Marion Ranch

Community Development District

Meeting Agenda
October 21, 2025

JPWard and Associates, LLC
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
Phone: (954) 658-4900

MARION RANCH
Community Development District

LOCATION: Armstrong Homes
1415 SW 17th Street
Ocala, Florida 34471

DATE: October 21, 2025

TIME: 4:00pm

MEETING AGENDA

Board of Supervisors
Chris Armstrong, Chairman
Andrea Agha, Vice Chairman
Ron Wiese, Assistant Secretary
David Garcia, Assistant Secretary
Alec Morris, Assistant Secretary

James P. Ward, District Manager
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
JimWard@JPWardAssociates.com
Phone: (954) 658-4900

The Public is provided with two opportunities to speak during the meeting. The first time is on each agenda item, and the second time is at the end of the agenda, on any other matter not on the agenda. These are limited to three (3) minutes unless further time is granted by the Presiding Officer. All remarks shall be addressed to the Board as a body and not to any member of the Board or staff. Please state your name and the name of the entity represented (if applicable) and the item on the agenda to be addressed.

Pursuant to Florida Statutes 286.0105, if a person decided to appeal any decision made by the body with respect to any matter considered at such meeting, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based.

Meeting Link: https://districts.webex.com/districts/j.php?MTID=ma978f6c7e62548e67c6312b1166da75b
- ✓ Phone: (408) 444-9388 Code: 2348 871 9422 Event Password Jpward

OCTOBER, 2025

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AGENDA

1. Call to Order & Roll Call

2. Minutes:
   I. June 17, 2025 – Public Hearing and Regular Meeting.

Pages 5-9

3. Consideration of an agreement between the Marion Ranch Community Development District and Marion Ranch Community Association, Inc., the Property Owners Association for the operation, maintenance and repair of certain common areas either contiguous or in close proximity to the areas where the District Improvements are or will be located and the members of the Association are the direct beneficiaries of the District Improvements.

Pages 10-19

4. Staff Reports.
   I. District Attorney
   II. District Engineer
   III. District Manager
      a) Reminder: Ethics Training – Due by December 31, 2025. ***Pages 20-21***
      a) Financial Report for the period ending July 31, 2025 (unaudited).
      b) Financial Report for the period ending August 31, 2025 (unaudited).
      c) Financial Report for the period ending September 30, 2025 (unaudited).

Pages 22-45

5. Supervisors Requests.

6. Public Comments

7. Adjournment

Meeting Schedule – FY 2026

<u>Tuesday, October 21, 2025</u>	**Tuesday, November 18, 2025**
Tuesday, December 16, 2025	**Tuesday, January 20, 2026**
Tuesday, February 17, 2026	**Tuesday, March 17, 2026**
Tuesday, April 21, 2026	**Tuesday, May 19, 2026**
Tuesday, June 16, 2026	**Tuesday, July 21, 2026**
Tuesday, August 18, 2026	**Tuesday, September 15, 2026**

AGENDA

This portion of the agenda is provided for a more comprehensive explanation of the items for consideration by the Board of Supervisors during the meeting.

Item 2: Minutes – June 17, 2025 – Public Hearing and Regular Meeting.

Item 3: Consideration of an agreement between the Marion Ranch Community Development District and Marion Ranch Community Association, Inc., the Property Owners Association for the operation, maintenance and repair of certain common areas either contiguous or in close proximity to the areas where the District Improvements are or will be located and the members of the Association are the direct beneficiaries of the District Improvements.

Item 4: Staff Reports: - Staff Reports are an opportunity to communicate to the Board of Supervisors on matters that did not require Board action or that did not appear on the Agenda and the Professional Staff deemed this to be of a matter that was to be brought to the attention for action or informational purposes of the Board of Supervisors before the ensuing Board of Supervisors Meeting.

MINUTES OF MEETING
MARION RANCH
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Marion Ranch Community Development District was held on Tuesday, June 17, 2025, at the offices of Armstrong Homes, 1415 SW 17th Street, Ocala, Florida 34471. It began at 4:00 p.m. and was presided over by Chris Armstrong, Chairperson, with James P. Ward as Secretary.

Present and constituting a quorum:

Chris Armstrong	Chairperson
Andrea Agha	Vice Chairperson
Ron Wiese	Assistant Secretary
Alec Morris	Assistant Secretary
David Garcia	Assistant Secretary

Also present were:

James P. Ward	District Manager
Meagan Magaldi	District Attorney

Audience:

All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes. Portions of these minutes may be transcribed in verbatim and are in *italics*.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. James P. Ward called the meeting to order at approximately 4:10 p.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS **Notice of Advertisement**

Notice of Advertisement of Public Hearings

THIRD ORDER OF BUSINESS **Consideration of Minutes**

April 15, 2025 – Regular Meeting Minutes

Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes; hearing none, he called for a motion.

> **On MOTION made by Chris Armstrong, seconded by David Garcia, and with all in favor, the April 15, 2025 Regular Meeting Minutes were approved.**

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2025-4**

Consideration of Resolution 2025-4, a Resolution of the Board of Supervisors of Marion Ranch Community Development District ratifying actions of the District Manager in amending the time of the Public Hearing on the Fiscal Year 2026 Proposed Budget; providing for severability and invalid provisions; providing for conflict and providing for an effective date

Mr. Ward stated he inadvertently said the wrong time at the last Board meeting, so this resolution ratified his actions to correct that time to 4:00 p.m. in the afternoon. He asked if there were any questions; hearing none, he called for a motion.

> **On MOTION made by Ron Wiese, seconded by Chris Armstrong, and with all in favor, Resolution 2025-4 was adopted, and the Chair was authorized to sign.**

FIFTH ORDER OF BUSINESS **PUBLIC HEARINGS**

Mr. Ward explained the Public Hearing process noting there were two public hearings, the first related to the Budget itself.

a) FISCAL YEAR 2026 BUDGET

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

> **On MOTION made by Ron Wiese, seconded by Chris Armstrong, and with all in favor, the Public Hearing was opened.**

Mr. Ward noted there were no members of the public present in person. He asked if there were any members of the public present via audio or video with any questions; there were none. He called for a motion to close the public hearing.

> **On MOTION made by Ron Wiese, seconded by Chris Armstrong, and with all in favor, the Public Hearing was closed.**

II. Board Comment

Mr. Ward asked if there were any questions or comments from the Board; there were none.

III. Consideration of Resolution 2025-5, a Resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2026

Mr. Ward called for a motion.

> **On MOTION made by Ron Wiese, seconded by Chris Armstrong, and with all in favor, Resolution 2025-5 was adopted, and the Chair was authorized to sign.**

b) FISCAL YEAR 2026 IMPOSING SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL, PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE

Mr. Ward indicated this public hearing set into place the assessment rates and certified an assessment roll.

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

> **On MOTION made by Ron Wiese, seconded by Chris Armstrong, and with all in favor, the Public Hearing was opened.**

Mr. Ward noted there were no members of the public present in person. He asked if there were any members of the public present via audio or video with any questions; there were none. He called for a motion to close the public hearing.

> **On MOTION made by Ron Wiese, seconded by Chris Armstrong, and with all in favor, the Public Hearing was closed.**

II. **Board Comment**

Mr. Ward noted Resolution 2025-6 set the assessment rate and certified the assessment roll. He asked if there were any questions from the Board; there were none.

III. **Consideration of Resolution 2025-6, a Resolution of the Board of Supervisors imposing special assessments, certifying an assessment roll, providing a severability clause; providing for conflict and providing an effective date**

Mr. Ward called for a motion.

On MOTION made by Ron Wiese, seconded by Chris Armstrong, and with all in favor, Resolution 2025-6 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS Consideration of Resolution 2025-7

Consideration of Resolution 2025-7, a Resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2026

Mr. Ward noted the meeting dates would be the third Tuesday of each month at 4:00 p.m. at the offices of Armstrong Homes, 1415 SW 17th Street, Ocala, Florida 34471. He noted the Resolution allowed the CDD to advertise all meetings once in September, it did not bind the Board to the use of these dates, it simply set the dates, time, and location; the dates, time or location could be changed and readvertised at the discretion of the Board. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Chris Armstrong, seconded by Alec Morris, and with all in favor, Resolution 2025-7 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Manager

a) Supervisor of Elections Qualified Elector Report: 85 as of April 15, 2025
b) Special District Reporting: Goals and Objectives for Fiscal Year 2026
c) Board Meeting Dates for Balance of Fiscal Year 2025
1. June/July – Look for Commission on Ethics email (Form 1 Financial Disclosure)
d) Financial Statement for period ending April 30, 2025 (unaudited)
e) Financial Statement for period ending May 31, 2025 (unaudited)

Mr. Ward: You have 85 qualified electors in your District. This becomes significant when you reach two thresholds, one is 250 qualified electors, and the other is six years from the date of establishment. It will be 2030 before you hit that transition time period, so even if you hit the 250 qualified electors' threshold, you will not begin the transition until after 2030. Only other item I have for you is the performance measures and standards.

