MARION RANCH COMMUNITY DEVELOPMENT DISTRICT

ADOPTED BUDGET

FISCAL YEAR 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC. 2301 NORTHEAST 37 STREET, FORT LAUDERDALE, FL. 33308

T: 954-658-4900 **E:** JimWard@JPWardAssociates.com

Marion Ranch Community Development District

General Fund - Budget

Fiscal Year 2025

Description	FY 2025
Revenues and Other Sources	
Carryforward	$ -
Interest Income - General Account	$ -
Assessment Revenue	
Assessments - On-Roll	
Assessments - Off-Roll	
Contributions - Private Sources	
Lennar Homes	$ 135,515
Total Revenue & Other Sources	**$ 135,515**
Appropriations	
Legislative	
Board of Supervisor's Fees	$ -
Board of Supervisor's - FICA	$ -
Executive	
Professional - Management	$ 40,000
Financial and Administrative	
Audit Services	$ 4,500
Accounting Services	$ 16,000
Assessment Roll Preparation	$ 16,000
Arbitrage Rebate Fees	$ 500
Other Contractual Services	
Recording and Transcription	$ -
Legal Advertising	$ 3,500
Trustee Services	$ 5,000
Dissemination Agent Services	$ 2,000
Property Appraiser Fees	$ -
Bank Service Fees	$ 350
Travel and Per Diem	
Communications and Freight Services	
Telephone	$ -
Postage, Freight & Messenger	$ 750
Rentals and Leases	
Miscellaneous Equipment	$ -
Computer Services (Web Site)	$ 1,600
Insurance	$ 4,440
Subscriptions and Memberships	$ 175
Printing and Binding	$ 500
Office Supplies	$ -
Legal Services	
General Counsel	$ 15,000
Other General Government Services	
Engineering Services	$ 15,000
Contingencies	$ -
Capital Outlay	$ -
Reserves	
Operational Reserve (Future Years)	$ -
Other Fees and Charges	
Discounts, Tax Collector Fee and Property Appraiser	$ 10,200
Total Appropriations	**$ 135,515**
Unit Count	**1,218**
Assessment Rate	**$ 111.26**
Cap Rate	**$ 133.51**

Marion Ranch Community Development District

Debt Service Fund - Series 2024 Bonds - Budget

Fiscal Year 2025

Description	Fiscal Year 2024 Budget	Actual at 2/19/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget
Revenues and Other Sources				
Carryforward	$ -	$ -	$ -	$ -
Interest Income				
Reserve Account	$ -	$ -	$ -	$ -
Revenue Account	$ -	$ -	$ -	$ -
Interest Account	$ -	$ -	$ -	$ -
Prepayment Account	$ -	$ -	$ -	$ -
Capitalized Interest Account	$ -	$ -	$ -	$ -
Special Assessment Revenue				-
Special Assessment - On-Roll	$ -	$ -	$ -	$ 1,151,676
Special Assessment - Off-Roll				
Principal Due - 5/01/2025	$ -	$ -	$ -	$ 200,000
Interest Due - 11/01/2024	$ -	$ -	$ -	$ 320,375
Special Assessment - Prepayment	$ -	$ -	$ -	$ -
Bond Proceeds				
Capitalized Interest Fund Deposit	$ -	$ -	$ -	$ -
Reserve Fund Deposit	$ -	$ -	$ -	$ -
Total Revenue & Other Sources	**$ -**	**$ -**	**$ -**	**$ 1,672,051**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	$ -	$ -	$ -	$ 200,000
Principal Debt Service - Early Redemptions				
Interest Expense	$ -	$ -	$ -	$ 753,965
Other Fees and Charges				
Discounts for Early Payment	$ -	$ -	$ -	$ 75,343
Operating Transfers Out	$ -	$ -	$ -	$ -
Total Expenditures and Other Uses	**$ -**	**$ -**	**$ -**	**$ 1,029,308**
Net Increase/(Decrease) in Fund Balance	$ -	$ -	$ -	$ 642,743
Fund Balance - Beginning	$ -		$ -	$ -
Fund Balance - Ending	**$ -**		**$ -**	**$ 642,743**
Restricted Fund Balance:				
Reserve Account Requirement			$ 532,646	
Restricted for November 1, 2025 Interest Payment			$ 428,490	
Total - Restricted Fund Balance:			**$ 961,136**	

Description of Product	Number of Units	FY 2024 Rate	FY 2025 Rate
Phases 1 & 2			
Townhouse 20-30'	156	N/A	$ 342.45
40' - 49'	52	N/A	$ 684.91
50' - 59'	84	N/A	$ 856.13
60' - 69'	30	N/A	$ 1,027.36
Phases 3 - 6			
Townhouse 20-30'	0	N/A	$ -
40' - 49'	259	N/A	$ 1,023.90
50' - 59'	328	N/A	$ 1,279.87
60' - 69'	179	N/A	$ 1,535.84
Total Units:	**1088**		

