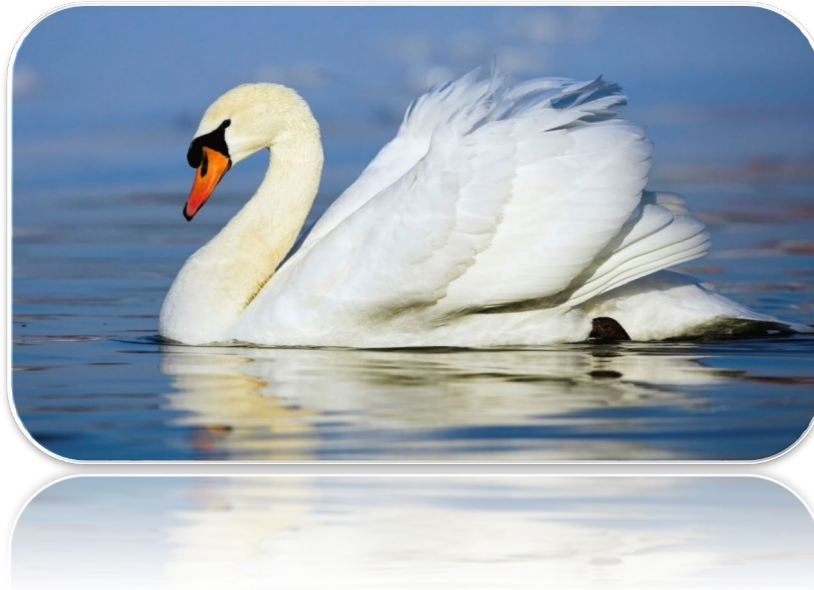


MARION RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - AUGUST 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 August 31, 2025**

		Governmental Funds					Totals (Memorandum Only)	
		Debt Service Funds	Capital Project Fund	Account Groups				
				General Long Term Debt	General Fixed Assets			
General Fund		Series 2024	Series 2024					
Assets								
Cash and Investments								
General Fund - Invested Cash	\$	40,659	\$	-	\$	-	\$	40,659
Debt Service Fund								
Interest Account		-		-		-		-
Sinking Account		-		-		-		-
Reserve Account		-		532,646		-		532,646
Revenue Account		-		733,336		-		733,336
Capitalized Interest		-		-		-		-
Prepayment Account		-		151,432		-		151,432
Construction Account		-		-		18,114		18,114
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		-		-		1,421,077		1,421,077
Amount to be Provided by Debt Service Funds		-		-		13,038,923		13,038,923
Investment in General Fixed Assets (net of depreciation)		-		-		-		7,012,800
Total Assets	\$	40,659	\$	1,421,077	\$	18,114	\$	14,460,000
							\$	7,012,800
								22,952,651

**Marion Ranch
Community Development District
Balance Sheet
for the Period Ending August 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	-	-	-	14,250,000	-	14,250,000
Unamortized Prem/Discount on Bds Pyb	-	-	-	-	-	-
Total Liabilities	\$ 3,663	\$ -	\$ 3,171,056	\$ 14,460,000	\$ -	\$ 17,634,719
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	-	564,600	(9,286,356)	-	-	(8,721,755)
Unassigned						
Beginning: October 1, 2024 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	36,996	-	-	-	-	36,996
Total Fund Equity and Other Credits	\$ 36,996	\$ 1,421,077	\$ (3,152,942)	\$ -	\$ 7,012,800	\$ 5,317,931
Total Liabilities, Fund Equity and Other Credits	\$ 40,659	\$ 1,421,077	\$ 18,114	\$ 14,460,000	\$ 7,012,800	\$ 22,952,651

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

Description	October	November	December	January	February	March	April	May	June	July	August	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	3,333	36,667	40,000	92%
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	1,333	14,667	16,000	92%
Assessment Roll Preparation	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	14,667	16,000	92%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	500	500	500	100%
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%
Bond Amortization Schedules	-	-	-	-	-	-	-	-	-	-	500	500	-	0%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Bank Service Fees	-	-	-	-	-	-	-	-	-	-	-	-	350	0%
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Communications & Freight Services														
Postage, Freight & Messenger	-	-	-	-	-	-	-	-	-	11	11	22	750	3%
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 August 31, 2025**

Description	October	November	December	January	February	March	April	May	June	July	August	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	-	134	1,325	15,000	9%
Legal - Series 2024 Bonds	-	-	-	-	-	3,033	-	519	1,421	-	83	5,056	-	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	7,228	98,519	125,315	79%
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	\$ 7,228	\$ 98,519	\$ 125,315	79%
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	(7,228)	36,996	-	
Fund Balance - Beginning	-	(13,500)	(21,657)	(27,831)	33,434	27,434	18,401	44,016	30,934	21,716	44,223	-	-	
Fund Balance - Ending	\$ (13,500)	\$ (21,657)	\$ (27,831)	\$ 33,434	\$ 27,434	\$ 18,401	\$ 44,016	\$ 30,934	\$ 21,716	\$ 44,223	\$ 36,996	\$ 36,996	\$ -	

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

Description	October	November	December	January	February	March	April	May	June	July	August	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	1,921	21,453	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	656	1,359	2,015	-	0%
Revenue Account	-	-	-	-	50	184	970	1,981	74	515	2,654	6,430	-	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	-	148,253	524,416	-	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	\$ 154,187	\$ 1,920,444	\$ 1,596,708	120%
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	-	-	-	-	-	-	-	-	-	-	375,000	375,000	-	0%
Interest Expense														
Series 2024	-	320,375	-	-	-	-	-	433,590	-	-	5,427	759,392	753,965	101%
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	1,921	21,453	-	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	\$ 382,348	\$ 1,355,844	\$ 953,965	142%
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	(228,161)	564,600	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	1,649,238	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	\$ 1,421,077	\$ 1,421,077	\$ 1,499,220	

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

Description	October	November	December	January	February	March	April	May	June	July	August	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	58	147,775	-	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	1,921	21,452	-	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	\$ 1,979	\$ 169,263	\$ -	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	1,979	(9,286,356)	-	
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)	(3,154,921)	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)	\$ (3,152,942)	\$ (3,152,942)	\$ -	