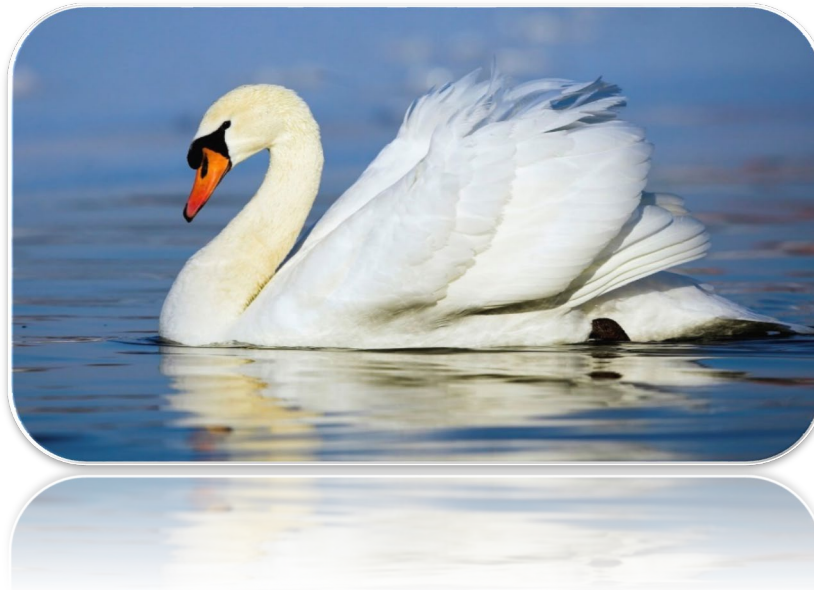


# **PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT**

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## **MEETING AGENDA**

MARCH 18, 2025

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>th</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

# PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT

March 11, 2025

Board of Supervisors

Pioneer Ranch Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Pioneer Ranch Community Development District will be held on **Tuesday, March 18, 2025 at 3:15 P.M.** at the offices of **Armstrong Homes, 1415 SW 17th Street, Ocala, Florida 34471.**

***The following Webex link and telephone number are provided to join/watch the meeting remotely.***

<https://districts.webex.com/districts/j.php?MTID=mddc4fd78670d579612bbeff576e4db7>

Access Code: **2346 752 5696** Event password: **Jpward**

Or Phone: **408-418-9388** enter the access code **2346 752 5696**, password: **Jpward** to join the meeting.

*The Public is provided two opportunities to speak during the meeting. The first time is on each agenda item, and the second time is at the end of the agenda, on any other matter not on the agenda. These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.*

## ***Agenda***

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1. Call to Order & Roll Call.
2. Consideration of Minutes:
  - I. November 19, 2024 – Regular Meeting Minutes.
3. Consideration of **Resolution 2025-2**, a Resolution of the Board of Supervisors approving a Proposed Budget for Fiscal Year 2026 and setting a Public Hearing **for Tuesday, May 20, 2025, at 3:15 P.M.** at the offices of **Armstrong Homes, 1415 SW 17<sup>th</sup> Street, Ocala, Florida 34471.**
4. Staff Reports
  - I. District Attorney.
  - II. District Engineer.

III. District Manager.

a) **Board Meeting Dates for Balance of Fiscal Year 2025.**

1. Public Hearings: Proposed Fiscal Year 2026 Budget – **May 20, 2025.**
- b) Financial Statement for the period ending December 31, 2024 (unaudited).
- c) Financial Statement for the period ending January 31, 2025 (unaudited).
- d) Financial Statement for the period ending February 28, 2025 (unaudited)

5. Supervisor's Requests.

6. Public Comments.

*The public comment period is for items not listed on the Agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes.*

7. Adjournment.

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## Summary of Agenda

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The first order of business is the call to order & rollcall.

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The second order of business is the acceptance of the minutes from the Pioneer Ranch Board of Supervisors Regular meeting held on November 19, 2024.

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The third order of business is the consideration of **Resolution 2025-2**, a Resolution of the Board of Supervisors approving the proposed budget for Fiscal Year 2026 and setting a Public Hearing to adopt the Budget for Tuesday, May 20, 2025, at 3:15 p.m., at the offices of Armstrong Homes, 1415 SW 17th Street, Ocala, Florida 34471.

The District's enabling legislation requires the District Manager to submit a Proposed Budget to the Board by June 15th of each year for your review and approval. The approval of the budget is only intended to permit the District to move through the process towards adopting the budget at a Public Hearing at a meeting of the Board of Supervisors.

The approval of the Budget does not bind the Board to any of the costs contained in the budget, any of the programs contained in the Budget and most importantly it does not bind the Board to any of the Assessment Rates contemplated as a result of the preparation of the Budget.

**The Public Hearing is scheduled for Tuesday, May 20, 2025, at 3:15 p.m., at the offices of Armstrong Homes, 1415 SW 17th Street, Ocala, Florida 34471.**

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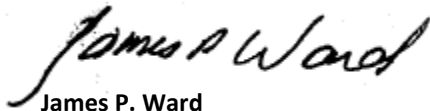
The fifth order of business are staff reports by the District Attorney, District Engineer, and District Asset Manager. The District Manager will report on (I) the remainder of the Fiscal Year 2025 meeting schedule; and (III) Financial Statements (unaudited) for the periods ending December 31, 2024, January 31, 2025 and February 28, 2025.

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If you have any questions and/or comments before the meeting, please do not hesitate to contact me directly by phoning (954) 658-4900.

Sincerely,

**Pioneer Ranch Community Development District**



James P. Ward  
District Manager

**The remainder of the Fiscal Year 2025 Meeting schedule is as follows:**

April 15, 2025	May 20, 2025
June 17, 2025	July 15, 2025
August 19, 2025	September 16, 2025

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**MINUTES OF MEETING  
PIONEER RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

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The organizational meeting of the Board of Supervisors of the Pioneer Ranch Community Development District was held on Tuesday, November 19, 2024, at 3:15 P.M. at the offices of Armstrong Homes, 1415 SW 17th Street, Ocala, Florida 34471.

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**Present and constituting a quorum:**

Chris Armstrong	Chairperson
Andrea Agha	Vice Chairperson
Ron Wiese	Assistant Secretary
David Garcia	Assistant Secretary
Alec Morris	Assistant Secretary

**Also present were:**

James P. Ward	District Manager
Greg Urbancic	District Attorney
Tim Brooker	District Engineer

**Audience:**

All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE TRANSCRIBED IN *ITALICS*.**

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. James P. Ward called the meeting to order at approximately 3:26 p.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes**

**September 17, 2024 – Regular Meeting Minutes**

Mr. Ward asked if there were any additions or corrections to the Minutes; hearing none, he called for a motion.

**On MOTION made by Chris Armstrong, seconded by Ron Wiese, and with all in favor, the September 17, 2024 Regular Meeting Minutes were approved.**

**THIRD ORDER OF BUSINESS****Consideration of Resolution 2025-1**

**Consideration of Resolution 2025-1, a Resolution of the Board of Supervisors Supplementing Resolution No. 2024-34 which Resolution previously Equalized, Approved, Confirmed, Imposed and Levied Special Assessments on and peculiar to property specially benefited (apportioned fairly and reasonably) by the District's Projects; Approving and Adopting the Pioneer Ranch Community Development District Final Supplemental Special Assessment Methodology – Series 2024 Bonds prepared by JPWard & Associates, LLC and dated October 1, 2024, which applies the Methodology previously adopted to Special Assessments reflecting the specific terms of the Pioneer Ranch Community Development District Special Assessment Bonds, Series 2024; Providing for the update of the District's Assessment Records; and providing for severability, conflicts, and an effective date.**

Mr. Ward explained Resolution 2025-1 approved, equalized, and confirmed the assessments with respect to the series 2024 bonds.