They are the same as what you saw in the prior year. I will answer any questions you have, but otherwise it's recommended for your consideration.

On MOTION made by Chris Armstrong, seconded by Alec Morris, and with all in favor, the performance measures and standards were approved for Fiscal year 2026.

Mr. Ward: Your Form 1 financial disclosure is due by July 1 of this year. Please make sure you get that done. You just need one for multiple CDDs if you serve on more than one CDD. On the ethics website you will see all of your CDDs. The other thing, you have to do your ethics training every year, so you have to do it again this year. My staff will set you up with new links. They are due by December 31, 2025.

EIGHTH ORDER OF BUSINESS Supervisor's Requests

Mr. Ward asked if there were any supervisor's requests; there were none.

NINTH ORDER OF BUSINESS Public Comments

The public comment period is for items not listed on the Agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes

Mr. Ward asked if there were any public comments; there were none. No members of the public were present.

TENTH ORDER OF BUSINESS Adjournment

Mr. Ward adjourned the meeting at approximately 4:17 p.m.

On MOTION made by Alec Morris, seconded by David Garcia, and with all in favor, the meeting was adjourned.

Marion Ranch Community Development District

______________________________ _________________________________

James P. Ward, Secretary Chris Armstrong, Chairperson

COMMUNITY DEVELOPMENT DISTRICT
FACILITIES OPERATION AND MAINTENANCE AGREEMENT

THIS COMMUNITY DEVELOPMENT DISTRICT FACILITIES OPERATION AND MAINTENANCE AGREEMENT (this "**Agreement**") is entered into as of this 21st day of October, 2025, by and between **MARION RANCH COMMUNITY DEVELOPMENT DISTRICT**, an independent special district established pursuant to Chapter 190, Florida Statutes (the "**District**"), and **MARION RANCH COMMUNITY ASSOCIATION, INC.**, a Florida not-for-profit corporation (the "**Association**").

R E C I T A L S:

A. The District is a local unit of special-purpose government established by ordinance adopted by the Board of County Commissions of Marion County, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "**Act**"), and is validly existing under the Constitution and laws of the State of Florida. The District has the authority to exercise powers to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain public systems and facilities for roads, water and wastewater facilities, stormwater management, irrigation, landscape, security, and wetland/wildlife mitigation and restoration, among other powers, including all powers necessary, convenient, incidental or proper in connection with any of the powers, duties, or purposes authorized by the Act.

B. The Association is a private not-for-profit corporation formed pursuant to Chapters 617 and 720, Florida Statutes that owns and operates certain community infrastructure and amenity facilities located within the Marion Ranch community that is within the boundaries of the District. The membership of the Association is comprised solely of property owners within the District.

C. The District desires to contract with the Association to operate, maintain and repair the public improvements owned by the District, (collectively, the "**District Improvements**").

D. The Association is responsible for operating, maintaining and repairing certain common areas either contiguous or in close proximity to the areas where the District Improvements are or will be located and the members of the Association are the direct beneficiaries of the District Improvements. Further, the Association is uniquely positioned and qualified to operate, maintain and repair the District Improvements.

E. The Association agrees to undertake the responsibility for operating, maintaining and repairing the District Improvements all on the terms and conditions set forth herein.

F. The District and the Association agree that having the Association operate, maintain and repair the District Improvements is in the best interests of the District and the property owners benefitting from the District Improvements. Specifically, having the

Association operate, maintain and repair the District Improvements will provide for easier administration, potential cost savings, and anticipated efficiencies in such activities.

NOW, THEREFORE, the District and the Association agree as follows:

1. **Recitals**. The above recitals are true and correct and incorporated herein by this reference.

2. **Finding**. The District and the Association expressly agree that having the Association operate, maintain and repair the District Improvements is in the best interests of the District and the property owners intended to benefit from the District Improvements.

3. **Operation, Maintenance and Repair**. Except as otherwise provided for herein, the Association agrees to be responsible during the term of this Agreement, at the Association's sole cost and expense, for operating, maintaining and repairing the District Improvements that may be now or in the future located on or within the Improvement Area. The District Improvements shall be kept by the Association in good, neat, attractive and proper condition and repair. All such action by the Association shall be performed in compliance with all applicable statutes, ordinances, administrative rules and regulations, permit conditions and the rules, policies, practices and procedures of the District. The Association understands and agrees that the Association shall be required to budget for, fund, and complete the maintenance and repair of the District Improvements and their component parts. The obligation for capital replacement of District Improvements shall remain with the District. During the Initial Term of this Agreement (and any Renewal Terms), the Association shall have a non-exclusive license to enter upon the property of the District to the extent reasonably necessary to carry out the Association's obligations under this Agreement. Notwithstanding the foregoing, if any property of the District is damaged a result of any activity of the Association pursuant to this Agreement, the Association shall be responsible, at the Association's sole cost and expense, to promptly repair any damaged property or landscaping to the extent necessary to restore the property to its condition prior to the damage.

4. **Access to the Community**. As part of the operation of the District Improvements pursuant to Section 3, the Association shall be responsible for operating the access points to the Timber Creek community (the "**Community**") and managing access to the Community. The Association acknowledges that the internal roadways within the Community are owned by the District and constitute public assets of the District under applicable law. The Association agrees that the operation of the access points and managing access to the Community shall be undertaken by the Association in a manner consistent with all applicable local, state and federal laws, statutes, regulations, ordinances, codes, rules and permits. In connection with the Association's operations under this Section, the Association shall develop and maintain post-orders detailing the Association's gate and guardhouse procedures relating to its operation of the access points and managing access to the Community ("**Post Orders**") for purposes including, without limitation, access by the public to the roadways as required by law, access by the public to meetings and hearings and of the District and access by the public to District Improvements to the extent necessary or required by law. The Post Orders shall be subject to the review and approval by the District.

5. **Tropical Storm, Hurricane or Other Casualty Damage**. The parties acknowledge that the Association is acting as a service provider to the District under this Agreement and this Agreement is a means to provide for the services set forth in Section 3 on a resource-efficient basis as described in the recitals. This Agreement transfers neither ownership nor ultimate legal responsibility for the District Improvements. Nor does this Agreement change the character of the District Improvements, which are public assets of the District. To the extent available and to the extent determined by the District, the District will be responsible for any "all risk" property insurance to be carried by the District with respect to any District Improvements. In the event of any casualty, any proceeds from any insurance policy carried by the District will be the sole property of the District. In the event the District Improvements are damaged as a result of a tropical storm, hurricane or other casualty event, it shall be the District's obligation, at the District's cost and expense, for post-tropical storm, hurricane or other casualty event clean-up of the District Improvements and for the repair or replacement of the District Improvements in a manner, and to the extent, deemed appropriate by the District. The District may, in its discretion, engage the Association by separate written agreement as a vendor or service provider subsequent to any a tropical storm, hurricane or other casualty event for the clean-up of the District Improvements or the repair/replacement of District Improvements.

6. **Representative**. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have the authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Association's services. The District designates the District's Manager or his/her authorized designee to act as the District's representative. The Association agrees to meet with the District's representative, as designated by the District Manager, as is reasonably necessary to evaluate the District Improvements and discuss conditions, schedules, and items of concern regarding this Agreement.

7. **Modifications to the District Improvements**. The Association shall have the right to modify or enhance the District Improvements consistent with the terms of this Agreement; provided, however, that the Association may not make any material modification to the District Improvements (including, without limitation, removal or replacement) without the prior written consent of the District, which consent may be withheld in the District's sole and exclusive discretion. For clarity, any 6modifications or enhancements to District Improvements shall become property of the District.

8. **Inspections by the Association**. The Association shall perform regular on-site inspections of the District Improvements to determine their condition, confirm proper operation and perform the maintenance and repair of such District Improvements as outlined in this Agreement. Based upon such inspections, the Association shall perform such additional maintenance and repair of the District Improvements as necessary consistent with the obligations set forth under Section 3. The Association shall make a representative available to provide reporting on the District Improvements at a regular meeting of the Board of Supervisors upon request of the District Manager.

9. **Term**. The initial term of this Agreement will commence as of 21st day of October, 2025 ("**Commencement Date**") and will run through September 30, 2026 ("**Initial Term**"), unless terminated prior to that time by either party pursuant to a provision of this Agreement. After the Initial Term, this Agreement will automatically renew for additional one (1) year periods (October 1st through September 30th of the next year) (each, a "**Renewal Term**") unless terminated by either party as provided for herein. The District may terminate this Agreement for any or no reason upon ninety (90) days' written notice to the Association. The Association may terminate this Agreement September 30th of a calendar year provided the Association provides the District written notice of termination no later than March 31st of that year. If written notice of termination is provided by the Association after March 31st, then the effective date of termination will be September 30th of the following calendar year.

