

IBIS LANDING COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - SEPTEMBER 2025

FISCAL YEAR 2025

Preliminary Financial Statements - Subject to Change

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

***Ibis Landing
Community Development District***

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***The September 30, 2025 Financial Statements
are Subject to Audit.***

JPWard & Associates, LLC

**2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308**

**Ibis Landing
Community Development District
Balance Sheet
for the Period Ending September 30, 2025**

	Governmental Funds						Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund	Account Groups			
	General Fund	Series 2025	Series 2025	General Long Term Debt	General Fixed Assets		
Assets							
Cash and Investments							
General Fund - Invested Cash	\$ 18,032	\$ -	\$ -	\$ -	\$ -	\$ 18,032	
Debt Service Fund							
Interest Account	-	256,487	-	-	-	256,487	
Sinking Account	-	-	-	-	-	-	
Reserve Account	-	367,467	-	-	-	367,467	
Revenue Account	-	-	-	-	-	-	
Capitalized Interest	-	-	-	-	-	-	
Prepayment Account	-	-	-	-	-	-	
Construction Account	-	-	9,435,616	-	-	9,435,616	
Cost of Issuance Account	-	-	151	-	-	151	
Due from Other Funds							
General Fund	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	
Accounts Receivable	-	-	-	-	-	-	
Prepaid Expenses	-	-	-	-	-	-	
Unamortized Prem/Discount on Bonds Payable	-	-	60,642	-	-	60,642	
Amount Available in Debt Service Funds	-	-	-	623,954	-	623,954	
Amount to be Provided by Debt Service Funds	-	-	-	9,866,046	-	9,866,046	
Total Assets	\$ 18,032	\$ 623,954	\$ 9,496,408	\$ 10,490,000	\$ -	\$ 20,628,395	

**Ibis Landing
Community Development District
Balance Sheet
for the Period Ending September 30, 2025**

	Governmental Funds					Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		Account Groups	
	General Fund	Series 2025	Series 2025	General Long Term Debt	General Fixed Assets	
Liabilities						
Accounts Payable & Payroll Liabilities	-	-	-	-	-	-
Due to Fiscal Agent	-	-	-	-	-	-
Due to Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Due to Developer	-	-	-	-	-	-
Bonds Payable						
Current Portion (Due within 12 months)						
Series 2025	-	-	-	150,000	-	150,000
Long Term						
Series 2025	-	-	-	10,340,000	-	10,340,000
Unamortized Prem/Discount on Bds Pyb	-	-	-	-	-	-
Total Liabilities	\$ -	\$ -	\$ -	\$ 10,490,000	\$ -	\$ 10,490,000
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	-	-
Fund Balance						
Restricted						
Beginning: October 1, 2024 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	-	623,954	9,496,408	-	-	10,120,363
Unassigned						
Beginning: October 1, 2024 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	18,032	-	-	-	-	18,032
Total Fund Equity and Other Credits	\$ 18,032	\$ 623,954	\$ 9,496,408	\$ -	\$ -	\$ 10,138,395
Total Liabilities, Fund Equity and Other Credits	\$ 18,032	\$ 623,954	\$ 9,496,408	\$ 10,490,000	\$ -	\$ 20,628,395

Prepared by:

Unaudited

JPWARD and Associates, LLC

Ibis Landing
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest															
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue															
Special Assessments - On-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Developer Contribution	27,969	-	-	27,969	-	-	27,969	-	-	27,969	-	-	111,875	111,875	100%
Total Revenue and Other Sources:	\$ 27,969	\$ -	\$ -	\$ 27,969	\$ -	\$ -	\$ 27,969	\$ -	\$ -	\$ 27,969	\$ -	\$ -	\$ 111,875	\$ 111,875	100%
Expenditures and Other Uses															
Legislative															
Board of Supervisor's Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Executive															
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	40,000	40,000	100%
Financial and Administrative															
Audit Services	-	-	-	-	-	-	-	-	-	-	-	-	-	4,500	0%
Accounting Services	667	667	667	667	667	667	667	667	667	667	1,333	1,333	9,333	16,000	58%
Assessment Roll Preparation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	-	-	-	500	0%
Other Contractual Services															
Legal Advertising	-	-	-	6,005	1,476	-	-	-	-	2,703	-	537	10,722	3,500	306%
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	6,000	0%
Dissemination Agent Services	-	-	-	-	-	-	-	-	-	-	-	-	-	2,000	0%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Bank Service Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	350	0%
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Communications & Freight Services															
Postage, Freight & Messenger	-	-	-	-	-	-	-	139	-	-	-	25	164	750	22%
Insurance	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000	6,000	83%
Printing & Binding	-	-	-	-	-	-	-	744	-	-	-	-	744	500	149%
Website Development	-	-	-	300	-	-	-	-	-	-	-	900	1,200	1,600	75%
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	-	-	175	175	100%