Mr. Greg Urbancic indicated the Board went through multiple steps to levy assessments: adopted two resolutions, held an advertised public hearing, and adopted a final assessment resolution. He stated the final assessment resolution contemplated once the Board issued bonds a supplemental resolution would be adopted, and this was Resolution 2025-1. He stated this Resolution fixed the assessments based upon the bonds which were actually issued. He stated on October 17, 2024 the District issued \$15,690,000 dollars. He stated Resolution 2025-1 recounted the history of how the District arrived at this stage, the adoption of the assessment resolutions, noted the bonds were issued in the amount of \$15,690,000 dollars, and Mr. Ward's office prepared a final supplemental special assessment methodology based upon the amount of bonds issued and broke down the levy of the assessments on a per unit basis, per acre and per unit basis, based upon when all the lots were platted. He explained this Resolution fixed the assessments based upon the bonds actually issued and adopted Mr. Ward's supplemental assessment methodology. He noted this was effectively a cleanup resolution documenting the supplemental as contemplated during the assessment process.

Mr. Morris asked if this established the actual assessments.

Mr. Ward stated this brought the assessments down to what the bonds were issued for; it adjusted the assessments accordingly. He asked if there were any additional questions; hearing none, he called for a motion.

**On MOTION made by Alec Morris, seconded by David Garcia, and with all in favor, Resolution 2025-1 was adopted, and the Chair was authorized to sign.**

**FOURTH ORDER OF BUSINESS****Consideration of Proposal**

**Consideration of the Proposal to provide Audit Services to the District for the Fiscal Years 2025-2029**

*Mr. Ward: The proposals are from Grau and Berger. For Grau the total price is \$17,000 ranging from \$3,200 to \$3,600. For Berger from \$3,900 to \$4,900 for a total price of \$23,100 dollars. I'm just going to ask for a motion to approve the ranking with Grau number 1 and Berger number 2.*

**On MOTION made by Chris Armstrong, seconded by Ron Wiese, and with all in favor, Grau was ranked #1 and Berger was ranked #2.**

Mr. Ward called for a motion to approve an agreement between the District and Grau for the preparation of audits for the ensuing 5 years.

**On MOTION made by Chris Armstrong, seconded by David Garcia, and with all in favor, an Agreement between the District and Grau for the preparation of audits for the Fiscal Years 2025-2029 was approved.**

**FIFTH ORDER OF BUSINESS****Staff Reports****I. District Attorney**

No report.

**II. District Engineer**

No report.

**III. District Manager**

- a) Florida Law changes to Form 1 filings
- b) Goals and objectives requirements for CDDs
- c) Board Meeting Dates for Balance of Fiscal Year 2024
- d) Financial Statement for period ending July 31, 2024 (unaudited)
- e) Financial Statement for period ending August 31, 2024 (unaudited)

No report.

**SIXTH ORDER OF BUSINESS****Supervisor's Requests**

Mr. Ward asked if there were any supervisor's requests; there were none.

**SEVENTH ORDER OF BUSINESS****Public Comments**

The public comment period is for items not listed on the Agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding

**Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes**

Mr. Ward asked if there were any public comments; there were none. There were no members of the public present.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Mr. Ward adjourned the meeting at approximately 3:31 p.m.

**On MOTION made by Chris Armstrong, seconded by David Garcia, and with all in favor, the meeting was adjourned.**

Pioneer Ranch Community Development District

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Chris Armstrong, Chairperson

## RESOLUTION 2025-2

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.**

### RECITALS

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors of the Pioneer Ranch Community Development District (the "Board"), a proposed Budget for Fiscal Year 2026; and

**WHEREAS**, the Board has considered the proposed Budget and desires to set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. INCORPORATION OF WHEREAS CLAUSES.** That the foregoing "Whereas" clauses are true and correct and incorporated herein as if written into this Section.

**SECTION 2. APPROVAL OF THE PROPOSED BUDGETS.** The proposed Budget submitted by the District Manager for Fiscal Year 2026, attached hereto as **Exhibit A**, is hereby approved as the basis for conducting a public hearing to adopt said budget.

**SECTION 3. DATE, TIME, AND LOCATION.** A Public Hearing on said approved budget is hereby declared and set for the following date, hour, and location:

**DATE:** Tuesday - May 20, 2025  
**HOOR:** 3:15 p.m.  
**LOCATION:** Offices of Armstrong Homes  
1415 SW 17th Street  
Ocala, Florida 34471

**SECTION 4. SUBMITTAL OF BUDGET TO MARION COUNTY.** The District Manager is hereby directed to submit a copy of the proposed budget to Marion County at least 60 days prior to the hearing set above. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the proposed budget on the District's website at least two days before the budget hearing date.

**SECTION 5. NOTICE OF PUBLIC HEARING.** Notice of this Public Hearing on the budget shall be published in a newspaper of general circulation, in the area of the district, once a week for two (2) consecutive weeks, except that the first publication shall not be fewer than 15 days prior to the date of the hearing. The notice shall further contain a designation of the day, time, and place of the public hearing. At the time and place designated in the notice, the Board shall hear all objections to the budget as proposed and may make such changes as the board deems necessary.

**RESOLUTION 2025-2**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**SECTION 6. SEVERABILITY AND INVALID PROVISIONS.** If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof., That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** by the Board of Supervisors of the Pioneer Ranch Community Development District, Marion County, Florida, this 18th day of March 2025.

**ATTEST:**

**PIONEER RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

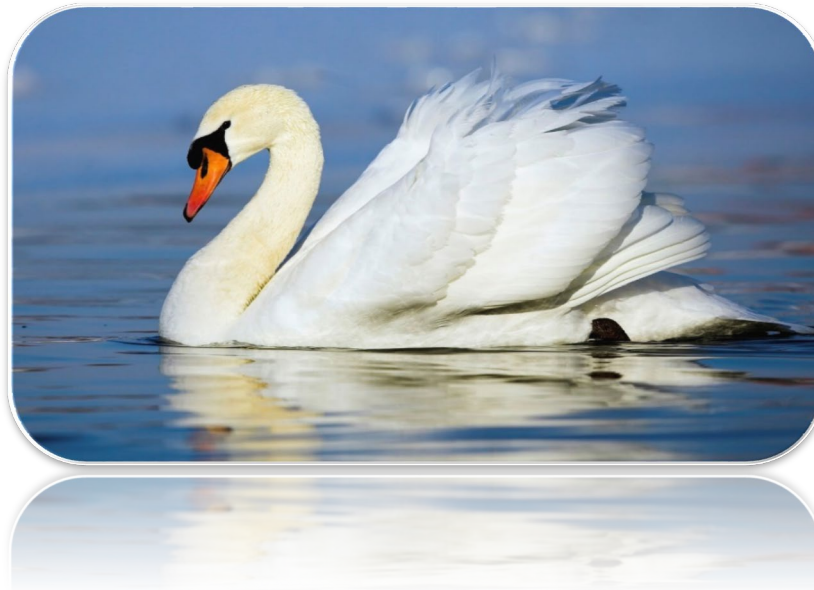
\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Christopher Armstrong, Chairperson

