

Marion Ranch

Community Development District

Financial Statements October 31, 2025

JPWard and Associates, LLC
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
Phone: (954) 658-4900

TABLE OF CONTENTS

Marion Ranch Community Development District

Monthly Financial Statements

Balance Sheet – All Funds	1-2
Statement of Revenue, Expenditures and Changes in Fund Balance	
General Fund	3
Debt Service Fund	
Series 2024	4
Capital Projects Fund	
Series 2024	5
Income & Expense Graph – All Funds	6

**Marion Ranch
Community Development District
Balance Sheet
for the Period Ending October 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	\$	19,061	\$	-	\$	-	\$	19,061
Debt Service Fund								
Reserve Account		-		519,959		-		519,959
Revenue Account		-		742,138		-		742,138
Prepayment Account		-		387,864		-		387,864
Construction Account		-		-		21,942		21,942
Due from Other Funds								
General Fund		-		-		-		-
Debt Service Fund(s)		-		-		-		-
Accounts Receivable		-		-		-		-
Amount Available in Debt Service Funds		-		-		1,649,961		1,649,961
Amount to be Provided by Debt Service Funds		-		-		12,810,039		12,810,039
Investment in General Fixed Assets (net of depreciation)		-		-		-		7,012,800
Total Assets	\$	19,061	\$	1,649,961	\$	21,942	\$	14,460,000
							\$	7,012,800
							\$	23,163,764

**Marion Ranch
Community Development District
Balance Sheet
for the Period Ending October 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	
Liabilities						
Accounts Payable	-	-	-	-	-	-
Due to Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Due to Developer	32,111	-	3,171,056	-	-	3,203,167
Bonds Payable						
Current Portion (Due within 12 months)						
Series 2024	-	-	-	210,000	-	210,000
Long Term						
Series 2024	-	-	-	14,250,000	-	14,250,000
Total Liabilities	\$ 32,111	\$ -	\$ 3,171,056	\$ 14,460,000	\$ -	\$ 17,663,167
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	7,012,800	7,012,800
Fund Balance						
Restricted						
Beginning: October 1, 2025 (Unaudited)	-	1,646,591	(3,150,958)	-	-	(1,504,366)
Results from Current Operations	-	3,369	1,844	-	-	5,214
Unassigned						
Beginning: October 1, 2025 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	(13,050)	-	-	-	-	(13,050)
Total Fund Equity and Other Credits	\$ (13,050)	\$ 1,649,961	\$ (3,149,113)	\$ -	\$ 7,012,800	\$ 5,500,597
Total Liabilities, Fund Equity and Other Credits	\$ 19,061	\$ 1,649,961	\$ 21,942	\$ 14,460,000	\$ 7,012,800	\$ 23,163,764

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Special Assessment Revenue				
Special Assessments - On-Roll	-	-	141,632	0%
Special Assessments - Off-Roll	-	-	-	0%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(10,660)	0%
Developer Contribution	-	-	-	0%
Total Revenue and Other Sources:	\$ -	\$ -	\$ 130,972	0%
Expenditures and Other Uses				
Executive				
Professional Management	3,917	3,917	47,000	8%
Financial and Administrative				
Audit Services	-	-	4,100	0%
Accounting Services	1,417	1,417	17,000	8%
Assessment Roll Preparation	1,417	1,417	17,000	8%
Arbitrage Rebate Services	-	-	500	0%
Other Contractual Services				
Legal Advertising	-	-	1,000	0%
Trustee Services	-	-	4,247	0%
Dissemination Agent Services	-	-	4,000	0%
Bond Amortization Schedules	500	500	-	0%
Bank Service Fees	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	-	-	100	0%
Website Development	-	-	2,400	0%
Insurance	5,800	5,800	5,700	102%
Printing & Binding	-	-	500	0%
Subscription & Memberships	-	-	175	0%
Legal Services				
Legal - General Counsel	-	-	12,500	0%
Other General Government Services				
Engineering Services	-	-	12,500	0%
Contingencies	-	-	2,000	0%
Other Current Changes/Obligations				
Marion County RE Tax	-	-	-	0%
Total Expenditures and Other Uses:	\$ 13,050	\$ 13,050	\$ 130,972	10%
Net Increase/ (Decrease) in Fund Balance	(13,050)	(13,050)	-	
Fund Balance - Beginning	-	-	-	
Fund Balance - Ending	\$ (13,050)	\$ (13,050)	\$ -	