10. **Independent Contractor**. In all matters relating to this Agreement, the Association shall be acting as an independent contractor. Neither the Association nor employees of the Association, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Association agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Association, if there are any, in the performance of this Agreement. The Association shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Association shall have no authority to represent the District as an agent, employee, or in any other capacity.

11. **Liens and Claims**. The Association shall promptly and properly pay for all contractors retained, labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Association shall keep the District's property free from any construction, materialmen's or mechanic's liens and claims or notices in respect to such liens and claims or notices in respect to such liens and claims, which arise by reason of the Association's performance under this Agreement, and the Association shall immediately discharge any such claim or lien.

12. **Insurance**. In addition to the property insurance required in Section 5, the Association shall procure, at the Association's expense, and maintain at all times during the term of this Agreement, comprehensive general liability insurance, worker's compensation insurance, automobile liability insurance, and such other coverage as may be necessary or desirable to carry out its duties under this Agreement regarding the District Improvements in the Improvement Area. The Association shall carry the following minimum levels of insurance:

a. Commercial general liability including contractual liability insurance coverage of $1,000,000 combined single limit bodily injury and property damage per occurrence, and $2,000,000 general aggregate.

b. Worker's compensation insurance coverage insurance shall be in full compliance with Florida statutory requirements.

c. Automobile Liability Insurance for bodily injuries in limits of not less than $1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the

Association of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, and its officers and supervisors, shall be named as an additional insured on all policies required (excluding worker's compensation). The general liability policy shall provide the District with thirty (30) days' prior written notice of non-renewal or ten (10) days prior written notice for nonpayment of premium. An acceptable certificate of insurance will be provided to the District annually evidencing compliance with the foregoing insurance requirements. Insurance coverage shall be from one or more reputable insurance carriers that are licensed to conduct business in the State of Florida, which carriers shall be reasonably acceptable to the District.

The Association further agrees to require by written contract any contractor or subcontractors hired or engaged by the Association to perform all or part of the Associations' services hereunder to procure and maintain, until the completion of the contractor's or subcontractor's work, insurance of the types and to the limits specified in this Section unless such insurance requirements for the contractor or subcontractor are expressly modified or waived in writing by the District.

13. **Indemnification**. Except to the extent of negligence or intentional misconduct of the District, the Association agrees to indemnify, defend and hold harmless the District and its Board members, officers, agents, staff and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or harm of any nature, arising out of, or in connection with, the acts or omissions of the Association, or its officers, employees, representatives, contractors, or subcontractors relating to the obligations assumed by the Association hereunder. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, fines, penalties, attorneys' fees, and paralegal fees (incurred in court, out of court, mediation, on appeal, or in bankruptcy proceedings) as ordered.

14. **Payment/Funding**. The District shall pay Association the sum of Ten Dollars ($10.00) per year for the provision of operation, maintenance and repair services pursuant to the terms of this Agreement. The Association shall not be entitled, for any reason, to reimbursement or refund from the District of any funds expended in the performance of the Association's obligations and responsibilities under this Agreement. To the extent of the Association's funding obligations under this Agreement, the Association shall be responsible for staffing, budgeting, financing, billing and collection of fees, service charges, etc., necessary to perform the operation and maintenance responsibilities set forth in this Agreement. The Association shall assess and collect from the membership of the Association for the operation, maintenance and repair costs it is providing hereunder. The Association shall maintain any records for the District Improvements from its other Association records and have them available for inspection by the District upon request. At the termination of this Agreement for any reason, the Association shall, within thirty (30) days following the termination date, remit and deliver to the District copies of all records and documents relating to and associated with the performance of the Association under this Agreement.

15. **Amendments**. This Agreement may not be changed, modified or terminated, except by an instrument executed by the parties hereto.

16. **Assignment.** This Agreement may not be assigned by the Association or the District without the prior written specific consent of the other party, which consent may be withheld in that party's sole and absolute discretion; provided, however, that the Association may contract with third party contractors to perform the work under this Agreement without the consent of the District.

17. **Notices**. Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other parties pursuant to this Agreement will be effective and valid only if in writing, signed by the party giving notice and either (i) delivered personally to the other parties; (ii) sent by commercial courier or delivery service; (iii) email, addressed to the other parties at the addresses set forth below (or to such other place as any party may by notice to the others specify). Notice will be considered given when received, except that if delivery is not accepted, notice will be considered given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, will be considered received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period will be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government will not be regarded as business days. Counsel may deliver notice on behalf of the party represented. Initial addresses for the Parties include:

If to District:

Marion Ranch
Community Development District
Attn: James P. Ward, District Manager
JP Ward & Associates, LLC
2301 Northeast 37th Street
Ft. Lauderdale, FL 33308
JimWard@JPWardAssociates.com

With a copy to:

Coleman, Yovanovich & Koester, P.A.
Attn: Gregory L. Urbancic, Esq.
4001Tamiami Trail North, Suite 300
Naples, Florida 34103
gurbancic@cyklawfirm.com

If to Association:

Marion Ranch Community Association, Inc.
5950 NW 1st Place, Suite 160
Gainesville, FL 32607

The addressees and addresses for the purpose of this Section may be changed by either party by giving written notice of such change to the other party in the manner provided herein. For the purpose of changing such addresses or addressees only, unless and until such written notice is received, the last addressee and respective address stated herein shall be deemed to continue in effect for all purposes.

18. **Governing Law**. This Agreement is made and shall be governed and construed by the laws of the State of Florida. Any litigation arising out of this Agreement shall be in the State court of appropriate jurisdiction in Lee County, Florida.

19. **Prevailing Party**. In any action or proceeding arising between the parties relating to the terms of this Agreement, the prevailing party shall be entitled to recover its reasonable attorneys' fees, expenses, and all court costs, including fees and costs incurred through any appeal, from the non-prevailing party.

20. **Public Records Law**. In connection with its services to the District, the Association agrees to fully comply with the provisions of Section 119.0701, Florida Statutes pertaining to Florida's Public Records Law. Said compliance will include the Association taking appropriate and necessary steps to comply with the provisions of Section 119.0701(2)(b), Florida Statutes including, without limitation, the following:

a. The Association shall keep and maintain public records required by the District to perform the services hereunder.

b. Upon a request for public records received by the District, the Association shall provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or otherwise provided by law.

c. The Association shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of this Agreement if the Association does not transfer the records to the District.

d. Upon completion of this Agreement, the Association shall transfer, at no cost, to the District all public records in possession of the Association or keep and maintain public records required by the District to perform the service. If the Association transfers all public records to the District upon completion of this Agreement, the Association shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Association keeps and maintains public records upon completion of this Agreement, the Association shall meet all applicable requirements for retaining public records. All records stored electronically by the Association must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Failure of the Association to comply with Section 119.0701, Florida Statutes may subject the Association to penalties under Section 119.10, Florida Statutes. Further, in the event the

Association fails to comply with this Section or Section 119.0701, Florida Statutes, the District shall be entitled to any and all remedies at law or in equity. The following statement is required to be included in this Agreement pursuant to Section 119.0701(2), Florida Statutes:

> **IF THE ASSOCIATION HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ASSOCIATION'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT JP WARD & ASSOCIATES, INC. C/O JAMES P. WARD: (954) 658-4900; EMAIL: JIMWARD@JPWARDASSOCIATES.COM AND MAILING ADDRESS: 2301 NORTHEAST 37TH STREET, FT. LAUDERDALE, FL 33308.**

21. **E-Verify**. The Association shall comply with all applicable requirements of Section 448.095, Florida Statutes. Association shall register with and use the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. If the Association enters into a contract with a subcontractor relating to the services under this Agreement, the subcontractor must register with and use the E-Verify system and provide the Association with an affidavit stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Association shall maintain a copy of said affidavit for the duration of the contract with the subcontractor and provide a copy to the District upon request. For purposes of this section, the term "subcontractor" shall have such meaning as provided in Section 448.095(1)(j), Florida Statutes and the term "unauthorized alien" shall have such meaning as provided in Section 448.095(k), Florida Statutes.

If the Association has a good faith belief that a subcontractor with which it is contracting has knowingly violated Section 448.095, Florida Statutes, then the Association shall terminate the contract with such person or entity. Further, if the District has a good faith belief that a subcontractor of the Association knowingly violated Section 448.095, Florida Statutes, but the Association otherwise complied with its obligations hereunder, the District shall promptly notify the Association and upon said notification, the Association shall immediately terminate its contract with the subcontractor.

Notwithstanding anything else in this Agreement to the contrary, the District may immediately terminate this Agreement for cause if there is a good faith belief that the Association knowingly violated the provisions of Section 448.095, Florida Statutes, and any termination thereunder shall in no event be considered a breach of contract by the District.