Ibis Landing
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Legal Services															
Legal - General Counsel	-	-	-	1,463	-	593	-	-	-	1,639	912	1,778	6,385	15,000	43%
Legal - Validation	-	-	-	3,251	-	1,892	-	8,686	4,372	367	-	-	18,567	-	0%
Legal - Series 2025 Bonds	-	-	-	-	-	-	-	-	-	-	-	1,553	1,553	-	100%
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other General Government Services															
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	-	-	15,000	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges															
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sub-Total:	9,000	4,175	4,000	15,019	5,476	6,485	4,000	13,568	8,372	8,709	5,579	9,460	93,843	111,875	84%
Total Expenditures and Other Uses:	\$ 9,000	\$ 4,175	\$ 4,000	\$ 15,019	\$ 5,476	\$ 6,485	\$ 4,000	\$ 13,568	\$ 8,372	\$ 8,709	\$ 5,579	\$ 9,460	\$ 93,843	\$ 111,875	84%
Net Increase/ (Decrease) in Fund Balance	18,969	(4,175)	(4,000)	12,949	(5,476)	(6,485)	23,969	(13,568)	(8,372)	19,260	(5,579)	(9,460)	18,032	-	
Fund Balance - Beginning	-	18,969	14,794	10,794	23,743	18,267	11,782	35,751	22,183	13,811	33,071	27,492	-	-	
Fund Balance - Ending	\$ 18,969	\$ 14,794	\$ 10,794	\$ 23,743	\$ 18,267	\$ 11,782	\$ 35,751	\$ 22,183	\$ 13,811	\$ 33,071	\$ 27,492	\$ 18,032	\$ 18,032	\$ -	

Ibis Landing
Community Development District
Debt Service Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income	-	-	-	-	-	-
Interest Account	-	712	921	1,632	-	0%
Sinking Fund Account	-	-	-	-	-	0%
Reserve Account	-	1,026	1,324	2,350	-	0%
Prepayment Account	-	-	-	-	-	0%
Revenue Account	-	-	-	-	-	0%
Capitalized Interest Account	-	-	-	-	-	0%
Special Assessments - Prepayments						
Special Assessments - On Roll	-	-	-	-	-	0%
Special Assessments - Off Roll	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	0%
Debt Proceeds	622,322	-	-	622,322	-	0%
Intragovernmental Transfer In	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 622,322	\$ 1,737	\$ 2,245	\$ 626,304	\$ -	0%
Expenditures and Other Uses						
Debt Service						
Principal Debt Service - Mandatory						
Series 2025	-	-	-	-	-	0%
Principal Debt Service - Early Redemptions						
Series 2025	-	-	-	-	-	0%
Interest Expense						
Series 2025	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	1,026	1,324	2,350	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 1,026	\$ 1,324	\$ 2,350	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	622,322	712	921	623,954	-	
Fund Balance - Beginning	-	622,322	623,034	-	-	
Fund Balance - Ending	\$ 622,322	\$ 623,034	\$ 623,954	\$ 623,954	\$ -	

Prepared by:

JPWARD and Associates, LLC

Ibis Landing
Community Development District
Capital Projects Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income						
Construction Account	-	26,170	33,861	60,030	-	0%
Cost of Issuance	-	-	1	1	-	0%
Debt Proceeds	9,867,678	-	-	9,867,678	-	0%
Developer Contributions	-	-	-	-	-	0%
Operating Transfers In (From Other Funds)	-	1,026	1,324	2,350	-	0%
Total Revenue and Other Sources:	<u>\$ 9,867,678</u>	<u>\$ 27,195</u>	<u>\$ 35,185</u>	<u>\$ 9,930,058</u>	<u>\$ -</u>	<u>0%</u>
Expenditures and Other Uses						
Executive						
Professional Management	-	-	-	-	-	0%
Other Contractual Services						
Trustee Services	-	-	-	-	-	0%
Dissemination Services						
Legal Services	-	-	-	-	-	0%
Printing & Binding	-	-	-	-	-	0%
Other General Government Services						
Engineering Services	-	-	-	-	-	0%
Capital Outlay						
Electrical	-	-	-	-	-	0%
Water-Sewer Combination	-	-	-	-	-	0%
Stormwater Management	-	-	-	-	-	0%
Landscaping	-	-	-	-	-	0%
Roadway Improvement	-	-	-	-	-	0%
Cost of Issuance						
Dissemination Services	3,500	-	-	3,500	-	0%
District Management and A.M.	50,000	-	-	50,000	-	0%
Legal Services	161,850	-	-	161,850	-	0%
Printing & Binding	1,750	-	-	1,750	-	0%
Trustee Services	6,750	-	-	6,750	-	0%
Underwriter's Discount	209,800	-	-	209,800	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	0%
Total Expenditures and Other Uses:	<u>\$ 433,650</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 433,650</u>	<u>\$ -</u>	<u>0%</u>
 Net Increase/ (Decrease) in Fund Balance	9,434,028	27,195	35,185	9,496,408	-	
Fund Balance - Beginning	-	9,434,028	9,461,223	-	-	
Fund Balance - Ending	<u>\$ 9,434,028</u>	<u>\$ 9,461,223</u>	<u>\$ 9,496,408</u>	<u>\$ 9,496,408</u>	<u>\$ -</u>	

Prepared by:
JPWARD and Associates, LLC