\)\(b\), Florida Statutes](#); and

WHEREAS, the Board set April 16, 2026, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to [Section 190.008\(2\)\(a\), Florida Statutes](#); and

WHEREAS, [Section 190.008\(2\)\(a\), Florida Statutes](#), requires that, prior to October 1st of each year, the District Board by passage of an "Annual Appropriation Resolution" shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF IBIS LANDING COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET.

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager’s Adopted Budget, attached hereto as Exhibit “A,” as amended by the Board pursuant to the adoption of this Annual Appropriation Resolution (and as amended by the District Manager, as permitted), is hereby adopted in accordance with the provisions of [Section 190.008\(2\)\(a\), Florida Statutes](#), and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures and/or revised projections.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for Ibis Landing Community Development District for the Fiscal Year 2027 ending September 30, 2027”, as adopted by the Board of Supervisors on April 16, 2026.

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the Ibis Landing Community Development District, for the Fiscal Year 2027 beginning October 1, 2026, and ending September 30, 2027, the sum of **\$963,165.00** to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND 2027	\$ 154,531.00
<u>DEBT SERVICE FUND - SERIES 2025</u>	\$ 808,634.00
TOTAL ALL FUNDS	\$ 963,165.00

SECTION 3. SUPPLEMENTAL APPROPRIATIONS. Pursuant to [Section 189.016, Florida Statutes](#), the District at any time within Fiscal Year 2026/2027 or within 60 days following the end of the Fiscal Year 2026/2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by the Board approving the expenditure.

- b. The District Manager or Treasurer may approve an expenditure that would increase a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed \$15,000 or 15% of the original appropriation item less than \$500 , or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida Law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Annual Appropriation Resolution shall not affect the validity or enforceability of the remaining portions of this Annual Appropriation Resolution, or any part thereof.

SECTION 5. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 6. EFFECTIVE DATE. This Annual Appropriation Resolution shall take effect upon the passage and adoption of this Annual Appropriation Resolution by the Board of Supervisors of the Ibis Landing Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Ibis Landing Community Development District, Lee County, Florida, this 16th day of April 2026.

ATTEST:

**IBIS LANDING COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Scott Edwards, Chairperson

Exhibit A: Fiscal Year 2027 Adopted Budget

Exhibit A

Fiscal Year 2027 Adopted Budget



Ibis Landing

Community Development District

Proposed Budget Fiscal Year 2027

Prepared By:

JPWard and Associates, LLC

2301 N.E. 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

Email: JimWard@JPWardAssociates.com

Ibis Landing Community Development District
General Fund - Budget
Fiscal Year 2027

Description	Fiscal Year 2026	Actual 12/21/2025	Anticipated 9/30/2026	Fiscal Year 2027	Notes
Revenues and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	Cash From prior FY to offset budgeted expenses
Assessment Revenue					
Assessments - On-Roll	\$ 145,579	\$ 46,745	\$ 145,579	\$ 154,531	Assessments from Property Owners
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	
Total Revenue & Other Sources	\$ 145,579	\$ 46,745	\$ 145,579	\$ 154,531	
Appropriations					
Legislative					
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	Statutory Required Fees
Executive					
Professional - Management	\$ 47,000	\$ 11,750	\$ 47,000	\$ 50,000	District Manager
Financial and Administrative					
Audit Services	\$ 4,500	\$ -	\$ 4,700	\$ 4,800	Statutory Required
Accounting Services	\$ 18,000	\$ 4,500	\$ 18,000	\$ 21,000	General Fund/Debt Service Fund
Assessment Roll Preparation	\$ 18,000	\$ 4,500	\$ 18,000	\$ 21,000	General Fund/Debt Service Fund
Arbitrage Rebate Fees	\$ 500	\$ -	\$ 500	\$ 500	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services					
Legal Advertising	\$ 7,500	\$ -	\$ 8,000	\$ 7,500	Statutory Required Legal Advertising
Trustee Services	\$ 4,246	\$ -	\$ 4,246	\$ 4,246	Trust Fees for Bonds
Dissemination Agent Services	\$ 3,500	\$ -	\$ 3,500	\$ 3,500	Required Reporting for Bonds
Property Appraiser Fees	\$ -	\$ 470	\$ 970	\$ 1,000	Fees to place assessments on tax bills
Bank Service Fees	\$ 250	\$ -	\$ 250	\$ 250	Bank Fee - Governmental Accounts
Communications and Freight Services					
Postage, Freight & Messenger	\$ 300	\$ -	\$ 250	\$ 300	Agenda Mailing and other Misc Mailings
Computer Services (Web Site)	\$ 2,400	\$ -	\$ 2,400	\$ 2,400	Statutory Maintenance of District Web Site
Insurance					
	\$ 5,700	\$ 5,800	\$ 5,800	\$ 6,500	General Liability and D&O Liability Insurance
Subscriptions and Memberships					
	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding					
	\$ 500	\$ -	\$ 750	\$ 750	Agenda books and copies
Legal Services					
General Counsel	\$ 15,000	\$ 6,906	\$ 12,500	\$ 12,500	District Attorney
Bond Validation	\$ 3,000	\$ -	\$ 3,000	\$ 3,000	District Attorney
Other General Government Services					
Engineering Services	\$ 4,050	\$ -	\$ 4,050	\$ 5,000	District Engineer
Contingencies	\$ -	\$ -	\$ -	\$ -	
Reserves					
Extraordinary Capital/Operations	\$ -	\$ -	\$ -	\$ -	Long Term Capital Planning
Other Fees and Charges					
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 10,958	\$ -	\$ -	\$ 10,110	Discount is 4% for November payment, plus TC/PA charge of 3% for fees to include assessment on Tax Bills
Total Appropriations	\$ 145,579	\$ 34,101	\$ 134,091	\$ 154,531	
Fund Balances:					
Change from Current Year Operations	\$ -	\$ 12,644	\$ 11,488	\$ -	Cash Over (Short) at Fiscal Year End
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ 11,488	
Current Year Reserve Allocation	\$ -	\$ -	\$ -	\$ -	Budgeted Funds for Long Term Capital Planning - N/A
Total Fund Balance	\$ -	\$ -	\$ 11,488	\$ 11,488	

Ibis Landing Community Development District
 General Fund - Budget
 Fiscal Year 2027

Description	Fiscal Year 2026	Actual 12/21/2025	Anticipated 9/30/2026	Fiscal Year 2027	Notes
Use of Funds					
Extraordinary Capital/Operations	\$ -		\$ -	\$ (27,145)	Long Term Capital Planning - Balance of Funds - N/A
Operations Reserve	\$ -		\$ -	\$ 38,633	Required to meet Cash Needs until Assessment Rec'd.
Total Fund Balance	<u>\$ -</u>		<u>\$ 11,488</u>	<u>\$ 11,488</u>	

Description	FY 2026	FY 2027
Assessment Rate	\$ 151.80	\$ 161.14
Units Subject to Assessment	959	959
Cap Rate	\$ 182.16	\$ 193.37

**Ibis Landing Community Development District
Debt Service Fund - Series 2025 Bonds - Budget
Fiscal Year 2027**

Description	Fiscal Year 2026	Actual 12/21/2025	Anticipated 9/30/2026	Fiscal Year 2027
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ -	\$ 3,615	\$ 14,460	\$ 13,014
Revenue Account	\$ -	\$ 15	\$ 58	\$ 52
Interest Account	\$ -	\$ 2,531	\$ 10,124	\$ 9,111
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 786,456	\$ 255,225	\$ 786,456	\$ 786,456
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 786,456	\$ 261,385	\$ 811,099	\$ 808,634
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 150,000	\$ -	\$ 150,000	\$ 160,000
Principal Debt Service - Early Redemptions				
Interest Expense	\$ 547,046	\$ 254,855	\$ 547,046	\$ 578,194
Other Fees and Charges				
Discounts for Early Payment	\$ 51,450	\$ -	\$ 51,450	\$ 51,450
Operating Transfers Out	\$ -	\$ 3,615	\$ 3,615	\$ -
Total Expenditures and Other Uses	\$ 748,496	\$ 258,470	\$ 752,111	\$ 789,644
Net Increase/(Decrease) in Fund Balance	\$ 37,960	\$ 2,915	\$ 58,987	\$ 18,990
Fund Balance - Beginning	\$ 623,954	\$ 623,954	\$ 623,954	\$ 682,942
Fund Balance - Ending	\$ 661,915	\$ 626,869	\$ 682,942	\$ 701,932

Restricted Fund Balance:

Reserve Account Requirement	\$ 367,467
Restricted for December 15, 2027 Interest Payment	\$ 289,097
Total - Restricted Fund Balance:	\$ 656,564

Description of Product	Number of Units	FY 2026 Rate	FY 2027 Rate
Single Family - Executive - 50' -59'	153	\$ 1,605.00	\$ 1,605.00
Single Family - Manor - 60' - 69'	76	\$ 1,925.97	\$ 1,925.97
Terrace/Cottage - MF - 8 Unit Buildings	96	\$ 855.99	\$ 855.99
Terrace/Cottage - MF - 30 Unit Buildings	210	\$ 855.99	\$ 855.99
Villas - 2 Unit Attached	118	\$ 1,123.60	\$ 1,123.60
Total:	653		

**Ibis Landing Community Development District
Debt Service Fund - Series 2025**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 10,490,000	Varies			
12/15/2025		\$ -		\$ 254,855.16		
6/15/2026		\$ 150,000	4.125%	\$ 292,190.63	\$ 697,046	\$ 10,340,000
12/15/2026				\$ 289,096.88		
6/15/2027		\$ 160,000	4.125%	\$ 289,096.88	\$ 738,194	\$ 10,180,000
12/15/2027				\$ 285,796.88		
6/15/2028		\$ 165,000	4.125%	\$ 285,796.88	\$ 736,594	\$ 10,015,000
12/15/2028				\$ 282,393.75		
6/15/2029		\$ 170,000	4.125%	\$ 282,393.75	\$ 734,788	\$ 9,845,000
12/15/2029				\$ 278,887.50		
6/15/2030		\$ 180,000	4.125%	\$ 278,887.50	\$ 737,775	\$ 9,665,000
12/15/2030				\$ 275,175.00		
6/15/2031		\$ 185,000	4.700%	\$ 275,175.00	\$ 735,350	\$ 9,480,000
12/15/2031				\$ 270,827.50		
6/15/2032		\$ 195,000	4.700%	\$ 270,827.50	\$ 736,655	\$ 9,285,000
12/15/2032				\$ 266,245.00		
6/15/2033		\$ 205,000	4.700%	\$ 266,245.00	\$ 737,490	\$ 9,080,000
12/15/2033				\$ 261,427.50		
6/15/2034		\$ 215,000	4.700%	\$ 261,427.50	\$ 737,855	\$ 8,865,000
12/15/2034				\$ 256,375.00		
6/15/2035		\$ 225,000	4.700%	\$ 256,375.00	\$ 737,750	\$ 8,640,000
12/15/2035				\$ 251,087.50		
6/15/2036		\$ 235,000	5.700%	\$ 251,087.50	\$ 737,175	\$ 8,405,000
12/15/2036				\$ 244,390.00		
6/15/2037		\$ 250,000	5.700%	\$ 244,390.00	\$ 738,780	\$ 8,155,000
12/15/2037				\$ 237,265.00		
6/15/2038		\$ 265,000	5.700%	\$ 237,265.00	\$ 739,530	\$ 7,890,000
12/15/2038				\$ 229,712.50		
6/15/2039		\$ 280,000	5.700%	\$ 229,712.50	\$ 739,425	\$ 7,610,000
12/15/2039				\$ 221,732.50		
6/15/2040		\$ 295,000	5.700%	\$ 221,732.50	\$ 738,465	\$ 7,315,000
12/15/2040				\$ 213,325.00		
6/15/2041		\$ 315,000	5.700%	\$ 213,325.00	\$ 741,650	\$ 7,000,000
12/15/2041				\$ 204,347.50		
6/15/2042		\$ 335,000	5.700%	\$ 204,347.50	\$ 743,695	\$ 6,665,000
12/15/2042				\$ 194,800.00		
6/15/2043		\$ 355,000	5.700%	\$ 194,800.00	\$ 744,600	\$ 6,310,000
12/15/2043				\$ 184,682.50		
6/15/2044		\$ 375,000	5.700%	\$ 184,682.50	\$ 744,365	\$ 5,935,000
12/15/2044				\$ 173,995.00		
6/15/2045		\$ 395,000	5.700%	\$ 173,995.00	\$ 742,990	\$ 5,540,000
12/15/2045				\$ 162,737.50		
6/15/2046		\$ 420,000	5.875%	\$ 162,737.50	\$ 745,475	\$ 5,120,000
12/15/2046				\$ 150,400.00		
6/15/2047		\$ 445,000	5.875%	\$ 150,400.00	\$ 745,800	\$ 4,675,000
12/15/2047				\$ 137,328.13		
6/15/2048		\$ 470,000	5.875%	\$ 137,328.13	\$ 744,656	\$ 4,205,000
12/15/2048				\$ 123,521.88		
6/15/2049		\$ 500,000	5.875%	\$ 123,521.88	\$ 747,044	\$ 3,705,000
12/15/2049				\$ 108,834.38		
6/15/2050		\$ 530,000	5.875%	\$ 108,834.38	\$ 747,669	\$ 3,175,000
12/15/2050				\$ 93,265.63		
6/15/2051		\$ 565,000	5.875%	\$ 93,265.63	\$ 751,531	\$ 2,610,000
12/15/2051				\$ 76,668.75		
6/15/2052		\$ 595,000	5.875%	\$ 76,668.75	\$ 748,338	\$ 2,015,000