**Exhibit A: Fiscal Year 2026 Proposed Budget**

# **PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT**

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## **PROPOSED BUDGET**

FISCAL YEAR 2026

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**PREPARED BY:**

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

**T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)**

**Pioneer 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>					
<b>Carryforward</b>	\$ -	\$ -		\$ -	Cash From prior FY to offset budgeted expenses
<b>Interest Income - General Account</b>	\$ -	\$ -		\$ -	Interest from General Fund Bank Account
<b>Assessment Revenue</b>					
Assessments - On-Roll	\$ -	\$ -	\$ -	\$ 133,954	Assessments from Property Owners
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	
<b>Contributions - Private Sources</b>					
Developer Contributions	\$ 135,515	\$ 67,758	\$ 120,605	\$ -	Developer Contributions
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 135,515</b>	<b>\$ 67,758</b>	<b>\$ 120,605</b>	<b>\$ 133,954</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	\$ 42,000	District Manager
<b>Financial and Administrative</b>					
Audit Services	\$ 4,500	\$ -	\$ -	\$ 4,000	Statutory Required
Accounting Services	\$ 16,000	\$ 6,000	\$ 16,000	\$ 17,000	
Assessment Roll Preparation	\$ 16,000	\$ 5,333	\$ 15,333	\$ 17,000	
Arbitrage Rebate Fees	\$ 500	\$ -	\$ 500	\$ 500	IRS Required Calculation to insure interest on bond funds does not excee interest paid on bonds
<b>Other Contractual Services</b>					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	Transcription of Board Meetings
Legal Advertising	\$ 3,500	\$ 228	\$ 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	\$ 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	\$ 35	\$ 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	\$ 215	\$ 10,000	\$ 12,500	District Attorney
Bond Validation	\$ -	\$ 2,114	\$ 3,000	\$ -	District Attorney
<b>Other General Government Services</b>					
Engineering Services	\$ 15,000	\$ 2,000	\$ 10,000	\$ 12,500	District Engineer
Contingencies	\$ -	\$ -	\$ -	\$ -	
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	\$ 10,083	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>\$ 38,067</b>	<b>\$ 120,605</b>	<b>\$ 133,954</b>	

**Pioneer 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	\$ -	\$ 29,690	\$ -	\$ -	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 - Balance of Funds - N/A
Operations Reserve	\$ -		\$ 30,151	\$ 33,489	Required to meet Cash Needs until Assessment Rec'd.
<b>Total Fund Balance</b>	<b>\$ -</b>		<b>\$ -</b>	<b>\$ -</b>	
<b>Description</b>	<b>FY 2025</b>			<b>FY 2026</b>	
Assessment Rate	N/A			\$ 128.80	
Units Subject to Assessment	1040			1040	
Cap Rate	\$ 154.56			\$ 154.56	

**Pioneer Ranch Community Development District**  
**Debt Service Fund - Series 2024 Bonds - Budget**  
**Fiscal Year 2026**

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	\$ -	\$ 6,716	\$ 16,118	\$ 15,312
Revenue Account	\$ -	\$ -	\$ -	\$ -
Interest Account	\$ -	\$ 5,615	\$ 8,984	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ -	\$ -	\$ -	\$ 1,105,330
Special Assessment - Off-Roll				
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Bond Proceeds</b>				
Capitalized Interest Fund Deposit	\$ -	\$ 429,769	\$ 429,769	\$ -
Reserve Fund Deposit	\$ -	\$ 516,385	\$ 516,385	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ -</b>	<b>\$ 958,485</b>	<b>\$ 971,256</b>	<b>\$ 1,120,642</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
Principal Debt Service - Mandatory	\$ -	\$ -	\$ -	\$ 240,000
Principal Debt Service - Early Redemptions				
<b>Interest Expense</b>	\$ -	\$ -	\$ 429,769	\$ 797,510
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ -	\$ -	\$ -	\$ -
Operating Transfers Out	\$ -	\$ 6,716	\$ 6,716	\$ 51,876
<b>Total Expenditures and Other Uses</b>	<b>\$ -</b>	<b>\$ 6,716</b>	<b>\$ 436,485</b>	<b>\$ 1,089,386</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ -	\$ 951,769	\$ 534,771	\$ 31,256
<b>Fund Balance - Beginning</b>	\$ -		\$ -	\$ 534,771
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 534,771</b>	<b>\$ 566,027</b>
<b>Restricted Fund Balance:</b>				
Reserve Account Requirement			\$ 516,385	
Restricted for November 1, 2026 Interest Payment			\$ 393,715	
<b>Total - Restricted Fund Balance:</b>			<b>\$ 910,100</b>	

Description of Product	Number of Units	FY 2025 Rate	FY 2026 Rate
<b>Phase 1</b>			
20' - 30'	0	N/A	N/A
40' - 49'	40	N/A	\$ 684.80
50' - 59'	124	N/A	\$ 855.99
60' - 69'	59	N/A	\$ 1,027.19
<b>Phase 2-6</b>			
20' - 30'	242	N/A	\$ -
40' - 49'	161	N/A	\$ 513.35
50' - 59'	308	N/A	\$ 1,283.37
60' - 69'	147	N/A	\$ 1,540.04
<b>Total Units:</b>	<b>1081</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:		\$ 15,690,000	Varies			
5/1/2025		\$ -		\$ 429,769.28	\$ 429,769	\$ 15,690,000
11/1/2025				\$ 398,755.00		
5/1/2026	\$ 240,000		4.200%	\$ 398,755.00	\$ 1,037,510	\$ 15,450,000
11/1/2026				\$ 393,715.00		
5/1/2027	\$ 250,000		4.200%	\$ 393,715.00	\$ 1,037,430	\$ 15,200,000
11/1/2027				\$ 388,465.00		
5/1/2028	\$ 260,000		4.200%	\$ 388,465.00	\$ 1,036,930	\$ 14,940,000
11/1/2028				\$ 383,005.00		
5/1/2029	\$ 270,000		4.200%	\$ 383,005.00	\$ 1,036,010	\$ 14,670,000
11/1/2029				\$ 377,335.00		
5/1/2030	\$ 280,000		4.200%	\$ 377,335.00	\$ 1,034,670	\$ 14,390,000
11/1/2030				\$ 371,455.00		
5/1/2031	\$ 295,000		4.200%	\$ 371,455.00	\$ 1,037,910	\$ 14,095,000
11/1/2031				\$ 365,260.00		
5/1/2032	\$ 310,000		5.000%	\$ 365,260.00	\$ 1,040,520	\$ 13,785,000
11/1/2032				\$ 357,510.00		
5/1/2033	\$ 325,000		5.000%	\$ 357,510.00	\$ 1,040,020	\$ 13,460,000
11/1/2033				\$ 349,385.00		
5/1/2034	\$ 340,000		5.000%	\$ 349,385.00	\$ 1,038,770	\$ 13,120,000
11/1/2034				\$ 340,885.00		
5/1/2035	\$ 360,000		5.000%	\$ 340,885.00	\$ 1,041,770	\$ 12,760,000
11/1/2035				\$ 331,885.00		
5/1/2036	\$ 375,000		5.000%	\$ 331,885.00	\$ 1,038,770	\$ 12,385,000
11/1/2036				\$ 322,510.00		
5/1/2037	\$ 395,000		5.000%	\$ 322,510.00	\$ 1,040,020	\$ 11,990,000
11/1/2037				\$ 312,635.00		
5/1/2038	\$ 415,000		5.000%	\$ 312,635.00	\$ 1,040,270	\$ 11,575,000
11/1/2038				\$ 302,260.00		
5/1/2039	\$ 435,000		5.000%	\$ 302,260.00	\$ 1,039,520	\$ 11,140,000
11/1/2039				\$ 291,385.00		
5/1/2040	\$ 460,000		5.000%	\$ 291,385.00	\$ 1,042,770	\$ 10,680,000
11/1/2040				\$ 279,885.00		
5/1/2041	\$ 485,000		5.000%	\$ 279,885.00	\$ 1,044,770	\$ 10,195,000
11/1/2041				\$ 267,760.00		
5/1/2042	\$ 510,000		5.000%	\$ 267,760.00	\$ 1,045,520	\$ 9,685,000
11/1/2042				\$ 255,010.00		
5/1/2043	\$ 535,000		5.000%	\$ 255,010.00	\$ 1,045,020	\$ 9,150,000
11/1/2043				\$ 241,635.00		
5/1/2044	\$ 560,000		5.000%	\$ 241,635.00	\$ 1,043,270	\$ 8,590,000
11/1/2044				\$ 227,635.00		
5/1/2045	\$ 590,000		5.300%	\$ 227,635.00	\$ 1,045,270	\$ 8,000,000
11/1/2045				\$ 212,000.00		
5/1/2046	\$ 625,000		5.300%	\$ 212,000.00	\$ 1,049,000	\$ 7,375,000
11/1/2046				\$ 195,437.50		
5/1/2047	\$ 655,000		5.300%	\$ 195,437.50	\$ 1,045,875	\$ 6,720,000
11/1/2047				\$ 178,080.00		
5/1/2048	\$ 695,000		5.300%	\$ 178,080.00	\$ 1,051,160	\$ 6,025,000
11/1/2048				\$ 159,662.50		
5/1/2049	\$ 730,000		5.300%	\$ 159,662.50	\$ 1,049,325	\$ 5,295,000
11/1/2049				\$ 140,317.50		
5/1/2050	\$ 770,000		5.300%	\$ 140,317.50	\$ 1,050,635	\$ 4,525,000
11/1/2050				\$ 119,912.50		
5/1/2051	\$ 810,000		5.300%	\$ 119,912.50	\$ 1,049,825	\$ 3,715,000
11/1/2051				\$ 98,447.50		
5/1/2052	\$ 855,000		5.300%	\$ 98,447.50	\$ 1,051,895	\$ 2,860,000

