

Ibis Landing

Community Development District

*Financial Statements
December 31, 2025*

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 December 31, 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	\$ 102,472	\$ -	\$ -	\$ -	\$ -		\$ 102,472
Debt Service Fund							
Interest Account	-	4,163	-	-	-		4,163
Reserve Account	-	367,467	-	-	-		367,467
Revenue Account	-	647,674	-	-	-		647,674
Construction Account	-	-	4,751,190	-	-		4,751,190
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	-	-	-	1,019,304	-		1,019,304
Amount to be Provided by Debt Service Funds	-	-	-	9,470,696	-		9,470,696
Total Assets	\$ 102,472	\$ 1,019,304	\$ 4,811,984	\$ 10,490,000	\$ -		\$ 16,423,760

**Ibis Landing
Community Development District
Balance Sheet
for the Period Ending December 31, 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	-	395,350	(4,684,424)	-	-	(4,289,075)	
Unassigned							
Beginning: October 1, 2025 (Unaudited)	-	-	-	-	-	-	
Results from Current Operations	84,519	-	-	-	-	84,519	
Total Fund Equity and Other Credits	<u>\$ 84,519</u>	<u>\$ 1,019,304</u>	<u>\$ 4,811,984</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,915,807</u>	
Total Liabilities, Fund Equity and Other Credits	<u>\$ 102,472</u>	<u>\$ 1,019,304</u>	<u>\$ 4,811,984</u>	<u>\$ 10,490,000</u>	<u>\$ -</u>	<u>\$ 16,423,760</u>	

Ibis Landing
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2025

Description	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Special Assessment Revenue				
Special Assessments - On-Roll	114,289	118,620	145,579	81%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(10,958)	0%
Total Revenue and Other Sources:	\$ 114,289	\$ 118,620	\$ 145,579	81%
Expenditures and Other Uses				
Executive				
Professional Management	3,917	11,750	47,000	25%
Financial and Administrative				
Audit Services	-	-	4,500	0%
Accounting Services	1,500	4,500	18,000	25%
Assessment Roll Preparation	1,500	4,500	18,000	25%
Arbitrage Rebate Services	-	-	500	0%
Other Contractual Services				
Legal Advertising	-	-	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	1,484	15,000	10%
Legal - Validation	-	-	3,000	0%
Legal - Series 2025 Bonds	5,422	5,422	-	100%
Other General Government Services				
Engineering Services	-	-	4,050	0%
Total Expenditures and Other Uses:	\$ 13,823	\$ 34,101	\$ 134,621	25%
Net Increase/ (Decrease) in Fund Balance	100,466	84,519	-	
Fund Balance - Beginning	(15,947)	-	-	
Fund Balance - Ending	\$ 84,519	\$ 84,519	\$ -	

