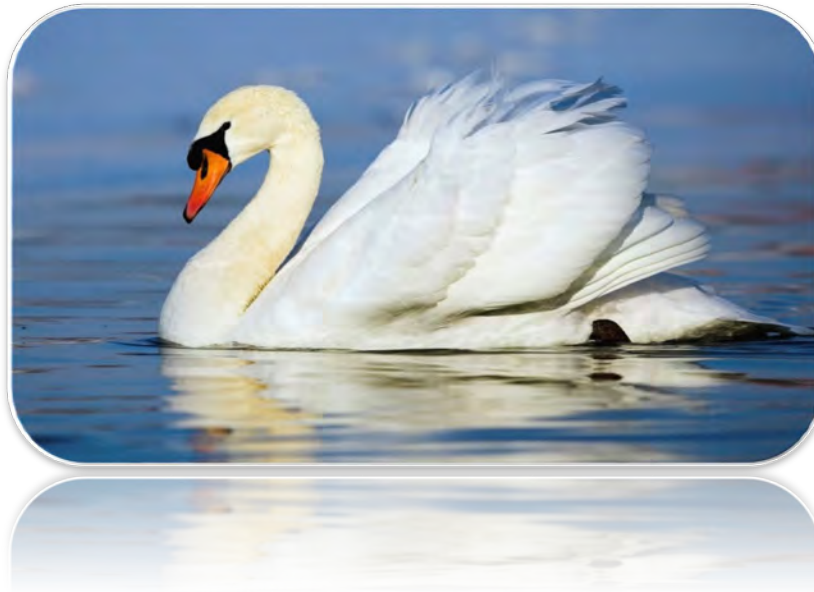


PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

JUNE 17, 2025

PREPARED BY:

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

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

PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT

June 10, 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, June 17, 2025, at 4:30 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=m11481f0e4b3b4f6148de0bb10c0d181a>

Access Code: **2335 791 4137** Event password: **Jpward**

Or Phone: **408-418-9388** enter the access code **2335 791 4137**, 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

1. Call to Order & Roll Call.
2. Notice of Advertisement of Public Hearings and Regular Meeting.
3. Consideration of Minutes:
 - I. April 15, 2025 – Regular Meeting Minutes.
4. **PUBLIC HEARINGS.**
 - a. **FISCAL YEAR 2026 BUDGET.**
 - I. Public Comment and Testimony.
 - II. Board Comment.
 - III. Consideration of **Resolution 2025-4**, a Resolution of the Board of Supervisors adopting the annual appropriation and Budget for Fiscal Year 2026.

b. FISCAL YEAR 2026 IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

- a) Public Comment and Testimony.
 - b) Board Comment.
 - c) Consideration of **Resolution 2025-5**, a Resolution of the Board of Supervisors adopting imposing special assessments, adopting an assessment roll, and approving the general fund special assessment methodology.
5. Consideration of **Resolution 2025-6**, a Resolution of the Board of Supervisors adopting designating dates, time, and location for regular meeting of the Board of Supervisor's for Fiscal Year 2026.

6. Staff Reports

- I. District Attorney.
- II. District Engineer.
- III. District Manager.
 - a) Supervisor of Elections Qualified Elector Report: **25** as of April 15, 2025.
 - b) Special District Reporting: Goals and Objectives for Fiscal Year 2026.
 - c) **Board Meeting Dates for Balance of Fiscal Year 2025.**
 - 1. June/July – Look for Commission on Ethics email (Form 1 Financial Disclosure).
 - d) Financial Statement for the period ending March 31, 2025 (unaudited).
 - e) Financial Statement for the period ending April 30, 2025 (unaudited).
 - f) Financial Statement for the period ending May 31, 2025 (unaudited)

7. Supervisor's Requests.

8. 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.

9. Adjournment.

Summary of Agenda

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

The second order of business is the Notice of Advertisement of Public Hearings.

The third order of business is the consideration of the Minutes from the Esplanade Lake Club Board of Supervisors Regular Meetings held on April 15, 2025.