**Ibis Landing Community Development District
Debt Service Fund - Series 2025**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
12/15/2052				\$ 59,190.63		
6/15/2023		\$ 635,000	5.875%	\$ 59,190.63	\$ 753,381	\$ 1,380,000
12/15/2053				\$ 40,537.50		
6/15/2024		\$ 670,000	5.875%	\$ 40,537.50	\$ 751,075	\$ 710,000
12/15/2054				\$ 20,856.25		
6/15/2025		\$ 710,000	5.875%	\$ 20,856.25	\$ 751,713	\$ -
		\$ 10,490,000		\$ 11,736,852.11	\$ 22,226,852	
Outstanding at September 30, 2027	\$	10,180,000				

RESOLUTION 2026-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE IBIS LANDING COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Ibis Landing Community Development District (the "District") is a local unit of special-purpose government established pursuant to [Chapter 190, Florida Statutes](#) for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Lee County, Florida (the "County"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted Improvement Plan and [Chapter 190, Florida Statutes](#); and

WHEREAS, the Board of Supervisors (the "Board") of the District hereby determines to undertake various operations and maintenance activities described in the District's budget for Fiscal Year 2027 ("Operations and Maintenance Budget"), attached hereto as Exhibit "A" and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's budget for Fiscal Year 2027; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the district; and

WHEREAS, [Chapter 190, Florida Statutes](#), provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, [Chapter 197, Florida Statutes](#), provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method") and the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll pursuant to the Uniform Method and which is also indicated on Exhibit "A" the Budget; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted lots in the amount contained in the budget; and

WHEREAS, the District desires to levy and directly collect on the certain lands special assessments reflecting their portion of the District's operations and maintenance budget; and

WHEREAS, the District Manager is authorized to prepare, certify and/or amend the Assessment Roll of the District to the County Tax Collector pursuant to the Uniform Method as authorized by Florida Law; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE IBIS LANDING COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" the Budget confers a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in the Assessment Roll as certified to the Tax Collector, as may be amended from time to time is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in [Chapter 190, Florida Statutes](#), is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "A" the Budget. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST. The collection of the previously levied debt service assessments and operation and maintenance special assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method.

Assessments directly collected by the District, if any due, may be paid in several partial, deferred payments as may be determined by the District Manager.

General Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Lee County Property Appraiser.

Debt Service Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Lee County Property Appraiser.

Direct Bill Assessments. Any operations and maintenance assessments, and debt service assessments, not being collected on the Tax Roll, if any, shall be collected directly by

the District. Assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to a schedule to be established by the District Manager and set forth in the direct collection invoice. In the event that an assessment payment is not timely made, the whole assessment - including any remaining partial, deferred payments for Fiscal Year 2026/2027, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to [Chapter 170, Florida Statutes](#), or other applicable law to collect and enforce the whole assessment, as set forth herein.

Future Collection Methods. The decision to collect special assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, as authorized to be prepared by the District Manager is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Ibis Landing Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Ibis Landing Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Ibis Landing Community Development District, Lee County, Florida, this 16th day of April 2026.

ATTEST:

**IBIS LANDING
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Scott Edwards, Chairperson

Exhibit A: Fiscal Year 2027 Adopted Budget

Ibis Landing

Community Development District

Proposed Budget Fiscal Year 2027

Prepared By:

JPWard and Associates, LLC

2301 N.E. 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

Email: JimWard@JPWardAssociates.com

Ibis Landing Community Development District
General Fund - Budget
Fiscal Year 2027

Description	Fiscal Year 2026	Actual 12/21/2025	Anticipated 9/30/2026	Fiscal Year 2027	Notes
Revenues and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	Cash From prior FY to offset budgeted expenses
Assessment Revenue					
Assessments - On-Roll	\$ 145,579	\$ 46,745	\$ 145,579	\$ 154,531	Assessments from Property Owners
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	
Total Revenue & Other Sources	\$ 145,579	\$ 46,745	\$ 145,579	\$ 154,531	
Appropriations					
Legislative					
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	Statutory Required Fees
Executive					
Professional - Management	\$ 47,000	\$ 11,750	\$ 47,000	\$ 50,000	District Manager
Financial and Administrative					
Audit Services	\$ 4,500	\$ -	\$ 4,700	\$ 4,800	Statutory Required
Accounting Services	\$ 18,000	\$ 4,500	\$ 18,000	\$ 21,000	General Fund/Debt Service Fund
Assessment Roll Preparation	\$ 18,000	\$ 4,500	\$ 18,000	\$ 21,000	General Fund/Debt Service Fund
Arbitrage Rebate Fees	\$ 500	\$ -	\$ 500	\$ 500	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services					
Legal Advertising	\$ 7,500	\$ -	\$ 8,000	\$ 7,500	Statutory Required Legal Advertising
Trustee Services	\$ 4,246	\$ -	\$ 4,246	\$ 4,246	Trust Fees for Bonds
Dissemination Agent Services	\$ 3,500	\$ -	\$ 3,500	\$ 3,500	Required Reporting for Bonds
Property Appraiser Fees	\$ -	\$ 470	\$ 970	\$ 1,000	Fees to place assessments on tax bills
Bank Service Fees	\$ 250	\$ -	\$ 250	\$ 250	Bank Fee - Governmental Accounts
Communications and Freight Services					
Postage, Freight & Messenger	\$ 300	\$ -	\$ 250	\$ 300	Agenda Mailing and other Misc Mailings
Computer Services (Web Site)	\$ 2,400	\$ -	\$ 2,400	\$ 2,400	Statutory Maintenance of District Web Site
Insurance					
	\$ 5,700	\$ 5,800	\$ 5,800	\$ 6,500	General Liability and D&O Liability Insurance
Subscriptions and Memberships					
	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding					
	\$ 500	\$ -	\$ 750	\$ 750	Agenda books and copies
Legal Services					
General Counsel	\$ 15,000	\$ 6,906	\$ 12,500	\$ 12,500	District Attorney
Bond Validation	\$ 3,000	\$ -	\$ 3,000	\$ 3,000	District Attorney
Other General Government Services					
Engineering Services	\$ 4,050	\$ -	\$ 4,050	\$ 5,000	District Engineer
Contingencies	\$ -	\$ -	\$ -	\$ -	
Reserves					
Extraordinary Capital/Operations	\$ -	\$ -	\$ -	\$ -	Long Term Capital Planning
Other Fees and Charges					
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 10,958	\$ -	\$ -	\$ 10,110	Discount is 4% for November payment, plus TC/PA charge of 3% for fees to include assessment on Tax Bills
Total Appropriations	\$ 145,579	\$ 34,101	\$ 134,091	\$ 154,531	
Fund Balances:					
Change from Current Year Operations	\$ -	\$ 12,644	\$ 11,488	\$ -	Cash Over (Short) at Fiscal Year End
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ 11,488	
Current Year Reserve Allocation	\$ -	\$ -	\$ -	\$ -	Budgeted Funds for Long Term Capital Planning - N/A
Total Fund Balance	\$ -	\$ -	\$ 11,488	\$ 11,488	

Ibis Landing Community Development District
 General Fund - Budget
 Fiscal Year 2027

Description	Fiscal Year 2026	Actual 12/21/2025	Anticipated 9/30/2026	Fiscal Year 2027	Notes
Use of Funds					
Extraordinary Capital/Operations	\$ -		\$ -	\$ (27,145)	Long Term Capital Planning - Balance of Funds - N/A
Operations Reserve	\$ -		\$ -	\$ 38,633	Required to meet Cash Needs until Assessment Rec'd.
Total Fund Balance	<u>\$ -</u>		<u>\$ 11,488</u>	<u>\$ 11,488</u>	

Description	FY 2026	FY 2027
Assessment Rate	\$ 151.80	\$ 161.14
Units Subject to Assessment	959	959
Cap Rate	\$ 182.16	\$ 193.37

**Ibis Landing Community Development District
Debt Service Fund - Series 2025 Bonds - Budget
Fiscal Year 2027**

Description	Fiscal Year 2026	Actual 12/21/2025	Anticipated 9/30/2026	Fiscal Year 2027
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ -	\$ 3,615	\$ 14,460	\$ 13,014
Revenue Account	\$ -	\$ 15	\$ 58	\$ 52
Interest Account	\$ -	\$ 2,531	\$ 10,124	\$ 9,111
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 786,456	\$ 255,225	\$ 786,456	\$ 786,456
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 786,456	\$ 261,385	\$ 811,099	\$ 808,634
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 150,000	\$ -	\$ 150,000	\$ 160,000
Principal Debt Service - Early Redemptions				
Interest Expense	\$ 547,046	\$ 254,855	\$ 547,046	\$ 578,194
Other Fees and Charges				
Discounts for Early Payment	\$ 51,450	\$ -	\$ 51,450	\$ 51,450
Operating Transfers Out	\$ -	\$ 3,615	\$ 3,615	\$ -
Total Expenditures and Other Uses	\$ 748,496	\$ 258,470	\$ 752,111	\$ 789,644
Net Increase/(Decrease) in Fund Balance	\$ 37,960	\$ 2,915	\$ 58,987	\$ 18,990
Fund Balance - Beginning	\$ 623,954	\$ 623,954	\$ 623,954	\$ 682,942
Fund Balance - Ending	\$ 661,915	\$ 626,869	\$ 682,942	\$ 701,932

Restricted Fund Balance:

Reserve Account Requirement	\$ 367,467
Restricted for December 15, 2027 Interest Payment	\$ 289,097
Total - Restricted Fund Balance:	\$ 656,564

Description of Product	Number of Units	FY 2026 Rate	FY 2027 Rate
Single Family - Executive - 50' -59'	153	\$ 1,605.00	\$ 1,605.00
Single Family - Manor - 60' - 69'	76	\$ 1,925.97	\$ 1,925.97
Terrace/Cottage - MF - 8 Unit Buildings	96	\$ 855.99	\$ 855.99
Terrace/Cottage - MF - 30 Unit Buildings	210	\$ 855.99	\$ 855.99
Villas - 2 Unit Attached	118	\$ 1,123.60	\$ 1,123.60
Total:	653		