**Marion Ranch Community Development District  
Debt Service Fund - Series 2024**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
11/1/2052				\$ 75,790.00		
5/1/2053		\$ 905,000	5.300%	\$ 75,790.00	\$ 1,056,580	\$ 1,955,000
11/1/2053				\$ 51,807.50		
5/1/2024		\$ 950,000	5.300%	\$ 51,807.50	\$ 1,053,615	\$ 1,005,000
11/1/2053				\$ 26,632.50		
5/1/2024		\$ 1,005,000	5.300%	\$ 26,632.50	\$ 1,058,265	\$ -
		\$ 15,690,000		\$ 16,062,684.28		

# **PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT**



## **FINANCIAL STATEMENTS - DECEMBER 2024**

FISCAL YEAR 2025

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**PREPARED BY:**

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

*Pioneer Ranch  
Community Development District*

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*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

**Pioneer Ranch  
Community Development District  
Balance Sheet  
for the Period Ending December 31, 2024**

		Governmental Funds			Totals (Memorandum Only)		
		Debt Service Funds	Capital Project Fund				
		General Fund	Series 2024	Series 2024	General Long Term Debt	General Fixed Assets	
Assets							
Cash and Investments							
General Fund - Invested Cash	\$ 11,225	\$ -	\$ -	\$ -	\$ -	\$ 11,225	
Debt Service Fund							
Interest Account	-	432,213	-	-	-	432,213	
Sinking Account	-	-	-	-	-	-	
Reserve Account	-	516,385	-	-	-	516,385	
Revenue Account	-	-	-	-	-	-	
Capitalized Interest	-	-	-	-	-	-	
Prepayment Account	-	-	-	-	-	-	
Construction Account	-	-	10,399,168	-	-	10,399,168	
Cost of Issuance Account	-	-	-	-	-	-	
Due from Other Funds							
General Fund	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	
Accounts Receivable	-	-	-	-	-	-	
Assessments Receivable	-	-	-	-	-	-	
Amount Available in Debt Service Funds	-	-	-	948,598	-	948,598	
Amount to be Provided by Debt Service Funds	-	-	-	14,741,402	-	14,741,402	
Total Assets	\$ 11,225	\$ 948,598	\$ 10,399,168	\$ 15,690,000	\$ -	\$ 27,048,992	

**Pioneer Ranch  
Community Development District  
Balance Sheet  
for the Period Ending December 31, 2024**

		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			
Liabilities							
Accounts Payable & Payroll Liabilities	-	-	-	-	-	-	
Due to Fiscal Agent	-	-	-	-	-	-	
Due to Other Funds							
General Fund	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	
Due to Developer	-	-	-	-	-	-	
Bonds Payable							
Current Portion (Due within 12 months)							
Series 2024	-	-	-	-	-	-	
Long Term							
Series 2024	-	-	-	\$15,690,000	-	15,690,000	
Unamortized Prem/Discount on Bds Pyb	-	-	-	-	-	-	
Total Liabilities	\$ -	\$ -	\$ -	\$ 15,690,000	\$ -	\$ 15,690,000	
Fund Equity and Other Credits							
Investment in General Fixed Assets	-	-	-	-	-	-	
Fund Balance							
Restricted							
Beginning: October 1, 2024 (Unaudited)	-	-	-	-	-	-	
Results from Current Operations	-	948,598	10,399,168	-	-	11,347,766	
Unassigned							
Beginning: October 1, 2024 (Unaudited)	42,158	-	-	-	-	42,158	
Results from Current Operations	(30,932)	-	-	-	-	(30,932)	
Total Fund Equity and Other Credits	\$ 11,225	\$ 948,598	\$ 10,399,168	\$ -	\$ -	\$ 11,358,992	
Total Liabilities, Fund Equity and Other Credits	\$ 11,225	\$ 948,598	\$ 10,399,168	\$ 15,690,000	\$ -	\$ 27,048,992	

**Pioneer 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
<b>Revenue and Other Sources</b>						
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest</b>						
Interest - General Checking	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>						
Special Assessments - On-Roll	-	-	-	-	135,515	0%
Special Assessments - Off-Roll	-	-	-	-	-	N/A
<b>Developer Contribution</b>	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 135,515</b>	<b>0%</b>
<b>Expenditures and Other Uses</b>						
<b>Legislative</b>						
Board of Supervisor's Fees	-	-	-	-	-	N/A
<b>Executive</b>						
Professional Management	3,333	3,333	3,333	10,000	40,000	25%
<b>Financial and Administrative</b>						
Audit Services	-	-	-	-	4,500	0%
Accounting Services	667	667	667	2,000	16,000	13%
Assessment Roll Preparation	-	-	-	-	16,000	0%
Arbitrage Rebate Services	-	-	-	-	500	0%
<b>Other Contractual Services</b>						
Legal Advertising	-	-	228	228	3,500	7%
Trustee Services	-	-	-	-	5,000	0%
Dissemination Agent Services	-	-	-	-	2,000	0%
Property Appraiser Fees	-	-	-	-	-	N/A
Bank Service Fees	-	-	-	-	350	0%
<b>Travel and Per Diem</b>	-	-	-	-	-	N/A

