

MARION RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JULY 2025

FISCAL YEAR 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: 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 July 31, 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		
Assets							
Cash and Investments							
General Fund - Invested Cash	\$ 47,887	\$ -	\$ -	\$ -	\$ -	\$ 47,887	
Debt Service Fund							
Interest Account	-	30	-	-	-	30	
Sinking Account	-	-	-	-	-	-	
Reserve Account	-	532,646	-	-	-	532,646	
Revenue Account	-	736,079	-	-	-	736,079	
Capitalized Interest	-	-	-	-	-	-	
Prepayment Account	-	376,820	-	-	-	376,820	
Construction Account	-	-	16,135	-	-	16,135	
Cost of Issuance Account	-	-	-	-	-	-	
Due from Other Funds							
General Fund	-	3,663	-	-	-	3,663	
Debt Service Fund(s)	-	-	-	-	-	-	
Accounts Receivable	-	-	-	-	-	-	
Assessments Receivable	-	-	-	-	-	-	
Amount Available in Debt Service Funds	-	-	-	1,649,238	-	1,649,238	
Amount to be Provided by Debt Service Funds	-	-	-	13,185,762	-	13,185,762	
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	7,012,800	7,012,800	
Total Assets	\$ 47,887	\$ 1,649,238	\$ 16,135	\$ 14,835,000	\$ 7,012,800	\$ 23,561,060	

**Marion Ranch
Community Development District
Balance Sheet
for the Period Ending July 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)	3,663	-	-	-	-	3,663
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	\$ 3,663	\$ -	\$ 3,171,056	\$ 14,835,000	\$ -	\$ 18,009,719
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	-	792,761	(9,288,335)	-	-	(8,495,574)
Unassigned						
Beginning: October 1, 2024 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	44,223	-	-	-	-	44,223
Total Fund Equity and Other Credits	\$ 44,223	\$ 1,649,238	\$ (3,154,921)	\$ -	\$ 7,012,800	\$ 5,551,341
Total Liabilities, Fund Equity and Other Credits	\$ 47,887	\$ 1,649,238	\$ 16,135	\$ 14,835,000	\$ 7,012,800	\$ 23,561,060

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

Description	October	November	December	January	February	March	April	May	June	July	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	-	-	33,879	135,515	135,515	100%
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ 67,758	\$ -	\$ -	\$ 33,879	\$ -	\$ -	\$ 33,879	\$ 135,515	\$ 125,315	108%
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	3,333	33,333	40,000	83%
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	1,333	13,333	16,000	83%
Assessment Roll Preparation	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	13,333	16,000	83%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	-	500	0%
Other Contractual Services													
Legal Advertising	-	-	174	-	-	-	-	-	-	1,114	1,288	3,500	37%
Trustee Services	-	-	-	-	-	-	-	-	-	4,246	4,246	5,000	85%
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	-	-	-	-	-	-	-	-	-	11	11	750	1%
Insurance	5,000	-	-	-	-	-	-	-	-	-	5,000	4,440	113%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	500	0%

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
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	11,371	91,292	125,315	73%
Total Expenditures and Other Uses:	\$ 13,500	\$ 8,157	\$ 6,174	\$ 6,493	\$ 6,000	\$ 9,033	\$ 8,264	\$ 13,082	\$ 9,218	\$ 11,371	\$ 91,292	\$ 125,315	73%
Net Increase/ (Decrease) in Fund Balance	(13,500)	(8,157)	(6,174)	61,265	(6,000)	(9,033)	25,615	(13,082)	(9,218)	22,507	44,223	-	
Fund Balance - Beginning	-	(13,500)	(21,657)	(27,831)	33,434	27,434	18,401	44,016	30,934	21,716	-	-	
Fund Balance - Ending	\$ (13,500)	\$ (21,657)	\$ (27,831)	\$ 33,434	\$ 27,434	\$ 18,401	\$ 44,016	\$ 30,934	\$ 21,716	\$ 44,223	\$ 44,223	\$ -	

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

Description	October	November	December	January	February	March	April	May	June	July	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	1,859	19,532	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	656	656	-	0%
Revenue Account	-	-	-	-	50	184	970	1,981	74	515	3,775	-	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	3,663	1,297,188	1,151,676	113%
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	\$ 6,694	\$ 1,766,257	\$ 1,596,708	111%
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	1,859	19,532	-	0%
Total Expenditures and Other Uses:	\$ 2,203	\$ 322,516	\$ 1,989	\$ 1,981	\$ 1,921	\$ 1,735	\$ 1,921	\$ 635,449	\$ 1,921	\$ 1,859	\$ 973,496	\$ 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	4,835	792,761	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	1,644,402	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	\$ 1,649,238	\$ 1,649,238	\$ 1,499,220	

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

Description	October	November	December	January	February	March	April	May	June	July	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	49	147,717	-	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	1,859	19,531	-	0%
Total Revenue and Other Sources:	\$ 29,601	\$ 26,915	\$ 25,096	\$ 25,094	\$ 18,195	\$ 12,435	\$ 13,814	\$ 12,263	\$ 1,964	\$ 1,908	\$ 167,284	\$ -	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	1,908	(9,288,335)	-	
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)	(3,156,829)	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)	\$ (3,154,921)	\$ (3,154,921)	\$ -	