**Ibis Landing Community Development District
Debt Service Fund - Series 2025**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 10,490,000	Varies			
12/15/2025		\$ -		\$ 254,855.16		
6/15/2026		\$ 150,000	4.125%	\$ 292,190.63	\$ 697,046	\$ 10,340,000
12/15/2026				\$ 289,096.88		
6/15/2027		\$ 160,000	4.125%	\$ 289,096.88	\$ 738,194	\$ 10,180,000
12/15/2027				\$ 285,796.88		
6/15/2028		\$ 165,000	4.125%	\$ 285,796.88	\$ 736,594	\$ 10,015,000
12/15/2028				\$ 282,393.75		
6/15/2029		\$ 170,000	4.125%	\$ 282,393.75	\$ 734,788	\$ 9,845,000
12/15/2029				\$ 278,887.50		
6/15/2030		\$ 180,000	4.125%	\$ 278,887.50	\$ 737,775	\$ 9,665,000
12/15/2030				\$ 275,175.00		
6/15/2031		\$ 185,000	4.700%	\$ 275,175.00	\$ 735,350	\$ 9,480,000
12/15/2031				\$ 270,827.50		
6/15/2032		\$ 195,000	4.700%	\$ 270,827.50	\$ 736,655	\$ 9,285,000
12/15/2032				\$ 266,245.00		
6/15/2033		\$ 205,000	4.700%	\$ 266,245.00	\$ 737,490	\$ 9,080,000
12/15/2033				\$ 261,427.50		
6/15/2034		\$ 215,000	4.700%	\$ 261,427.50	\$ 737,855	\$ 8,865,000
12/15/2034				\$ 256,375.00		
6/15/2035		\$ 225,000	4.700%	\$ 256,375.00	\$ 737,750	\$ 8,640,000
12/15/2035				\$ 251,087.50		
6/15/2036		\$ 235,000	5.700%	\$ 251,087.50	\$ 737,175	\$ 8,405,000
12/15/2036				\$ 244,390.00		
6/15/2037		\$ 250,000	5.700%	\$ 244,390.00	\$ 738,780	\$ 8,155,000
12/15/2037				\$ 237,265.00		
6/15/2038		\$ 265,000	5.700%	\$ 237,265.00	\$ 739,530	\$ 7,890,000
12/15/2038				\$ 229,712.50		
6/15/2039		\$ 280,000	5.700%	\$ 229,712.50	\$ 739,425	\$ 7,610,000
12/15/2039				\$ 221,732.50		
6/15/2040		\$ 295,000	5.700%	\$ 221,732.50	\$ 738,465	\$ 7,315,000
12/15/2040				\$ 213,325.00		
6/15/2041		\$ 315,000	5.700%	\$ 213,325.00	\$ 741,650	\$ 7,000,000
12/15/2041				\$ 204,347.50		
6/15/2042		\$ 335,000	5.700%	\$ 204,347.50	\$ 743,695	\$ 6,665,000
12/15/2042				\$ 194,800.00		
6/15/2043		\$ 355,000	5.700%	\$ 194,800.00	\$ 744,600	\$ 6,310,000
12/15/2043				\$ 184,682.50		
6/15/2044		\$ 375,000	5.700%	\$ 184,682.50	\$ 744,365	\$ 5,935,000
12/15/2044				\$ 173,995.00		
6/15/2045		\$ 395,000	5.700%	\$ 173,995.00	\$ 742,990	\$ 5,540,000
12/15/2045				\$ 162,737.50		
6/15/2046		\$ 420,000	5.875%	\$ 162,737.50	\$ 745,475	\$ 5,120,000
12/15/2046				\$ 150,400.00		
6/15/2047		\$ 445,000	5.875%	\$ 150,400.00	\$ 745,800	\$ 4,675,000
12/15/2047				\$ 137,328.13		
6/15/2048		\$ 470,000	5.875%	\$ 137,328.13	\$ 744,656	\$ 4,205,000
12/15/2048				\$ 123,521.88		
6/15/2049		\$ 500,000	5.875%	\$ 123,521.88	\$ 747,044	\$ 3,705,000
12/15/2049				\$ 108,834.38		
6/15/2050		\$ 530,000	5.875%	\$ 108,834.38	\$ 747,669	\$ 3,175,000
12/15/2050				\$ 93,265.63		
6/15/2051		\$ 565,000	5.875%	\$ 93,265.63	\$ 751,531	\$ 2,610,000
12/15/2051				\$ 76,668.75		
6/15/2052		\$ 595,000	5.875%	\$ 76,668.75	\$ 748,338	\$ 2,015,000

**Ibis Landing Community Development District
Debt Service Fund - Series 2025**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
12/15/2052				\$ 59,190.63		
6/15/2023		\$ 635,000	5.875%	\$ 59,190.63	\$ 753,381	\$ 1,380,000
12/15/2053				\$ 40,537.50		
6/15/2024		\$ 670,000	5.875%	\$ 40,537.50	\$ 751,075	\$ 710,000
12/15/2054				\$ 20,856.25		
6/15/2025		\$ 710,000	5.875%	\$ 20,856.25	\$ 751,713	\$ -
		\$ 10,490,000		\$ 11,736,852.11	\$ 22,226,852	
Outstanding at September 30, 2027	\$	10,180,000				

RESOLUTION 2026-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE IBIS LANDING COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN OPERATION AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.

RECITALS

WHEREAS, the Ibis Landing Community Development District (the "District") is a local unit of special and single purpose government established pursuant to [Chapter 190, Florida Statutes](#) for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted Improvement Plan and [Chapter 190, Florida Statutes](#); and

WHEREAS, the District must obtain sufficient funds to provide for the annual operation and maintenance of the services and facilities provided by the District, as well as its annual administrative expenses, on an ongoing basis; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the district; and

WHEREAS, [Chapter 190, Florida Statutes](#), provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, notices of the District's Fiscal Year 2027 annual budget hearing and related assessment hearing were provided in accordance with law ("Notices"); and

WHEREAS, said Notices provided that the assessment the District contemplated levying for annual operations and maintenance was \$161.14 per unit; and

WHEREAS, on April 16, 2026, the Board of Supervisors conducted the public hearings referenced in the Notices; and

WHEREAS, on April 16, 2026, the Board of Supervisors determined that the Fiscal Year 2026 operations and maintenance assessment would be levied in the amount of \$161.14 per unit for residential property and directed the District Manager to certify that assessment, as well as the existing debt assessment, to the tax collector for collection; and

WHEREAS, on April 16, 2026, the Board of Supervisors also determined that the expenses associated with providing notices of a future operations and maintenance assessment intended to be levied above \$161.14 per unit but less than \$193.37 per unit for residential property would diminish the revenue the District would receive by virtue of the slightly increased assessments; and

WHEREAS, on April 16, 2026, the District's Board of Supervisors also determined that it would be financially advantageous for the District, and consequently the landowners paying assessments, if the District adopted an operation and maintenance assessment cap of \$193.37 per unit for residential property for notice purposes only; and

WHEREAS, this adoption of an operations and maintenance assessment cap for notice purposes only will eliminate the expenses associated with publishing notice and mailing individual notices of future years' annual operation and maintenance assessments which are levied in an amount less than \$193.37 per unit; and

WHEREAS, if the future, anticipated, annual operations and maintenance assessments are projected to exceed \$193.37 per unit for residential property, the District Manager shall provide all notices required by law in the absence of this resolution; and

WHEREAS, it is in the best interests of the District and its landowners to approve an operations and maintenance assessment cap of \$193.37 per unit for residential property for notices purposes only.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE IBIS LANDING COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. OPERATIONS AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.

- a. The District hereby adopts an operations and maintenance assessment cap in the amount of \$193.37 per unit for residential property for notice purposes only.
- b. If the future, anticipated, annual operations and maintenance assessments are projected to exceed \$193.37 per unit for residential property, the District Manager shall publish and mail all notices required by law.
- c. Nothing contained in this Resolution shall prevent or prohibit the District from adopting an annual operation and maintenance assessment that exceeds \$193.37 per unit for residential property, nor shall it be construed as a waiver of the District's right to do so.
- d. Nothing contained in this Resolution shall relieve the District Manager of the responsibility of publishing the notice of the annual budget hearing, as required by section [190.008, Florida Statutes](#).

SECTION 2. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**IBIS LANDING COMMUNITY DEVELOPMENT DISTRICT
RESOLUTION 2026-4**

April 16, 2026

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Ibis Landing Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Ibis Landing Community Development District, Lee County, Florida on this 16th day of April 2026.

ATTEST:

**IBIS LANDING
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Scott Edwards, Chairperson

RESOLUTION 2026-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE IBIS LANDING COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2027; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Ibis Landing Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, in accordance with the provisions of Chapter 189.415, *Florida Statutes*, the District is required to file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities; and

WHEREAS, in accordance with the above referenced Statute, the District shall also publish quarterly, semiannually, or annually its regular meeting schedule in a newspaper of general paid circulation in the County in which the District is located and shall appear in the legal notices section of the classified advertisements.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE IBIS LANDING COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. DESIGNATION OF DATES, TIME, AND LOCATION OF REGULAR MEETINGS FOR FISCAL YEAR 2027.

- a) **Date:** The third Thursday of each month for Fiscal Year 2027, which covers the period October 1, 2026 through September 30, 2027.

Meeting Schedule - FY 2027	Thursday, October 15, 2026	Thursday, November 19, 2026
	Thursday, December 17, 2026	Thursday, January 21, 2027
	Thursday, February 18, 2027	Thursday, March 18, 2027
	Thursday, April 15, 2027	Thursday, May 20, 2027
	Thursday, June 17, 2027	Thursday, July 15, 2027
	Thursday, August 19, 2027	Thursday, September 16, 2027

- b) **Time:** 9:00 A.M. (Eastern Standard Time)

- c) **Location:** The Offices of Lennar Homes
10461 Six Mile Cypress Parkway
Ft. Myers, Florida 33966

SECTION 2. SUNSHINE LAW AND MEETING CANCELATIONS AND CONTINUATIONS. The meetings of the Board of Supervisors are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The District by and through its District Manager may cancel any meeting of the Board of Supervisors and all meetings may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

SECTION 3. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Ibis Landing Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Ibis Landing Community Development District, Lee County, Florida, this 16th day of April 2026.

ATTEST:

**IBIS LANDING
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Scott Edwards, Chairperson

RESOLUTION 2026-6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE IBIS LANDING COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO ENTER INTO THE STATEWIDE MUTUAL AID AGREEMENT WITH THE STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT; TO CARRY OUT EMERGENCY MANAGEMENT ASSISTANCE AND RESPONSIBILITIES BETWEEN LOCAL GOVERNMENTS; PROVIDING GENERAL AUTHORIZATION, AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Ibis Landing Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the State of Florida Emergency Management Act, Chapter 252, authorized the State and its political subdivisions to provide emergency aid and assistance in the event of a disaster or emergency; and

WHEREAS, the statutes also authorize the State to coordinate the provision of any equipment, services, or facilities owned or organized by the State or its political subdivisions for use in the affected area upon the request of the duly constituted authority of the area; and

WHEREAS, this Resolution authorizes the request, provision, and receipt of interjurisdictional mutual assistance in accordance with the Emergency Management Act, Chapter 252, among political subdivisions within the State.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE IBIS LANDING COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. RECITALS. That the above recitals are true and correct and are incorporated by reference.

SECTION 2. STATEWIDE MUTUAL AID AGREEMENT. Ibis Landing Community Development District hereby adopts the Statewide Mutual Aid Agreement in the form attached hereto as **Exhibit A** and authorizes the Chairperson to execute it.

SECTION 3. GENERAL AUTHORIZATION. The Board and staff are hereby authorized and directed to do all such acts and things, and to execute and deliver all such documents as may be necessary to carry out and comply with the provisions of this Resolution, and all such actions which are in conformity with the intent and purposes of this Resolution, whether heretofore or hereafter taken or done, shall be and are hereby ratified, confirmed and approved. The Vice Chairperson shall be authorized to undertake any action herein authorized

to be taken by the Chairperson, in the absence or unavailability of the Chairperson, and any Assistant Secretary shall be authorized to undertake any action herein authorized to be taken by the Secretary, in the absence or unavailability of the Secretary. Further, each Assistant Secretary and the Secretary are hereby designated and authorized on behalf of the Board to attest to the seal of the Board and to the signature of the Chairperson or Vice Chairperson or any other member of the Board as they appear on any documents which may be necessary or helpful in connection with the intent of this Resolution.

