

Ibis Landing

Community Development District

Financial Statements
November 30, 2025

JPWard and Associates, LLC

2301 N.E. 37th 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 November 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 | \$ 2,006 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,006 |
| Debt Service Fund | | | | | | | |
| Interest Account | - | 258,223 | - | - | - | - | 258,223 |
| Reserve Account | - | 367,467 | - | - | - | - | 367,467 |
| Revenue Account | - | 23,647 | - | - | - | - | 23,647 |
| Construction Account | - | - | 4,723,262 | - | - | - | 4,723,262 |
| Cost of Issuance Account | - | - | 152 | - | - | - | 152 |
| 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 | - | - | - | 649,338 | - | - | 649,338 |
| Amount to be Provided by Debt Service Funds | - | - | - | 9,840,662 | - | - | 9,840,662 |
| Total Assets | \$ 2,006 | \$ 649,338 | \$ 4,784,055 | \$ 10,490,000 | \$ - | \$ - | \$ 15,925,399 |

**Ibis Landing
Community Development District
Balance Sheet
for the Period Ending November 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 | - | - | - | - | - | - | |
| 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 | - | - | - | - | - | - | |
| Fund Balance | | | | | | | |
| Restricted | | | | | | | |
| Beginning: October 1, 2025 (Unaudited) | - | 623,954 | 9,496,408 | - | - | 10,120,363 | |
| Results from Current Operations | - | 25,383 | (4,712,353) | - | - | (4,686,970) | |
| Unassigned | | | | | | | |
| Beginning: October 1, 2025 (Unaudited) | - | - | - | - | - | - | |
| Results from Current Operations | (15,947) | - | - | - | - | (15,947) | |
| Total Fund Equity and Other Credits | <u>\$ (15,947)</u> | <u>\$ 649,338</u> | <u>\$ 4,784,055</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ 5,417,446</u> | |
| Total Liabilities, Fund Equity and Other Credits | <u>\$ 2,006</u> | <u>\$ 649,338</u> | <u>\$ 4,784,055</u> | <u>\$ 10,490,000</u> | <u>\$ -</u> | <u>\$ 15,925,399</u> | |

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

| Description | November | Year to Date | Total Annual Budget | % of Budget |
|--|--------------------|--------------------|---------------------|-------------|
| Revenue and Other Sources | | | | |
| Carryforward | \$ - | \$ - | \$ - | 0% |
| Special Assessment Revenue | | | | |
| Special Assessments - On-Roll | 4,331 | 4,331 | 145,579 | 3% |
| Other Fees and Charges | | | | |
| Discounts/Collection Fees | - | - | (10,958) | 0% |
| Total Revenue and Other Sources: | \$ 4,331 | \$ 4,331 | \$ 145,579 | 3% |
| Expenditures and Other Uses | | | | |
| Executive | | | | |
| Professional Management | 3,917 | 7,833 | 47,000 | 17% |
| Financial and Administrative | | | | |
| Audit Services | - | - | 4,500 | 0% |
| Accounting Services | 1,500 | 3,000 | 18,000 | 17% |
| Assessment Roll Preparation | 1,500 | 3,000 | 18,000 | 17% |
| 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 | 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 | 175 | 100% |
| Legal Services | | | | |
| Legal - General Counsel | - | - | 15,000 | 0% |
| Legal - Validation | - | - | 3,000 | 0% |
| Other General Government Services | | | | |
| Engineering Services | - | - | 4,050 | 0% |
| Total Expenditures and Other Uses: | \$ 7,562 | \$ 20,278 | \$ 134,621 | 15% |
| | | | | |
| Net Increase/ (Decrease) in Fund Balance | (3,231) | (15,947) | - | |
| Fund Balance - Beginning | (12,717) | - | - | |
| Fund Balance - Ending | \$ (15,947) | \$ (15,947) | \$ - | |

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

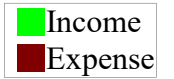
| Description | October | November | Year to Date | Total Annual Budget | % of Budget |
|---|-------------------|-------------------|-------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | 0% |
| Interest Income | | | | | |
| Interest Account | 866 | 870 | 1,736 | - | 0% |
| Reserve Account | 1,241 | 1,242 | 2,484 | - | 0% |
| Special Assessments - Prepayments | | | | | |
| Special Assessments - On Roll | - | 23,647 | 23,647 | 786,456 | 3% |
| Special Assessments - Prepayments | - | - | - | - | 0% |
| Other Fees and Charges | | | | | |
| Discounts for Early Payment | - | - | - | (51,450) | 0% |
| Intragovernmental Transfer In | - | - | - | - | 0% |
| Total Revenue and Other Sources: | \$ 2,107 | \$ 25,759 | \$ 27,867 | \$ 735,006 | 4% |
| Expenditures and Other Uses | | | | | |
| Debt Service | | | | | |
| Principal Debt Service - Mandatory | | | | | |
| Series 2025 | - | - | - | 150,000 | 0% |
| Principal Debt Service - Early Redemptions | | | | | |
| Series 2025 | - | - | - | 547,046 | 0% |
| Interest Expense | | | | | |
| Series 2025 | - | - | - | - | 0% |
| Intragovernmental Transfer Out | 1,241 | 1,242 | 2,484 | - | 0% |
| Total Expenditures and Other Uses: | \$ - | \$ 1,242 | \$ 2,484 | \$ 697,046 | 0% |
| Net Increase/ (Decrease) in Fund Balance | 2,107 | 24,517 | 25,383 | 37,960 | |
| Fund Balance - Beginning | 623,954 | 626,062 | 623,954 | 623,954 | |
| Fund Balance - Ending | \$ 626,062 | \$ 650,579 | \$ 649,338 | \$ 661,914 | |

