

MARION RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - OCTOBER 2024

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 October 31, 2024**

	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	\$ 34,859	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,859
Debt Service Fund							
Interest Account	-	325,170	-	-	-	-	325,170
Sinking Account	-	-	-	-	-	-	-
Reserve Account	-	532,646	-	-	-	-	532,646
Revenue Account	-	-	-	-	-	-	-
Capitalized Interest	-	-	-	-	-	-	-
Prepayment Account	-	-	-	-	-	-	-
Construction Account	-	-	6,160,728	-	-	-	6,160,728
Cost of Issuance Account	-	-	2,287	-	-	-	2,287
Due from Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
Accounts Receivable							
Assessments Receivable							
Amount Available in Debt Service Funds	-	-	-	857,816	-	-	857,816
Amount to be Provided by Debt Service Funds	-	-	-	14,177,184	-	-	14,177,184
Total Assets	\$ 34,859	\$ 857,816	\$ 6,163,015	\$ 15,035,000	\$ -	\$ -	\$ 22,090,689

**Marion Ranch
Community Development District
Balance Sheet
for the Period Ending October 31, 2024**

	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	
Liabilities						
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	-	-	-	-	-	-
Total Liabilities	\$ -	\$ -	\$ -	\$ 15,035,000	\$ -	\$ 15,035,000
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	-	-
Fund Balance						
Restricted						
Beginning: October 1, 2024 (Unaudited)	-	856,477	6,133,414	-	-	6,989,891
Results from Current Operations	-	1,339	29,601	-	-	30,940
Unassigned						
Beginning: October 1, 2024 (Unaudited)	48,359	-	-	-	-	48,359
Results from Current Operations	(13,500)	-	-	-	-	(13,500)
Total Fund Equity and Other Credits	\$ 34,859	\$ 857,816	\$ 6,163,015	\$ -	\$ -	\$ 7,055,689
Total Liabilities, Fund Equity and Other Credits	\$ 34,859	\$ 857,816	\$ 6,163,015	\$ 15,035,000	\$ -	\$ 22,090,689

Prepared by:

JPWARD and Associates, LLC

**Marion Ranch
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2024**

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	N/A
Interest				
Interest - General Checking	-	-	-	N/A
Special Assessment Revenue				
Special Assessments - On-Roll	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	N/A
Developer Contribution	-	-	135,515	0%
Total Revenue and Other Sources:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 135,515</u>	<u>0%</u>
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	-	-	-	N/A
Executive				
Professional Management	3,333	3,333	40,000	8%
Financial and Administrative				
Audit Services	-	-	4,500	0%
Accounting Services	1,333	1,333	16,000	8%
Assessment Roll Preparation	1,333	1,333	16,000	8%
Arbitrage Rebate Services	-	-	500	0%
Other Contractual Services				
Legal Advertising	-	-	3,500	0%
Trustee Services	-	-	5,000	0%
Dissemination Agent Services	2,500	2,500	2,000	125%
Property Appraiser Fees	-	-	-	N/A
Bank Service Fees	-	-	350	0%

**Marion Ranch
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2024**

Description	October	Year to Date	Total Annual Budget	% of Budget
Travel and Per Diem	-	-	-	N/A
Communications & Freight Services				
Postage, Freight & Messenger	-	-	750	0%
Insurance	5,000	5,000	4,440	113%
Printing & Binding	-	-	500	0%
Website Development	-	-	1,600	0%
Subscription & Memberships	-	-	175	0%
Legal Services				
Legal - General Counsel	-	-	15,000	0%
Legal - Validation	-	-	-	N/A
Legal - Boundary Amendment	-	-	-	N/A
Other General Government Services				
Engineering Services	-	-	15,000	0%
Contingencies	-	-	-	N/A
Capital Outlay	-	-	-	N/A
Other Fees and Charges				
Discounts/Collection Fees	-	-	10,200	0%
Sub-Total:	13,500	13,500	135,515	10%
Total Expenditures and Other Uses:	\$ 13,500	\$ 13,500	\$ 135,515	10%
Net Increase/ (Decrease) in Fund Balance	(13,500)	(13,500)	-	
Fund Balance - Beginning	48,359	48,359	-	
Fund Balance - Ending	\$ 34,859	\$ 34,859	\$ -	

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	N/A
Interest Income				
Interest Account	1,339	1,339	-	N/A
Sinking Fund Account	-	-	-	N/A
Reserve Account	2,203	2,203	-	N/A
Prepayment Account	-	-	-	N/A
Revenue Account	-	-	-	N/A
Capitalized Interest Account	-	-	-	N/A
Special Assessments - Prepayments				
Special Assessments - On Roll	-	-	1,151,676	0%
Special Assessments - Off Roll	-	-	520,375	0%
Special Assessments - Prepayments	-	-	-	N/A
Debt Proceeds				
	-	-	-	N/A
Intragovernmental Transfer In				
	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3,542	\$ 3,542	\$ 1,672,051	0%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2024	-	-	200,000	0%
Principal Debt Service - Early Redemptions				
Series 2024	-	-	-	N/A
Interest Expense				
Series 2024	-	-	753,965	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	75,343	0%
Operating Transfers Out (To Other Funds)				
	2,203	2,203	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 2,203	\$ 1,029,308	N/A
Net Increase/ (Decrease) in Fund Balance	3,542	1,339	642,743	
Fund Balance - Beginning	856,477	856,477	-	
Fund Balance - Ending	\$ 860,019	\$ 857,816	\$ 642,743	

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	N/A
Interest Income				
Construction Account	27,388	27,388	-	N/A
Cost of Issuance	9	9	-	N/A
Debt Proceeds	-	-	-	N/A
Developer Contributions	-	-	-	N/A
Operating Transfers In (From Other Funds)	2,203	2,203	-	N/A
Total Revenue and Other Sources:	\$ 29,601	\$ 29,601	\$ -	N/A
Expenditures and Other Uses				
Executive				
Professional Management	-	-	-	N/A
Other Contractual Services				
Trustee Services	-	-	-	N/A
Legal Services	-	-	-	N/A
Printing & Binding	-	-	-	N/A
Other General Government Services				
Engineering Services	-	-	-	N/A
Capital Outlay				
Electrical	-	-	-	N/A
Water-Sewer Combination	-	-	-	N/A
Stormwater Management	-	-	-	N/A
Landscaping	-	-	-	N/A
Roadway Improvement	-	-	-	N/A
Cost of Issuance				
Legal - Series 2024 Bonds	-	-	-	N/A
Underwriter's Discount	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	29,601	29,601	-	
Fund Balance - Beginning	6,133,414	6,133,414	-	
Fund Balance - Ending	\$ 6,163,015	\$ 6,163,015	\$ -	