By entering into this Agreement, the Association represents that no public employer has terminated a contract with the Association under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement. The District has materially relied on this representation in entering into this Agreement with the Association.

22. **<u>Counterparts</u>**. This Agreement may be executed in several counterparts or by separate instruments, and all of such counterparts and instruments shall constitute one agreement, binding on all of the parties hereto.

23. **<u>Electronic Signatures</u>**. An electronic signature will be considered an original signature on this Agreement and any related documents or subparts and will have the same force and effect as a written signature unless prohibited by Florida law. Electronic signatures include, but are not limited to, facsimiles, electronic signatures, portable document format (PDF), and any other electronic sound, symbol, or process attached to or logically associated with a record and executed or adopted by a party with the intent to sign the Agreement or any other document related to this Agreement.

24. **<u>Sovereign Immunity</u>**. The Association agrees that nothing contained in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, Florida Statutes, and/or other applicable law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

25. **<u>Severability</u>**. In the event any provision of this Agreement is deemed to be unenforceable under applicable law, the remainder of this Agreement shall continue to be enforceable and said provision shall be automatically modified and/or limited so that it is enforceable.

26. **<u>Authorization</u>**. Both parties have the requisite approvals and authority to execute and bind the parties.

{Remainder of page intentionally left blank. Signatures appear on next page.}

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date set forth below.

DISTRICT:

MARION RANCH COMMUNITY DEVELOPMENT DISTRICT,
a community development district

ATTEST:

____
James P. Ward, Secretary

By:____________________________________
Chris Armstrong, Chairman

Date:____________________

ASSOCIATION:

MARION RANCH COMMUNITY ASSOCIATION, INC.,
a Florida not-for-profit corporation

By: ____________________________________
Chris Armstrong
Title:___________________________________

Date:____________________

MEMO

JPWard & Associates, LLC – 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308 – Phone: 954-658-4900

To: **Board of Supervisors**

From: **James P. Ward**

Date: **October 15, 2025**

Re: **Commission on Ethics required Annual Ethics Training**

Ethics Training Requirements:

Pursuant to Section 112.3142, *Florida Statutes*, all Supervisors of a community development district organized and existing under the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, are required to complete four (4) hours of ethics training each calendar year. The four (4) hours of Ethics Training shall be allocated amongst the following categories:

- two (2) hours of ethics law,
- one (1) hour of Sunshine Law; and
- one (1) hour of Public Records law

Supervisors will report their 2025 training when they fill out their Form 1 (Statements of Financial Interests) for the year 2026 by checking a box confirming that they have completed the annual Ethics Training.

Please note that the four (4) hours of the Ethics Training do not have to be completed all at once. ETHICS TRAINING IS REQUIRED TO BE COMPLETED BY DECEMBER 31, 2025 FOR THE FORM 1 THAT IS FILED IN 2026.

It is highly recommended that you keep a record of all ethics training used to satisfy the Ethics Training requirements. At present, there is no need to submit a certificate or letter of completion of the Ethics Training. However, the Florida Commission on Ethics ("COE") advises that Supervisors maintain a record in the event they are asked to provide proof of completion of all Ethics Training.

Additionally, you may be solicited by a private organization (Florida Association of Special Districts) – to take their Ethics Training Course on their platform for which there is a fee. **You are NOT required to use their services nor pay the fees they charge.** There are several free online resources and links to resources that Supervisors might find helpful, including free training for the two (2) hour ethics portion and links to outside training(s) which can be used to satisfy the other categories of the Ethics Training. **You may take training from any source you choose**.

1. **General Resource: Florida Commission on Ethics** – Training – Ethics (state.fl.us)

JPWard & Associates, LLC – 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308 – Phone: 954-658-4900

2. Free Training Programs:

Ethics law – The COE provides several free training videos (audio/visual or audio only) covering specific ethics law topics. Please note that two (hours" in the category of ethics law are required annually. Pursuant to CEO 13-15, "hours" may be measured in fifty (50) minute increments so you should ensure you satisfactorily complete sufficient programs to satisfy the two-hour ethics requirement if choosing a combination of training videos listed below.

a. **State Ethics Laws for Constitutional Officers & Elected Municipal Officers:**
Note: Google Chrome web browser will not open – use another web browser.
Video Tutorial

b. **Office of the Attorney General offers training on Sunshine Law and Public Records Law (22-page presentation – no audio):**
23-page presentation – no audio

c. **Office of the Attorney General 2-hour Audio-only Presentation regarding Public Meetings and Public Records Law:**
Audio presentation – no video

d. Ethics law, Sunshine law, and Public Records law – The Florida League of Cities offers a free four-hour online course which satisfies the annual requirement to attend two hours of ethics law, one hour of Sunshine law, and one hour of Public Records law. The course is available online 24/7 and may be paused and resumed at your convenience. Registration is required for this class; however, there is no registration fee.
FLC Mandated Ethics Workshop

3. Other Training Programs

a. **Florida State University's Florida Institute of Government** offers a "4-Hour Ethics Course" which satisfies the annual requirement to attend two hours of ethics law, one hour of Sunshine law, and one hour of Public Records law. The course is available online 24/7 and may be paused and resumed at your convenience. The registration fee is $79.00.

- 4-Hour Ethics Course

b. **Florida Ethics Institute (FEI)** offers a 4-hour Florida Ethics & Open Government Master Class satisfies the state's annual ethics training requirement mandated by the Code of Ethics for Public Officers and Employees and applicable to elected municipal officers, constitution officers, and others. In accordance with the legal mandate the training consists of two hours of Ethics Law (covering Florida's ethics laws and Art. II, s. 8, Fla. Const.), one hour of Sunshine Law (Ch. 286, F.S.), and one hour of Public Records Law (Ch. 119, F.S.) education. The cost is $75.00.

- www.floridaethics.org/courses/florida-ethics-law-4-hour-course

MARION RANCH COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS – JULY 2025

FISCAL YEAR 2025

PREPARED BY:

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

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

JPWard and Associates, LLC
Community Development District Advisors

Marion Ranch
Community Development District

Table of Contents

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Marion Ranch
Community Develoment District
Balance Sheet
for the Period Ending July 31, 2025

	Governmental Funds			Account Groups		
		Debt Service Funds	Capital Project Fund	General Long Term Debt	General Fixed Assets	Totals (Memorandum Only)
	General Fund	Series 2024	Series 2024			
Assets						
Cash and Investments						
General Fund - Invested Cash	$ 47,887	$ -	$ -	$ -	$ -	$ 47,887
Debt Service Fund						
Interest Account	-	30	-	-	-	30
Sinking Account	-	-	-	-	-	-
Reserve Account	-	532,646	-	-	-	532,646
Revenue Account	-	736,079	-	-	-	736,079
Capitalized Interest	-	-	-	-	-	-
Prepayment Account	-	376,820	-	-	-	376,820
Construction Account	-	-	16,135	-	-	16,135
Cost of Issuance Account	-	-	-	-	-	-
Due from Other Funds						
General Fund	-	3,663	-	-	-	3,663
Debt Service Fund(s)	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	1,649,238	-	1,649,238
Amount to be Provided by Debt Service Funds	-	-	-	13,185,762	-	13,185,762
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	7,012,800	7,012,800
Total Assets	**$ 47,887**	**$ 1,649,238**	**$ 16,135**	**$ 14,835,000**	**$ 7,012,800**	**$ 23,561,060**

Marion Ranch
Community Develoment District
Balance Sheet
for the Period Ending July 31, 2025

	General Fund	Debt Service Funds Series 2024	Capital Project Fund Series 2024	Account Groups: General Long Term Debt	Account Groups: General Fixed Assets	Totals (Memorandum Only)
Liabilities						
Accounts Payable & Payroll Liabilities	-	-	-	-	-	-
Due to Fiscal Agent	-	-	-	-	-	-
Due to Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	3,663	-	-	-	-	3,663
Due to Developer	-	-	3,171,056	-	-	3,171,056
Bonds Payable						
Current Portion (Due within 12 months)						
Series 2024	-	-	-	210,000	-	210,000
Long Term						
Series 2024	-	-	-	14,625,000	-	14,625,000
Unamortized Prem/Discount on Bds Pyb	-	-	-	-	-	-
Total Liabilities	**$ 3,663**	**$ -**	**$ 3,171,056**	**$ 14,835,000**	**$ -**	**$ 18,009,719**
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	7,012,800	7,012,800
Fund Balance						
Restricted						
Beginning: October 1, 2024 (Unaudited)	-	856,477	6,133,414	-	-	6,989,891
Results from Current Operations	-	792,761	(9,288,335)	-	-	(8,495,574)
Unassigned						
Beginning: October 1, 2024 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	44,223	-	-	-	-	44,223
Total Fund Equity and Other Credits	**$ 44,223**	**$ 1,649,238**	**$ (3,154,921)**	**$ -**	**$ 7,012,800**	**$ 5,551,341**
Total Liabilities, Fund Equity and Other Credits	**$ 47,887**	**$ 1,649,238**	**$ 16,135**	**$ 14,835,000**	**$ 7,012,800**	**$ 23,561,060**

