

IBIS LANDING COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JULY 2025

FISCAL YEAR 2025

PREPARED BY:

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

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*Ibis Landing
Community Development District*

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Ibis Landing
Community Development District
Balance Sheet
for the Period Ending June 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	\$ 33,071	\$ -	\$ -	\$ -	\$ -	\$ 33,071	
Debt Service Fund							
Interest Account	-	254,855	-	-	-	254,855	
Sinking Account	-	-	-	-	-	-	
Reserve Account	-	367,467	-	-	-	367,467	
Revenue Account	-	-	-	-	-	-	
Capitalized Interest	-	-	-	-	-	-	
Prepayment Account	-	-	-	-	-	-	
Construction Account	-	-	9,373,236	-	-	9,373,236	
Cost of Issuance Account	-	-	150	-	-	150	
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	-	-	-	622,322	-	622,322	
Amount to be Provided by Debt Service Funds	-	-	-	9,867,678	-	9,867,678	
Total Assets	\$ 33,071	\$ 622,322	\$ 9,434,028	\$ 10,490,000	\$ -	\$ 20,579,421	

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

		Governmental Funds			Account Groups		Totals (Memorandum Only)
		Debt Service Funds		Capital Project Fund	General Long Term Debt	General Fixed Assets	
		General Fund	Series 2025	Series 2025			
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		-	622,322	9,434,028	-	-	10,056,350
Unassigned							
Beginning: October 1, 2024 (Unaudited)		-	-	-	-	-	-
Results from Current Operations		33,071	-	-	-	-	33,071
Total Fund Equity and Other Credits		\$ 33,071	\$ 622,322	\$ 9,434,028	\$ -	\$ -	\$ 10,089,421
Total Liabilities, Fund Equity and Other Credits		\$ 33,071	\$ 622,322	\$ 9,434,028	\$ 10,490,000	\$ -	\$ 20,579,421

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

Description	October	November	December	January	February	March	April	May	June	July	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	33,333	40,000	83%
Financial and Administrative													
Audit Services	-	-	-	-	-	-	-	-	-	-	-	4,500	0%
Accounting Services	667	667	667	667	667	667	667	667	667	667	6,667	16,000	42%
Assessment Roll Preparation	-	-	-	-	-	-	-	-	-	-	-	-	0%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	-	500	0%
Other Contractual Services													
Legal Advertising	-	-	-	6,005	1,476	-	-	-	-	2,703	10,185	3,500	291%
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	-	-	139	750	19%
Insurance	5,000	-	-	-	-	-	-	-	-	-	5,000	6,000	83%
Printing & Binding	-	-	-	-	-	-	-	744	-	-	744	500	149%
Website Development	-	-	-	300	-	-	-	-	-	-	300	1,600	19%
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	175	175	100%

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Legal Services													
Legal - General Counsel	-	-	-	1,463	-	593	-	-	-	1,639	3,695	15,000	25%
Legal - Validation	-	-	-	3,251	-	1,892	-	8,686	4,372	367	18,567	-	0%
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	78,804	111,875	70%
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	\$ 78,804	\$ 111,875	70%
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	33,071	-	
Fund Balance - Beginning	-	18,969	14,794	10,794	23,743	18,267	11,782	35,751	22,183	13,811	-	-	
Fund Balance - Ending	\$ 18,969	\$ 14,794	\$ 10,794	\$ 23,743	\$ 18,267	\$ 11,782	\$ 35,751	\$ 22,183	\$ 13,811	\$ 33,071	\$ 33,071	\$ -	

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

Description	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income	-	-	-	-
Interest Account	-	-	-	0%
Sinking Fund Account	-	-	-	0%
Reserve Account	-	-	-	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	\$ 622,322	\$ -	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)	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	622,322	622,322	-	-
Fund Balance - Beginning	-	-	-	-
Fund Balance - Ending	\$ 622,322	\$ 622,322	\$ -	-

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 July 31, 2025

Description	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	-	-	-	0%
Cost of Issuance	-	-	-	0%
Debt Proceeds	9,867,678	9,867,678	-	0%
Developer Contributions	-	-	-	0%
Operating Transfers In (From Other Funds)	-	-	-	0%
Total Revenue and Other Sources:	<u>\$ 9,867,678</u>	<u>\$ 9,867,678</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>\$ 433,650</u>	<u>\$ -</u>	<u>0%</u>
Net Increase/ (Decrease) in Fund Balance	9,434,028	9,434,028	-	
Fund Balance - Beginning	-	-	-	
Fund Balance - Ending	<u><u>\$ 9,434,028</u></u>	<u><u>\$ 9,434,028</u></u>	<u><u>\$ -</u></u>	

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