Prepared by:

**JPWARD and Associates, LLC**

Pioneer 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
<b>Communications &amp; Freight Services</b>						
Postage, Freight & Messenger	9	-	-	9	750	1%
<b>Insurance</b>	5,000	-	-	5,000	4,440	113%
<b>Printing &amp; Binding</b>	-	-	-	-	500	0%
<b>Website Development</b>	-	-	-	-	1,600	0%
<b>Subscription &amp; Memberships</b>	-	175	-	175	175	100%
<b>Legal Services</b>						
Legal - General Counsel	-	193	-	193	15,000	1%
Legal - Validation	-	11,217	778	11,995	-	N/A
Legal - Boundary Amendment	-	-	-	-	-	N/A
<b>Other General Government Services</b>						
Engineering Services	-	1,333	-	1,333	15,000	9%
Contingencies	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>						
Discounts/Collection Fees	-	-	-	-	10,200	0%
<b>Sub-Total:</b>	<b>9,009</b>	<b>16,917</b>	<b>5,006</b>	<b>30,932</b>	<b>135,515</b>	<b>23%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 9,009</b>	<b>\$ 16,917</b>	<b>\$ 5,006</b>	<b>\$ 30,932</b>	<b>\$ 135,515</b>	<b>23%</b>
Net Increase/ (Decrease) in Fund Balance	(9,009)	(16,917)	(5,006)	(30,932)	-	
Fund Balance - Beginning	42,158	33,149	16,232	42,158	-	
<b>Fund Balance - Ending</b>	<b>\$ 33,149</b>	<b>\$ 16,232</b>	<b>\$ 11,225</b>	<b>\$ 11,225</b>	<b>\$ -</b>	

**Pioneer 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
<b>Revenue and Other Sources</b>						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>						
Interest Account	-	836	1,607	2,443	-	N/A
Sinking Fund Account	-	-	-	-	-	N/A
Reserve Account	-	1,004	1,928	2,933	-	N/A
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	N/A
Capitalized Interest Account	-	-	-	-	-	N/A
<b>Special Assessments - Prepayments</b>						
Special Assessments - On Roll	-	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	N/A
Debt Proceeds	946,154	-	-	946,154	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 946,154</b>	<b>\$ 1,840</b>	<b>\$ 3,536</b>	<b>\$ 951,530</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>						
<b>Debt Service</b>						
<b>Principal Debt Service - Mandatory</b>						
Series 2024	-	-	-	-	-	N/A
<b>Principal Debt Service - Early Redemptions</b>						
Series 2024	-	-	-	-	-	N/A
<b>Interest Expense</b>						
Series 2024	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	1,004	1,928	2,933	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 1,004</b>	<b>\$ 1,928</b>	<b>\$ 2,933</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	946,154	836	1,607	948,598	-	
Fund Balance - Beginning	-	946,154	946,990	-	-	
<b>Fund Balance - Ending</b>	<b>\$ 946,154</b>	<b>\$ 946,990</b>	<b>\$ 948,598</b>	<b>\$ 948,598</b>	<b>\$ -</b>	

Prepared by:

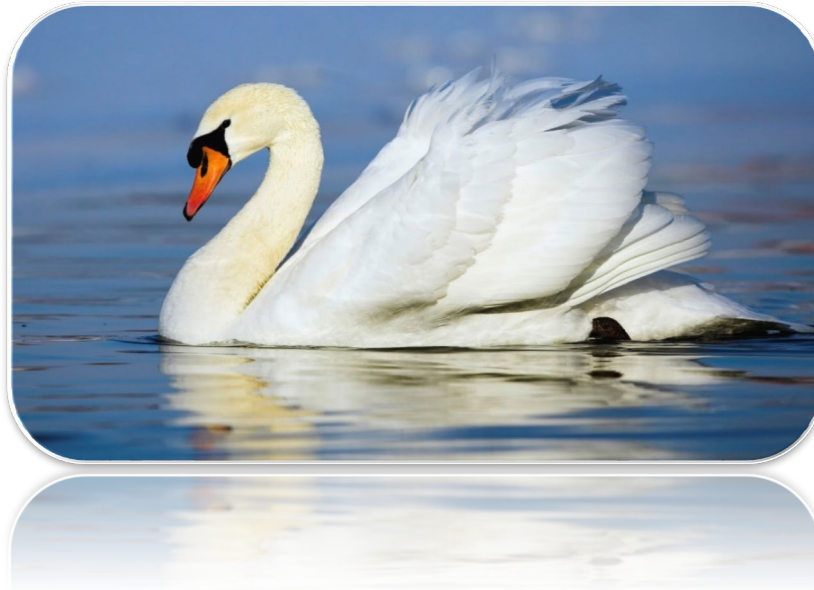
**JPWARD and Associates, LLC**

**Pioneer 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
<b>Revenue and Other Sources</b>						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income						
Construction Account	-	27,633	46,937	74,570	-	N/A
Cost of Issuance	-	-	-	-	-	N/A
Debt Proceeds	-	-	-	-	-	N/A
Developer Contributions	14,743,846	-	-	14,743,846	-	N/A
Operating Transfers In (From Other Funds)	-	1,004	1,928	2,933	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 14,743,846</b>	<b>\$ 28,638</b>	<b>\$ 48,865</b>	<b>\$ 14,821,348</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>						
Executive						
Professional Management	50,000	-	-	50,000	-	N/A
Other Contractual Services						
Trustee Services	6,075	-	-	6,075	-	N/A
Dissemination Services						
Legal Services	3,500	-	-	3,500	-	N/A
Printing & Binding	1,750	-	-	1,750	-	N/A
Other General Government Services						
Engineering Services	-	-	-	-	-	N/A
Capital Outlay						
Electrical	-	-	-	-	-	N/A
Water-Sewer Combination	-	-	-	-	-	N/A
Stormwater Management	-	2,724,189	-	2,724,189	-	N/A
Landscaping	-	-	-	-	-	N/A
Roadway Improvement	-	1,160,877	-	1,160,877	-	N/A
Cost of Issuance						
Legal - Series 2024 Bonds	161,989	-	-	161,989	-	N/A
Underwriter's Discount	313,800	-	-	313,800	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 537,114</b>	<b>\$ 3,885,066</b>	<b>\$ -</b>	<b>\$ 4,422,180</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	14,206,732	(3,856,429)	48,865	10,399,168	-	
Fund Balance - Beginning	-	14,206,732	10,350,303	-	-	
<b>Fund Balance - Ending</b>	<b>\$ 14,206,732</b>	<b>\$ 10,350,303</b>	<b>\$ 10,399,168</b>	<b>\$ 10,399,168</b>	<b>\$ -</b>	

# **PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT**

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## **FINANCIAL STATEMENTS - JANUARY 2025**

FISCAL YEAR 2025

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**PREPARED BY:**

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

*Pioneer Ranch  
Community Development District*

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<i>Debt Service Fund</i>	
<i>Series 2024</i>	<i>5</i>
<i>Capital Projects Fund</i>	
<i>Series 2024</i>	<i>6</i>