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

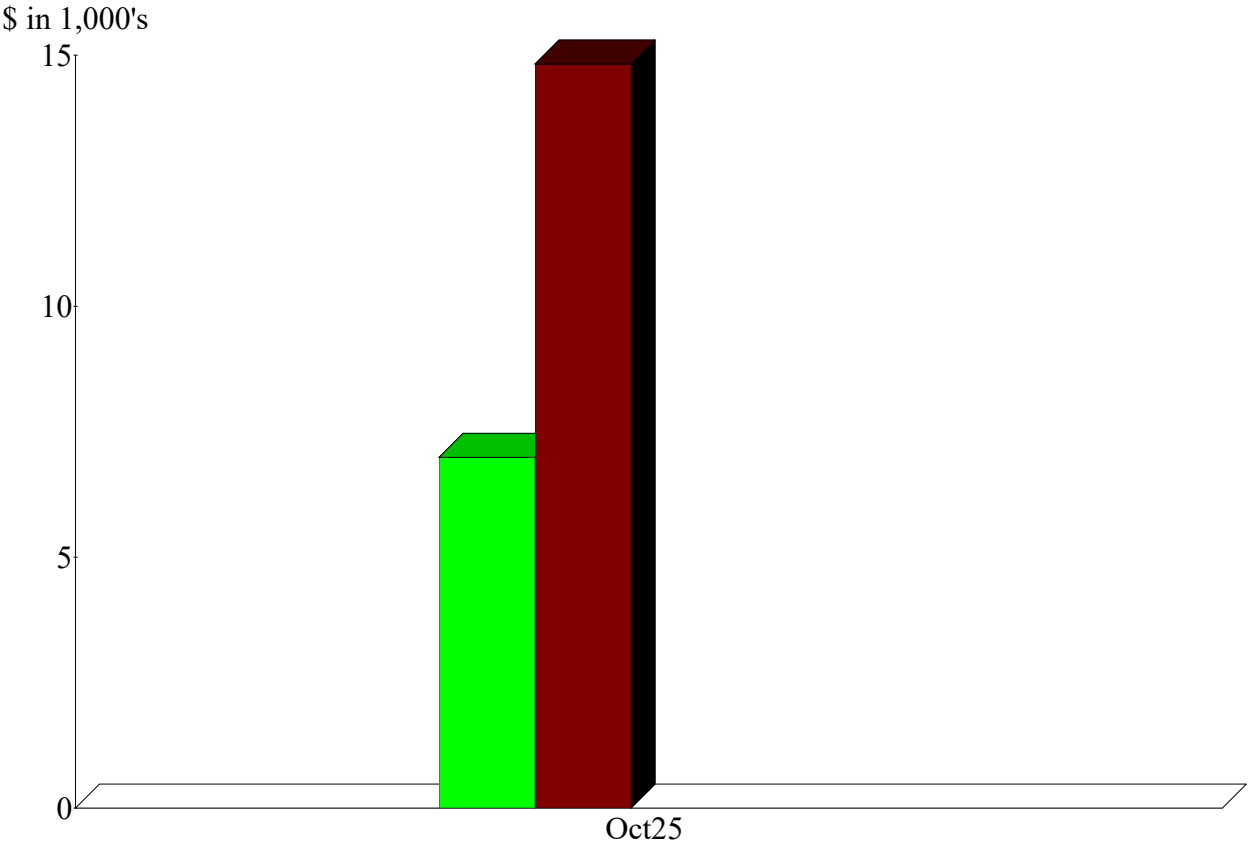
Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Interest Account	-	-	-	0%
Reserve Account	1,777	1,777	113	1572%
Prepayment Account	873	873	-	0%
Revenue Account	2,497	2,497	23,339	11%
Special Assessments - Prepayments				
Special Assessments - On Roll	-	-	1,151,677	0%
Special Assessments - Off Roll	-	-	-	0%
Special Assessments - Prepayments	-	-	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	(75,343)	0%
Developer Contribution	-	-	-	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources:	\$ 5,146	\$ 5,146	\$ 1,099,786	0%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2024	-	-	210,000	0%
Principal Debt Service - Early Redemptions				
Series 2024	-	-	-	0%
Interest Expense				
Series 2024	-	-	834,975	0%
Intragovernmental Transfer Out	1,777	1,777	-	0%
Total Expenditures and Other Uses:	\$ 1,777	\$ 1,777	\$ 1,044,975	0%
Net Increase/ (Decrease) in Fund Balance	3,369	3,369	54,811	
Fund Balance - Beginning	1,646,591	1,646,591	1,646,591	
Fund Balance - Ending	\$ 1,649,961	\$ 1,649,961	\$ 1,701,402	

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	67	67	-	0%
Operating Transfers In (From Other Funds)	1,777	1,777	-	0%
Total Revenue and Other Sources:	\$ 1,844	\$ 1,844	\$ -	0%
Expenditures and Other Uses				
Capital Outlay				
Operating Transfers Out (To Other Funds)	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	1,844	1,844	-	
Fund Balance - Beginning	(3,150,958)	(3,150,958)	-	
Fund Balance - Ending	\$ (3,149,113)	\$ (3,149,113)	\$ -	

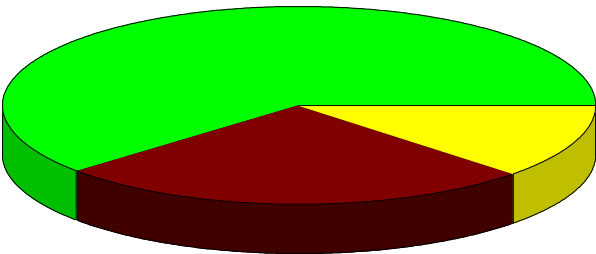
Marion Ranch Community Development District

Income and Expense by Month
October 2025



Expense Summary
October 2025

5130000 · Financial and Administrative	61.60%
5120000 · Executive	26.42
5810000 · Interfund Transfer Out	11.98
Total	\$14,826.82



By Account