

MARION RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - DECEMBER 2024

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*

Table of Contents

<i>Balance Sheet – All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-4</i>
<i>Debt Service Fund Series 2024</i>	<i>5</i>
<i>Capital Projects Fund Series 2024</i>	<i>6</i>

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Marion Ranch
Community Development District
Balance Sheet
for the Period Ending December 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	\$ 10,590	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,590
Debt Service Fund							
Interest Account	-	6,125	-	-	-	-	6,125
Sinking Account	-	-	-	-	-	-	-
Reserve Account	-	532,646	-	-	-	-	532,646
Revenue Account	-	-	-	-	-	-	-
Capitalized Interest	-	-	-	-	-	-	-
Prepayment Account	-	-	-	-	-	-	-
Construction Account	-	-	6,212,721	-	-	-	6,212,721
Cost of Issuance Account	-	-	2,305	-	-	-	2,305
Due from Other Funds							
General Fund	-	2,142	-	-	-	-	2,142
Debt Service Fund(s)	-	-	-	-	-	-	-
Accounts Receivable							
Assessments Receivable							
Amount Available in Debt Service Funds	-	-	-	540,913	-	-	540,913
Amount to be Provided by Debt Service Funds	-	-	-	14,494,087	-	-	14,494,087
Total Assets	\$ 10,590	\$ 540,913	\$ 6,215,026	\$ 15,035,000	\$ -	\$ -	\$ 21,801,529

**Marion Ranch
Community Development District
Balance Sheet
for the Period Ending December 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	10,828	-	-	-	-	10,828
Due to Fiscal Agent	-	-	-	-	-	-
Due to Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	2,142	-	-	-	-	2,142
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	\$ 12,971	\$ -	\$ -	\$ 15,035,000	\$ -	\$ 15,047,971
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	-	(315,563)	81,612	-	-	(233,951)
Unassigned						
Beginning: October 1, 2024 (Unaudited)	48,359	-	-	-	-	48,359
Results from Current Operations	(50,740)	-	-	-	-	(50,740)
Total Fund Equity and Other Credits	\$ (2,381)	\$ 540,913	\$ 6,215,026	\$ -	\$ -	\$ 6,753,558
Total Liabilities, Fund Equity and Other Credits	\$ 10,590	\$ 540,913	\$ 6,215,026	\$ 15,035,000	\$ -	\$ 21,801,529

Prepared by:

JPWARD and Associates, LLC

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

Description	October	November	December	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	3,333	10,000	40,000	25%
Financial and Administrative						
Audit Services	-	-	-	-	4,500	0%
Accounting Services	1,333	1,333	1,333	4,000	16,000	25%
Assessment Roll Preparation	1,333	1,333	1,333	4,000	16,000	25%
Arbitrage Rebate Services	-	-	-	-	500	0%
Other Contractual Services						
Legal Advertising	-	-	174	174	3,500	5%
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%

Prepared by:

JPWARD and Associates, LLC

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

Description	October	November	December	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	6,174	50,740	135,515	37%
Total Expenditures and Other Uses:	\$ 13,500	\$ 31,066	\$ 6,174	\$ 50,740	\$ 135,515	37%
Net Increase/ (Decrease) in Fund Balance	(13,500)	(31,066)	(6,174)	(50,740)	-	
Fund Balance - Beginning	48,359	34,859	3,793	48,359	-	
Fund Balance - Ending	\$ 34,859	\$ 3,793	\$ (2,381)	\$ (2,381)	\$ -	

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income						
Interest Account	1,339	1,307	23	2,669	-	N/A
Sinking Fund Account	-	-	-	-	-	N/A
Reserve Account	2,203	2,141	1,989	6,334	-	N/A
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	N/A
Capitalized Interest Account	-	-	-	-	-	N/A
Special Assessments - Prepayments						
Special Assessments - On Roll	-	-	2,142	2,142	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	\$ 4,154	\$ 11,145	\$ 1,672,051	1%
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	1,989	6,334	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 322,516	\$ 1,989	\$ 326,709	\$ 1,029,308	N/A
Net Increase/ (Decrease) in Fund Balance	3,542	(319,068)	2,165	(315,563)	642,743	
Fund Balance - Beginning	856,477	860,019	540,952	856,477	-	
Fund Balance - Ending	\$ 860,019	\$ 540,952	\$ 543,117	\$ 540,913	\$ 642,743	

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income						
Construction Account	27,388	24,765	23,098	75,251	-	N/A
Cost of Issuance	9	9	9	27	-	N/A
Debt Proceeds	-	-	-	-	-	N/A
Developer Contributions	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	2,203	2,141	1,989	6,334	-	N/A
Total Revenue and Other Sources:	\$ 29,601	\$ 26,915	\$ 25,096	\$ 81,612	\$ -	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	25,096	81,612	-	
Fund Balance - Beginning	6,133,414	6,163,015	6,189,930	6,133,414	-	
Fund Balance - Ending	\$ 6,163,015	\$ 6,189,930	\$ 6,215,026	\$ 6,215,026	\$ -	