

# Marion Ranch

Community Development District

*Financial Statements  
December 31, 2025*

*JPWard and Associates, LLC  
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**Marion Ranch  
Community Development District  
Balance Sheet  
for the Period Ending December 31, 2025**

	Governmental Funds						Account Groups		Totals (Memorandum Only)	
	Debt Service Funds		Capital Project Fund		General Long Term Debt	General Fixed Assets				
	General Fund	Series 2024	Series 2024							
<b>Assets</b>										
<b>Cash and Investments</b>										
General Fund - Invested Cash	\$ 1,160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,160
Debt Service Fund										
Reserve Account	-		508,808		-	-	-	-	-	508,808
Revenue Account	-		334,186		-	-	-	-	-	334,186
Prepayment Account	-		205,352		-	-	-	-	-	205,352
Construction Account	-		-		25,448		-	-	-	25,448
Due from Other Funds										
General Fund	-		4,533		-	-	-	-	-	4,533
Debt Service Fund(s)	-		-		-	-	-	-	-	-
Accounts Receivable										
Amount Available in Debt Service Funds										
-	-	-	-	-		1,052,878	-	-	-	1,052,878
Amount to be Provided by Debt Service Funds										
-	-	-	-	-		13,022,122	-	-	-	13,022,122
Investment in General Fixed Assets (net of depreciation)										
Total Assets	<u>\$ 1,160</u>	<u>\$ 1,052,878</u>	<u>\$ 25,448</u>	<u>\$ 14,075,000</u>		<u>\$ 7,012,800</u>			<u>\$ 22,167,287</u>	

**Marion Ranch  
Community Development District  
Balance Sheet  
for the Period Ending December 31, 2025**

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund	General Long Term Debt	General Fixed Assets	
	General Fund	Series 2024	Series 2024			
<b>Liabilities</b>						
<b>Accounts Payable</b>						
<b>Due to Other Funds</b>						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	4,533	-	-	-	-	4,533
<b>Due to Developer</b>	32,111	-	3,171,056	-	-	3,203,167
<b>Bonds Payable</b>						
Current Portion (Due within 12 months)						
Series 2024	-	-	-	210,000	-	210,000
Long Term						
Series 2024	-	-	13,865,000	-	-	13,865,000
<b>Total Liabilities</b>	<b>\$ 36,644</b>	<b>\$ -</b>	<b>\$ 3,171,056</b>	<b>\$ 14,075,000</b>	<b>\$ -</b>	<b>\$ 17,282,700</b>
<b>Fund Equity and Other Credits</b>						
<b>Investment in General Fixed Assets</b>						
<b>Fund Balance</b>						
<b>Restricted</b>						
Beginning: October 1, 2025 (Unaudited)	-	1,646,591	(3,150,958)	-	-	(1,504,366)
Results from Current Operations	-	(593,713)	5,350	-	-	(588,363)
<b>Unassigned</b>						
Beginning: October 1, 2025 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	(35,483)	-	-	-	-	(35,483)
<b>Total Fund Equity and Other Credits</b>	<b>\$ (35,483)</b>	<b>\$ 1,052,878</b>	<b>\$ (3,145,608)</b>	<b>\$ -</b>	<b>\$ 7,012,800</b>	<b>\$ 4,884,587</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 1,160</b>	<b>\$ 1,052,878</b>	<b>\$ 25,448</b>	<b>\$ 14,075,000</b>	<b>\$ 7,012,800</b>	<b>\$ 22,167,287</b>

Prepared by:

**JPWARD and Associates, LLC**

Unaudited

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

Description	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	-	\$ -	0%
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	1,244	1,292	141,632	1%
<b>Other Fees and Charges</b>				
Discounts/Collection Fees	-	-	(10,660)	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,244</b>	<b>1,292</b>	<b>\$ 130,972</b>	<b>1%</b>
<b>Expenditures and Other Uses</b>				
<b>Executive</b>				
Professional Management	3,917	11,750	47,000	25%
<b>Financial and Administrative</b>				
Audit Services	4,100	4,100	4,100	100%
Accounting Services	1,417	4,250	17,000	25%
Assessment Roll Preparation	1,417	4,250	17,000	25%
Arbitrage Rebate Services	-	-	500	0%
<b>Other Contractual Services</b>				
Legal Advertising	-	-	1,000	0%
Trustee Services	-	-	4,247	0%
Dissemination Agent Services	-	2,500	4,000	63%
Bond Amortization Schedules	-	500	-	0%
Bank Service Fees	-	-	250	0%
<b>Communications &amp; Freight Services</b>				
Postage, Freight & Messenger	12	12	100	12%
Website Development	800	800	2,400	33%
<b>Insurance</b>				
-	-	5,800	5,700	102%
<b>Printing &amp; Binding</b>				
-	-	-	500	0%
<b>Subscription &amp; Memberships</b>				
-	-	175	175	100%
<b>Legal Services</b>				
Legal - General Counsel	356	356	12,500	3%
<b>Other General Government Services</b>				
Engineering Services	-	-	12,500	0%
Contingencies	-	-	2,000	0%
<b>Other Current Changes/Obligations</b>				
Marion County RE Tax	-	2,283	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 12,018</b>	<b>36,776</b>	<b>\$ 130,972</b>	<b>28%</b>
Net Increase/ (Decrease) in Fund Balance	(10,773)	(35,483)	-	
Fund Balance - Beginning	(24,710)	-	-	
<b>Fund Balance - Ending</b>	<b>\$ (35,483)</b>	<b>(35,483)</b>	<b>\$ -</b>	

Prepared by:

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

Description	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Reserve Account	1,601	5,136	113	4545%
Prepayment Account	92	2,275	-	0%
Revenue Account	1,092	6,097	23,339	26%
<b>Special Assessments - Prepayments</b>				
Special Assessments - On Roll	10,220	10,617	1,151,677	1%
Special Assessments - Prepayments	189,934	189,934	-	0%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(75,343)	0%
<b>Intragovernmental Transfer In</b>				
<b>Total Revenue and Other Sources:</b>	<b>\$ 202,939</b>	<b>\$ 214,059</b>	<b>\$ 1,099,786</b>	<b>19%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2024	-	-	210,000	0%
<b>Principal Debt Service - Early Redemptions</b>				
Series 2024	-	385,000	-	0%
<b>Interest Expense</b>				
Series 2024	-	417,636	834,975	50%
<b>Intragovernmental Transfer Out</b>				
<b>Total Expenditures and Other Uses:</b>	<b>\$ 1,601</b>	<b>\$ 807,772</b>	<b>\$ 1,044,975</b>	<b>77%</b>
Net Increase/ (Decrease) in Fund Balance	201,338	(593,713)	54,811	
Fund Balance - Beginning	851,540	1,646,591	1,646,591	
<b>Fund Balance - Ending</b>	<b>\$ 1,052,878</b>	<b>\$ 1,052,878</b>	<b>\$ 1,701,402</b>	

Prepared by:

**JPWARD and Associates, LLC**

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

Description	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	73	214	-	0%
Operating Transfers In (From Other Funds)	1,601	5,136	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,674</b>	<b>\$ 5,350</b>	<b>\$ -</b>	<b>0%</b>
<b>Expenditures and Other Uses</b>				
Capital Outlay				
Operating Transfers Out (To Other Funds)	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>
Net Increase/ (Decrease) in Fund Balance	1,674	5,350	-	
Fund Balance - Beginning	(3,147,282)	(3,150,958)	-	
<b>Fund Balance - Ending</b>	<b>\$ (3,145,608)</b>	<b>\$ (3,145,608)</b>	<b>\$ -</b>	

