

# Ibis Landing

Community Development District

*Financial Statements*  
*February 28, 2026*

*JPWard and Associates, LLC*

2301 N.E. 37<sup>th</sup> Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

# TABLE OF CONTENTS

## *Ibis Landing Community Development District*

### *Monthly Financial Statements*

Balance Sheet – All Funds	1-2
Statement of Revenue, Expenditures and Changes in Fund Balance	
General Fund	3
Debt Service Fund	
Series 2025	4
Capital Projects Fund	
Series 2025	5
Income & Expense Graph – All Funds	6

**Ibis Landing  
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		
<b>Assets</b>							
<b>Cash and Investments</b>							
<b>General Fund</b>							
Truist Checking Account	\$ 84,875	\$ -	\$ -	\$ -	\$ -		\$ 84,875
<b>Debt Service Fund</b>							
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
<b>Accounts Receivable</b>	-	-	-	-	-		-
<b>Due from Other Funds</b>							
General Fund	-	-	-	-	-		-
Debt Service Fund(s)	-	-	-	-	-		-
<b>Unamortized Prem/Discount on Bonds Payable</b>	-	-	60,642	-	-		60,642
<b>Amount Available in Debt Service Funds</b>	-	-	-	1,046,982	-		1,046,982
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	9,443,018	-		9,443,018
<b>Investment in General Fixed Assets (net of depreciation)</b>	-	-	-	-	4,778,708		4,778,708
<b>Total Assets</b>	<b>\$ 84,875</b>	<b>\$ 1,046,982</b>	<b>\$ 4,842,623</b>	<b>\$ 10,490,000</b>	<b>\$ 4,778,708</b>		<b>\$ 21,243,189</b>

**Ibis Landing  
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		
<b>Liabilities</b>							
Accounts Payable	-	-	-	-	-	-	-
<b>Due to Other Funds</b>							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
<b>Due to Developer</b>	17,953	-	-	-	-	-	17,953
<b>Bonds Payable</b>							
<b>Current Portion (Due within 12 months)</b>							
Series 2025	-	-	-	150,000	-	-	150,000
<b>Long Term</b>							
Series 2025	-	-	-	10,340,000	-	-	10,340,000
<b>Total Liabilities</b>	<u>\$ 17,953</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,490,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,507,953</u>
<b>Fund Equity and Other Credits</b>							
Investment in General Fixed Assets	-	-	-	-	4,778,708	-	4,778,708
<b>Fund Balance</b>							
<b>Restricted</b>							
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)
<b>Unassigned</b>							
Beginning: October 1, 2025 (Unaudited)	-	-	-	-	-	-	-
Results from Current Operations	66,922	-	-	-	-	-	66,922
<b>Total Fund Equity and Other Credits</b>	<u>\$ 66,922</u>	<u>\$ 1,046,982</u>	<u>\$ 4,842,623</u>	<u>\$ -</u>	<u>\$ 4,778,708</u>	<u>\$ -</u>	<u>\$ 10,735,236</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<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>\$ -</u>	<u>\$ 21,243,189</u>

Prepared by:

**JPWARD and Associates, LLC**

**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
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	0%
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	1,612	123,147	145,579	85%
<b>Other Fees and Charges</b>				
Discounts/Collection Fees	-	-	(10,958)	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,612</b>	<b>\$ 123,147</b>	<b>\$ 145,579</b>	<b>85%</b>
<b>Expenditures and Other Uses</b>				
<b>Executive</b>				
Professional Management	3,917	19,583	47,000	42%
<b>Financial and Administrative</b>				
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%
<b>Other Contractual Services</b>				
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%
<b>Communications &amp; Freight Services</b>				
Postage, Freight & Messenger	-	-	300	0%
Website Development	1,200	1,200	2,400	50%
<b>Insurance</b>				
	-	5,800	5,700	102%
<b>Printing &amp; Binding</b>				
	-	-	500	0%
<b>Subscription &amp; Memberships</b>				
	-	175	175	100%
<b>Legal Services</b>				
Legal - General Counsel	810	2,294	15,000	15%
Legal - Validation	-	-	3,000	0%
Legal - Series 2025 Bonds	1,319	6,741	-	100%
<b>Other General Government Services</b>				
Engineering Services	-	-	4,050	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 10,508</b>	<b>\$ 56,225</b>	<b>\$ 134,621</b>	<b>42%</b>
Net Increase/ (Decrease) in Fund Balance	(8,896)	66,922	-	
Fund Balance - Beginning	75,817	-	-	
<b>Fund Balance - Ending</b>	<b>\$ 66,922</b>	<b>\$ 66,922</b>	<b>\$ -</b>	

