

**MARION RANCH
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**MARION RANCH
COMMUNITY DEVELOPMENT DISTRICT
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**MARION RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 80,198
Allowable discounts (4%)	-				(3,208)
Assessment levy: on-roll - net	141,632	\$ 30,408	\$ 111,224	\$ 141,632	76,990
Assessment levy: off-roll	-	2,920	-	2,920	60,211
Total revenues	141,632	33,328	111,224	144,552	137,201
EXPENDITURES					
Professional & administrative					
Management	47,000	19,750	24,000	43,750	48,000
Accounting services	17,000	4,250	-	4,250	-
Assessment roll prep	17,000	4,250	-	4,250	-
Legal	12,500	356	12,144	12,500	25,000
Engineering	12,500	-	12,500	12,500	6,000
Engineering - stormwater reporting	-	-	-	-	6,000
Bond amortization schedule	-	500	-	500	-
Audit	4,100	4,100	-	4,100	4,300
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	4,000	3,166	2,000	5,166	4,000
Debt service fund accounting/ assessment collection services	-	2,500	7,500	10,000	15,000
EMMA software service	-	-	2,500	-	2,500
Trustee	4,246	-	4,246	4,246	5,500
Telephone	-	33	100	133	200
Postage	100	12	500	512	500
Printing & binding	500	83	250	333	500
Legal advertising	1,000	-	1,000	1,000	1,750
Annual special district fee	175	175	-	175	175
Insurance	5,700	5,800	-	5,800	6,270
Contingencies/bank charges	2,250	-	1,200	1,200	1,750
Website					
Hosting & maintenance	2,400	800	2,400	3,200	705
ADA compliance	-	-	145	145	145
Tax collector & property appraiser	10,660	2,844	7,816	10,660	2,406
Electricity	-	-	-	-	-
Total expenditures	141,631	48,619	78,801	124,920	131,201
Net increase/(decrease) of fund balance	1	(15,291)	32,423	19,632	6,000
Fund balance - beginning (unaudited)	-	-	(15,291)	-	19,632
Assigned					
Working capital	-	-	-	-	25,632
Unassigned	1	(15,291)	17,132	19,632	-
Fund balance - ending (projected)	\$ 1	\$ (15,291)	\$ 17,132	\$ 19,632	\$ 25,632

**MARION RANCH
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management	\$ 48,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	25,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	6,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Engineering - stormwater reporting	6,000
<p>Stormwater reporting / public facilities</p>	
Audit	4,300
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	4,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
Debt service fund accounting/ assessment collection services	15,000
<p>Annual fee for Series 2024, assessment roll preparation</p>	
EMMA software service	2,500
Trustee	5,500
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	1,750
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	6,270
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	1,750
<p>Bank charges and other miscellaneous expenses incurred during the year.</p>	
Website	
Hosting & maintenance	705
ADA compliance	145
Tax collector & property appraiser	2,406
Total expenditures	<u><u>\$ 131,201</u></u>

**MARION RANCH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ -				\$ 488,970
Allowable discounts (4%)	-				(19,559)
Net assessment levy - on-roll	1,151,676	\$ 145,285	\$ -	\$ 145,285	469,411
Assessment levy: off-roll	-	-	781,789	781,789	546,157
Assessment prepayments	-	323,333	-	323,333	-
Lot closing assessments	-	35,007	-	35,007	-
Interest	23,452	21,770	1,682	23,452	-
Total revenues	<u>1,175,128</u>	<u>525,395</u>	<u>783,471</u>	<u>1,308,866</u>	<u>1,015,568</u>
EXPENDITURES					
Debt service					
Principal payment	210,000	-	210,000	210,000	205,000
Principal prepayment	-	590,000	130,000	720,000	-
Discounts for early payment	75,343				-
Interest	856,980	420,593	436,387	856,980	790,433
Tax collector	-	2,558	-	2,558	14,669
Total expenditures	<u>1,142,323</u>	<u>1,013,151</u>	<u>776,387</u>	<u>1,789,538</u>	<u>1,010,102</u>
Excess/(deficiency) of revenues over/(under) expenditures	32,805	(487,756)	7,084	(480,672)	5,466
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(9,575)	-	(9,575)	-
Total other financing sources/(uses)	-	(9,575)	-	(9,575)	-
Net increase/(decrease) in fund balance	32,805	(497,331)	7,084	(490,247)	5,466
Fund balance:					
Beginning fund balance (unaudited)	999,964	1,646,591	1,149,260	1,646,591	1,156,344
Ending fund balance (projected)	<u>\$1,032,769</u>	<u>\$1,149,260</u>	<u>\$1,156,344</u>	<u>\$1,156,344</u>	<u>1,161,810</u>
Use of fund balance:					
Debt service reserve account balance (required)					(497,324)
Interest expense - November 1, 2027					(389,989)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 274,497</u>

