

# MARION RANCH COMMUNITY DEVELOPMENT DISTRICT

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## PROPOSED BUDGET

FISCAL YEAR 2026

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PREPARED BY:

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**Marion Ranch Community Development District**  
**General Fund - Budget**  
**Fiscal Year 2026**

Description	Fiscal Year 2025	Actual 02/21/2025	Anticipated 9/30/2025	Fiscal Year 2026	Notes
<b>Revenues and Other Sources</b>					
Carryforward	\$ -	\$ -		\$ -	Cash From prior FY to offset budgeted expenses
Interest Income - General Account	\$ -	\$ -		\$ -	Interest from General Fund Bank Account
<b>Assessment Revenue</b>					
Assessments - On-Roll	\$ -	\$ -	\$ -	\$ 141,632	Assessments from Property Owners
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	
<b>Contributions - Private Sources</b>					
Developer Contributions	\$ 135,515	\$ 67,758	\$ 124,254	\$ -	Developer Contributions
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 135,515</b>	<b>\$ 67,758</b>	<b>\$ 124,254</b>	<b>\$ 141,632</b>	
<b>Appropriations</b>					
<b>Legislative</b>					
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	Statutory Required Fees
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	FICA (if applicable)
<b>Executive</b>					
Professional - Management	\$ 40,000	\$ 16,667	\$ 40,000	\$ 47,000	District Manager
<b>Financial and Administrative</b>					
Audit Services	\$ 4,500	\$ -	\$ 4,000	\$ 4,100	Statutory Required
Accounting Services	\$ 16,000	\$ 6,667	\$ 16,000	\$ 17,000	
Assessment Roll Preparation	\$ 16,000	\$ 6,667	\$ 16,000	\$ 17,000	
Arbitrage Rebate Fees	\$ 500	\$ -	\$ 500	\$ 500	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
<b>Other Contractual Services</b>					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	Transcription of Board Meetings
Legal Advertising	\$ 3,500	\$ 174	\$ 1,000	\$ 1,000	Statutory Required Legal Advertising
Trustee Services	\$ 5,000	\$ -	\$ 4,246	\$ 4,246	Trust Fees for Bonds
Dissemination Agent Services	\$ 2,000	\$ 2,500	\$ 2,500	\$ 4,000	Required Reporting for Bonds
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	Fees to place assessments on tax bills
Bank Service Fees	\$ 350	\$ -	\$ 250	\$ 250	Bank Fee - Governmental Accounts
<b>Travel and Per Diem</b>	\$ -	\$ -	\$ -	\$ -	Miscellaneous Authorized Travel
<b>Communications and Freight Services</b>					
Telephone	\$ -	\$ -	\$ -	\$ -	Not Applicable
Postage, Freight & Messenger	\$ 750	\$ -	\$ 100	\$ 100	Agenda Mailing and other Misc Mailings
<b>Rentals and Leases</b>					
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -	
Computer Services (Web Site)	\$ 1,600	\$ 300	\$ 1,800	\$ 2,400	Statutory Maintenance of District Web Site
Meeting Room (Board Meetings)	\$ -	\$ -	\$ -	\$ -	Meeting Room Rental
<b>Insurance</b>	\$ 4,440	\$ 5,000	\$ 5,000	\$ 5,700	General Liability and D&O Liability Insurance
<b>Subscriptions and Memberships</b>	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
<b>Printing and Binding</b>	\$ 500	\$ -	\$ 500	\$ 500	Agenda books and copies
<b>Office Supplies</b>	\$ -	\$ -	\$ -	\$ -	
<b>Legal Services</b>					
General Counsel	\$ 15,000	\$ 193	\$ 10,000	\$ 12,500	District Attorney
Bond Validation	\$ -	\$ -	\$ -	\$ -	District Attorney
<b>Other General Government Services</b>					
Engineering Services	\$ 15,000	\$ -	\$ 10,000	\$ 12,500	District Engineer
Contingencies	\$ -	\$ 1,982	\$ 1,982	\$ 2,000	Marion County RE Tax
Capital Outlay	\$ -	\$ -	\$ -	\$ -	
<b>Reserves</b>					
Extraordinary Capital/Operations	\$ -	\$ -	\$ -	\$ -	Long Term Capital Planning
<b>Other Fees and Charges</b>					
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 10,200	\$ -	\$ 10,200	\$ 10,660	Discount is 4% for November payment, plus TC/PA charge of 3% for fees to include assessment on Tax Bills
<b>Total Appropriations</b>	<b>\$ 135,515</b>	<b>\$ 40,323</b>	<b>\$ 124,254</b>	<b>\$ 141,632</b>	