SECTION 4. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 5. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 6. EFFECTIVE DATE. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED by the Board of Supervisors of the Ibis Landing Community Development District, Lee County, Florida, this 16th day of April 2026.

ATTEST:

**IBIS LANDING
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Scott Edwards, Chairperson

Exhibit A: Statewide Mutual Aid Agreement



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

STATEWIDE MUTUAL AID AGREEMENT - 2023

This Agreement is an acknowledgment of receipt by the Florida Division of Emergency Management (“the Division”) and the local government (“Participating Party”) signing this Agreement. Execution of this agreement replaces all previous iterations and is active until a new agreement is drafted and requested by The Division.

This Agreement is based on the existence of the following conditions:

- A. The State of Florida is vulnerable to a wide range of emergencies and disasters that are likely to cause the disruption of essential services and the destruction of the infrastructure needed to deliver those services.
- B. Such emergencies and disasters often exceed the emergency response and recovery capabilities of any one county or local government.
- C. Such incidents may also give rise to unusual and unanticipated physical and technical needs which a local government cannot meet with existing resources, but that other local governments within the State of Florida may be able to provide.
- D. The Emergency Management Act, chapter 252, *Florida Statutes*, provides each local government of the state the authority to develop and enter into mutual aid agreements within the state for reciprocal emergency aid in case of emergencies too extensive to be dealt with unassisted, and through such agreements ensure the timely reimbursement of costs incurred by the local governments which render such assistance.
- E. Pursuant to chapter 252.32, *Florida Statutes*, the Division renders mutual aid among the political subdivisions of the state to carry out emergency management functions and responsibilities.
- F. Pursuant to chapter 252, *Florida Statutes*, the Division has the authority to coordinate and direct emergency management assistance between local governments and concentrate available resources where needed.

Based on the existence of the foregoing conditions, the Parties agree to the following articles:

ARTICLE I: DEFINITIONS

As used in this Agreement, the following expressions shall have the following meanings:

- A. The “Agreement” is this Agreement, which shall be referred to as the Statewide Mutual Aid Agreement (“SMAA”).



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- B. The “Division” is the Florida Division of Emergency Management.
- C. A “Requesting Party” to this Agreement is a Participating Party who requests assistance under this agreement.
- D. An “Assisting Party” to this Agreement is a Participating Party who provides assistance to a Requesting Party under this agreement.
- E. The “Period of Assistance” is the time during which an Assisting Party renders assistance to a Requesting Party under this agreement and includes the time necessary for the resources and personnel of the Assisting Party to travel to the place specified by the Requesting Party and the time necessary to return to their place of origin.
- F. A “Mission” is a documented emergency response activity performed during a Period of Assistance, usually in reference to one operational function or activity.
- G. A “local government” is any educational district, special district, or any entity that is a “local governmental entity” within the meaning of section 11.45(1)(g), *Florida Statutes*.
- H. An “educational district” is any school district within the meaning of section 1001.30, *Florida Statutes*, and any Florida College System Institution or State University within the meaning of section 1000.21, *Florida Statutes*.
- I. A “special district” is any local or regional governmental entity which is an independent special district within the meaning of section 189.012(3), *Florida Statutes*, established by local, special, or general act, or by rule, ordinance, resolution, or interlocal agreement.
- J. A “tribal council” is the respective governing bodies of the Seminole Tribe of Florida and Miccosukee Tribe of Indians recognized as special improvement district by section 285.18(1), *Florida Statutes*.
- K. An “interlocal agreement” is any agreement between local governments within the meaning of section 163.01(3)(a), *Florida Statutes*.
- L. A “Resource Support Agreement” as used in this Agreement refers to a supplemental agreement of support between a Requesting Party and an Assisting Party.
- M. “Proof of work” as used in this Agreement refers to original and authentic documentation of a single individual or group of individuals’ emergency response activity at a tactical level.



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Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- N. "Proof of payment" as used in this Agreement refers to original and authentic documentation of an emergency response expenditure made by an Assisting Party.
- O. A "Reimbursement Package" as used in this Agreement refers to a full account of mission response documentation supported by proof of work and proof of payment.
- P. Any expressions not assigned definitions elsewhere in this Agreement shall have the definitions assigned them by the Emergency Management Act, Chapter 252, *Florida Statutes*.

ARTICLE II: APPLICABILITY OF THE AGREEMENT

Any Participating Party, including the Division, may request assistance under this Agreement for a "major disaster" or "catastrophic disaster" as defined in section 252.34, *Florida Statutes*, minor disasters, and other such emergencies as lawfully determined by a Participating Party.

ARTICLE III: INVOCATION OF THE AGREEMENT

In the event of an emergency or anticipated emergency, a Participating Party may request assistance under this Agreement from any other Participating Party or the Division if, in the judgement of the Requesting Party, its own resources are inadequate to meet the needs of the emergency or disaster.

- A. Any request for assistance under this Agreement may be oral, but within five (5) calendar days must be confirmed in writing by the Requesting Party. All requests for assistance under this Agreement shall be transmitted by the Requesting Party to another Participating Party or the Division. If the Requesting Party transmits its request for Assistance directly to a Participating Party other than the Division, the Requesting Party and Assisting Party shall keep the Division advised of their activities.
- B. The Division shall relay any requests for assistance under this Agreement to such other Participating Parties as it may deem appropriate and coordinate the activities of the Assisting Parties to ensure timely assistance to the Requesting Party. All such activities shall be carried out in accordance with the State's Comprehensive Emergency Management Plan.

ARTICLE IV: RESPONSIBILITIES OF REQUESTING PARTIES

To the extent practicable, all Requesting Parties shall provide the following information to their respective county emergency management agency, the Division, and the intended Assisting Party or Parties. In providing such information, Requesting Parties should utilize Section I of the



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Ron DeSantis, Governor

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Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#)¹.

- A. A description of the Mission to be performed by the Assisting Party;
- B. A description of the resources and capabilities needed to complete the Mission successfully;
- C. The location, date, and time personnel and resources from the Assisting Party should arrive at the incident site, staging area, facility, or other location designated by the Requesting Party;
- D. A description of the health, safety, and working conditions expected for deploying personnel;
- E. Lodging and meal availability;
- F. Any logistical requirements;
- G. A description of any location or facility outside the territorial jurisdiction of the Requesting Party needed to stage incoming resources and personnel;
- H. The location date, and time for personnel of the Requesting Party to meet and receive the personnel and equipment of the Assisting Party; and
- I. A technical description of any communications equipment needed to ensure effective information sharing between the Requesting Party, any Assisting Parties, and all relevant responding entities.

ARTICLE V: RESPONSIBILITIES OF ASSISTING PARTIES

Each Party shall render assistance under this Agreement to any Requesting Party to the extent practicable that its personnel, equipment, resources, and capabilities can render assistance. If upon receiving a request for assistance under this Agreement a Party determines that it has the capacity to render some or all of such assistance, it shall provide the following information without delay to the Requesting Party, the Division, and the Assisting Party's County emergency management agency. In providing such information, the Assisting Party should utilize the Section II of the Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#).

¹ FDEM approved documents such as activity logs and mutual aid forms can be found at:
https://portal.floridadisaster.org/projects/FROC/FROC_Documents/Forms/AllItems.aspx?View=%7B6F3CF7BD%2DC0A4%2D4BE2%2DB809%2DC8009D7D0686%7D



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Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

- A. A description of the personnel, equipment, supplies, services and capabilities it has available, together with a description of the qualifications of any skilled personnel;
- B. An estimate of the time such personnel, equipment, supplies, and services will continue to be available;
- C. An estimate of the time it will take to deliver such personnel, equipment, supplies, and services to the location(s) specified by the Requesting Party;
- D. A technical description of any communications and telecommunications equipment available for timely communications with the Requesting Party and other Assisting Parties;
- E. The names and contact information of all personnel whom the Assisting Party has designated as team leaders or supervisors; and
- F. An estimated cost for the provision of assistance.

ARTICLE VI: RENDITION OF ASSISTANCE

The Requesting Party shall afford the emergency response personnel of all Assisting Parties, while operating within the jurisdictional boundaries of the Requesting Party, the same powers, duties, rights, and privileges, except that of arrest unless specifically authorized by the Requesting Party, as are afforded the equivalent emergency response personnel of the Requesting Party. Emergency response personnel of the Assisting Party will remain under the command and control of the Assisting Party, but during the Period of Assistance, the resources and responding personnel of the Assisting Party will perform response activities under the operational and tactical control of the Requesting Party.

- A. Unless otherwise agreed upon between the Requesting and Assisting Party, the Requesting Party shall be responsible for providing food, water, and shelter to the personnel of the Assisting Party. For Missions performed in areas where there are insufficient resources to support responding personnel and equipment throughout the Period of Assistance, the Assisting Party shall, to the fullest extent practicable, provide their emergency response personnel with the equipment, fuel, supplies, and technical resources necessary to make them self-sufficient throughout the Period of Assistance. When requesting assistance, the Requesting Party may specify that Assisting Parties send only self-sufficient personnel and resources but must specify the length of time self-sufficiency should be maintained.



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Kevin Guthrie, *Executive Director*

- B. Unless the Requesting Party has specified the contrary, it shall, to the fullest extent practicable, coordinate all communications between its personnel and the responding personnel of the Assisting Parties, and shall determine and share the frequencies and other technical specifications of all communications equipment to be used, as appropriate, with the deployed personnel of the Assisting Parties.
- C. Personnel of the Assisting Party who render assistance under this Agreement shall receive the usual wages, salaries, and other compensation as are normally afforded to personnel for emergency response activities within their home jurisdiction, and shall have all the immunities, rights, interests, and privileges applicable to their normal employment. If personnel of the Assisting Party hold local licenses or certifications limited to the jurisdiction of issue, then the Requesting Party shall recognize and honor those licenses or certifications for the duration of the Period of Assistance.

ARTICLE VII: REIMBURSEMENT

After the Period of Assistance has ended, the Assisting Party shall have 45 days to develop a full reimbursement package for services rendered and resources supplied during the Period of Assistance. All expenses claimed to the Requesting Party must have been incurred in direct response to the emergency as requested by the Requesting Party and must be supported by proof of work and proof of payment.

To guide the proper documentation and accountability of expenses, the Assisting Party should utilize the Claim Summary Form, available via the [Division approved documents SharePoint site](#) as a guide and summary of expense to collect information to then be formally submitted for review by the Requesting Party.

To receive reimbursement for assistance provided under this agreement, the Assisting Party shall provide, at a minimum, the following supporting documentation to the Requesting Party unless otherwise agreed upon between the Requesting and Assisting Parties:

- A. A complete and authentic description of expenses incurred by the Assisting Party during the Period of Assistance;
- B. Copy of a current and valid Internal Revenue Service W-9 Form;
- C. Copies of all relevant payment and travel policies in effect during the Period of Assistance;
- D. Daily personnel activity logs demonstrating emergency response activities performed for all time claimed (for FDEM reimbursement Division approved activity logs will be required for personnel activity claims);



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- E. Official payroll and travel reimbursement records for all claimed personnel expenses;
- F. Neat and comprehensive fringe benefit calculations for each position class or category of claimed personnel;
- G. Written justification for all additional expenses/purchases incurred during the Period of Assistance;
- H. Proof of payment for additional/miscellaneous expenses incurred during the Period of Assistance
- I. Equipment activity logs demonstrating equipment use and operation in support of emergency response activities for all time claimed (for FDEM reimbursement Division approved forms will be required for equipment activity claims);
- J. Proof of reimbursement to all employees who incurred emergency response expenses with personal money;
- K. Justification for equipment repair expenses; and
- L. Copies of any applicable supporting agreements or contracts with justification.