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 December 31, 2025

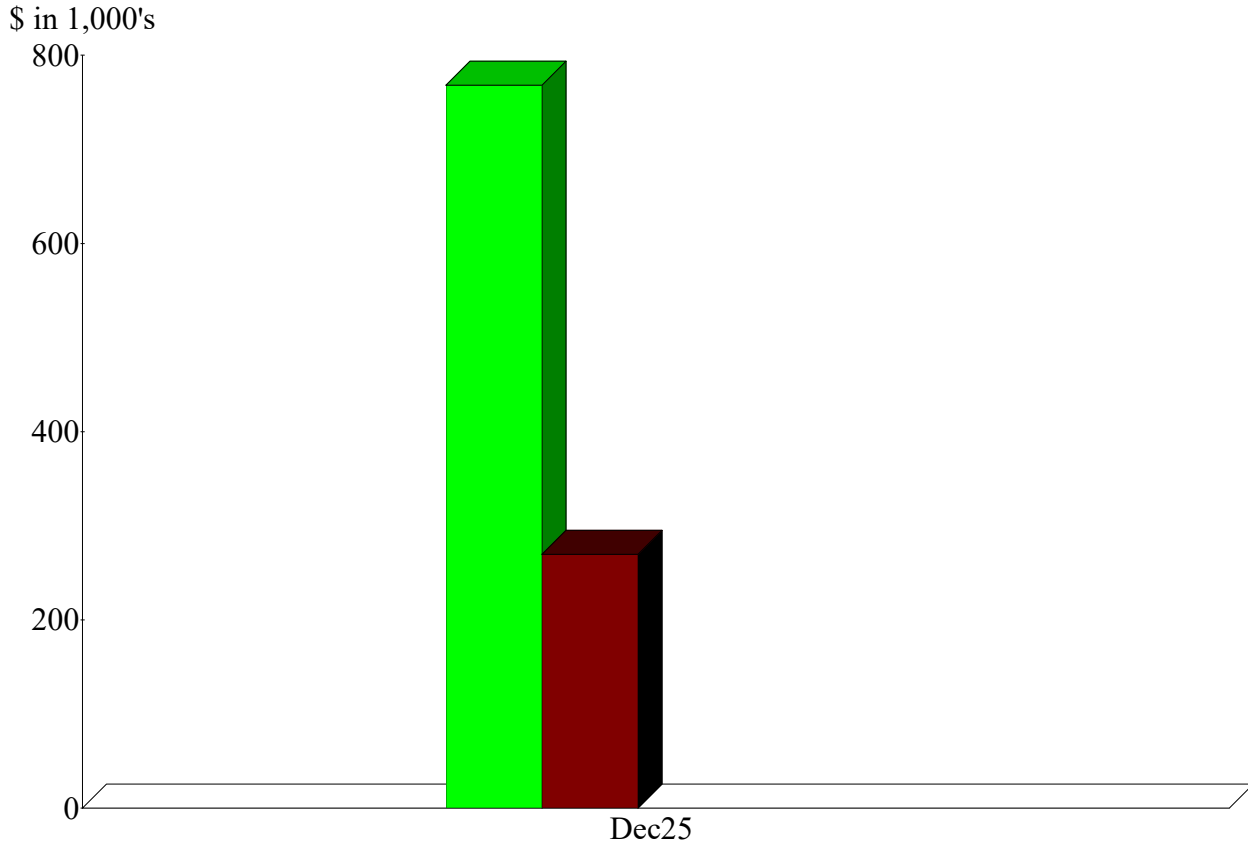
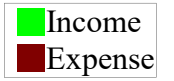
Description	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Interest Account	795	2,531	-	0%
Revenue Account	15	15	-	0%
Reserve Account	1,132	3,615	-	0%
Special Assessments - Prepayments				
Special Assessments - On Roll	624,012	647,659	786,456	82%
Other Fees and Charges				
Discounts for Early Payment	-	-	(51,450)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources:	\$ 625,953	\$ 653,820	\$ 735,006	89%
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	254,855	254,855	-	0%
Intragovernmental Transfer Out	1,132	3,615	-	0%
Total Expenditures and Other Uses:	\$ 255,987	\$ 258,470	\$ 697,046	0%
Net Increase/ (Decrease) in Fund Balance	369,967	395,350	37,960	
Fund Balance - Beginning	650,579	623,954	623,954	
Fund Balance - Ending	\$ 1,020,545	\$ 1,019,304	\$ 661,914	

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

Description	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	26,797	90,667	-	0%
Cost of Issuance	-	1	-	0%
Operating Transfers In (From Other Funds)	1,132	3,615	-	0%
Total Revenue and Other Sources:	<u>\$ 27,928</u>	<u>\$ 94,284</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)	-	-	-	0%
Total Expenditures and Other Uses:	<u>\$ -</u>	<u>\$ 4,778,708</u>	<u>\$ -</u>	<u>0%</u>
Net Increase/ (Decrease) in Fund Balance	27,928	(4,684,424)	-	
Fund Balance - Beginning	4,784,055	9,496,408	-	
Fund Balance - Ending	<u><u>\$ 4,811,984</u></u>	<u><u>\$ 4,811,984</u></u>	<u><u>\$ -</u></u>	

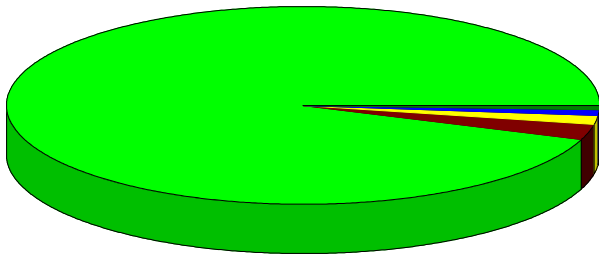
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Income and Expense by Month
December 2025



Expense Summary December 2025

5170000 · Debt Service	94.46%
5140000 · Legal Services	2.56
5120000 · Executive	1.45
5130000 · Financial and Administrative	1.11
5810000 · Interfund Transfer Out	0.42
Total	\$269,809.34



By Account