Marion Ranch Community Development District
Debt Service Fund - Series 2024

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		**$ 15,035,000**	**Varies**			
11/1/2024		$ -		$ 320,374.83		
5/1/2025		$ 200,000	5.100%	$ 433,590.00	$ 953,965	$ 14,835,000
11/1/2025				$ 428,490.00		
5/1/2026		$ 210,000	5.100%	$ 428,490.00	$ 1,066,980	$ 14,625,000
11/1/2026				$ 423,135.00		
5/1/2027		$ 220,000	5.100%	$ 423,135.00	$ 1,066,270	$ 14,405,000
11/1/2027				$ 417,525.00		
5/1/2028		$ 235,000	5.100%	$ 417,525.00	$ 1,070,050	$ 14,170,000
11/1/2028				$ 411,532.50		
5/1/2029		$ 245,000	5.100%	$ 411,532.50	$ 1,068,065	$ 13,925,000
11/1/2029				$ 405,285.00		
5/1/2030		$ 260,000	5.100%	$ 405,285.00	$ 1,070,570	$ 13,665,000
11/1/2030				$ 398,655.00		
5/1/2031		$ 270,000	5.100%	$ 398,655.00	$ 1,067,310	$ 13,395,000
11/1/2031				$ 391,770.00		
5/1/2032		$ 290,000	5.700%	$ 391,770.00	$ 1,073,540	$ 13,105,000
11/1/2032				$ 383,505.00		
5/1/2033		$ 305,000	5.700%	$ 383,505.00	$ 1,072,010	$ 12,800,000
11/1/2033				$ 374,812.50		
5/1/2034		$ 320,000	5.700%	$ 374,812.50	$ 1,069,625	$ 12,480,000
11/1/2034				$ 365,692.50		
5/1/2035		$ 340,000	5.700%	$ 365,692.50	$ 1,071,385	$ 12,140,000
11/1/2035				$ 356,002.50		
5/1/2036		$ 360,000	5.700%	$ 356,002.50	$ 1,072,005	$ 11,780,000
11/1/2036				$ 345,742.50		
5/1/2037		$ 380,000	5.700%	$ 345,742.50	$ 1,071,485	$ 11,400,000
11/1/2037				$ 334,912.50		
5/1/2038		$ 405,000	5.700%	$ 334,912.50	$ 1,074,825	$ 10,995,000
11/1/2038				$ 323,370.00		
5/1/2039		$ 430,000	5.700%	$ 323,370.00	$ 1,076,740	$ 10,565,000
11/1/2039				$ 311,115.00		
5/1/2040		$ 455,000	5.700%	$ 311,115.00	$ 1,077,230	$ 10,110,000
11/1/2040				$ 298,147.50		
5/1/2041		$ 480,000	5.700%	$ 298,147.50	$ 1,076,295	$ 9,630,000
11/1/2041				$ 284,467.50		
5/1/2042		$ 510,000	5.700%	$ 284,467.50	$ 1,078,935	$ 9,120,000
11/1/2042				$ 269,932.50		
5/1/2043		$ 540,000	5.700%	$ 269,932.50	$ 1,079,865	$ 8,580,000
11/1/2043				$ 254,542.50		
5/1/2044		$ 570,000	5.700%	$ 254,542.50	$ 1,079,085	$ 8,010,000
11/1/2044				$ 238,297.50		
5/1/2045		$ 605,000	5.950%	$ 238,297.50	$ 1,081,595	$ 7,405,000
11/1/2045				$ 220,298.75		
5/1/2046		$ 640,000	5.950%	$ 220,298.75	$ 1,080,598	$ 6,765,000
11/1/2046				$ 201,258.75		
5/1/2047		$ 680,000	5.950%	$ 201,258.75	$ 1,082,518	$ 6,085,000
11/1/2047				$ 181,028.75		
5/1/2048		$ 720,000	5.950%	$ 181,028.75	$ 1,082,058	$ 5,365,000
11/1/2048				$ 159,608.75		
5/1/2049		$ 765,000	5.950%	$ 159,608.75	$ 1,084,218	$ 4,600,000
11/1/2049				$ 136,850.00		
5/1/2050		$ 815,000	5.950%	$ 136,850.00	$ 1,088,700	$ 3,785,000
11/1/2050				$ 112,603.75		
5/1/2051		$ 865,000	5.950%	$ 112,603.75	$ 1,090,208	$ 2,920,000
11/1/2051				$ 86,870.00		

Marion Ranch Community Development District
Debt Service Fund - Series 2024

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
5/1/2052		$ 915,000	5.950%	$ 86,870.00	$ 1,088,740	$ 2,005,000
11/1/2052				$ 59,648.75		
5/1/2053		$ 975,000	5.950%	$ 59,648.75	$ 1,094,298	$ 1,030,000
11/1/2053				$ 30,642.50		
5/1/2024		$ 1,030,000	5.950%	$ 30,642.50	$ 1,091,285	$ -
11/1/2054						
		$ 15,035,000		**$ 17,165,449.83**		