If a dispute or disagreement regarding the eligibility of any expense arises, the Requesting Party, Assisting Party, or the Division may elect binding arbitration. If binding arbitration is elected, the Parties must select as an arbitrator any elected official of another Participating Party, or any other official of another Participating Party whose normal duties include emergency management, and the other Participating Party shall also select such an official as an arbitrator, and the arbitrators thus chosen shall select another such official as a third arbitrator.

The three (3) arbitrators shall convene by teleconference or videoconference within thirty (30) calendar days to consider any documents and any statements or arguments by the Division, the Requesting Party, or the Assisting Party concerning the protest, and shall render a decision in writing not later than ten (10) business days after the close of the hearing. The decision of a majority of the arbitrators shall bind the parties and shall be final.

If the Participating Parties do not elect binding arbitration, this agreement and any disputes arising thereunder shall be governed by the laws of the State of Florida and venue shall be in Leon County, Florida. Nothing in this Agreement shall be construed to create an employer-employee relationship or a partnership or joint venture between the participating parties. Furthermore, nothing contained herein shall constitute a waiver by either Party of its sovereign immunity or the provisions of section 768.28, Florida Statutes. Nothing herein shall be construed as consent by either Party to be sued by third parties.



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ARTICLE VIII: COST ELIGIBLE FOR REIMBURSEMENT

The costs incurred by the Assisting Party under this Agreement shall be reimbursed as needed to make the Assisting Party whole to the fullest extent practicable.

- A. Employees of the Assisting Party who render assistance under this Agreement shall be entitled to receive from the Assisting Party all their usual wages, salaries, and any and all other compensation for mobilization, hours worked, and demobilization. Such compensation shall include any and all contributions for insurance and retirement, and such employees shall continue to accumulate seniority at the usual rate. As between the employees and the Assisting Party, the employees shall have all the duties, responsibilities, immunities, rights, interests, and privileges incident to their usual employment. The Requesting Party shall reimburse the Assisting Party for these costs of employment.
- B. The costs of equipment supplied by the Assisting Party shall be reimbursed at the rental rate established in FEMA's Schedule of Equipment, or at any other rental rate agreed to by the Requesting Party. In order to be eligible for reimbursement, equipment must be in actual operation performing eligible work. The labor costs of the operator are not included in the rates and should be approved separately from equipment costs. The Assisting Party shall pay for fuels, other consumable supplies, and repairs to its equipment as needed to keep the equipment in a state of operational readiness. Rent for the equipment shall be deemed to include the cost of fuel and other consumable supplies, maintenance, service, repairs, and ordinary wear and tear. With the consent of the Assisting Party, the Requesting Party may provide fuels, consumable supplies, maintenance, and repair services for such equipment at the site. In that event, the Requesting Party may deduct the actual costs of such fuels, consumable supplies, maintenance, and services from the total costs otherwise payable to the Assisting Party. If the equipment is damaged while in use under this Agreement and the Assisting Party receives payment for such damage under any contract of insurance, the Requesting Party may deduct such payment from any item or items billed by the Assisting Party for any of the costs for such damage that may otherwise be payable.
- C. The Requesting Party shall pay the total costs for the use and consumption of any and all consumable supplies delivered by the Assisting Party for the Requesting Party under this Agreement. In the case of perishable supplies, consumption shall be deemed to include normal deterioration, spoilage, and damage notwithstanding the exercise of reasonable care in its storage and use. Supplies remaining unused shall be returned to the Assisting Party in usable condition upon the close of the Period of Assistance, and the Requesting Party may deduct the cost of such returned supplies from the total costs billed by the Assisting Party for such supplies. If the Assisting Party agrees, the Requesting Party may also replace any and all used consumable supplies with like



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Kevin Guthrie, *Executive Director*

supplies in usable condition and of like grade, quality and quantity within the time allowed for reimbursement under this Agreement.

- D. The Assisting Party shall keep records to document all assistance rendered under this Agreement. Such records shall present information sufficient to meet the audit requirements specified in the regulations of FEMA and any applicable circulars issued by the State of Florida. Upon reasonable notice, the Assisting Party shall make its records available the Requesting Party for inspection or duplication between 8:00 a.m. and 5:00 p.m. on all weekdays, except for official holidays.

ARTICLE IX: INSURANCE

Each Participating Party shall determine for itself what insurance to procure, if any. With the exceptions in this Article, nothing in this Agreement shall be construed to require any Participating Party to procure insurance.

- A. Each Participating Party shall procure employers' insurance meeting the requirements of the Workers' Compensation Act, as amended, affording coverage for any of its employees who may be injured while performing any activities under the authority of this Agreement, and shall be provided to each Participating Party.
- B. Participating Parties may elect additional insurance affording liability coverage for any activities that may be performed under the authority of this Agreement .
- C. Subject to the limits of such liability insurance as any Participating Party may elect to procure, nothing in this Agreement shall be construed to waive, in whole or in part, any immunity any Participating Party may have in any judicial or quasi-judicial proceeding.
- D. Each Participating Party which renders assistance under this Agreement shall be deemed to stand in the relation of an independent contractor to all other Participating Parties and shall not be deemed to be the agent of any other Participating Party.
- E. Nothing in this Agreement shall be construed to relieve any Participating Party of liability for its own conduct and that of its employees.
- F. Nothing in this Agreement shall be construed to obligate any Participating Party to indemnify any other Participating Party from liability to third parties.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

ARTICLE X: GENERAL REQUIREMENTS

Notwithstanding anything to the contrary elsewhere in this Agreement, all Participating Parties shall be subject to the following requirements in the performance of this Agreement:

- A. All Participating Parties shall allow public access to all documents, papers, letters, or other materials subject to the requirements of the Public Records Act, as amended, and made or received by any Participating Party in conjunction with this Agreement.
- B. No Participating Party may hire employees in violation of the employment restrictions in the Immigration and Nationality Act, as amended.
- C. No costs reimbursed under this Agreement may be used directly or indirectly to influence legislation or any other official action by the Legislature of the State of Florida or any of its agencies.
- D. Any communication to the Division under this Agreement shall be sent via either email, the Division of Emergency Management's Enterprise System (DEMES), or mail to the Response Bureau, Florida Division of Emergency Management, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.
- E. Any communication to a Participating Party shall be sent to the official or officials specified by that Participating Party. For the purpose of this section, any such communication may be sent by the U.S. Mail, e-mail, or other electronic platforms.

ARTICLE XI: EFFECTS OF AGREEMENT

Upon its execution by a Participating Party, this Agreement shall have the following effect with respect to that Participating Party:

- A. The execution of this Agreement by any Participating Party which is a signatory to the Statewide Mutual Aid Agreement of 1994 shall terminate the rights, interests, duties, responsibilities, and obligations of that Participating Party under the Statewide Mutual Aid Agreement of 1994, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Statewide Mutual Aid Agreement of 1994, regardless of whether such costs are billed or unbilled.
- B. The execution of this Agreement by any Participating Party which is a signatory to the Public Works Mutual Aid Agreement shall terminate the rights, interests, duties, responsibilities and obligations of that Participating Party under the Public Works Mutual Aid Agreement, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Public Works Mutual Aid Agreement,



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

regardless of whether such costs are billed or unbilled.

- C. Upon the activation of this Agreement by the Requesting Party, this Agreement shall supersede any other existing agreement between it and any Assisting Party to the extent that the former may be inconsistent with the latter.
- D. Upon its execution by any Participating Party, this Agreement will continue in effect for one (1) year from its date of execution by that Participating Party, and it shall automatically renew each year after its execution, unless within sixty (60) calendar days before the renewal date the Participating Party notifies the Division, in writing, of its intent to withdraw from the Agreement.
- E. The Division shall transmit any amendment to this Agreement by sending the amendment to all Participating Parties not later than five (5) business days after its execution by the Division. Such amendment shall take effect not later than sixty (60) calendar days after the date of its execution by the Division and shall then be binding on all Participating Parties. Notwithstanding the preceding sentence, any Participating Party who objects to the amendment may withdraw from the Agreement by notifying the Division in writing of its intent to do so within that time in accordance with section F of this Article.
- F. A Participating Party may rescind this Agreement at will after providing the other Participating Party a written SMAA withdrawal notice. Such notice shall be provided at least 30 days prior to the date of withdrawal. This 30-day withdrawal notice must be: written, signed by an appropriate authority, duly authorized on the official letterhead of the Participating Party, and must be sent via email, the Division of Emergency Managements Enterprise System (DEMES), or certified mail.

ARTICLE XII: INTERPRETATION AND APPLICATION OF AGREEMENT

The interpretation and application of this Agreement shall be governed by the following conditions:

- A. The obligations and conditions resting upon the Participating Parties under this Agreement are not independent, but dependent.
- B. Time shall be of the essence of this Agreement, and of the performance of all conditions, obligations, duties, responsibilities, and promises under it.
- C. This Agreement states all the conditions, obligations, duties, responsibilities, and promises of the Participating Parties with respect to the subject of this Agreement, and there are no conditions, obligations, duties, responsibilities, or promises other than those expressed in this Agreement.



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Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- D. If any sentence, clause, phrase, or other portion of this Agreement is ruled unenforceable or invalid, every other sentence, clause, phrase, or other portion of the Agreement shall remain in full force and effect, it being the intent of the Division and the other Participating Parties that every portion of the Agreement shall be severable from every other portion to the fullest extent practicable. The Division reserves the right, at its sole and absolute discretion, to change, modify, add, or remove portions of any sentence, clause, phrase, or other portion of this Agreement that conflicts with state law, regulation, or policy. If the change is minor, the Division will notify the Participating Party of the change and such changes will become effective immediately; therefore, please check these terms periodically for changes. If the change is substantive, the Participating Parties may be required to execute the Agreement with the adopted changes. Any continued or subsequent use of this Agreement following the posting of minor changes to this Agreement shall signify implied acceptance of such changes.
- E. The waiver of any obligation or condition in this Agreement by a Participating Party shall not be construed as a waiver of any other obligation or condition in this Agreement.

NOTE: This iteration of the State of Florida Statewide Mutual Aid Agreement will replace all previous versions.

The Division shall provide reimbursement to Assisting Parties in accordance with the terms and conditions set forth in this Article for missions performed at the direct request of the Division. Division reimbursement eligible expenses must be in direct response to the emergency as requested by the State of Florida. All required cost estimations and claims must be executed through the DEMES Mutual Aid Portal and assisting agencies must use all required [FDEM forms](#) for documentation and cost verification. If a Requesting Party has not forwarded a request through the Division, or if an Assisting Party has rendered assistance without being requested to do so by the Division, the Division shall not be liable for the costs of any such assistance.

FDEM reserves the right to deny individual reimbursement requests if deemed to not be in direct response to the incident for which asset was requested.

IN WITNESS WHEREOF, the Parties have duly executed this Agreement on the date specified below:



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

FOR ADOPTION BY A COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

IBIS LANDING
COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: James P. Ward, Secretary

Title: Scott Ewards, Chairman

Date: _____

Approved as to Form:

By: _____

Greg Urbancic, District Attorney



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

SAMPLE AUTHORIZING RESOLUTION FOR ADOPTION OF STATEWIDE MUTUAL AID AGREEMENT

RESOLUTION NO. _____

WHEREAS, the State of Florida Emergency Management Act, Chapter 252, authorizes the State and its political subdivisions to provide emergency aid and assistance in the event of a disaster or emergency; and

WHEREAS the statutes also authorize the State to coordinate the provision of any equipment, services, or facilities owned or organized by the State or its political subdivisions for use in the affected area upon the request of the duly constituted authority of the area; and

WHEREAS this Resolution authorizes the request, provision, and receipt of interjurisdictional mutual assistance in accordance with the Emergency Management Act, Chapter 252, among political subdivisions within the State; and

NOW, THEREFORE, be it resolved by _____

_____ that in order to maximize the prompt, full and effective use of resources of all participating governments in the event of an emergency or disaster we hereby adopt the Statewide Mutual Aid Agreement which is attached hereto and incorporated by reference.