Prepared by:
JPWARD and Associates, LLC

Marion Ranch
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%
Other Fees and Charges													
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	(10,200)	0%
Developer Contribution	-	-	-	67,758	-	-	33,879	-	-	33,879	135,515	135,515	100%
Total Revenue and Other Sources:	**$ -**	**$ -**	**$ -**	**$ 67,758**	**$ -**	**$ -**	**$ 33,879**	**$ -**	**$ -**	**$ 33,879**	**$ 135,515**	**$ 125,315**	**108%**
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	-	-	-	-	-	-	-	4,000	-	-	4,000	4,500	89%
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	13,333	16,000	83%
Assessment Roll Preparation	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	13,333	16,000	83%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	-	500	0%
Other Contractual Services													
Legal Advertising	-	-	174	-	-	-	-	-	-	1,114	1,288	3,500	37%
Trustee Services	-	-	-	-	-	-	-	-	-	4,246	4,246	5,000	85%
Dissemination Agent Services	2,500	-	-	-	-	-	-	-	-	-	2,500	2,000	125%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	0%
Bank Service Fees	-	-	-	-	-	-	-	-	-	-	-	350	0%
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	0%
Communications & Freight Services													
Postage, Freight & Messenger	-	-	-	-	-	-	-	-	-	11	11	750	1%
Insurance	5,000	-	-	-	-	-	-	-	-	-	5,000	4,440	113%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	500	0%

Marion Ranch
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
Website Development	-	-	-	300	-	-	-	-	-	-	300	1,600	19%
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	175	175	100%
Legal Services						-							
Legal - General Counsel	-	-	-	193	-	-	-	593	406	-	1,191	15,000	8%
Legal - Series 2024 Bonds	-	-	-	-	-	3,033	-	519	1,421	-	4,973	-	0%
Legal - Validation	-	-	-	-	-	-	-	-	242	-	242	-	0%
Other General Government Services													
Engineering Services	-	-	-	-	-	-	-	1,970	1,150	-	3,120	15,000	21%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Current Changes/Obligations													
Marion County RE Tax	-	1,982	-	-	-	-	2,264	-	-	-	4,246	-	0%
Sub-Total:	**13,500**	**8,157**	**6,174**	**6,493**	**6,000**	**9,033**	**8,264**	**13,082**	**9,218**	**11,371**	**91,292**	**125,315**	**73%**
Total Expenditures and Other Uses:	**$ 13,500**	**$ 8,157**	**$ 6,174**	**$ 6,493**	**$ 6,000**	**$ 9,033**	**$ 8,264**	**$ 13,082**	**$ 9,218**	**$ 11,371**	**$ 91,292**	**$ 125,315**	**73%**
Net Increase/ (Decrease) in Fund Balance	(13,500)	(8,157)	(6,174)	61,265	(6,000)	(9,033)	25,615	(13,082)	(9,218)	22,507	44,223	-	
Fund Balance - Beginning	-	(13,500)	(21,657)	(27,831)	33,434	27,434	18,401	44,016	30,934	21,716	-	-	
Fund Balance - Ending	**$ (13,500)**	**$ (21,657)**	**$ (27,831)**	**$ 33,434**	**$ 27,434**	**$ 18,401**	**$ 44,016**	**$ 30,934**	**$ 21,716**	**$ 44,223**	**$ 44,223**	**$ -**	

Marion Ranch
Community Development District
Debt Service Fund - Series 2024
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 Income													
Interest Account	1,339	1,307	23	23	30	28	31	30	-	-	2,810	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	2,203	2,141	1,989	1,981	1,921	1,735	1,921	1,859	1,921	1,859	19,532	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	656	656	-	0%
Revenue Account	-	-	-	-	50	184	970	1,981	74	515	3,775	-	0%
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments													
Special Assessments - On Roll	-	-	2,142	41,924	105,282	411,670	17,652	11,158	703,697	3,663	1,297,188	1,151,676	113%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	520,375	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	376,164	-	376,164	-	0%
Other Fees and Charges													
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	(75,343)	0%
Developer Contribution	-	-	-	-	-	-	63,818	-	-	-	63,818	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	2,314	-	-	-	-	-	-	2,314	-	0%
Total Revenue and Other Sources:	**$ 3,542**	**$ 3,449**	**$ 4,154**	**$ 46,241**	**$ 107,283**	**$ 413,618**	**$ 84,392**	**$ 15,028**	**$ 1,081,856**	**$ 6,694**	**$ 1,766,257**	**$ 1,596,708**	**111%**
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory													
Series 2024	-	-	-	-	-	-	-	200,000	-	-	200,000	200,000	100%
Principal Debt Service - Early Redemptions													
Series 2024	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense													
Series 2024	-	320,375	-	-	-	-	-	433,590	-	-	753,965	753,965	100%
Operating Transfers Out (To Other Funds)	2,203	2,141	1,989	1,981	1,921	1,735	1,921	1,859	1,921	1,859	19,532	-	0%
Total Expenditures and Other Uses:	**$ 2,203**	**$ 322,516**	**$ 1,989**	**$ 1,981**	**$ 1,921**	**$ 1,735**	**$ 1,921**	**$ 635,449**	**$ 1,921**	**$ 1,859**	**$ 973,496**	**$ 953,965**	**102%**
Net Increase/ (Decrease) in Fund Balance	1,339	(319,068)	2,165	44,260	105,362	411,882	82,471	(620,422)	1,079,935	4,835	792,761	642,743	
Fund Balance - Beginning	856,477	857,816	538,748	540,913	585,173	690,535	1,102,418	1,184,889	564,467	1,644,402	856,477	856,477	
Fund Balance - Ending	**$ 857,816**	**$ 538,748**	**$ 540,913**	**$ 585,173**	**$ 690,535**	**$ 1,102,418**	**$ 1,184,889**	**$ 564,467**	**$ 1,644,402**	**$ 1,649,238**	**$ 1,649,238**	**$ 1,499,220**	

Marion Ranch
Community Development District
Capital Projects Fund - Series 2024
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 Income													
Construction Account	27,388	24,765	23,098	23,104	16,274	10,700	11,893	10,404	43	49	147,717	-	0%
Cost of Issuance	9	9	9	9	-	-	-	-	-	-	36	-	0%
Debt Proceeds	-		-	-	-	-	-	-	-	-	-	-	0%
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers In (From Other Funds)	2,203	2,141	1,989	1,981	1,921	1,735	1,921	1,859	1,921	1,859	19,531	-	0%
Total Revenue and Other Sources:	**$ 29,601**	**$ 26,915**	**$ 25,096**	**$ 25,094**	**$ 18,195**	**$ 12,435**	**$ 13,814**	**$ 12,263**	**$ 1,964**	**$ 1,908**	**$ 167,284**	**$ -**	**0%**
Expenditures and Other Uses													
Executive													
Professional Management	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Contractual Services													
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	0%
Legal Services	-	-	-	-	-	-	-	-	-	-	-	-	0%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other General Government Services													
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay													
Electrical	-	-	-	-	-	-	-	-	-	-	-	-	0%
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	-	-	-	0%
Stormwater Management	-	-	-	1,584,926	-	-	4,712,072	-	-	-	6,296,998	-	0%
Landscaping	-	-	-	269,398	-	-	451,564	-	-	-	720,962	-	0%
Roadway Improvement	-	-	-	1,115,315	-	-	1,320,031	-	-	-	2,435,346	-	0%
Cost of Issuance													
Dissemination Services	-	-	-	-	-	-	-	-	-	-	-	-	0%
District Management and A.M.	-	-	-	-	-	-	-	-	-	-	-	-	0%
Legal Services	-	-	-	-	-	-	-	-	-	-	-	-	0%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	0%
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	0%
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	2,314	-	-	-	-	-	-	2,314	-	0%
Total Expenditures and Other Uses:	**$ -**	**$ -**	**$ -**	**$ 2,971,952**	**$ -**	**$ -**	**$ 6,483,667**	**$ -**	**$ -**	**$ -**	**$ 9,455,619**	**$ -**	**0%**
Net Increase/ (Decrease) in Fund Balance	29,601	26,915	25,096	(2,946,858)	18,195	12,435	(6,469,853)	12,263	1,964	1,908	(9,288,335)	-	
Fund Balance - Beginning	6,133,414	6,163,015	6,189,930	6,215,026	3,268,168	3,286,362	3,298,797	(3,171,056)	(3,158,792)	(3,156,829)	6,133,414	-	
Fund Balance - Ending	**$ 6,163,015**	**$ 6,189,930**	**$ 6,215,026**	**$ 3,268,168**	**$ 3,286,362**	**$ 3,298,797**	**$ (3,171,056)**	**$ (3,158,792)**	**$ (3,156,829)**	**$ (3,154,921)**	**$ (3,154,921)**	**$ -**	

