

MARION RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MAY 2025

FISCAL YEAR 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH 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 May 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	\$	42,092	\$	-	\$	-	\$	42,092		
Debt Service Fund										
Interest Account		-		30		-		-	30	
Sinking Account		-		-		-		-	-	
Reserve Account		-		532,646		-		-	532,646	
Revenue Account		-		20,634		-		-	20,634	
Capitalized Interest		-		-		-		-	-	
Prepayment Account		-		-		-		-	-	
Construction Account		-		-		12,263		-	12,263	
Cost of Issuance Account		-		-		-		-	-	
Due from Other Funds										
General Fund		-		11,158		-		-	11,158	
Debt Service Fund(s)		-		-		-		-	-	
Accounts Receivable		-		-		-		-	-	
Assessments Receivable		-		-		-		-	-	
Amount Available in Debt Service Funds		-		-		-		564,467	564,467	
Amount to be Provided by Debt Service Funds		-		-		-		14,270,533	14,270,533	
Investment in General Fixed Assets (net of depreciation)		-		-		-		7,012,800	7,012,800	
Total Assets	\$	42,092	\$	564,467	\$	12,263	\$	14,835,000	\$ 7,012,800	\$ 22,466,622

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

	Governmental Funds					Totals (Memorandum Only)
	General Fund	Debt Service Funds Series 2024	Capital Project Fund Series 2024	Account Groups		
				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)	11,158	-	-	-	-	11,158
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	\$ 11,158	\$ -	\$ 3,171,056	\$ 14,835,000	\$ -	\$ 18,017,213
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	-	(292,010)	(9,292,206)	-	-	(9,584,216)
Unassigned						
Beginning: October 1, 2024 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	30,934	-	-	-	-	30,934
Total Fund Equity and Other Credits	\$ 30,934	\$ 564,467	\$ (3,158,792)	\$ -	\$ 7,012,800	\$ 4,449,409
Total Liabilities, Fund Equity and Other Credits	\$ 42,092	\$ 564,467	\$ 12,263	\$ 14,835,000	\$ 7,012,800	\$ 22,466,622

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

Description	October	November	December	January	February	March	April	May	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	-	101,636	135,515	75%
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ 67,758	\$ -	\$ -	\$ 33,879	\$ -	\$ 101,636	\$ 125,315	81%

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	26,667	40,000	67%
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	10,667	16,000	67%
Assessment Roll Preparation	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	10,667	16,000	67%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	500	0%
Other Contractual Services											
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 May 31, 2025

Description	October	November	December	January	February	March	April	May	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	-	-	-	593	785	15,000	5%
Legal - Series 2024 Bonds	-	-	-	-	-	3,033	-	519	3,552	-	0%
Other General Government Services											
Engineering Services	-	-	-	-	-	-	-	1,970	1,970	15,000	13%
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	70,702	125,315	56%
Total Expenditures and Other Uses:	\$ 13,500	\$ 8,157	\$ 6,174	\$ 6,493	\$ 6,000	\$ 9,033	\$ 8,264	\$ 13,082	\$ 70,702	\$ 125,315	56%
Net Increase/ (Decrease) in Fund Balance	(13,500)	(8,157)	(6,174)	61,265	(6,000)	(9,033)	25,615	(13,082)	30,934	-	
Fund Balance - Beginning	-	(13,500)	(21,657)	(27,831)	33,434	27,434	18,401	44,016	-	-	
Fund Balance - Ending	\$ (13,500)	\$ (21,657)	\$ (27,831)	\$ 33,434	\$ 27,434	\$ 18,401	\$ 44,016	\$ 30,934	\$ 30,934	\$ -	

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

Description	October	November	December	January	February	March	April	May	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	15,752	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	-	-	-	-	50	184	970	1,981	3,186	-	0%
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments											
Special Assessments - On Roll	-	-	2,142	41,924	105,282	411,670	17,652	11,158	589,828	1,151,676	51%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	520,375	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	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	\$ 677,707	\$ 1,596,708	42%
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	15,752	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 322,516	\$ 1,989	\$ 1,981	\$ 1,921	\$ 1,735	\$ 1,921	\$ 635,449	\$ 969,717	\$ 953,965	102%
Net Increase/ (Decrease) in Fund Balance	3,542	(319,068)	2,165	44,260	105,362	411,882	82,471	(620,422)	(292,010)	642,743	
Fund Balance - Beginning	856,477	860,019	540,952	543,117	587,377	692,739	1,104,621	1,187,092	856,477	856,477	
Fund Balance - Ending	\$ 860,019	\$ 540,952	\$ 543,117	\$ 587,377	\$ 692,739	\$ 1,104,621	\$ 1,187,092	\$ 566,671	\$ 564,467	\$ 1,499,220	

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

Description	October	November	December	January	February	March	April	May	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	147,625	-	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	15,751	-	0%
Total Revenue and Other Sources:	\$ 29,601	\$ 26,915	\$ 25,096	\$ 25,094	\$ 18,195	\$ 12,435	\$ 13,814	\$ 12,263	\$ 163,413	\$ -	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	(9,292,206)	-	
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)	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)	\$ (3,158,792)	\$ -	