

# MARION RANCH COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - JANUARY 2025

FISCAL YEAR 2025

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PREPARED BY:

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*Marion Ranch  
Community Development District*

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*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

**Marion Ranch  
Community Development District  
Balance Sheet  
for the Period Ending January 31, 2025**

		Governmental Funds				Totals (Memorandum Only)				
		Debt Service Funds		Capital Project Fund						
		General Fund	Series 2024	Series 2024	General Long Term Debt	General Fixed Assets				
Assets										
Cash and Investments										
General Fund - Invested Cash	\$	26,311	\$	-	\$	-	\$	26,311		
Debt Service Fund										
Interest Account		-		8,462		-		-	8,462	
Sinking Account		-		-		-		-	-	
Reserve Account		-		532,646		-		-	532,646	
Revenue Account		-		42,760		-		-	42,760	
Capitalized Interest		-		-		-		-	-	
Prepayment Account		-		-		-		-	-	
Construction Account		-		-		3,268,168		-	3,268,168	
Cost of Issuance Account		-		-		-		-	-	
Due from Other Funds										
General Fund		-		1,306		-		-	1,306	
Debt Service Fund(s)		-		-		-		-	-	
Accounts Receivable		8,429		-		-		-	8,429	
Assessments Receivable		-		-		-		-	-	
Amount Available in Debt Service Funds		-		-		585,173		-	585,173	
Amount to be Provided by Debt Service Funds		-		-		14,449,827		-	14,449,827	
Total Assets	\$	34,740	\$	585,173	\$	3,268,168	\$	15,035,000	\$ -	\$ 18,923,081

**Marion Ranch  
Community Development District  
Balance Sheet  
for the Period Ending January 31, 2025**

	Governmental Funds					Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		Account Groups	
	General Fund	Series 2024	Series 2024	General Long Term Debt	General Fixed Assets	
<b>Liabilities</b>						
Accounts Payable & Payroll Liabilities	-	-	-	-	-	-
Due to Fiscal Agent	-	-	-	-	-	-
Due to Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	1,306	-	-	-	-	1,306
Due to Developer	-	-	-	-	-	-
Bonds Payable						
Current Portion (Due within 12 months)						
Series 2024	-	-	-	200,000	-	200,000
Long Term						
Series 2024	-	-	-	14,835,000	-	14,835,000
Unamortized Prem/Discount on Bds Pyb	-	-	-	-	-	-
<b>Total Liabilities</b>	<b>\$ 1,306</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,035,000</b>	<b>\$ -</b>	<b>\$ 15,036,306</b>
<b>Fund Equity and Other Credits</b>						
Investment in General Fixed Assets	-	-	-	-	-	-
Fund Balance						
Restricted						
Beginning: October 1, 2024 (Unaudited)	-	856,477	6,133,414	-	-	6,989,891
Results from Current Operations	-	(271,304)	(2,865,246)	-	-	(3,136,550)
Unassigned						
Beginning: October 1, 2024 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	33,434	-	-	-	-	33,434
<b>Total Fund Equity and Other Credits</b>	<b>\$ 33,434</b>	<b>\$ 585,173</b>	<b>\$ 3,268,168</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,886,775</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 34,740</b>	<b>\$ 585,173</b>	<b>\$ 3,268,168</b>	<b>\$ 15,035,000</b>	<b>\$ -</b>	<b>\$ 18,923,081</b>

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest</b>							
Interest - General Checking	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>							
Special Assessments - On-Roll	-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
<b>Developer Contribution</b>	-	-	-	67,758	67,758	135,515	50%
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 67,758</b>	<b>\$ 67,758</b>	<b>\$ 135,515</b>	<b>50%</b>
<b>Expenditures and Other Uses</b>							
<b>Legislative</b>							
Board of Supervisor's Fees	-	-	-	-	-	-	N/A
<b>Executive</b>							
Professional Management	3,333	3,333	3,333	3,333	13,333	40,000	33%
<b>Financial and Administrative</b>							
Audit Services	-	-	-	-	-	4,500	0%
Accounting Services	1,333	1,333	1,333	1,333	5,333	16,000	33%
Assessment Roll Preparation	1,333	1,333	1,333	1,333	5,333	16,000	33%
Arbitrage Rebate Services	-	-	-	-	-	500	0%
<b>Other Contractual Services</b>							
Legal Advertising	-	-	174	-	174	3,500	5%
Trustee Services	-	-	-	-	-	5,000	0%
Dissemination Agent Services	2,500	-	-	-	2,500	2,000	125%
Property Appraiser Fees	-	-	-	-	-	-	N/A
Bank Service Fees	-	-	-	-	-	350	0%

Prepared by:

**JPWARD and Associates, LLC**

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Travel and Per Diem</b>	-	-	-	-	-	-	N/A
<b>Communications &amp; Freight Services</b>							
Postage, Freight & Messenger	-	-	-	-	-	750	0%
<b>Insurance</b>	5,000	-	-	-	5,000	4,440	113%
<b>Printing &amp; Binding</b>	-	-	-	-	-	500	0%
<b>Website Development</b>	-	-	-	300	300	1,600	19%
<b>Subscription &amp; Memberships</b>	-	175	-	-	175	175	100%
<b>Legal Services</b>							
Legal - General Counsel	-	-	-	193	193	15,000	1%
Legal - Series 2024 Bonds	-	-	-	-	-	-	N/A
Legal - Validation	-	-	-	-	-	-	N/A
Legal - Boundary Amendment	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>							
Engineering Services	-	-	-	-	-	15,000	0%
Contingencies	-	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	-	N/A
<b>Other Current Changes/Obligations</b>							
Marion County RE Tax	-	1,982	-	-	1,982	-	N/A
<b>Other Fees and Charges</b>							
Discounts/Collection Fees	-	-	-	-	-	10,200	0%
<b>Sub-Total:</b>	<b>13,500</b>	<b>8,157</b>	<b>6,174</b>	<b>6,493</b>	<b>34,323</b>	<b>135,515</b>	<b>25%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 13,500</b>	<b>\$ 8,157</b>	<b>\$ 6,174</b>	<b>\$ 6,493</b>	<b>\$ 34,323</b>	<b>\$ 135,515</b>	<b>25%</b>
Net Increase/ (Decrease) in Fund Balance	(13,500)	(8,157)	(6,174)	61,265	33,434	-	
Fund Balance - Beginning	-	(13,500)	(21,657)	(27,831)	-	-	
<b>Fund Balance - Ending</b>	<b>\$ (13,500)</b>	<b>\$ (21,657)</b>	<b>\$ (27,831)</b>	<b>\$ 33,434</b>	<b>\$ 33,434</b>	<b>\$ -</b>	

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>							
Interest Account	1,339	1,307	23	23	2,692	-	N/A
Sinking Fund Account	-	-	-	-	-	-	N/A
Reserve Account	2,203	2,141	1,989	1,981	8,315	-	N/A
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	N/A
<b>Special Assessments - Prepayments</b>							
Special Assessments - On Roll	-	-	2,142	41,924	44,066	1,151,676	4%
Special Assessments - Off Roll	-	-	-	-	-	520,375	0%
Special Assessments - Prepayments	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	2,314	2,314	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 3,542</b>	<b>\$ 3,449</b>	<b>\$ 4,154</b>	<b>\$ 46,241</b>	<b>\$ 57,387</b>	<b>\$ 1,672,051</b>	<b>3%</b>
<b>Expenditures and Other Uses</b>							
<b>Debt Service</b>							
<b>Principal Debt Service - Mandatory</b>							
Series 2024	-	-	-	-	-	200,000	0%
<b>Principal Debt Service - Early Redemptions</b>							
Series 2024	-	-	-	-	-	-	N/A
<b>Interest Expense</b>							
Series 2024	-	320,375	-	-	320,375	753,965	42%
<b>Other Fees and Charges</b>							
Discounts for Early Payment	-	-	-	-	-	75,343	0%
<b>Operating Transfers Out (To Other Funds)</b>	2,203	2,141	1,989	1,981	8,315	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 322,516</b>	<b>\$ 1,989</b>	<b>\$ 1,981</b>	<b>\$ 328,690</b>	<b>\$ 1,029,308</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	3,542	(319,068)	2,165	44,260	(271,304)	642,743	
Fund Balance - Beginning	856,477	860,019	540,952	543,117	856,477	856,477	
<b>Fund Balance - Ending</b>	<b>\$ 860,019</b>	<b>\$ 540,952</b>	<b>\$ 543,117</b>	<b>\$ 587,377</b>	<b>\$ 585,173</b>	<b>\$ 1,499,220</b>	

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>							
Construction Account	27,388	24,765	23,098	23,104	98,354	-	N/A
Cost of Issuance	9	9	9	9	36	-	N/A
<b>Debt Proceeds</b>	-	-	-	-	-	-	N/A
<b>Developer Contributions</b>	-	-	-	-	-	-	N/A
<b>Operating Transfers In (From Other Funds)</b>	2,203	2,141	1,989	1,981	8,315	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 29,601</b>	<b>\$ 26,915</b>	<b>\$ 25,096</b>	<b>\$ 25,094</b>	<b>\$ 106,706</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>							
<b>Executive</b>							
Professional Management	-	-	-	-	-	-	N/A
<b>Other Contractual Services</b>							
Trustee Services	-	-	-	-	-	-	N/A
<b>Legal Services</b>	-	-	-	-	-	-	N/A
<b>Printing &amp; Binding</b>	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>							
Engineering Services	-	-	-	-	-	-	N/A
<b>Capital Outlay</b>							
Electrical	-	-	-	-	-	-	N/A
Water-Sewer Combination	-	-	-	-	-	-	N/A
Stormwater Management	-	-	-	1,584,926	1,584,926	-	N/A
Landscaping	-	-	-	269,398	269,398	-	N/A
Roadway Improvement	-	-	-	1,115,315	1,115,315	-	N/A
<b>Cost of Issuance</b>							
Legal - Series 2024 Bonds	-	-	-	-	-	-	N/A
<b>Underwriter's Discount</b>	-	-	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	2,314	2,314	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,971,952</b>	<b>\$ 2,971,952</b>	<b>\$ -</b>	<b>N/A</b>
 Net Increase/ (Decrease) in Fund Balance	 29,601	 26,915	 25,096	 (2,946,858)	 (2,865,246)	 -	
Fund Balance - Beginning	6,133,414	6,163,015	6,189,930	6,215,026	6,133,414	-	
<b>Fund Balance - Ending</b>	<b>\$ 6,163,015</b>	<b>\$ 6,189,930</b>	<b>\$ 6,215,026</b>	<b>\$ 3,268,168</b>	<b>\$ 3,268,168</b>	<b>\$ -</b>	