

MARION RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - NOVEMBER 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 November 30, 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	\$ 14,621	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,621
Debt Service Fund							
Interest Account	-	6,102	-	-	-	-	6,102
Sinking Account	-	-	-	-	-	-	-
Reserve Account	-	532,646	-	-	-	-	532,646
Revenue Account	-	-	-	-	-	-	-
Capitalized Interest	-	-	-	-	-	-	-
Prepayment Account	-	-	-	-	-	-	-
Construction Account	-	-	6,187,634	-	-	-	6,187,634
Cost of Issuance Account	-	-	2,296	-	-	-	2,296
Due from Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
Accounts Receivable							
Assessments Receivable							
Amount Available in Debt Service Funds	-	-	-	538,748	-	-	538,748
Amount to be Provided by Debt Service Funds	-	-	-	14,496,252	-	-	14,496,252
Total Assets	\$ 14,621	\$ 538,748	\$ 6,189,930	\$ 15,035,000	\$ -	\$ -	\$ 21,778,300

**Marion Ranch
Community Development District
Balance Sheet
for the Period Ending November 30, 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	10,828	-	-	-	-	10,828	
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	\$ 10,828	\$ -	\$ -	\$ 15,035,000	\$ -	\$ 15,045,828	
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	-	(317,729)	56,516	-	-	(261,213)	
Unassigned							
Beginning: October 1, 2024 (Unaudited)	48,359	-	-	-	-	48,359	
Results from Current Operations	(44,566)	-	-	-	-	(44,566)	
Total Fund Equity and Other Credits	\$ 3,793	\$ 538,748	\$ 6,189,930	\$ -	\$ -	\$ 6,732,471	
Total Liabilities, Fund Equity and Other Credits	\$ 14,621	\$ 538,748	\$ 6,189,930	\$ 15,035,000	\$ -	\$ 21,778,300	

Prepared by:

JPWARD and Associates, LLC

**Marion Ranch
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2024**

Description	October	November	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:	\$ -	\$ -	\$ -	\$ 135,515	0%
Expenditures and Other Uses					
Legislative					
Board of Supervisor's Fees	-	-	-	-	N/A
Executive					
Professional Management	3,333	3,333	6,667	40,000	17%
Financial and Administrative					
Audit Services	-	-	-	4,500	0%
Accounting Services	1,333	1,333	2,667	16,000	17%
Assessment Roll Preparation	1,333	1,333	2,667	16,000	17%
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%

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**Marion Ranch
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2024**

Description	October	November	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	175	175	100%
Legal Services					
Legal - General Counsel	-	1,354	1,354	15,000	9%
Legal - Series 2024 Bonds	-	10,828	10,828	-	N/A
Legal - Validation	-	519	519	-	N/A
Legal - Boundary Amendment	-	-	-	-	N/A
Other General Government Services					
Engineering Services	-	10,208	10,208	15,000	68%
Contingencies	-	-	-	-	N/A
Capital Outlay	-	-	-	-	N/A
Other Current Changes/Obligations					
Marion County RE Tax	-	1,982	1,982	-	N/A
Other Fees and Charges					
Discounts/Collection Fees	-	-	-	10,200	0%
Sub-Total:	13,500	31,066	44,566	135,515	33%
Total Expenditures and Other Uses:	\$ 13,500	\$ 31,066	\$ 44,566	\$ 135,515	33%
Net Increase/ (Decrease) in Fund Balance	(13,500)	(31,066)	(44,566)	-	
Fund Balance - Beginning	48,359	34,859	48,359	-	
Fund Balance - Ending	\$ 34,859	\$ 3,793	\$ 3,793	\$ -	

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

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income					
Interest Account	1,339	1,307	2,646	-	N/A
Sinking Fund Account	-	-	-	-	N/A
Reserve Account	2,203	2,141	4,345	-	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	\$ 3,449	\$ 6,991	\$ 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	-	320,375	320,375	753,965	42%
Other Fees and Charges					
Discounts for Early Payment	-	-	-	75,343	0%
Operating Transfers Out (To Other Funds)	2,203	2,141	4,345	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 322,516	\$ 324,720	\$ 1,029,308	N/A
Net Increase/ (Decrease) in Fund Balance	3,542	(319,068)	(317,729)	642,743	
Fund Balance - Beginning	856,477	860,019	856,477	-	
Fund Balance - Ending	\$ 860,019	\$ 540,952	\$ 538,748	\$ 642,743	

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

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income					
Construction Account	27,388	24,765	52,153	-	N/A
Cost of Issuance	9	9	19	-	N/A
Debt Proceeds	-	-	-	-	N/A
Developer Contributions	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	2,203	2,141	4,345	-	N/A
Total Revenue and Other Sources:	\$ 29,601	\$ 26,915	\$ 56,516	\$ -	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	26,915	56,516	-	
Fund Balance - Beginning	6,133,414	6,163,015	6,133,414	-	
Fund Balance - Ending	\$ 6,163,015	\$ 6,189,930	\$ 6,189,930	\$ -	