

# MARION RANCH COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - FEBRUARY 2025

FISCAL YEAR 2025

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

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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 February 28, 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			
Assets									
Cash and Investments									
General Fund - Invested Cash	\$	92,404	\$	-	\$	-	\$	92,404	
Debt Service Fund									
Interest Account		-		8,492		-		-	8,492
Sinking Account		-		-		-		-	-
Reserve Account		-		532,646		-		-	532,646
Revenue Account		-		84,428		-		-	84,428
Capitalized Interest		-		-		-		-	-
Prepayment Account		-		-		-		-	-
Construction Account		-		-		3,286,362		-	3,286,362
Cost of Issuance Account		-		-		-		-	-
Due from Other Funds									
General Fund		-		64,970		-		-	64,970
Debt Service Fund(s)		-		-		-		-	-
Accounts Receivable		-		-		-		-	-
Assessments Receivable		-		-		-		-	-
Amount Available in Debt Service Funds		-		-		-		690,535	690,535
Amount to be Provided by Debt Service Funds		-		-		-		14,344,465	14,344,465
Investment in General Fixed Assets (net of depreciation)		-		-		-		7,012,800	7,012,800
Total Assets	\$	92,404	\$	690,535	\$	3,286,362	\$	15,035,000	\$ 26,117,102

**Marion Ranch  
Community Development District  
Balance Sheet  
for the Period Ending February 28, 2025**

	Governmental Funds					Totals (Memorandum Only)
	General Fund	Debt Service Funds	Capital Project Fund	Account Groups		
		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)	64,970	-	-	-	-	64,970
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	-	-	-	-	-	-
Total Liabilities	\$ 64,970	\$ -	\$ -	\$ 15,035,000	\$ -	\$ 15,099,970
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	-	(165,942)	(2,847,052)	-	-	(3,012,993)
Unassigned						
Beginning: October 1, 2024 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	27,434	-	-	-	-	27,434
Total Fund Equity and Other Credits	\$ 27,434	\$ 690,535	\$ 3,286,362	\$ -	\$ 7,012,800	\$ 11,017,132
Total Liabilities, Fund Equity and Other Credits	\$ 92,404	\$ 690,535	\$ 3,286,362	\$ 15,035,000	\$ 7,012,800	\$ 26,117,102

**Marion Ranch  
Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest</b>								
Interest - General Checking	-	-	-	-	-	-	-	0%
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	-	-	-	-	-	-	-	0%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	0%
<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>\$ -</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	-	-	-	-	-	-	-	0%
<b>Executive</b>								
Professional Management	3,333	3,333	3,333	3,333	3,333	16,667	40,000	42%
<b>Financial and Administrative</b>								
Audit Services	-	-	-	-	-	-	4,500	0%
Accounting Services	1,333	1,333	1,333	1,333	1,333	6,667	16,000	42%
Assessment Roll Preparation	1,333	1,333	1,333	1,333	1,333	6,667	16,000	42%
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	-	-	-	-	-	-	-	0%
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 February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Travel and Per Diem</b>	-	-	-	-	-	-	-	0%
<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%
<b>Other General Government Services</b>								
Engineering Services	-	-	-	-	-	-	15,000	0%
Contingencies	-	-	-	-	-	-	-	0%
Capital Outlay	-	-	-	-	-	-	-	0%
<b>Other Current Changes/Obligations</b>								
Marion County RE Tax	-	1,982	-	-	-	1,982	-	0%
<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>6,000</b>	<b>40,323</b>	<b>135,515</b>	<b>30%</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>\$ 6,000</b>	<b>\$ 40,323</b>	<b>\$ 135,515</b>	<b>30%</b>
Net Increase/ (Decrease) in Fund Balance	(13,500)	(8,157)	(6,174)	61,265	(6,000)	27,434	-	
Fund Balance - Beginning	-	(13,500)	(21,657)	(27,831)	33,434	-	-	
<b>Fund Balance - Ending</b>	<b>\$ (13,500)</b>	<b>\$ (21,657)</b>	<b>\$ (27,831)</b>	<b>\$ 33,434</b>	<b>\$ 27,434</b>	<b>\$ 27,434</b>	<b>\$ -</b>	