MARION RANCH
COMMUNITY DEVELOPMENT
DISTRICT

FINANCIAL STATEMENTS – AUGUST 2025

FISCAL YEAR 2025

PREPARED BY:

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

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

Marion Ranch
Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Marion Ranch
Community Develoment District
Balance Sheet
for the Period Ending August 31, 2025

	Governmental Funds			Account Groups		
		Debt Service Funds	Capital Project Fund	General Long Term Debt	General Fixed Assets	Totals (Memorandum Only)
	General Fund	Series 2024	Series 2024			
Assets						
Cash and Investments						
General Fund - Invested Cash	$ 40,659	$ -	$ -	$ -	$ -	$ 40,659
Debt Service Fund						
Interest Account	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-
Reserve Account	-	532,646	-	-	-	532,646
Revenue Account	-	733,336	-	-	-	733,336
Capitalized Interest	-	-	-	-	-	-
Prepayment Account	-	151,432	-	-	-	151,432
Construction Account	-	-	18,114	-	-	18,114
Cost of Issuance Account	-	-	-	-	-	-
Due from Other Funds						
General Fund	-	3,663	-	-	-	3,663
Debt Service Fund(s)	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	1,421,077	-	1,421,077
Amount to be Provided by Debt Service Funds	-	-	-	13,038,923	-	13,038,923
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	7,012,800	7,012,800
Total Assets	**$ 40,659**	**$ 1,421,077**	**$ 18,114**	**$ 14,460,000**	**$ 7,012,800**	**$ 22,952,651**

Marion Ranch
Community Develoment District
Balance Sheet
for the Period Ending August 31, 2025

	Governmental Funds			Account Groups		
		Debt Service Funds	Capital Project Fund	General Long	General Fixed	Totals (Memorandum
	General Fund	Series 2024	Series 2024	Term Debt	Assets	Only)
Liabilities						
Accounts Payable & Payroll Liabilities	-	-	-	-	-	-
Due to Fiscal Agent	-	-	-	-	-	-
Due to Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	3,663	-	-	-	-	3,663
Due to Developer	-	-	3,171,056	-	-	3,171,056
Bonds Payable						
Current Portion (Due within 12 months)						
Series 2024	-	-	-	210,000	-	210,000
Long Term						
Series 2024	-	-	-	14,250,000	-	14,250,000
Unamortized Prem/Discount on Bds Pyb	-	-	-	-	-	-
Total Liabilities	**$ 3,663**	**$ -**	**$ 3,171,056**	**$ 14,460,000**	**$ -**	**$ 17,634,719**
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	7,012,800	7,012,800
Fund Balance						
Restricted						
Beginning: October 1, 2024 (Unaudited)	-	856,477	6,133,414	-	-	6,989,891
Results from Current Operations	-	564,600	(9,286,356)	-	-	(8,721,755)
Unassigned						
Beginning: October 1, 2024 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	36,996	-	-	-	-	36,996
Total Fund Equity and Other Credits	**$ 36,996**	**$ 1,421,077**	**$ (3,152,942)**	**$ -**	**$ 7,012,800**	**$ 5,317,931**
Total Liabilities, Fund Equity and Other Credits	**$ 40,659**	**$ 1,421,077**	**$ 18,114**	**$ 14,460,000**	**$ 7,012,800**	**$ 22,952,651**

Marion Ranch
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	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%
Other Fees and Charges														
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	-	(10,200)	0%
Developer Contribution	-	-	-	67,758	-	-	33,879	-	-	33,879	-	135,515	135,515	100%
Total Revenue and Other Sources:	**$ -**	**$ -**	**$ -**	**$ 67,758**	**$ -**	**$ -**	**$ 33,879**	**$ -**	**$ -**	**$ 33,879**	**$ -**	**$ 135,515**	**$ 125,315**	**108%**
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	36,667	40,000	92%
Financial and Administrative														
Audit Services	-	-	-	-	-	-	-	4,000	-	-	-	4,000	4,500	89%
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	14,667	16,000	92%
Assessment Roll Preparation	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	14,667	16,000	92%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	500	500	500	100%
Other Contractual Services														
Legal Advertising	-	-	174	-	-	-	-	-	-	1,114	-	1,288	3,500	37%
Trustee Services	-	-	-	-	-	-	-	-	-	4,246	-	4,246	5,000	85%
Dissemination Agent Services	2,500	-	-	-	-	-	-	-	-	-	-	2,500	2,000	125%
Bond Amortization Schedules	-	-	-	-	-	-	-	-	-	-	500	500	-	0%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Bank Service Fees	-	-	-	-	-	-	-	-	-	-	-	-	350	0%
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Communications & Freight Services														
Postage, Freight & Messenger	-	-	-	-	-	-	-	-	-	11	11	22	750	3%
Insurance	5,000	-	-	-	-	-	-	-	-	-	-	5,000	4,440	113%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	500	0%

Marion Ranch
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Website Development	-	-	-	300	-	-	-	-	-	-	-	300	1,600	19%
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services						-								
Legal - General Counsel	-	-	-	193	-	-	-	593	406	-	134	1,325	15,000	9%
Legal - Series 2024 Bonds	-	-	-	-	-	3,033	-	519	1,421	-	83	5,056	-	0%
Legal - Validation	-	-	-	-	-	-	-	-	242	-	-	242	-	0%
Other General Government Services														
Engineering Services	-	-	-	-	-	-	-	1,970	1,150	-	-	3,120	15,000	21%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Current Changes/Obligations														
Marion County RE Tax	-	1,982	-	-	-	-	2,264	-	-	-	-	4,246	-	0%
Sub-Total:	**13,500**	**8,157**	**6,174**	**6,493**	**6,000**	**9,033**	**8,264**	**13,082**	**9,218**	**11,371**	**7,228**	**98,519**	**125,315**	**79%**
Total Expenditures and Other Uses:	**$ 13,500**	**$ 8,157**	**$ 6,174**	**$ 6,493**	**$ 6,000**	**$ 9,033**	**$ 8,264**	**$ 13,082**	**$ 9,218**	**$ 11,371**	**$ 7,228**	**$ 98,519**	**$ 125,315**	**79%**
Net Increase/ (Decrease) in Fund Balance	(13,500)	(8,157)	(6,174)	61,265	(6,000)	(9,033)	25,615	(13,082)	(9,218)	22,507	(7,228)	36,996	-	
Fund Balance - Beginning	-	(13,500)	(21,657)	(27,831)	33,434	27,434	18,401	44,016	30,934	21,716	44,223	-	-	
Fund Balance - Ending	**$ (13,500)**	**$ (21,657)**	**$ (27,831)**	**$ 33,434**	**$ 27,434**	**$ 18,401**	**$ 44,016**	**$ 30,934**	**$ 21,716**	**$ 44,223**	**$ 36,996**	**$ 36,996**	**$ -**	