ADOPTED BY: _____

DATE: _____

I certify that the foregoing is an accurate copy of the Resolution adopted by

_____ on _____.

BY: _____

TITLE: _____

DATE: _____

RESOLUTION 2026-7

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE IBIS LANDING DISTRICT COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS’ MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Ibis Landing Community Development District (“District”) was established by Ordinance No. 24-12, adopted by the Lee County Board of County Commissioners, effective June 18, 2024, for the purpose of planning, financing, constructing, operating and/or maintaining certain public infrastructure; and

WHEREAS, Ibis Landing Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to [Chapter 190, Florida Statutes](#), being situated entirely within Lee County, Florida; and

WHEREAS, pursuant to [Section 190.006\(1\), Florida Statutes](#), the District’s Board of Supervisors (“**Board**”) “shall exercise the powers granted to the district pursuant to [Chapter 190, Florida Statutes],” and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to [Section 190.006\(2\), Florida Statutes](#).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF IBIS LANDING DISTRICT COMMUNITY DEVELOPMENT DISTRICT:

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Scott Edwards	2028
2	Dalton Drake	2028
3	Alex Hinebaugh	2026
4	Zane Zeidan	2026
5	Ashley Kingston	2026

This year, Seat 3, currently held by Alex Hinebaugh, Seat 4, currently Zane Zeidan, and Seat 5, currently Ashley Kingston, are subject to election by landowners in November 2026. The two candidates receiving the highest number of votes shall be elected for a term of

**IBIS LANDING DISTRICT COMMUNITY DEVELOPMENT DISTRICT
RESOLUTION 2026-7**

April 16, 2026

four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

1. **LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on Tuesday, the 3rd day of November, 2026, at 8:00 AM and located at the offices of Lennar Homes, LLC, 10461 Six Mile Cypress Parkway, Fort Myers, Florida 33966.

2. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of [Section 190.006\(2\), Florida Statutes](#).

3. **FORMS.** Pursuant to [Chapter 190 Section 006 - 2025 Florida Statutes - The Florida Senate](#), the landowners' meeting and election have been announced by the Board at its April 16, 2026, meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at the office of the District Manager, c/o JPWard and Associates, LLC, 2301 NE 37th Street, Fort Lauderdale, Florida 33308, Phone: 954-658-4900, E-Mail: JimWard@JPWardAssociates.com.

4. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

5. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED by the Board of Supervisors of the Buckeye Park Community Development District, Lee County, Florida, this 16th day of April 2026.

ATTEST:

**IBIS LANDING
COMMUNITY DEVELOPMENT DISTRICT**

James P, Ward, Secretary

Scott Edwards, Chairperson

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE IBIS LANDING DISTRICT COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Ibis Landing Community Development District ("**District**") the location of which is generally described as comprising approximately 294.35 acres of land. The site generally located on the north by 23rd Street Southwest and on the south, east, and west by Lehigh Acres Municipal Services Improvement District (LAMSID) drainage canals in Lee County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 3, 2026
TIME: 8:00 AM
PLACE: Lennar Homes, LLC
10461 Six Mile Cypress Parkway
Fort Myers, Florida 33966.

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o JP Ward and Associates, LLC, 2301 NE 37th Street, Fort Lauderdale, Florida 33308, Phone 954-658-4900, E-Mail: JimWard@JPWardAssociates.com ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

James P. Ward
District Manager

Run Date(s): October 11, 2026 & October 18, 2026

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
IBIS LANDING DISTRICT COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Tuesday, November 3, 2026**

TIME: **8:00 A.M**

LOCATION: **Lennar Homes, LLC
10461 Six Mile Cypress Parkway
Fort Myers, Florida 33966.**

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. **Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.**

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, one (1) seat on the Board will be up for election by landowners. The candidate receiving the highest number of votes shall be elected for a term of four (4) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or

tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY
IBIS LANDING DISTRICT COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
LANDOWNERS' MEETING - November 3, 2026

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Ibis Landing Community Development District to be held at the offices of Lennar Homes, LLC, 10461 Six Mile Cypress Parkway, Fort Myers, Florida 33966, on Tuesday, November 3, 2026, at 8:00 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

 Printed Name of Legal Owner

 Signature of Legal Owner

 Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2021), a fraction of an acre is

treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
IBIS LANDING DISTRICT COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
LANDOWNERS MEETING - November 3, 2026

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will receive a four (4) year term. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Ibis Landing Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.][If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
3		
4		
5		

Date: _____

Signed: _____
 Printed Name: _____

Ibis Landing

Community Development District

Financial Statements
January 31, 2026

JPWard and Associates, LLC

2301 N.E. 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

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**Ibis Landing
Community Development District
Balance Sheet
for the Period Ending January 31, 2026**

	Governmental Funds						Totals (Memorandum Only)	
	General Fund	Debt Service Funds		Capital Project Fund		Account Groups		
		Series 2025	Series 2025	Series 2025	Series 2025	General Long Term Debt		General Fixed Assets
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 93,771	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 93,771	
Debt Service Fund								
Interest Account	-	4,688	-	-	-	-	4,688	
Reserve Account	-	367,467	-	-	-	-	367,467	
Revenue Account	-	664,070	-	-	-	-	664,070	
Construction Account	-	-	4,766,739	-	-	-	4,766,739	
Accounts Receivable	-	-	-	-	-	-	-	
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	
Unamortized Prem/Discount on Bonds Payable	-	-	60,642	-	-	-	60,642	
Amount Available in Debt Service Funds	-	-	-	1,036,225	-	-	1,036,225	
Amount to be Provided by Debt Service Funds	-	-	-	9,453,775	-	-	9,453,775	
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	4,778,708	4,778,708	
Total Assets	\$ 93,771	\$ 1,036,225	\$ 4,827,380	\$ 10,490,000	\$ 4,778,708	\$ 21,226,084		

**Ibis Landing
Community Development District
Balance Sheet
for the Period Ending January 31, 2026**

	Governmental Funds						Totals (Memorandum Only)	
	General Fund	Debt Service Funds		Capital Project Fund		Account Groups		
		Series 2025	Series 2025	Series 2025	Series 2025	General Long Term Debt		General Fixed Assets
Liabilities								
Accounts Payable	-	-	-	-	-	-	-	
Due to Other Funds								
General Fund	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	
Due to Developer	17,953	-	-	-	-	-	17,953	
Bonds Payable								
Current Portion (Due within 12 months)								
Series 2025	-	-	-	-	150,000	-	150,000	
Long Term								
Series 2025	-	-	-	-	10,340,000	-	10,340,000	
Total Liabilities	\$ 17,953	\$ -	\$ -	\$ -	\$ 10,490,000	\$ -	\$ 10,507,953	
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	4,778,708	4,778,708	
Fund Balance								
Restricted								
Beginning: October 1, 2025 (Unaudited)	-	623,954	9,496,408	-	-	-	10,120,363	
Results from Current Operations	-	412,271	(4,669,028)	-	-	-	(4,256,757)	
Unassigned								
Beginning: October 1, 2025 (Unaudited)	-	-	-	-	-	-	-	
Results from Current Operations	75,817	-	-	-	-	-	75,817	
Total Fund Equity and Other Credits	\$ 75,817	\$ 1,036,225	\$ 4,827,380	\$ -	\$ -	\$ 4,778,708	\$ 10,718,131	
Total Liabilities, Fund Equity and Other Credits	\$ 93,771	\$ 1,036,225	\$ 4,827,380	\$ 10,490,000	\$ 4,778,708	\$ -	\$ 21,226,084	

Prepared by:

JPWARD and Associates, LLC

Unaudited

Ibis Landing
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

Description	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Special Assessment Revenue				
Special Assessments - On-Roll	2,915	121,535	145,579	83%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(10,958)	0%
Total Revenue and Other Sources:	\$ 2,915	\$ 121,535	\$ 145,579	83%
Expenditures and Other Uses				
Executive				
Professional Management	3,917	15,667	47,000	33%
Financial and Administrative				
Audit Services	4,700	4,700	4,500	104%
Accounting Services	1,500	6,000	18,000	33%
Assessment Roll Preparation	1,500	6,000	18,000	33%
Arbitrage Rebate Services	-	-	500	0%
Other Contractual Services				
Legal Advertising	-	-	7,500	0%
Trustee Services	-	-	4,246	0%
Dissemination Agent Services	-	-	3,500	0%
Property Appraiser Fees	-	470	-	0%
Bank Service Fees	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	-	-	300	0%
Website Development	-	-	2,400	0%
Insurance	-	5,800	5,700	102%
Printing & Binding	-	-	500	0%
Subscription & Memberships	-	175	175	100%
Legal Services				
Legal - General Counsel	-	1,484	15,000	10%
Legal - Validation	-	-	3,000	0%
Legal - Series 2025 Bonds	-	5,422	-	100%
Other General Government Services				
Engineering Services	-	-	4,050	0%
Total Expenditures and Other Uses:	\$ 11,617	\$ 45,718	\$ 134,621	34%
Net Increase/ (Decrease) in Fund Balance	(8,702)	75,817	-	
Fund Balance - Beginning	84,519	-	-	
Fund Balance - Ending	\$ 75,817	\$ 75,817	\$ -	

Prepared by:

JPWARD and Associates, LLC

Ibis Landing
Community Development District
Debt Service Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

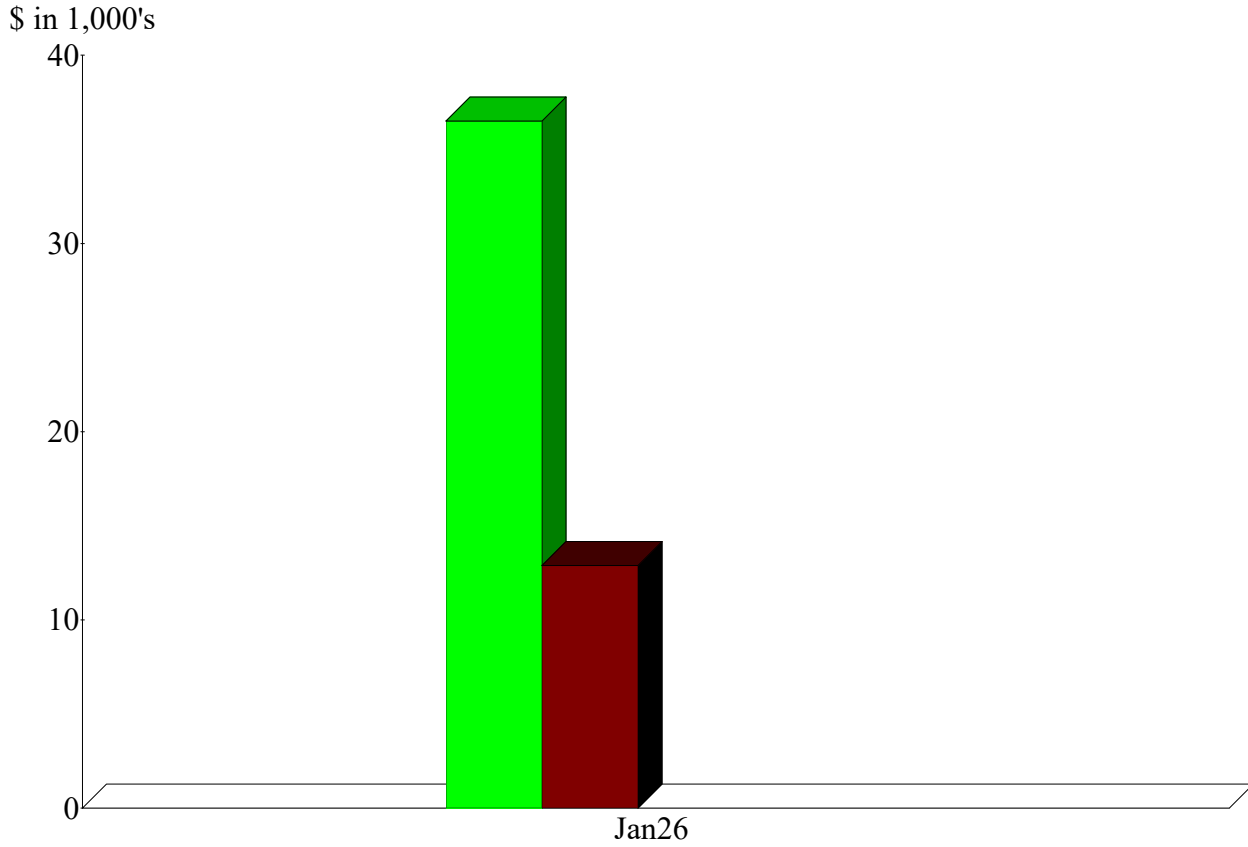
Description	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Interest Account	372	2,903	-	0%
Revenue Account	480	494	-	0%
Reserve Account	1,116	4,731	-	0%
Special Assessments - Prepayments				
Special Assessments - On Roll	15,916	663,576	786,456	84%
Other Fees and Charges				
Discounts for Early Payment	-	-	(51,450)	0%
Intragovernmental Transfer In	153	153	-	0%
Total Revenue and Other Sources:	\$ 18,037	\$ 671,857	\$ 735,006	91%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2025	-	-	150,000	0%
Principal Debt Service - Early Redemptions				
Series 2025	-	-	-	0%
Interest Expense				
Series 2025	-	254,855	547,046	47%
Intragovernmental Transfer Out	1,116	4,731	-	0%
Total Expenditures and Other Uses:	\$ 1,116	\$ 259,587	\$ 697,046	0%
Net Increase/ (Decrease) in Fund Balance	16,921	412,271	37,960	
Fund Balance - Beginning	1,019,304	623,954	623,954	
Fund Balance - Ending	\$ 1,036,225	\$ 1,036,225	\$ 661,914	