Marion Ranch  
Community Development District  
Debt Service Fund - Series 2024  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through February 28, 2025

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>								
Interest Account	1,339	1,307	23	23	30	2,722	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	0%
Reserve Account	2,203	2,141	1,989	1,981	1,921	10,236	-	0%
Prepayment Account	-	-	-	-	-	-	-	0%
Revenue Account	-	-	-	-	50	50	-	0%
Capitalized Interest Account	-	-	-	-	-	-	-	0%
<b>Special Assessments - Prepayments</b>								
Special Assessments - On Roll	-	-	2,142	41,924	105,282	149,348	1,151,676	13%
Special Assessments - Off Roll	-	-	-	-	-	-	520,375	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	0%
<b>Debt Proceeds</b>	-	-	-	-	-	-	-	0%
<b>Intragovernmental Transfer In</b>	-	-	-	2,314	-	2,314	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 3,542</b>	<b>\$ 3,449</b>	<b>\$ 4,154</b>	<b>\$ 46,241</b>	<b>\$ 107,283</b>	<b>\$ 164,670</b>	<b>\$ 1,672,051</b>	<b>10%</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	-	-	-	-	-	-	-	0%
<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	1,921	10,236	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 322,516</b>	<b>\$ 1,989</b>	<b>\$ 1,981</b>	<b>\$ 1,921</b>	<b>\$ 330,611</b>	<b>\$ 1,029,308</b>	<b>32%</b>
Net Increase/ (Decrease) in Fund Balance	3,542	(319,068)	2,165	44,260	105,362	(165,942)	642,743	
Fund Balance - Beginning	856,477	860,019	540,952	543,117	587,377	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>\$ 692,739</b>	<b>\$ 690,535</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 February 28, 2025

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>								
Construction Account	27,388	24,765	23,098	23,104	16,274	114,628	-	0%
Cost of Issuance	9	9	9	9	-	36	-	0%
<b>Debt Proceeds</b>	-	-	-	-	-	-	-	0%
<b>Developer Contributions</b>	-	-	-	-	-	-	-	0%
<b>Operating Transfers In (From Other Funds)</b>	2,203	2,141	1,989	1,981	1,921	10,236	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 29,601</b>	<b>\$ 26,915</b>	<b>\$ 25,096</b>	<b>\$ 25,094</b>	<b>\$ 18,195</b>	<b>\$ 124,900</b>	<b>\$ -</b>	<b>0%</b>
<b>Expenditures and Other Uses</b>								
<b>Executive</b>								
Professional Management	-	-	-	-	-	-	-	0%
<b>Other Contractual Services</b>								
Trustee Services	-	-	-	-	-	-	-	0%
<b>Legal Services</b>	-	-	-	-	-	-	-	0%
<b>Printing &amp; Binding</b>	-	-	-	-	-	-	-	0%
<b>Other General Government Services</b>								
Engineering Services	-	-	-	-	-	-	-	0%
<b>Capital Outlay</b>								
Electrical	-	-	-	-	-	-	-	0%
Water-Sewer Combination	-	-	-	-	-	-	-	0%
Stormwater Management	-	-	-	1,584,926	-	1,584,926	-	0%
Landscaping	-	-	-	269,398	-	269,398	-	0%
Roadway Improvement	-	-	-	1,115,315	-	1,115,315	-	0%
<b>Cost of Issuance</b>								
Legal - Series 2024 Bonds	-	-	-	-	-	-	-	0%
<b>Underwriter's Discount</b>	-	-	-	-	-	-	-	0%
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	2,314	-	2,314	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,971,952</b>	<b>\$ -</b>	<b>\$ 2,971,952</b>	<b>\$ -</b>	<b>0%</b>
 Net Increase/ (Decrease) in Fund Balance	 29,601	 26,915	 25,096	 (2,946,858)	 18,195	 (2,847,052)	 -	
Fund Balance - Beginning	6,133,414	6,163,015	6,189,930	6,215,026	3,268,168	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>\$ 3,286,362</b>	<b>\$ 3,286,362</b>	<b>\$ -</b>	