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

**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
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Construction Account	14,152	119,252	-	0%
Cost of Issuance	-	1	-	0%
<b>Operating Transfers In (From Other Funds)</b>	<u>1,091</u>	<u>5,823</u>	<u>-</u>	<u>0%</u>
<b>Total Revenue and Other Sources:</b>	<u>\$ 15,243</u>	<u>\$ 125,076</u>	<u>\$ -</u>	<u>0%</u>
<b>Expenditures and Other Uses</b>				
<b>Capital Outlay</b>				
Water-Sewer Combination	-	4,778,708	-	0%
<b>Operating Transfers Out (To Other Funds)</b>	<u>-</u>	<u>153</u>	<u>-</u>	<u>0%</u>
<b>Total Expenditures and Other Uses:</b>	<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	-	
<b>Fund Balance - Ending</b>	<u><u>\$ 4,842,623</u></u>	<u><u>\$ 4,842,623</u></u>	<u><u>\$ -</u></u>	

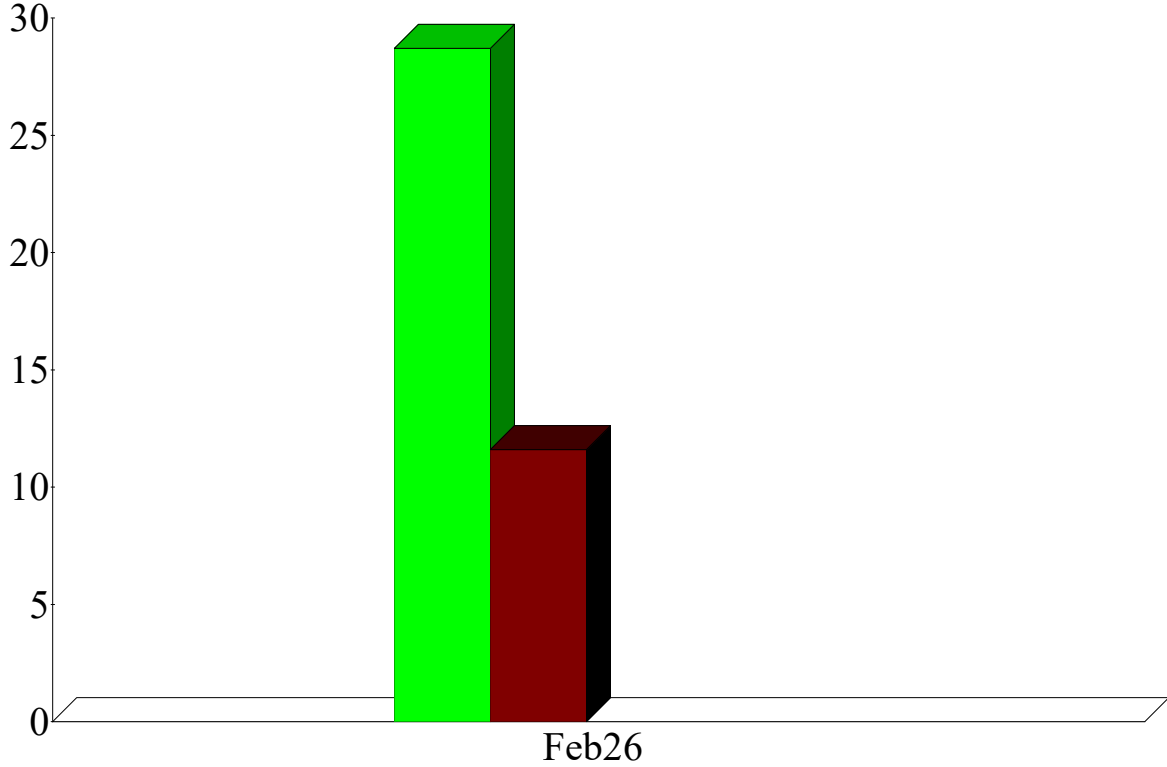
# Ibis Landing Community Development District

## Income and Expense by Month

February 2026

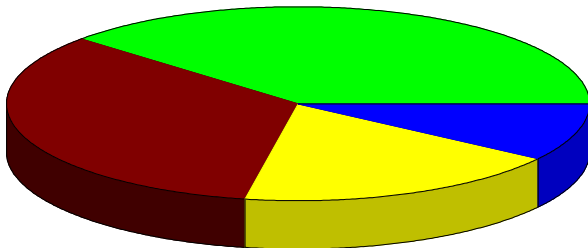


\$ in 1,000's



### 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