**MARION RANCH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/26			395,216.25	395,216.25	13,660,000.00
05/01/27	205,000.00	5.100%	395,216.25	600,216.25	13,455,000.00
11/01/27			389,988.75	389,988.75	13,455,000.00
05/01/28	220,000.00	5.100%	389,988.75	609,988.75	13,235,000.00
11/01/28			384,378.75	384,378.75	13,235,000.00
05/01/29	230,000.00	5.100%	384,378.75	614,378.75	13,005,000.00
11/01/29			378,513.75	378,513.75	13,005,000.00
05/01/30	240,000.00	5.100%	378,513.75	618,513.75	12,765,000.00
11/01/30			372,393.75	372,393.75	12,765,000.00
05/01/31	255,000.00	5.100%	372,393.75	627,393.75	12,510,000.00
11/01/31			365,891.25	365,891.25	12,510,000.00
05/01/32	270,000.00	5.700%	365,891.25	635,891.25	12,240,000.00
11/01/32			358,196.25	358,196.25	12,240,000.00
05/01/33	285,000.00	5.700%	358,196.25	643,196.25	11,955,000.00
11/01/33			350,073.75	350,073.75	11,955,000.00
05/01/34	300,000.00	5.700%	350,073.75	650,073.75	11,655,000.00
11/01/34			341,523.75	341,523.75	11,655,000.00
05/01/35	320,000.00	5.700%	341,523.75	661,523.75	11,335,000.00
11/01/35			332,403.75	332,403.75	11,335,000.00
05/01/36	335,000.00	5.700%	332,403.75	667,403.75	11,000,000.00
11/01/36			322,856.25	322,856.25	11,000,000.00
05/01/37	355,000.00	5.700%	322,856.25	677,856.25	10,645,000.00
11/01/37			312,738.75	312,738.75	10,645,000.00
05/01/38	380,000.00	5.700%	312,738.75	692,738.75	10,265,000.00
11/01/38			301,908.75	301,908.75	10,265,000.00
05/01/39	400,000.00	5.700%	301,908.75	701,908.75	9,865,000.00
11/01/39			290,508.75	290,508.75	9,865,000.00
05/01/40	425,000.00	5.700%	290,508.75	715,508.75	9,440,000.00
11/01/40			278,396.25	278,396.25	9,440,000.00
05/01/41	450,000.00	5.700%	278,396.25	728,396.25	8,990,000.00
11/01/41			265,571.25	265,571.25	8,990,000.00
05/01/42	475,000.00	5.700%	265,571.25	740,571.25	8,515,000.00
11/01/42			252,033.75	252,033.75	8,515,000.00
05/01/43	500,000.00	5.700%	252,033.75	752,033.75	8,015,000.00
11/01/43			237,783.75	237,783.75	8,015,000.00
05/01/44	530,000.00	5.700%	237,783.75	767,783.75	7,485,000.00
11/01/44			222,678.75	222,678.75	7,485,000.00
05/01/45	565,000.00	5.950%	222,678.75	787,678.75	6,920,000.00
11/01/45			205,870.00	205,870.00	6,920,000.00
05/01/46	600,000.00	5.950%	205,870.00	805,870.00	6,320,000.00
11/01/46			188,020.00	188,020.00	6,320,000.00
05/01/47	635,000.00	5.950%	188,020.00	823,020.00	5,685,000.00
11/01/47			169,128.75	169,128.75	5,685,000.00
05/01/48	675,000.00	5.950%	169,128.75	844,128.75	5,010,000.00
11/01/48			149,047.50	149,047.50	5,010,000.00
05/01/49	715,000.00	5.950%	149,047.50	864,047.50	4,295,000.00

**MARION RANCH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/49			127,776.25	127,776.25	4,295,000.00
05/01/50	760,000.00	5.950%	127,776.25	887,776.25	3,535,000.00
11/01/50			105,166.25	105,166.25	3,535,000.00
05/01/51	805,000.00	5.950%	105,166.25	910,166.25	2,730,000.00
11/01/51			81,217.50	81,217.50	2,730,000.00
05/01/52	855,000.00	5.950%	81,217.50	936,217.50	1,875,000.00
11/01/52			55,781.25	55,781.25	1,875,000.00
05/01/53	910,000.00	5.950%	55,781.25	965,781.25	965,000.00
11/01/53			28,708.75	28,708.75	965,000.00
05/01/54	965,000.00	5.950%	28,708.75	993,708.75	-
11/01/54			-	-	-
Total	13,870,000.00		14,928,116.25	28,798,116.25	

**MARION RANCH
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT SUMMARY
FISCAL YEAR 2027**

Phases 1 and 2 Units - On-Roll

Number of Units	Unit Type	Projected Fiscal Year 2027			FY 26 Assessment
		GF	DSF	GF & DSF	
156	Townhome	133.22	344.14	477.36	*
52	SF 40'	133.22	688.28	821.50	*
84	SF 50'	133.22	860.35	993.57	*
30	SF 60'	133.22	1,032.42	1,165.64	*
<u>322</u>					

Phase 3 through 6 Units (Paid Down) - On-Roll

Number of Units	Unit Type	Projected Fiscal Year 2027			FY 26 Assessment
		GF	DSF	GF & DSF	
39	SF 40'	133.22	688.17	821.39	*
60	SF 50'	133.22	860.22	993.44	*
54	SF 60'	133.22	1,032.26	1,165.48	*
<u>153</u>					

Phase 3 through 6 Units (Issuance) - On-Roll

Number of Units	Unit Type	Projected Fiscal Year 2027			FY 26 Assessment
		GF	DSF	GF & DSF	
21	SF 40'	133.22	1,028.94	1,162.16	*
90	SF 50'	133.22	1,286.17	1,419.39	*
16	SF 60'	133.22	1,543.41	1,676.63	*
<u>127</u>					

Phase 3 through 6 Units (Issuance) - Off-Roll

Number of Units	Unit Type	Projected Fiscal Year 2027			FY 26 Assessment
		GF	DSF	GF & DSF	
199	SF 40'	123.89	956.91	1,080.80	*
235	SF 50'	123.89	1,196.14	1,320.03	*
52	SF 60'	123.89	1,435.37	1,559.26	*
<u>486</u>					

***Please note that the assessments for these units were levied both on-roll/off-roll, resulting in inconsistent assessment levels.**