*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

**Pioneer Ranch  
Community Development District  
Balance Sheet  
for the Period Ending January 31, 2025**

		Governmental Funds			Account Groups		Totals (Memorandum Only)
		Debt Service Funds	Capital Project Fund				
		General Fund	Series 2024	Series 2024	General Long Term Debt	General Fixed Assets	
Assets							
Cash and Investments							
General Fund - Invested Cash	\$ 37,253	\$ -	\$ -	\$ -	\$ -	\$ 37,253	
Debt Service Fund							
Interest Account	-	433,820	-	-	-	433,820	
Sinking Account	-	-	-	-	-	-	
Reserve Account	-	516,385	-	-	-	516,385	
Revenue Account	-	-	-	-	-	-	
Capitalized Interest	-	-	-	-	-	-	
Prepayment Account	-	-	-	-	-	-	
Construction Account	-	-	10,439,761	-	-	10,439,761	
Cost of Issuance Account	-	-	-	-	-	-	
Due from Other Funds							
General Fund	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	
Accounts Receivable	-	-	-	-	-	-	
Assessments Receivable	4,463	-	-	-	-	4,463	
Amount Available in Debt Service Funds	-	-	-	950,205	-	950,205	
Amount to be Provided by Debt Service Funds	-	-	-	14,739,795	-	14,739,795	
Total Assets	\$ 41,716	\$ 950,205	\$ 10,439,761	\$ 15,690,000	\$ -	\$ 27,121,682	

**Pioneer Ranch  
Community Development District  
Balance Sheet  
for the Period Ending January 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			
Liabilities						
Accounts Payable & Payroll Liabilities	-	-	-	-	-	-
Due to Fiscal Agent	-	-	-	-	-	-
Due to Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Due to Developer	-	-	-	-	-	-
Bonds Payable						
Current Portion (Due within 12 months)						
Series 2024	-	-	-	-	-	-
Long Term						
Series 2024	-	-	-	\$15,690,000	-	15,690,000
Unamortized Prem/Discount on Bds Pyb	-	-	-	-	-	-
Total Liabilities	\$ -	\$ -	\$ -	\$ 15,690,000	\$ -	\$ 15,690,000
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	-	-
Fund Balance						
Restricted						
Beginning: October 1, 2024 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	-	950,205	10,439,761	-	-	11,389,966
Unassigned						
Beginning: October 1, 2024 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	41,716	-	-	-	-	41,716
Total Fund Equity and Other Credits	\$ 41,716	\$ 950,205	\$ 10,439,761	\$ -	\$ -	\$ 11,431,682
Total Liabilities, Fund Equity and Other Credits	\$ 41,716	\$ 950,205	\$ 10,439,761	\$ 15,690,000	\$ -	\$ 27,121,682

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest</b>							
Interest - General Checking	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>							
Special Assessments - On-Roll	-	-	-	-	-	135,515	0%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
<b>Developer Contribution</b>	-	-	-	67,758	67,758	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 67,758</b>	<b>\$ 67,758</b>	<b>\$ 135,515</b>	<b>50%</b>
<b>Expenditures and Other Uses</b>							
<b>Legislative</b>							
Board of Supervisor's Fees	-	-	-	-	-	-	N/A
<b>Executive</b>							
Professional Management	3,333	3,333	3,333	3,333	13,333	40,000	33%
<b>Financial and Administrative</b>							
Audit Services	-	-	-	-	-	4,500	0%
Accounting Services	667	667	667	667	2,667	16,000	17%
Assessment Roll Preparation	-	-	-	-	-	16,000	0%
Arbitrage Rebate Services	-	-	-	-	-	500	0%
<b>Other Contractual Services</b>							
Legal Advertising	-	-	228	-	228	3,500	7%
Trustee Services	-	-	-	-	-	5,000	0%
Dissemination Agent Services	-	-	-	-	-	2,000	0%
Property Appraiser Fees	-	-	-	-	-	-	N/A
Bank Service Fees	-	-	-	-	-	350	0%
<b>Travel and Per Diem</b>	-	-	-	-	-	-	N/A

Prepared by:

**JPWARD and Associates, LLC**

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Communications &amp; Freight Services</b>							
Postage, Freight & Messenger	9	-	-	-	9	750	1%
<b>Insurance</b>	5,000	-	-	-	5,000	4,440	113%
<b>Printing &amp; Binding</b>	-	-	-	-	-	500	0%
<b>Website Development</b>	-	-	-	300	300	1,600	19%
<b>Subscription &amp; Memberships</b>	-	175	-	-	175	175	100%
<b>Legal Services</b>							
Legal - General Counsel	-	-	-	215	215	15,000	1%
Legal - Series 2024 Bonds	-	-	-	1,336	1,336	-	N/A
Legal - Validation	-	-	778	-	778	-	N/A
Legal - Boundary Amendment	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>							
Engineering Services	-	-	-	2,000	2,000	15,000	13%
Contingencies	-	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>							
Discounts/Collection Fees	-	-	-	-	-	10,200	0%
<b>Sub-Total:</b>	<b>9,009</b>	<b>4,175</b>	<b>5,006</b>	<b>7,851</b>	<b>26,041</b>	<b>135,515</b>	<b>19%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 9,009</b>	<b>\$ 4,175</b>	<b>\$ 5,006</b>	<b>\$ 7,851</b>	<b>\$ 26,041</b>	<b>\$ 135,515</b>	<b>19%</b>
Net Increase/ (Decrease) in Fund Balance	(9,009)	(4,175)	(5,006)	59,907	41,716	-	
Fund Balance - Beginning	-	(9,009)	(13,184)	(18,190)	-	-	
<b>Fund Balance - Ending</b>	<b>\$ (9,009)</b>	<b>\$ (13,184)</b>	<b>\$ (18,190)</b>	<b>\$ 41,716</b>	<b>\$ 41,716</b>	<b>\$ -</b>	

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>							
Interest Account	-	836	1,607	1,607	4,051	-	N/A
Sinking Fund Account	-	-	-	-	-	-	N/A
Reserve Account	-	1,004	1,928	1,921	4,853	-	N/A
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	N/A
<b>Special Assessments - Prepayments</b>							
Special Assessments - On Roll	-	-	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>	946,154	-	-	-	946,154	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 946,154</b>	<b>\$ 1,840</b>	<b>\$ 3,536</b>	<b>\$ 3,528</b>	<b>\$ 955,058</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>							
<b>Debt Service</b>							
<b>Principal Debt Service - Mandatory</b>							
Series 2024	-	-	-	-	-	-	N/A
<b>Principal Debt Service - Early Redemptions</b>							
Series 2024	-	-	-	-	-	-	N/A
<b>Interest Expense</b>							
Series 2024	-	-	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	1,004	1,928	1,921	4,853	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 1,004</b>	<b>\$ 1,928</b>	<b>\$ 1,921</b>	<b>\$ 4,853</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	946,154	836	1,607	1,607	950,205	-	
Fund Balance - Beginning	-	946,154	946,990	948,598	-	-	
<b>Fund Balance - Ending</b>	<b>\$ 946,154</b>	<b>\$ 946,990</b>	<b>\$ 948,598</b>	<b>\$ 950,205</b>	<b>\$ 950,205</b>	<b>\$ -</b>	

Prepared by:

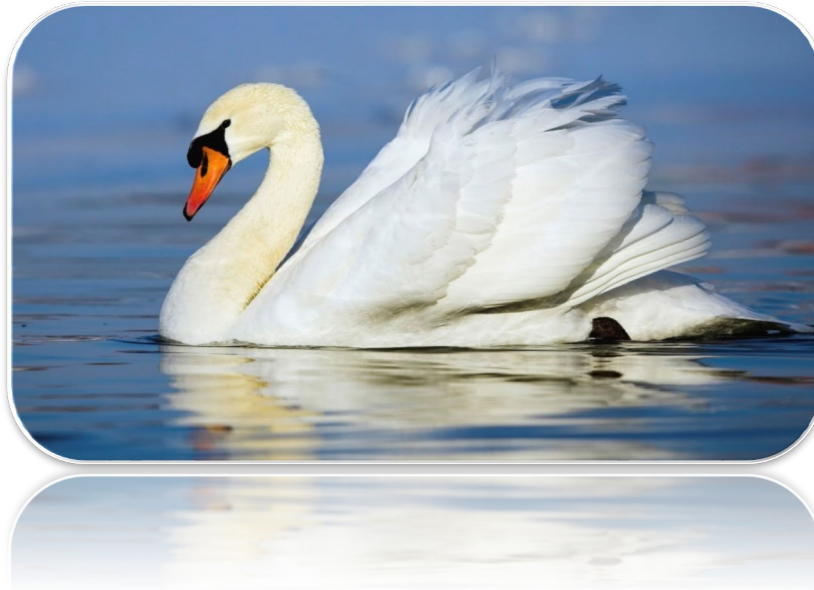
**JPWARD and Associates, LLC**

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>							
Construction Account	-	27,633	46,937	38,671	113,242	-	N/A
Cost of Issuance	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>	-	-	-	-	-	-	N/A
<b>Developer Contributions</b>	14,743,846	-	-	-	14,743,846	-	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	1,004	1,928	1,921	4,853	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 14,743,846</b>	<b>\$ 28,638</b>	<b>\$ 48,865</b>	<b>\$ 40,592</b>	<b>\$ 14,861,941</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>							
<b>Executive</b>							
Professional Management	50,000	-	-	-	50,000	-	N/A
<b>Other Contractual Services</b>							
Trustee Services	6,075	-	-	-	6,075	-	N/A
Dissemination Services	-	-	-	-	-	-	N/A
<b>Legal Services</b>	3,500	-	-	-	3,500	-	N/A
<b>Printing &amp; Binding</b>	1,750	-	-	-	1,750	-	N/A
<b>Other General Government Services</b>							
Engineering Services	-	-	-	-	-	-	N/A
<b>Capital Outlay</b>							
Electrical	-	-	-	-	-	-	N/A
Water-Sewer Combination	-	-	-	-	-	-	N/A
Stormwater Management	-	2,724,189	-	-	2,724,189	-	N/A
Landscaping	-	-	-	-	-	-	N/A
Roadway Improvement	-	1,160,877	-	-	1,160,877	-	N/A
<b>Cost of Issuance</b>							
Legal - Series 2024 Bonds	161,989	-	-	-	161,989	-	N/A
<b>Underwriter's Discount</b>	313,800	-	-	-	313,800	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 537,114</b>	<b>\$ 3,885,066</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,422,180</b>	<b>\$ -</b>	<b>N/A</b>
 Net Increase/ (Decrease) in Fund Balance	 14,206,732	 (3,856,429)	 48,865	 40,592	 10,439,761	 -	
Fund Balance - Beginning	-	14,206,732	10,350,303	10,399,168	-	-	
<b>Fund Balance - Ending</b>	<b>\$ 14,206,732</b>	<b>\$ 10,350,303</b>	<b>\$ 10,399,168</b>	<b>\$ 10,439,761</b>	<b>\$ 10,439,761</b>	<b>\$ -</b>	

# **PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT**

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## **FINANCIAL STATEMENTS - FEBRUARY 2025**

FISCAL YEAR 2025

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**PREPARED BY:**

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

*Pioneer Ranch  
Community Development District*

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*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

**Pioneer Ranch  
Community Development District  
Balance Sheet  
for the Period Ending February 28, 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						
Assets										
Cash and Investments										
General Fund - Invested Cash	\$	29,690	\$	-	\$	-	\$	29,690		
Debt Service Fund										
Interest Account		-		435,384		-		-	435,384	
Sinking Account		-		-		-		-	-	
Reserve Account		-		516,385		-		-	516,385	
Revenue Account		-		-		-		-	-	
Capitalized Interest		-		-		-		-	-	
Prepayment Account		-		-		-		-	-	
Construction Account		-		-		10,479,266		-	10,479,266	
Cost of Issuance Account		-		-		-		-	-	
Due from Other Funds										
General Fund		-		-		-		-	-	
Debt Service Fund(s)		-		-		-		-	-	
Accounts Receivable		-		-		-		-	-	
Assessments Receivable		-		-		-		-	-	
Amount Available in Debt Service Funds		-		-		951,769		-	951,769	
Amount to be Provided by Debt Service Funds		-		-		14,738,231		-	14,738,231	
Total Assets	\$	29,690	\$	951,769	\$	10,479,266	\$	15,690,000	\$ -	\$ 27,150,726

**Pioneer Ranch  
Community Development District  
Balance Sheet  
for the Period Ending February 28, 2025**

	Governmental Funds					
	Debt Service Funds		Capital Project Fund	Account Groups		Totals (Memorandum Only)
	General Fund	Series 2024	Series 2024	General Long Term Debt	General Fixed Assets	
Liabilities						
Accounts Payable & Payroll Liabilities	-	-	-	-	-	-
Due to Fiscal Agent	-	-	-	-	-	-
Due to Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Due to Developer	-	-	-	-	-	-
Bonds Payable						
Current Portion (Due within 12 months)						
Series 2024	-	-	-	-	-	-
Long Term						
Series 2024	-	-	-	\$15,690,000	-	15,690,000
Unamortized Prem/Discount on Bds Pyb	-	-	-	-	-	-
Total Liabilities	\$ -	\$ -	\$ -	\$ 15,690,000	\$ -	\$ 15,690,000
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	-	-
Fund Balance						
Restricted						
Beginning: October 1, 2024 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	-	951,769	10,479,266	-	-	11,431,035
Unassigned						
Beginning: October 1, 2024 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	29,690	-	-	-	-	29,690
Total Fund Equity and Other Credits	\$ 29,690	\$ 951,769	\$ 10,479,266	\$ -	\$ -	\$ 11,460,726
Total Liabilities, Fund Equity and Other Credits	\$ 29,690	\$ 951,769	\$ 10,479,266	\$ 15,690,000	\$ -	\$ 27,150,726

**Pioneer Ranch  
Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest</b>								
Interest - General Checking	-	-	-	-	-	-	-	0%
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	-	-	-	-	-	-	135,515	0%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	0%
<b>Developer Contribution</b>	-	-	-	67,758	-	67,758	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 67,758</b>	<b>\$ -</b>	<b>\$ 67,758</b>	<b>\$ 135,515</b>	<b>50%</b>
<b>Expenditures and Other Uses</b>								
<b>Legislative</b>								
Board of Supervisor's Fees	-	-	-	-	-	-	-	0%
<b>Executive</b>								
Professional Management	3,333	3,333	3,333	3,333	3,333	16,667	40,000	42%
<b>Financial and Administrative</b>								
Audit Services	-	-	-	-	-	-	4,500	0%
Accounting Services	667	667	667	667	3,333	6,000	16,000	38%
Assessment Roll Preparation	-	-	-	-	5,333	5,333	16,000	33%
Arbitrage Rebate Services	-	-	-	-	-	-	500	0%
<b>Other Contractual Services</b>								
Legal Advertising	-	-	228	-	-	228	3,500	7%
Trustee Services	-	-	-	-	-	-	5,000	0%
Dissemination Agent Services	-	-	-	-	-	-	2,000	0%
Property Appraiser Fees	-	-	-	-	-	-	-	0%
Bank Service Fees	-	-	-	-	-	-	350	0%
<b>Travel and Per Diem</b>	-	-	-	-	-	-	-	0%