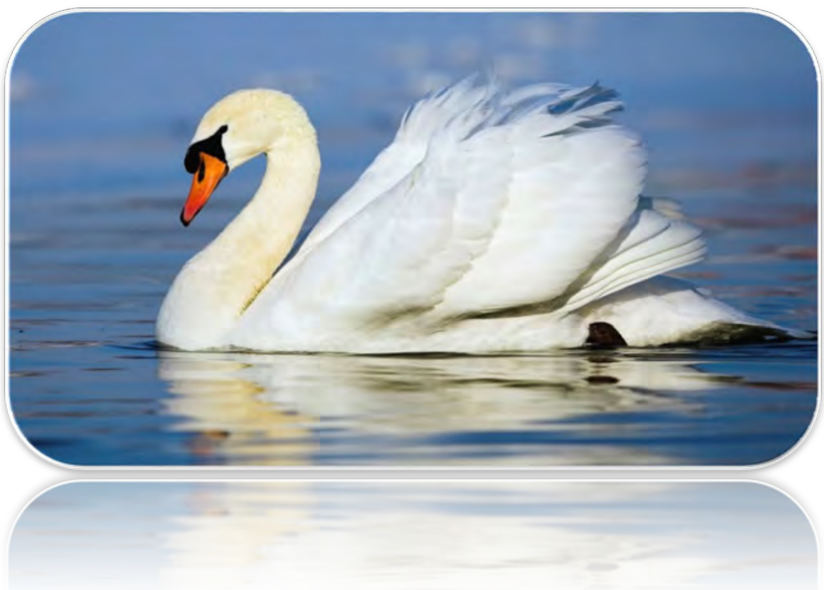
Marion Ranch
Community Development District
Debt Service Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0%
Interest Income														
Interest Account	1,339	1,307	23	23	30	28	31	30	-	-	-	2,810	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	2,203	2,141	1,989	1,981	1,921	1,735	1,921	1,859	1,921	1,859	1,921	21,453	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	656	1,359	2,015	-	0%
Revenue Account	-	-	-	-	50	184	970	1,981	74	515	2,654	6,430	-	0%
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments														
Special Assessments - On Roll	-	-	2,142	41,924	105,282	411,670	17,652	11,158	703,697	3,663	-	1,297,188	1,151,676	113%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	520,375	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	376,164	-	148,253	524,416	-	0%
Other Fees and Charges														
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	(75,343)	0%
Developer Contribution	-	-	-	-	-	-	63,818	-	-	-	-	63,818	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	2,314	-	-	-	-	-	-	-	2,314	-	0%
Total Revenue and Other Sources:	**$ 3,542**	**$ 3,449**	**$ 4,154**	**$ 46,241**	**$ 107,283**	**$ 413,618**	**$ 84,392**	**$ 15,028**	**$ 1,081,856**	**$ 6,694**	**$ 154,187**	**$ 1,920,444**	**$ 1,596,708**	**120%**
Expenditures and Other Uses														
Debt Service														
Principal Debt Service - Mandatory														
Series 2024	-	-	-	-	-	-	-	200,000	-	-	-	200,000	200,000	100%
Principal Debt Service - Early Redemptions														
Series 2024	-	-	-	-	-	-	-	-	-	-	375,000	375,000	-	0%
Interest Expense														
Series 2024	-	320,375	-	-	-	-	-	433,590	-	-	5,427	759,392	753,965	101%
Operating Transfers Out (To Other Funds)	2,203	2,141	1,989	1,981	1,921	1,735	1,921	1,859	1,921	1,859	1,921	21,453	-	0%
Total Expenditures and Other Uses:	**$ 2,203**	**$ 322,516**	**$ 1,989**	**$ 1,981**	**$ 1,921**	**$ 1,735**	**$ 1,921**	**$ 635,449**	**$ 1,921**	**$ 1,859**	**$ 382,348**	**$ 1,355,844**	**$ 953,965**	**142%**
Net Increase/ (Decrease) in Fund Balance	1,339	(319,068)	2,165	44,260	105,362	411,882	82,471	(620,422)	1,079,935	4,835	(228,161)	564,600	642,743	
Fund Balance - Beginning	856,477	857,816	538,748	540,913	585,173	690,535	1,102,418	1,184,889	564,467	1,644,402	1,649,238	856,477	856,477	
Fund Balance - Ending	**$ 857,816**	**$ 538,748**	**$ 540,913**	**$ 585,173**	**$ 690,535**	**$ 1,102,418**	**$ 1,184,889**	**$ 564,467**	**$ 1,644,402**	**$ 1,649,238**	**$ 1,421,077**	**$ 1,421,077**	**$ 1,499,220**	

Marion Ranch
Community Development District
Capital Projects Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0%
Interest Income														
Construction Account	27,388	24,765	23,098	23,104	16,274	10,700	11,893	10,404	43	49	58	147,775	-	0%
Cost of Issuance	9	9	9	9	-	-	-	-	-	-	-	36	-	0%
Debt Proceeds	-		-	-	-	-	-	-	-	-	-	-	-	0%
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers In (From Other Funds)	2,203	2,141	1,989	1,981	1,921	1,735	1,921	1,859	1,921	1,859	1,921	21,452	-	0%
Total Revenue and Other Sources:	**$ 29,601**	**$ 26,915**	**$ 25,096**	**$ 25,094**	**$ 18,195**	**$ 12,435**	**$ 13,814**	**$ 12,263**	**$ 1,964**	**$ 1,908**	**$ 1,979**	**$ 169,263**	**$ -**	**0%**
Expenditures and Other Uses														
Executive														
Professional Management	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Contractual Services														
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Legal Services	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other General Government Services														
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay														
Electrical	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Stormwater Management	-	-	-	1,584,926	-	-	4,712,072	-	-	-	-	6,296,998	-	0%
Landscaping	-	-	-	269,398	-	-	451,564	-	-	-	-	720,962	-	0%
Roadway Improvement	-	-	-	1,115,315	-	-	1,320,031	-	-	-	-	2,435,346	-	0%
Cost of Issuance														
Dissemination Services	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
District Management and A.M.	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Legal Services	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	2,314	-	-	-	-	-	-	-	2,314	-	0%
Total Expenditures and Other Uses:	**$ -**	**$ -**	**$ -**	**$ 2,971,952**	**$ -**	**$ -**	**$ 6,483,667**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 9,455,619**	**$ -**	**0%**
Net Increase/ (Decrease) in Fund Balance	29,601	26,915	25,096	(2,946,858)	18,195	12,435	(6,469,853)	12,263	1,964	1,908	1,979	(9,286,356)	-	
Fund Balance - Beginning	6,133,414	6,163,015	6,189,930	6,215,026	3,268,168	3,286,362	3,298,797	(3,171,056)	(3,158,792)	(3,156,829)	(3,154,921)	6,133,414	-	
Fund Balance - Ending	**$ 6,163,015**	**$ 6,189,930**	**$ 6,215,026**	**$ 3,268,168**	**$ 3,286,362**	**$ 3,298,797**	**$ (3,171,056)**	**$ (3,158,792)**	**$ (3,156,829)**	**$ (3,154,921)**	**$ (3,152,942)**	**$ (3,152,942)**	**$ -**	

MARION RANCH 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

JPWard and Associates, LLC
Community Development District Advisors

Marion Ranch
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

Marion Ranch
Community Develoment District
Balance Sheet
for the Period Ending September 30, 2025

	Governmental Funds			Account Groups		
	General Fund	Debt Service Funds Series 2024	Capital Project Fund Series 2024	General Long Term Debt	General Fixed Assets	Totals (Memorandum Only)
Assets						
Cash and Investments						
General Fund - Invested Cash	$ 29,847	$ -	$ -	$ -	$ -	$ 29,847
Debt Service Fund						
Interest Account	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-
Reserve Account	-	519,959	-	-	-	519,959
Revenue Account	-	739,641	-	-	-	739,641
Capitalized Interest	-	-	-	-	-	-
Prepayment Account	-	386,991	-	-	-	386,991
Construction Account	-	-	20,098	-	-	20,098
Cost of Issuance Account	-	-	-	-	-	-
Due from Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	1,646,591	-	1,646,591
Amount to be Provided by Debt Service Funds	-	-	-	12,813,409	-	12,813,409
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	7,012,800	7,012,800
Total Assets	**$ 29,847**	**$ 1,646,591**	**$ 20,098**	**$ 14,460,000**	**$ 7,012,800**	**$ 23,169,337**

Marion Ranch
Community Develoment District
Balance Sheet
for the Period Ending September 30, 2025

	Governmental Funds					
		Debt Service Funds	Capital Project Fund	Account Groups		Totals (Memorandum Only)
	General Fund	Series 2024	Series 2024	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	-	-	3,171,056	-	-	3,171,056
Bonds Payable						
Current Portion (Due within 12 months)						
Series 2024	-	-	-	210,000	-	210,000
Long Term						
Series 2024	-	-	-	14,250,000	-	14,250,000
Unamortized Prem/Discount on Bds Pyb	-	-	-	-	-	-
Total Liabilities	**$ -**	**$ -**	**$ 3,171,056**	**$ 14,460,000**	**$ -**	**$ 17,631,056**
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	7,012,800	7,012,800
Fund Balance						
Restricted						
Beginning: October 1, 2024 (Unaudited)	-	856,477	6,133,414	-	-	6,989,891
Results from Current Operations	-	790,114	(9,284,372)	-	-	(8,494,257)
Unassigned						
Beginning: October 1, 2024 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	29,847	-	-	-	-	29,847
Total Fund Equity and Other Credits	**$ 29,847**	**$ 1,646,591**	**$ (3,150,958)**	**$ -**	**$ 7,012,800**	**$ 5,538,281**
Total Liabilities, Fund Equity and Other Credits	**$ 29,847**	**$ 1,646,591**	**$ 20,098**	**$ 14,460,000**	**$ 7,012,800**	**$ 23,169,337**