Ibis Landing
Community Development District
Capital Projects Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

Description	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	14,433	105,100	-	0%
Cost of Issuance	-	1	-	0%
Operating Transfers In (From Other Funds)	1,116	4,731	-	0%
Total Revenue and Other Sources:	<u>\$ 15,549</u>	<u>\$ 109,833</u>	<u>\$ -</u>	<u>0%</u>
Expenditures and Other Uses				
Capital Outlay				
Water-Sewer Combination	-	4,778,708	-	0%
Operating Transfers Out (To Other Funds)	153	153	-	0%
Total Expenditures and Other Uses:	<u>\$ 153</u>	<u>\$ 4,778,861</u>	<u>\$ -</u>	<u>0%</u>
Net Increase/ (Decrease) in Fund Balance	15,396	(4,669,028)	-	
Fund Balance - Beginning	4,811,984	9,496,408	-	
Fund Balance - Ending	<u><u>\$ 4,827,380</u></u>	<u><u>\$ 4,827,380</u></u>	<u><u>\$ -</u></u>	

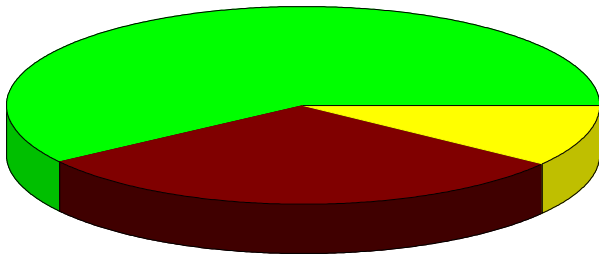
Ibis Landing Community Development District

Income and Expense by Month
January 2026



Expense Summary
January 2026

5130000 · Financial and Administrative	59.76%
5120000 · Executive	30.39
5810000 · Interfund Transfer Out	9.85
Total	\$12,885.95



By Account

Ibis Landing

Community Development District

Financial Statements
February 28, 2026

JPWard and Associates, LLC

2301 N.E. 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

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Community Development District
Balance Sheet
for the Period Ending February 28, 2026**

	Governmental Funds						Totals (Memorandum Only)
	General Fund	Debt Service Fund	Capital Project Fund	Account Groups			
		Series 2025	Series 2025	General Long Term Debt	General Fixed Assets		
Assets							
Cash and Investments							
General Fund							
Truist Checking Account	\$ 84,875	\$ -	\$ -	\$ -	\$ -	\$ 84,875	
Debt Service Fund							
Interest Account	-	4,702	-	-	-	4,702	
Reserve Account	-	367,467	-	-	-	367,467	
Revenue Account	-	674,814	-	-	-	674,814	
Construction Account	-	-	4,781,982	-	-	4,781,982	
Accounts Receivable	-	-	-	-	-	-	
Due from Other Funds							
General Fund	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	
Unamortized Prem/Discount on Bonds Payable	-	-	60,642	-	-	60,642	
Amount Available in Debt Service Funds	-	-	-	1,046,982	-	1,046,982	
Amount to be Provided by Debt Service Funds	-	-	-	9,443,018	-	9,443,018	
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	4,778,708	4,778,708	
Total Assets	\$ 84,875	\$ 1,046,982	\$ 4,842,623	\$ 10,490,000	\$ 4,778,708	\$ 21,243,189	

**Ibis Landing
Community Development District
Balance Sheet
for the Period Ending February 28, 2026**

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund	Capital Project Fund	General Long Term Debt	General Fixed Assets	
		Series 2025	Series 2025			
Liabilities						
Accounts Payable	-	-	-	-	-	-
Due to Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Due to Developer	17,953	-	-	-	-	17,953
Bonds Payable						
Current Portion (Due within 12 months)						
Series 2025	-	-	-	150,000	-	150,000
Long Term						
Series 2025	-	-	-	10,340,000	-	10,340,000
Total Liabilities	<u>\$ 17,953</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,490,000</u>	<u>\$ -</u>	<u>\$ 10,507,953</u>
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	4,778,708	4,778,708
Fund Balance						
Restricted						
Beginning: October 1, 2025 (Unaudited)	-	623,954	9,496,408	-	-	10,120,363
Results from Current Operations	-	423,028	(4,653,785)	-	-	(4,230,757)
Unassigned						
Beginning: October 1, 2025 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	66,922	-	-	-	-	66,922
Total Fund Equity and Other Credits	<u>\$ 66,922</u>	<u>\$ 1,046,982</u>	<u>\$ 4,842,623</u>	<u>\$ -</u>	<u>\$ 4,778,708</u>	<u>\$ 10,735,236</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 84,875</u>	<u>\$ 1,046,982</u>	<u>\$ 4,842,623</u>	<u>\$ 10,490,000</u>	<u>\$ 4,778,708</u>	<u>\$ 21,243,189</u>

Ibis Landing
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Special Assessment Revenue				
Special Assessments - On-Roll	1,612	123,147	145,579	85%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(10,958)	0%
Total Revenue and Other Sources:	\$ 1,612	\$ 123,147	\$ 145,579	85%
Expenditures and Other Uses				
Executive				
Professional Management	3,917	19,583	47,000	42%
Financial and Administrative				
Audit Services	-	4,700	4,500	104%
Accounting Services	1,500	7,500	18,000	42%
Assessment Roll Preparation	1,500	7,500	18,000	42%
Arbitrage Rebate Services	-	-	500	0%
Other Contractual Services				
Legal Advertising	262	262	7,500	3%
Trustee Services	-	-	4,246	0%
Dissemination Agent Services	-	-	3,500	0%
Property Appraiser Fees	-	470	-	0%
Bank Service Fees	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	-	-	300	0%
Website Development	1,200	1,200	2,400	50%
Insurance				
	-	5,800	5,700	102%
Printing & Binding				
	-	-	500	0%
Subscription & Memberships				
	-	175	175	100%
Legal Services				
Legal - General Counsel	810	2,294	15,000	15%
Legal - Validation	-	-	3,000	0%
Legal - Series 2025 Bonds	1,319	6,741	-	100%
Other General Government Services				
Engineering Services	-	-	4,050	0%
Total Expenditures and Other Uses:	\$ 10,508	\$ 56,225	\$ 134,621	42%
Net Increase/ (Decrease) in Fund Balance	(8,896)	66,922	-	
Fund Balance - Beginning	75,817	-	-	
Fund Balance - Ending	\$ 66,922	\$ 66,922	\$ -	

Ibis Landing
Community Development District
Debt Service Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Interest Account	14	2,917	-	0%
Revenue Account	1,943	2,437	-	0%
Reserve Account	1,091	5,823	-	0%
Special Assessments - Prepayments				
Special Assessments - On Roll	8,801	672,376	786,456	85%
Other Fees and Charges				
Discounts for Early Payment	-	-	(51,450)	0%
Intragovernmental Transfer In	-	153	-	0%
Total Revenue and Other Sources:	\$ 11,849	\$ 683,706	\$ 735,006	93%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2025	-	-	150,000	0%
Interest Expense				
Series 2025	-	254,855	547,046	47%
Intragovernmental Transfer Out	1,091	5,823	-	0%
Total Expenditures and Other Uses:	\$ 1,091	\$ 260,678	\$ 697,046	0%
Net Increase/ (Decrease) in Fund Balance	10,757	423,028	37,960	
Fund Balance - Beginning	1,036,225	623,954	623,954	
Fund Balance - Ending	\$ 1,046,982	\$ 1,046,982	\$ 661,914	

Ibis Landing
Community Development District
Capital Projects Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	14,152	119,252	-	0%
Cost of Issuance	-	1	-	0%
Operating Transfers In (From Other Funds)	<u>1,091</u>	<u>5,823</u>	<u>-</u>	<u>0%</u>
Total Revenue and Other Sources:	<u>\$ 15,243</u>	<u>\$ 125,076</u>	<u>\$ -</u>	<u>0%</u>
Expenditures and Other Uses				
Capital Outlay				
Water-Sewer Combination	-	4,778,708	-	0%
Operating Transfers Out (To Other Funds)	<u>-</u>	<u>153</u>	<u>-</u>	<u>0%</u>
Total Expenditures and Other Uses:	<u>\$ -</u>	<u>\$ 4,778,861</u>	<u>\$ -</u>	<u>0%</u>
Net Increase/ (Decrease) in Fund Balance	15,243	(4,653,785)	-	
Fund Balance - Beginning	4,827,380	9,496,408	-	
Fund Balance - Ending	<u><u>\$ 4,842,623</u></u>	<u><u>\$ 4,842,623</u></u>	<u><u>\$ -</u></u>	

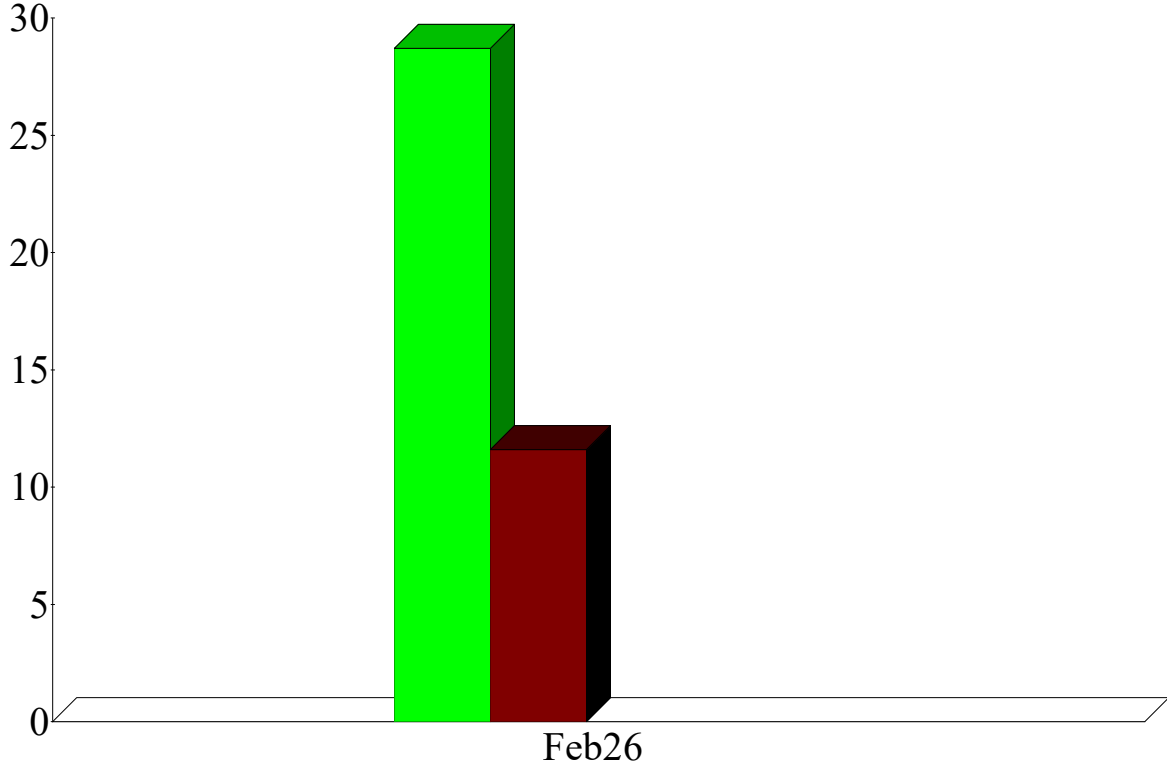
Ibis Landing Community Development District