**Marion Ranch Community Development District  
General Fund - Budget  
Fiscal Year 2026**

Description	Fiscal Year 2025	Actual 02/21/2025	Anticipated 9/30/2025	Fiscal Year 2026	Notes
<b>Fund Balances:</b>					
Change from Current Year Operations	\$ -	\$ 27,434	\$ -	\$ -	Cash Over (Short) at Fiscal Year End
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	<b>\$ -</b>	
Current Year Reserve Allocation	\$ -		\$ -	\$ -	Budgeted Funds for Long Term Capital Planning - N/A
<b>Total Fund Balance</b>	<b>\$ -</b>		<b>\$ -</b>	<b>\$ -</b>	
<b>Fund Balance - Allocations</b>					
Extraordinary Capital/Operations	\$ -		\$ -	\$ -	Long Term Capital Planning/ Not Reserved
Operations Reserve	\$ -		\$ 31,063	\$ 35,408	Required to meet Cash Needs until Assessment Rec'd.
<b>Total Fund Balance</b>	<b>\$ -</b>		<b>\$ -</b>	<b>\$ -</b>	
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<b>Description</b>	<b>FY 2025</b>		<b>FY 2026</b>		
Assessment Rate	N/A		\$ 130.18		
Units Subject to Assessment	N/A		1088		
Cap Rate	\$ 133.51		\$ 133.51		

**Marion Ranch Community Development District**  
**Debt Service Fund - Series 2024 Bonds - Budget**  
**Fiscal Year 2025**

Description	Fiscal Year 2025	Actual 02/21/2025	Anticipated 9/30/2025	Fiscal Year 2026
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Reserve Account	\$ -	\$ 10,236	\$ 24,567	\$ 23,339
Revenue Account	\$ -	\$ 50	\$ 119	\$ 113
Interest Account	\$ -	\$ 2,722	\$ 4,355	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 1,151,676	\$ 84,378	\$ 1,151,676	\$ 1,151,676
Special Assessment - Off-Roll				
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Bond Proceeds</b>				
Capitalized Interest Fund Deposit	\$ -	\$ -	\$ -	\$ -
Reserve Fund Deposit	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 1,151,676</b>	<b>\$ 97,386</b>	<b>\$ 1,180,718</b>	<b>\$ 1,175,129</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
Principal Debt Service - Mandatory	\$ 200,000	\$ -	\$ 200,000	\$ 210,000
Principal Debt Service - Early Redemptions				
<b>Interest Expense</b>	\$ 753,965	\$ 320,375	\$ 753,965	\$ 856,980
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ 75,343	\$ -	\$ 75,343	\$ 75,343
Operating Transfers Out	\$ -	\$ 7,922	\$ 7,922	\$ -
<b>Total Expenditures and Other Uses</b>	<b>\$ 1,029,308</b>	<b>\$ 328,297</b>	<b>\$ 1,037,231</b>	<b>\$ 1,142,323</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ 122,368	\$ (230,911)	\$ 143,488	\$ 32,806
<b>Fund Balance - Beginning</b>	\$ 856,477		\$ 856,477	\$ 999,964
<b>Fund Balance - Ending</b>	<b>\$ 978,845</b>		<b>\$ 999,964</b>	<b>\$ 1,032,770</b>

**Restricted Fund Balance:**

Reserve Account Requirement	\$ 532,646
Restricted for November 1, 2026 Interest Payment	\$ 423,135
<b>Total - Restricted Fund Balance:</b>	<b>\$ 955,781</b>

Description of Product	Number of Units	FY 2025 Rate	FY 2026 Rate
<b>Phases 1 &amp; 2</b>			
Townhouse 20-30'	156	\$ 342.45	\$ 342.45
40' - 49'	52	\$ 684.91	\$ 684.91
50' - 59'	84	\$ 856.13	\$ 856.13
60' - 69'	30	\$ 1,027.36	\$ 1,027.36
<b>Phases 3 - 6</b>			
Townhouse 20-30'	0	\$ -	\$ -
40' - 49'	259	\$ 1,023.90	\$ 1,023.90
50' - 59'	328	\$ 1,279.87	\$ 1,279.87
60' - 69'	179	\$ 1,535.84	\$ 1,535.84
<b>Total Units:</b>	<b>1088</b>		

**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
<b>5/1/2052</b>		\$ 915,000	5.950%	\$ 86,870.00	\$ 1,088,740	\$ 2,005,000
<b>11/1/2052</b>				\$ 59,648.75		
<b>5/1/2053</b>	\$	975,000	5.950%	\$ 59,648.75	\$ 1,094,298	\$ 1,030,000
<b>11/1/2053</b>				\$ 30,642.50		
<b>5/1/2024</b>	\$	1,030,000	5.950%	\$ 30,642.50	\$ 1,091,285	\$ -
<b>11/1/2054</b>						
		<b>\$ 15,035,000</b>		<b>\$ 17,165,449.83</b>		