Marion Ranch
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%
Other Fees and Charges															
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	(10,200)	0%
Developer Contribution	-	-	-	67,758	-	-	33,879	-	-	33,879	-	-	135,515	135,515	100%
Total Revenue and Other Sources:	**$ -**	**$ -**	**$ -**	**$ 67,758**	**$ -**	**$ -**	**$ 33,879**	**$ -**	**$ -**	**$ 33,879**	**$ -**	**$ -**	**$ 135,515**	**$ 125,315**	**108%**
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	-	-	-	-	-	-	-	4,000	-	-	-	-	4,000	4,500	89%
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	16,000	16,000	100%
Assessment Roll Preparation	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	16,000	16,000	100%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	500	-	500	500	100%
Other Contractual Services															
Legal Advertising	-	-	174	-	-	-	-	-	-	1,114	-	185	1,473	3,500	42%
Trustee Services	-	-	-	-	-	-	-	-	-	4,246	-	-	4,246	5,000	85%
Dissemination Agent Services	2,500	-	-	-	-	-	-	-	-	-	-	-	2,500	2,000	125%
Bond Amortization Schedules	-	-	-	-	-	-	-	-	-	-	500	-	500	-	0%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Bank Service Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	350	0%
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Communications & Freight Services															
Postage, Freight & Messenger	-	-	-	-	-	-	-	-	-	11	11	24	46	750	6%
Insurance	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000	4,440	113%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-	500	0%

Marion Ranch
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
Website Development	-	-	-	300	-	-	-	-	-	-	-	900	1,200	1,600	75%
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services						-									
Legal - General Counsel	-	-	-	193	-	-	-	593	406	-	134	40	1,364	15,000	9%
Legal - Series 2024 Bonds	-	-	-	-	-	3,033	-	519	1,421	-	83	-	5,056	-	0%
Legal - Validation	-	-	-	-	-	-	-	-	242	-	-	-	242	-	0%
Other General Government Services															
Engineering Services	-	-	-	-	-	-	-	1,970	1,150	-	-	-	3,120	15,000	21%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Current Changes/Obligations															
Marion County RE Tax	-	1,982	-	-	-	-	2,264	-	-	-	-	-	4,246	-	0%
Sub-Total:	**13,500**	**8,157**	**6,174**	**6,493**	**6,000**	**9,033**	**8,264**	**13,082**	**9,218**	**11,371**	**7,228**	**7,149**	**105,668**	**125,315**	**84%**
Total Expenditures and Other Uses:	**$ 13,500**	**$ 8,157**	**$ 6,174**	**$ 6,493**	**$ 6,000**	**$ 9,033**	**$ 8,264**	**$ 13,082**	**$ 9,218**	**$ 11,371**	**$ 7,228**	**$ 7,149**	**$ 105,668**	**$ 125,315**	**84%**
Net Increase/ (Decrease) in Fund Balance	(13,500)	(8,157)	(6,174)	61,265	(6,000)	(9,033)	25,615	(13,082)	(9,218)	22,507	(7,228)	(7,149)	29,847	-	
Fund Balance - Beginning	-	(13,500)	(21,657)	(27,831)	33,434	27,434	18,401	44,016	30,934	21,716	44,223	36,996	-	-	
Fund Balance - Ending	**$ (13,500)**	**$ (21,657)**	**$ (27,831)**	**$ 33,434**	**$ 27,434**	**$ 18,401**	**$ 44,016**	**$ 30,934**	**$ 21,716**	**$ 44,223**	**$ 36,996**	**$ 29,847**	**$ 29,847**	**$ -**	

Marion Ranch
Community Development District
Debt Service Fund - Series 2024
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 Income															
Interest Account	1,339	1,307	23	23	30	28	31	30	-	-	-	-	2,810	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	2,203	2,141	1,989	1,981	1,921	1,735	1,921	1,859	1,921	1,859	1,921	1,919	23,372	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	656	1,359	494	2,509	-	0%
Revenue Account	-	-	-	-	50	184	970	1,981	74	515	2,654	2,642	9,071	-	0%
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments															
Special Assessments - On Roll	-	-	2,142	41,924	105,282	411,670	17,652	11,158	703,697	3,663	-	-	1,297,188	1,151,676	113%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	520,375	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	376,164	-	148,253	222,379	746,795	-	0%
Other Fees and Charges															
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	(75,343)	0%
Developer Contribution	-	-	-	-	-	-	63,818	-	-	-	-	-	63,818	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	2,314	-	-	-	-	-	-	-	-	2,314	-	0%
Total Revenue and Other Sources:	**$ 3,542**	**$ 3,449**	**$ 4,154**	**$ 46,241**	**$ 107,283**	**$ 413,618**	**$ 84,392**	**$ 15,028**	**$ 1,081,856**	**$ 6,694**	**$ 154,187**	**$ 227,434**	**$ 2,147,878**	**$ 1,596,708**	**135%**
Expenditures and Other Uses															
Debt Service															
Principal Debt Service - Mandatory															
Series 2024	-	-	-	-	-	-	-	200,000	-	-	-	-	200,000	200,000	100%
Principal Debt Service - Early Redemptions															
Series 2024	-	-	-	-	-	-	-	-	-	-	375,000	-	375,000	-	0%
Interest Expense															
Series 2024	-	320,375	-	-	-	-	-	433,590	-	-	5,427	-	759,392	753,965	101%
Operating Transfers Out (To Other Funds)	2,203	2,141	1,989	1,981	1,921	1,735	1,921	1,859	1,921	1,859	1,921	1,919	23,372	-	0%
Total Expenditures and Other Uses:	**$ 2,203**	**$ 322,516**	**$ 1,989**	**$ 1,981**	**$ 1,921**	**$ 1,735**	**$ 1,921**	**$ 635,449**	**$ 1,921**	**$ 1,859**	**$ 382,348**	**$ 1,919**	**$ 1,357,764**	**$ 953,965**	**142%**
Net Increase/ (Decrease) in Fund Balance	1,339	(319,068)	2,165	44,260	105,362	411,882	82,471	(620,422)	1,079,935	4,835	(228,161)	225,514	790,114	642,743	
Fund Balance - Beginning	856,477	857,816	538,748	540,913	585,173	690,535	1,102,418	1,184,889	564,467	1,644,402	1,649,238	1,421,077	856,477	856,477	
Fund Balance - Ending	**$ 857,816**	**$ 538,748**	**$ 540,913**	**$ 585,173**	**$ 690,535**	**$ 1,102,418**	**$ 1,184,889**	**$ 564,467**	**$ 1,644,402**	**$ 1,649,238**	**$ 1,421,077**	**$ 1,646,591**	**$ 1,646,591**	**$ 1,499,220**	

Marion Ranch
Community Development District
Capital Projects Fund - Series 2024
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 Income															
Construction Account	27,388	24,765	23,098	23,104	16,274	10,700	11,893	10,404	43	49	58	65	147,840	-	0%
Cost of Issuance	9	9	9	9	-	-	-	-	-	-	-	-	36	-	0%
Debt Proceeds	-		-	-	-	-	-	-	-	-	-	-	-	-	0%
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers In (From Other Funds)	2,203	2,141	1,989	1,981	1,921	1,735	1,921	1,859	1,921	1,859	1,921	1,919	23,372	-	0%
Total Revenue and Other Sources:	**$ 29,601**	**$ 26,915**	**$ 25,096**	**$ 25,094**	**$ 18,195**	**$ 12,435**	**$ 13,814**	**$ 12,263**	**$ 1,964**	**$ 1,908**	**$ 1,979**	**$ 1,984**	**$ 171,247**	**$ -**	**0%**
Expenditures and Other Uses															
Executive															
Professional Management	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Contractual Services															
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Legal Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other General Government Services															
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay															
Electrical	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Stormwater Management	-	-	-	1,584,926	-	-	4,712,072	-	-	-	-	-	6,296,998	-	0%
Landscaping	-	-	-	269,398	-	-	451,564	-	-	-	-	-	720,962	-	0%
Roadway Improvement	-	-	-	1,115,315	-	-	1,320,031	-	-	-	-	-	2,435,346	-	0%
Cost of Issuance															
Dissemination Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
District Management and A.M.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Legal Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	2,314	-	-	-	-	-	-	-	-	2,314	-	0%
Total Expenditures and Other Uses:	**$ -**	**$ -**	**$ -**	**$ 2,971,952**	**$ -**	**$ -**	**$ 6,483,667**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 9,455,619**	**$ -**	**0%**
Net Increase/ (Decrease) in Fund Balance	29,601	26,915	25,096	(2,946,858)	18,195	12,435	(6,469,853)	12,263	1,964	1,908	1,979	1,984	(9,284,372)	-	
Fund Balance - Beginning	6,133,414	6,163,015	6,189,930	6,215,026	3,268,168	3,286,362	3,298,797	(3,171,056)	(3,158,792)	(3,156,829)	(3,154,921)	(3,152,942)	6,133,414	-	
Fund Balance - Ending	**$ 6,163,015**	**$ 6,189,930**	**$ 6,215,026**	**$ 3,268,168**	**$ 3,286,362**	**$ 3,298,797**	**$ (3,171,056)**	**$ (3,158,792)**	**$ (3,156,829)**	**$ (3,154,921)**	**$ (3,152,942)**	**$ (3,150,958)**	**$ (3,150,958)**	**$ -**	