Prepared by:

**JPWARD and Associates, LLC**

Pioneer Ranch  
Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through February 28, 2025

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Communications &amp; Freight Services</b>								
Postage, Freight & Messenger	9	-	-	-	26	35	750	5%
<b>Insurance</b>	5,000	-	-	-	-	5,000	4,440	113%
<b>Printing &amp; Binding</b>	-	-	-	-	-	-	500	0%
<b>Website Development</b>	-	-	-	300	-	300	1,600	19%
<b>Subscription &amp; Memberships</b>	-	175	-	-	-	175	175	100%
<b>Legal Services</b>								
Legal - General Counsel	-	-	-	215	-	215	15,000	1%
Legal - Series 2024 Bonds	-	-	-	1,336	-	1,336	-	0%
Legal - Validation	-	-	778	-	-	778	-	0%
Legal - Boundary Amendment	-	-	-	-	-	-	-	0%
<b>Other General Government Services</b>								
Engineering Services	-	-	-	2,000	-	2,000	15,000	13%
Contingencies	-	-	-	-	-	-	-	0%
Capital Outlay	-	-	-	-	-	-	-	0%
<b>Other Fees and Charges</b>								
Discounts/Collection Fees	-	-	-	-	-	-	10,200	0%
<b>Sub-Total:</b>	<b>9,009</b>	<b>4,175</b>	<b>5,006</b>	<b>7,851</b>	<b>12,026</b>	<b>38,067</b>	<b>135,515</b>	<b>28%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 9,009</b>	<b>\$ 4,175</b>	<b>\$ 5,006</b>	<b>\$ 7,851</b>	<b>\$ 12,026</b>	<b>\$ 38,067</b>	<b>\$ 135,515</b>	<b>28%</b>
Net Increase/ (Decrease) in Fund Balance	(9,009)	(4,175)	(5,006)	59,907	(12,026)	29,690	-	
Fund Balance - Beginning	-	(9,009)	(13,184)	(18,190)	41,716	-	-	
<b>Fund Balance - Ending</b>	<b>\$ (9,009)</b>	<b>\$ (13,184)</b>	<b>\$ (18,190)</b>	<b>\$ 41,716</b>	<b>\$ 29,690</b>	<b>\$ 29,690</b>	<b>\$ -</b>	

**Pioneer Ranch  
Community Development District  
Debt Service Fund - Series 2024  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>								
Interest Account	-	836	1,607	1,607	1,564	5,615	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	0%
Reserve Account	-	1,004	1,928	1,921	1,862	6,716	-	0%
Prepayment Account	-	-	-	-	-	-	-	0%
Revenue Account	-	-	-	-	-	-	-	0%
Capitalized Interest Account	-	-	-	-	-	-	-	0%
<b>Special Assessments - Prepayments</b>								
Special Assessments - On Roll	-	-	-	-	-	-	-	0%
Special Assessments - Off Roll	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	0%
<b>Debt Proceeds</b>	946,154	-	-	-	-	946,154	-	0%
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 946,154</b>	<b>\$ 1,840</b>	<b>\$ 3,536</b>	<b>\$ 3,528</b>	<b>\$ 3,427</b>	<b>\$ 958,485</b>	<b>\$ -</b>	<b>0%</b>
<b>Expenditures and Other Uses</b>								
<b>Debt Service</b>								
<b>Principal Debt Service - Mandatory</b>								
Series 2024	-	-	-	-	-	-	-	0%
<b>Principal Debt Service - Early Redemptions</b>								
Series 2024	-	-	-	-	-	-	-	0%
<b>Interest Expense</b>								
Series 2024	-	-	-	-	-	-	-	0%
<b>Operating Transfers Out (To Other Funds)</b>	-	1,004	1,928	1,921	1,862	6,716	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 1,004</b>	<b>\$ 1,928</b>	<b>\$ 1,921</b>	<b>\$ 1,862</b>	<b>\$ 6,716</b>	<b>\$ -</b>	<b>0%</b>
Net Increase/ (Decrease) in Fund Balance	946,154	836	1,607	1,607	1,564	951,769	-	
Fund Balance - Beginning	-	946,154	946,990	948,598	950,205	-	-	
<b>Fund Balance - Ending</b>	<b>\$ 946,154</b>	<b>\$ 946,990</b>	<b>\$ 948,598</b>	<b>\$ 950,205</b>	<b>\$ 951,769</b>	<b>\$ 951,769</b>	<b>\$ -</b>	

Prepared by:

**JPWARD and Associates, LLC**

Pioneer Ranch  
Community Development District  
Capital Projects Fund - Series 2024  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through February 28, 2025

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income								
Construction Account	-	27,633	46,937	38,671	37,643	150,885	-	0%
Cost of Issuance	-	-	-	-	-	-	-	0%
Debt Proceeds	-	-	-	-	-	-	-	0%
Developer Contributions	14,743,846	-	-	-	-	14,743,846	-	0%
Operating Transfers In (From Other Funds)	-	1,004	1,928	1,921	1,862	6,716	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 14,743,846</b>	<b>\$ 28,638</b>	<b>\$ 48,865</b>	<b>\$ 40,592</b>	<b>\$ 39,505</b>	<b>\$ 14,901,446</b>	<b>\$ -</b>	<b>0%</b>
<b>Expenditures and Other Uses</b>								
Executive								
Professional Management	50,000	-	-	-	-	50,000	-	0%
Other Contractual Services								
Trustee Services	6,075	-	-	-	-	6,075	-	0%
Dissemination Services								
Legal Services	3,500	-	-	-	-	3,500	-	0%
Printing & Binding	1,750	-	-	-	-	1,750	-	0%
Other General Government Services								
Engineering Services	-	-	-	-	-	-	-	0%
Capital Outlay								
Electrical	-	-	-	-	-	-	-	0%
Water-Sewer Combination	-	-	-	-	-	-	-	0%
Stormwater Management	-	2,724,189	-	-	-	2,724,189	-	0%
Landscaping	-	-	-	-	-	-	-	0%
Roadway Improvement	-	1,160,877	-	-	-	1,160,877	-	0%
Cost of Issuance								
Legal - Series 2024 Bonds	161,989	-	-	-	-	161,989	-	0%
Underwriter's Discount	313,800	-	-	-	-	313,800	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 537,114</b>	<b>\$ 3,885,066</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,422,180</b>	<b>\$ -</b>	<b>0%</b>
Net Increase/ (Decrease) in Fund Balance	14,206,732	(3,856,429)	48,865	40,592	39,505	10,479,266	-	
Fund Balance - Beginning	-	14,206,732	10,350,303	10,399,168	10,439,761	-	-	
<b>Fund Balance - Ending</b>	<b>\$ 14,206,732</b>	<b>\$ 10,350,303</b>	<b>\$ 10,399,168</b>	<b>\$ 10,439,761</b>	<b>\$ 10,479,266</b>	<b>\$ 10,479,266</b>	<b>\$ -</b>	