

MARION RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JUNE 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 June 30, 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	\$	21,716	\$	-	\$	-	\$	21,716		
Debt Service Fund										
Interest Account		-		30		-		-	30	
Sinking Account		-		-		-		-	-	
Reserve Account		-		532,646		-		-	532,646	
Revenue Account		-		735,563		-		-	735,563	
Capitalized Interest		-		-		-		-	-	
Prepayment Account		-		376,164		-		-	376,164	
Construction Account		-		-		14,227		-	14,227	
Cost of Issuance Account		-		-		-		-	-	
Due from Other Funds										
General Fund		-		-		-		-	-	
Debt Service Fund(s)		-		-		-		-	-	
Accounts Receivable		-		-		-		-	-	
Assessments Receivable		-		-		-		-	-	
Amount Available in Debt Service Funds		-		-		1,644,402		-	1,644,402	
Amount to be Provided by Debt Service Funds		-		-		13,190,598		-	13,190,598	
Investment in General Fixed Assets (net of depreciation)		-		-		-		7,012,800	7,012,800	
Total Assets	\$	21,716	\$	1,644,402	\$	14,227	\$	14,835,000	\$	23,528,146

**Marion Ranch
Community Development District
Balance Sheet
for the Period Ending June 30, 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)	-	-	-	-	-	-
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	\$ -	\$ -	\$ 3,171,056	\$ 14,835,000	\$ -	\$ 18,006,056
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	-	787,926	(9,290,243)	-	-	(8,502,317)
Unassigned						
Beginning: October 1, 2024 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	21,716	-	-	-	-	21,716
Total Fund Equity and Other Credits	\$ 21,716	\$ 1,644,402	\$ (3,156,829)	\$ -	\$ 7,012,800	\$ 5,522,090
Total Liabilities, Fund Equity and Other Credits	\$ 21,716	\$ 1,644,402	\$ 14,227	\$ 14,835,000	\$ 7,012,800	\$ 23,528,146

**Marion Ranch
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2025**

Description	October	November	December	January	February	March	April	May	June	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	3,333	30,000	40,000	75%
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	12,000	16,000	75%
Assessment Roll Preparation	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	12,000	16,000	75%
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%
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	0%
Communications & Freight Services												
Postage, Freight & Messenger	-	-	-	-	-	-	-	-	-	-	750	0%

Marion Ranch
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2025

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
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	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	79,920	125,315	64%
Total Expenditures and Other Uses:	\$ 13,500	\$ 8,157	\$ 6,174	\$ 6,493	\$ 6,000	\$ 9,033	\$ 8,264	\$ 13,082	\$ 9,218	\$ 79,920	\$ 125,315	64%
Net Increase/ (Decrease) in Fund Balance	(13,500)	(8,157)	(6,174)	61,265	(6,000)	(9,033)	25,615	(13,082)	(9,218)	21,716	-	
Fund Balance - Beginning	-	(13,500)	(21,657)	(27,831)	33,434	27,434	18,401	44,016	30,934	-	-	
Fund Balance - Ending	\$ (13,500)	\$ (21,657)	\$ (27,831)	\$ 33,434	\$ 27,434	\$ 18,401	\$ 44,016	\$ 30,934	\$ 21,716	\$ 21,716	\$ -	

Marion Ranch
Community Development District
Debt Service Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2025

Description	October	November	December	January	February	March	April	May	June	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	17,673	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	-	-	-	-	50	184	970	1,981	74	3,260	-	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	1,293,525	1,151,676	112%
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	\$ 1,759,563	\$ 1,596,708	110%
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	17,673	-	0%
Total Expenditures and Other Uses:	\$ 2,203	\$ 322,516	\$ 1,989	\$ 1,981	\$ 1,921	\$ 1,735	\$ 1,921	\$ 635,449	\$ 1,921	\$ 971,637	\$ 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	787,926	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	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	\$ 1,644,402	\$ 1,499,220	

Marion Ranch
Community Development District
Capital Projects Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2025

Description	October	November	December	January	February	March	April	May	June	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	147,668	-	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	17,672	-	0%
Total Revenue and Other Sources:	\$ 29,601	\$ 26,915	\$ 25,096	\$ 25,094	\$ 18,195	\$ 12,435	\$ 13,814	\$ 12,263	\$ 1,964	\$ 165,376	\$ -	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	(9,290,243)	-	
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)	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)	\$ (3,156,829)	\$ -	