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

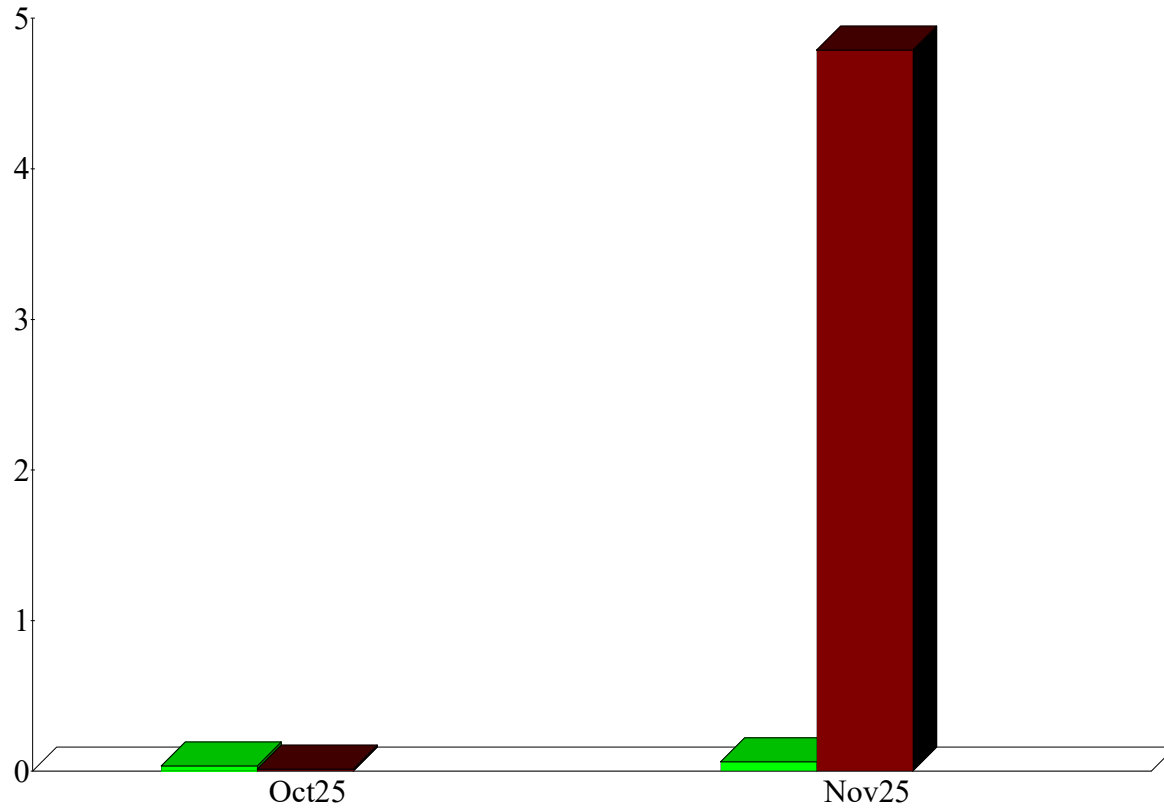
| Description | November | Year to Date | Total Annual Budget | % of Budget |
|--|----------------------------|----------------------------|---------------------|-------------|
| Revenue and Other Sources | | | | |
| Carryforward | \$ - | \$ - | \$ - | 0% |
| Interest Income | | | | |
| Construction Account | 32,006 | 63,871 | - | 0% |
| Cost of Issuance | 1 | 1 | - | 0% |
| Operating Transfers In (From Other Funds) | <u>1,242</u> | <u>2,484</u> | - | 0% |
| Total Revenue and Other Sources: | <u>\$ 33,248</u> | <u>\$ 66,355</u> | <u>\$ -</u> | <u>0%</u> |
| Expenditures and Other Uses | | | | |
| Capital Outlay | | | | |
| Water-Sewer Combination | 4,778,708 | 4,778,708 | - | 0% |
| Operating Transfers Out (To Other Funds) | - | - | - | 0% |
| Total Expenditures and Other Uses: | <u>\$ 4,778,708</u> | <u>\$ 4,778,708</u> | <u>\$ -</u> | <u>0%</u> |
| Net Increase/ (Decrease) in Fund Balance | (4,745,460) | (4,712,353) | - | |
| Fund Balance - Beginning | 9,529,515 | 9,496,408 | - | |
| Fund Balance - Ending | <u><u>\$ 4,784,055</u></u> | <u><u>\$ 4,784,055</u></u> | <u><u>\$ -</u></u> | |

Ibis Landing Community Development District

Income and Expense by Month
October through November 2025

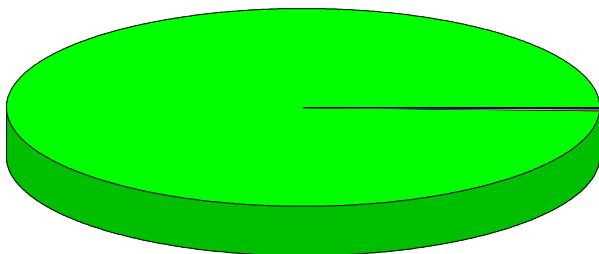


\$ in 1,000,000's



Expense Summary
October through November 2025

| | |
|--|-----------------------|
| 5360000 · Water-Sewer Combination | 99.53% |
| 5130000 · Financial and Administrative | 0.26 |
| 5120000 · Executive | 0.16 |
| 5810000 · Interfund Transfer Out | 0.05 |
| Total | \$4,801,469.86 |



By Account