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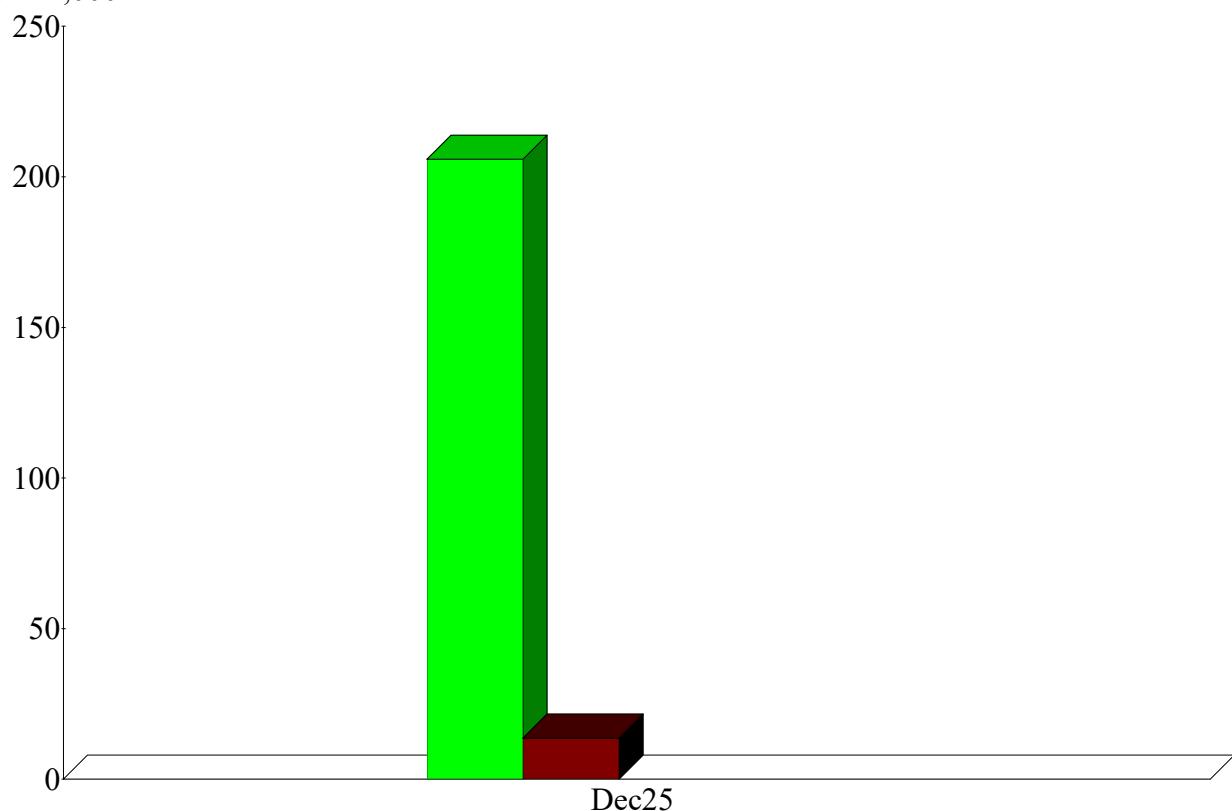
# Marion Ranch Community Development District

## Income and Expense by Month

December 2025

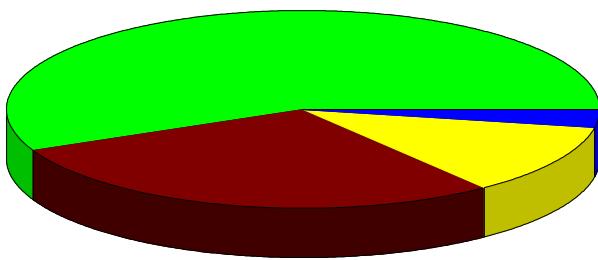
█ Income  
█ Expense

\$ in 1,000's



## Expense Summary December 2025

5130000 · Financial and Administrative	56.87%
5120000 · Executive	28.76
5810000 · Interfund Transfer Out	11.76
5140000 · Legal Services	2.61
<b>Total</b>	<b>\$13,618.65</b>



By Account