Income and Expense by Month

February 2026

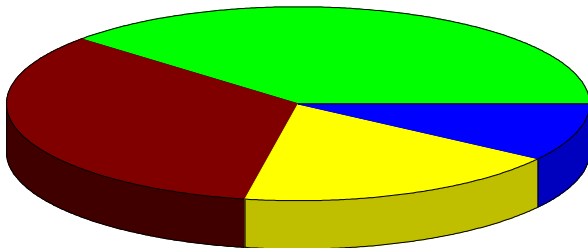


\$ in 1,000's



Expense Summary February 2026

5130000 · Financial and Admi	38.47%
5120000 · Executive	33.77
5140000 · Legal Services	18.35
5810000 · Interfund Transfer Out	9.41
Total	\$11,599.51



By Account

Ibis Landing

Community Development District

Financial Statements
March 31, 2026

JPWard and Associates, LLC

2301 N.E. 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

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Ibis Landing Community Development District

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**Ibis Landing
Community Development District
Balance Sheet
for the Period Ending March 31, 2026**

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund	Capital Project Fund	General Long Term Debt	General Fixed Assets	
		Series 2025	Series 2025			
Assets						
Cash and Investments						
General Fund						
Truist Checking Account	\$ 79,459	\$ -	\$ -	\$ -	\$ -	\$ 79,459
Debt Service Fund						
Interest Account	-	4,714	-	-	-	4,714
Reserve Account	-	367,467	-	-	-	367,467
Revenue Account	-	693,441	-	-	-	693,441
Construction Account	-	-	4,795,790	-	-	4,795,790
Accounts Receivable	-	-	-	-	-	-
Due from Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Unamortized Prem/Discount on Bonds Payable	-	-	60,642	-	-	60,642
Amount Available in Debt Service Funds	-	-	-	1,065,622	-	1,065,622
Amount to be Provided by Debt Service Funds	-	-	-	9,424,378	-	9,424,378
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	4,778,708	4,778,708
Total Assets	\$ 79,459	\$ 1,065,622	\$ 4,856,432	\$ 10,490,000	\$ 4,778,708	\$ 21,270,222

**Ibis Landing
Community Development District
Balance Sheet
for the Period Ending March 31, 2026**

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund	Capital Project Fund	General Long Term Debt	General Fixed Assets	
		Series 2025	Series 2025			
Liabilities						
Accounts Payable	-	-	-	-	-	-
Due to Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Due to Developer	17,953	-	-	-	-	17,953
Bonds Payable						
Current Portion (Due within 12 months)						
Series 2025	-	-	-	150,000	-	150,000
Long Term						
Series 2025	-	-	-	10,340,000	-	10,340,000
Total Liabilities	<u>\$ 17,953</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,490,000</u>	<u>\$ -</u>	<u>\$ 10,507,953</u>
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	4,778,708	4,778,708
Fund Balance						
Restricted						
Beginning: October 1, 2025 (Unaudited)	-	623,954	9,496,408	-	-	10,120,363
Results from Current Operations	-	441,668	(4,639,976)	-	-	(4,198,308)
Unassigned						
Beginning: October 1, 2025 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	61,506	-	-	-	-	61,506
Total Fund Equity and Other Credits	<u>\$ 61,506</u>	<u>\$ 1,065,622</u>	<u>\$ 4,856,432</u>	<u>\$ -</u>	<u>\$ 4,778,708</u>	<u>\$ 10,762,268</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 79,459</u>	<u>\$ 1,065,622</u>	<u>\$ 4,856,432</u>	<u>\$ 10,490,000</u>	<u>\$ 4,778,708</u>	<u>\$ 21,270,222</u>

Ibis Landing
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2026

Description	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Special Assessment Revenue				
Special Assessments - On-Roll	3,083	126,230	145,579	87%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(10,958)	0%
Total Revenue and Other Sources	\$ 3,083	\$ 126,230	\$ 145,579	87%
Expenditures and Other Uses				
Executive				
Professional Management	3,917	23,500	47,000	50%
Financial and Administrative				
Audit Services	-	4,700	4,500	104%
Accounting Services	1,500	9,000	18,000	50%
Assessment Roll Preparation	1,500	9,000	18,000	50%
Arbitrage Rebate Services	-	-	500	0%
Other Contractual Services				
Legal Advertising	-	262	7,500	3%
Trustee Services	-	-	4,246	0%
Dissemination Agent Services	-	-	3,500	0%
Property Appraiser Fees	-	470	-	0%
Bank Service Fees	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	246	246	300	82%
Website Development	-	1,200	2,400	50%
Insurance				
	-	5,800	5,700	102%
Printing & Binding				
	774	774	500	155%
Subscription & Memberships				
	-	175	175	100%
Legal Services				
Legal - General Counsel	425	2,719	15,000	18%
Legal - Validation	-	-	3,000	0%
Legal - Series 2025 Bonds	138	6,879	-	100%
Other General Government Services				
Engineering Services	-	-	4,050	0%
Total Expenditures and Other Uses	\$ 8,499	\$ 64,724	\$ 134,621	48%
Net Increase/ (Decrease) in Fund Balance				
	(5,416)	61,506	-	
Fund Balance - Beginning	66,922	-	-	
Fund Balance - Ending	\$ 61,506	\$ 61,506	\$ -	

Ibis Landing
Community Development District
Debt Service Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2026

Description	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Interest Account	13	2,929	-	0%
Reserve Account	986	6,808	-	0%
Revenue Account	1,795	4,232	-	0%
Special Assessments - Prepayments				
Special Assessments - On Roll	16,832	689,209	786,456	88%
Other Fees and Charges				
Discounts for Early Payment	-	-	(51,450)	0%
Intragovernmental Transfer In	-	153	-	0%
Total Revenue and Other Sources	\$ 19,626	\$ 703,331	\$ 735,006	96%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2025	-	-	150,000	0%
Interest Expense				
Series 2025	-	254,855	547,046	47%
Intragovernmental Transfer Out	986	6,808	-	0%
Total Expenditures and Other Uses	\$ 986	\$ 261,664	\$ 697,046	0%
Net Increase/ (Decrease) in Fund Balance	18,640	441,668	37,960	
Fund Balance - Beginning	1,046,982	623,954	623,954	
Fund Balance - Ending	\$ 1,065,622	\$ 1,065,622	\$ 661,914	

Ibis Landing
Community Development District
Capital Projects Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2026

Description	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	12,823	132,074	-	0%
Cost of Issuance	-	2	-	0%
Operating Transfers In (From Other Funds)	986	6,808	-	0%
Total Revenue and Other Sources	\$ 13,809	\$ 138,885	\$ -	0%
Expenditures and Other Uses				
Capital Outlay				
Water-Sewer Combination	-	4,778,708	-	0%
Operating Transfers Out (To Other Funds)	-	153	-	0%
Total Expenditures and Other Uses	\$ -	\$ 4,778,861	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	13,809	(4,639,976)	-	
Fund Balance - Beginning	4,842,623	9,496,408	-	
Fund Balance - Ending	\$ 4,856,432	\$ 4,856,432	\$ -	

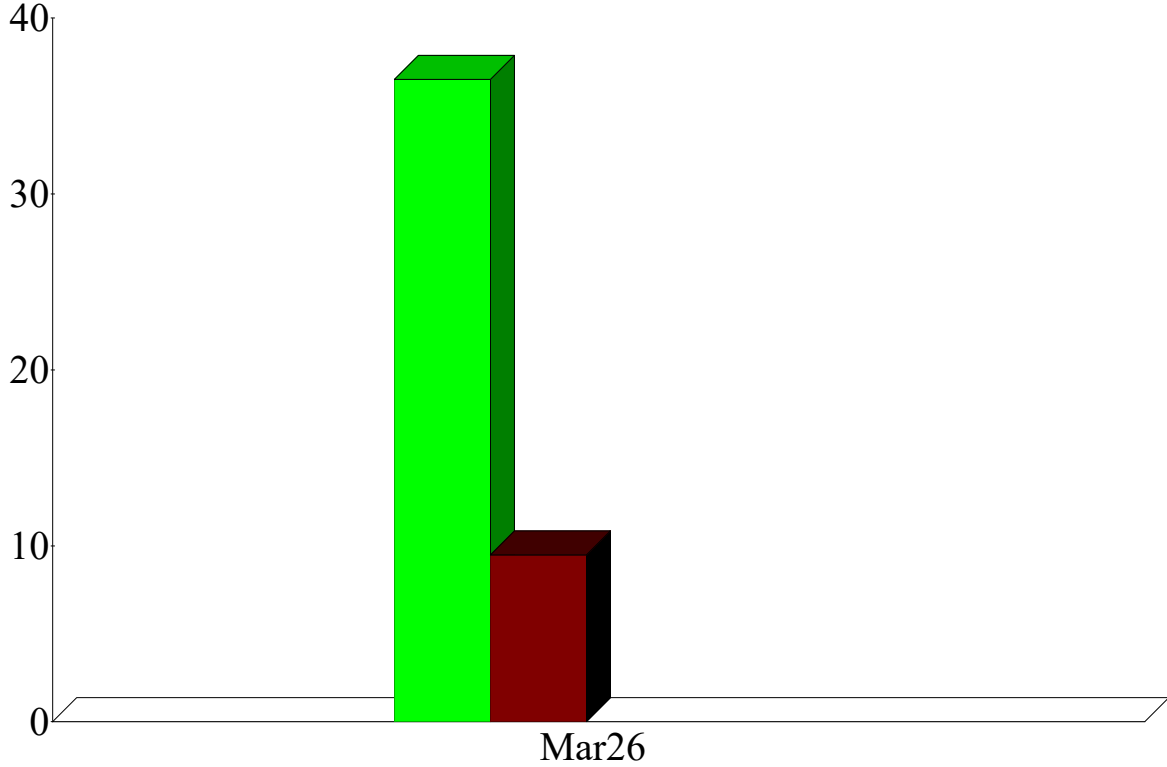
Ibis Landing Community Development District

Income and Expense by Month

March 2026

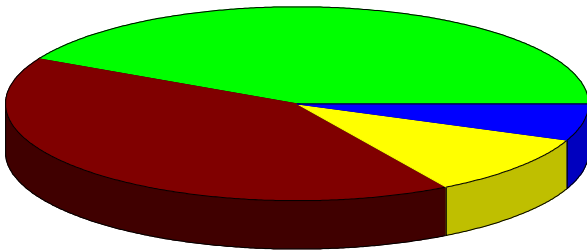


\$ in 1,000's



Expense Summary March 2026

5130000 · Financial and Admi	42.38%
5120000 · Executive	41.30
5810000 · Interfund Transfer Ou	10.39
5140000 · Legal Services	5.93
Total	\$9,484.14



By Account