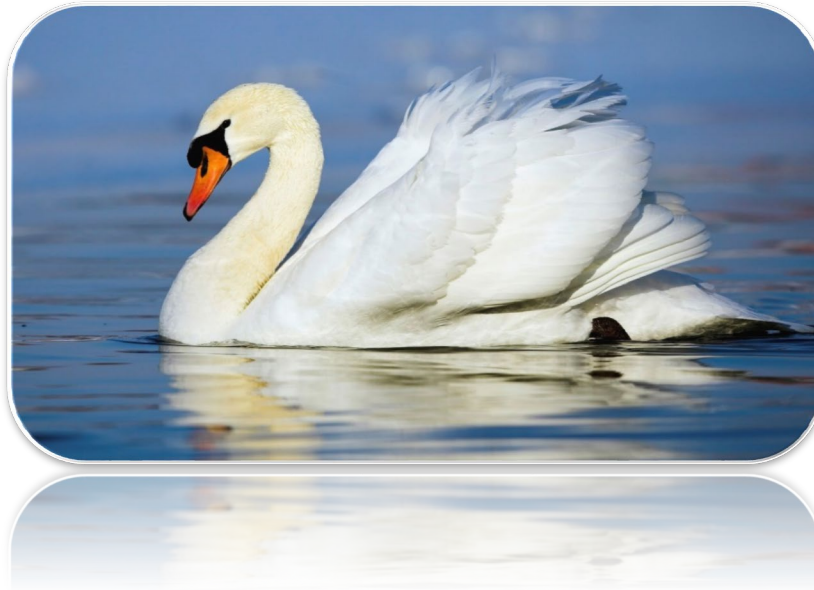


# MARION RANCH COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - MARCH 2025

FISCAL YEAR 2025

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PREPARED BY:

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

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto: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 Development District  
Balance Sheet  
for the Period Ending March 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				
Assets										
Cash and Investments										
General Fund - Invested Cash	\$	18,401	\$	-	\$	-	\$	18,401		
Debt Service Fund										
Interest Account		-		8,520		-		-	8,520	
Sinking Account		-		-		-		-	-	
Reserve Account		-		532,646		-		-	532,646	
Revenue Account		-		561,252		-		-	561,252	
Capitalized Interest		-		-		-		-	-	
Prepayment Account		-		-		-		-	-	
Construction Account		-		-		3,298,797		-	3,298,797	
Cost of Issuance Account		-		-		-		-	-	
Due from Other Funds										
General Fund		-		-		-		-	-	
Debt Service Fund(s)		-		-		-		-	-	
Accounts Receivable		-		-		-		-	-	
Assessments Receivable		-		-		-		-	-	
Amount Available in Debt Service Funds		-		-		-		1,102,418	1,102,418	
Amount to be Provided by Debt Service Funds		-		-		-		13,932,582	13,932,582	
Investment in General Fixed Assets (net of depreciation)		-		-		-		7,012,800	7,012,800	
Total Assets	\$	18,401	\$	1,102,418	\$	3,298,797	\$	15,035,000	\$ 7,012,800	\$ 26,467,416

**Marion Ranch  
Community Development District  
Balance Sheet  
for the Period Ending March 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)	-	-	-	-	-	-
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>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,035,000</b>	<b>\$ -</b>	<b>\$ 15,035,000</b>
<b>Fund Equity and Other Credits</b>						
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	-	245,941	(2,834,617)	-	-	(2,588,676)
Unassigned						
Beginning: October 1, 2024 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	18,401	-	-	-	-	18,401
<b>Total Fund Equity and Other Credits</b>	<b>\$ 18,401</b>	<b>\$ 1,102,418</b>	<b>\$ 3,298,797</b>	<b>\$ -</b>	<b>\$ 7,012,800</b>	<b>\$ 11,432,416</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 18,401</b>	<b>\$ 1,102,418</b>	<b>\$ 3,298,797</b>	<b>\$ 15,035,000</b>	<b>\$ 7,012,800</b>	<b>\$ 26,467,416</b>

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

Description	October	November	December	January	February	March	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>Other Fees and Charges</b>									
Discounts/Collection Fees	-	-	-	-	-	-	-	(10,200)	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>\$ -</b>	<b>\$ 67,758</b>	<b>\$ 125,315</b>	<b>54%</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	3,333	20,000	40,000	50%
<b>Financial and Administrative</b>									
Audit Services	-	-	-	-	-	-	-	4,500	0%
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	8,000	16,000	50%
Assessment Roll Preparation	1,333	1,333	1,333	1,333	1,333	1,333	8,000	16,000	50%
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%

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Travel and Per Diem	-	-	-	-	-	-	-	-	0%
Communications & Freight Services									
Postage, Freight & Messenger	-	-	-	-	-	-	-	750	0%
Insurance	5,000	-	-	-	-	-	5,000	4,440	113%
Printing & Binding	-	-	-	-	-	-	-	500	0%
Website Development	-	-	-	300	-	-	300	1,600	19%
Subscription & Memberships	-	175	-	-	-	-	175	175	100%
Legal Services									
Legal - General Counsel	-	-	-	193	-	-	193	15,000	1%
Legal - Series 2024 Bonds	-	-	-	-	-	3,033	3,033	-	0%
Other General Government Services									
Engineering Services	-	-	-	-	-	-	-	15,000	0%
Contingencies	-	-	-	-	-	-	-	-	0%
Capital Outlay	-	-	-	-	-	-	-	-	0%
Other Current Changes/Obligations									
Marion County RE Tax	-	1,982	-	-	-	-	1,982	-	0%
Sub-Total:	13,500	8,157	6,174	6,493	6,000	9,033	49,357	125,315	39%
Total Expenditures and Other Uses:	\$ 13,500	\$ 8,157	\$ 6,174	\$ 6,493	\$ 6,000	\$ 9,033	\$ 49,357	\$ 125,315	39%
Net Increase/ (Decrease) in Fund Balance	(13,500)	(8,157)	(6,174)	61,265	(6,000)	(9,033)	18,401	-	
Fund Balance - Beginning	-	(13,500)	(21,657)	(27,831)	33,434	27,434	-	-	
Fund Balance - Ending	\$ (13,500)	\$ (21,657)	\$ (27,831)	\$ 33,434	\$ 27,434	\$ 18,401	\$ 18,401	\$ -	

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

Description	October	November	December	January	February	March	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	28	2,750	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	0%
Reserve Account	2,203	2,141	1,989	1,981	1,921	1,735	11,972	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	0%
Revenue Account	-	-	-	-	50	184	234	-	0%
Capitalized Interest Account	-	-	-	-	-	-	-	-	0%
<b>Special Assessments - Prepayments</b>									
Special Assessments - On Roll	-	-	2,142	41,924	105,282	411,670	561,018	1,151,676	49%
Special Assessments - Off Roll	-	-	-	-	-	-	-	520,375	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	0%
<b>Other Fees and Charges</b>									
Discounts for Early Payment	-	-	-	-	-	-	-	(75,343)	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>\$ 413,618</b>	<b>\$ 578,287</b>	<b>\$ 1,596,708</b>	<b>36%</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>Operating Transfers Out (To Other Funds)</b>	2,203	2,141	1,989	1,981	1,921	1,735	11,972	-	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>\$ 1,735</b>	<b>\$ 332,346</b>	<b>\$ 953,965</b>	<b>35%</b>
Net Increase/ (Decrease) in Fund Balance	3,542	(319,068)	2,165	44,260	105,362	411,882	245,941	642,743	
Fund Balance - Beginning	856,477	860,019	540,952	543,117	587,377	692,739	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>\$ 1,104,621</b>	<b>\$ 1,102,418</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 March 31, 2025

Description	October	November	December	January	February	March	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	10,700	125,328	-	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	1,735	11,971	-	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>\$ 12,435</b>	<b>\$ 137,335</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>\$ -</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	 12,435	 (2,834,617)	 -	
Fund Balance - Beginning	6,133,414	6,163,015	6,189,930	6,215,026	3,268,168	3,286,362	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>\$ 3,298,797</b>	<b>\$ 3,298,797</b>	<b>\$ -</b>	