The fourth order of business deals with two (2) required Public Hearings to consider the adoption of the District's Fiscal Year 2026 Budget, Assessments, General Fund Special Assessment Methodology.

The first Public Hearing deals with the adoption of the Fiscal Year 2026 Budget which includes both the General Fund operations and the Debt Service Fund for the Series 2024 Bonds. At the conclusion of the hearing, will be consideration **of Resolution 2025-4**, which adopts the Fiscal Year 2026 Budget.

This second Public Hearing is a consequence of the Budget Adoption process and sets in place the required documents that are all contained in the Fiscal Year 2026 Budget. **Resolution 2025-5** does essentially three (3) things. First, it imposes the special assessments for the general fund; second, it arranges for the certification of an assessment roll by the Chairman or his designee, which in this case is the District Manager, to the Marion County Tax Collector and permits the District Manager to update the roll as it may be modified as limited by law subsequent to the adoption date of **Resolution 2025-5**, and finally it approves the General Fund Special Assessment Methodology.

The fifth order of business is the consideration of **Resolution 2025-9**, a Resolution of the Board of Supervisors setting the proposed meeting schedule for Fiscal Year 2026. As you may re-call, to the extent that the district has a regular meeting schedule, the District is required to advertise this schedule (legal advertisement) on a periodic basis at the beginning of the Fiscal Year. The proposed meeting schedule is at **4:30 P.M. at the offices of Armstrong Homes, 1415 SW 17th Street, Ocala, Florida 34471.**

The Fiscal Year 2025 schedule is as follows:

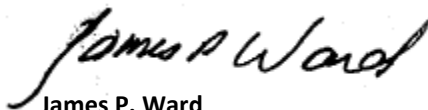
October 21, 2025	November 18, 2025
December 16, 2025	January 20, 2026
February 17, 2026	March 17, 2026
April 21, 2026	May 19, 2026
June 16, 2026	July 21, 2026
August 18, 2026	September 15, 2026

The sixth order of business are staff reports by the District Attorney, District Engineer, and District Asset Manager. The District Manager will report on report on the Supervisor of Elections Qualified Elector Report: there are **25** within the District as of April 15, 2025; Goals and Objective Reporting for Fiscal Year 2026; the remainder of the Fiscal Year 2025 meeting schedule; and Financial Statements (unaudited) for the periods ending March 31, 2025, April 30, 2025, and May 31, 2025.

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:

June 17, 2025	July 15, 2025
August 19, 2025	September 16, 2025

PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGETS; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION AND LEVY OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS; ADOPTION OF AN ASSESSMENT ROLL, AND THE USE OF THE UNIFORM COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for Marion Ranch Community Development District will hold two public hearings and a regular meeting on **Tuesday, June 17, 2025 at 4:30 P.M** at the offices of **Armstrong Homes, 1415 SW 17th Street, Ocala, Florida 34461**. The meeting is being held for the necessary public purpose of considering such business as more fully identified in the meeting agenda, a copy of which will be posted on the District's website at www.PioneerRanchcdd.org.

The purpose of the first public hearing is to receive public comment and objections on the **Fiscal Year 2026 Proposed Budgets**. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed operation and maintenance budget for **Fiscal Year 2026** upon the lands located within the District, a depiction of which lands is shown below, and to consider the adoption of an assessment roll, for the uniform collection and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt the budgets and levy assessments to fund the operation and maintenance budget as finally approved by the Board.

A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budgets, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Ph: (954) 658-4900, during normal business hours or on the District's website www.PioneerRanchcdd.org at least seven (7) days in advance of the meeting.

The special assessments are annually recurring assessments and are in addition to previously levied capital debt assessments. The table below presents the proposed schedule of operation and maintenance assessments for Fiscal Year 2026. Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by the uniform collection law. Note that the operations and maintenance assessments stated below do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2026.

**Proposed Schedule of Assessments
FY 2026**

Product Type	Assessment Rate
All Units	\$130.18

The tax collector will collect the assessments pursuant to the uniform method. The District may choose to collect the assessments for developer owned land not pursuant to the uniform method.

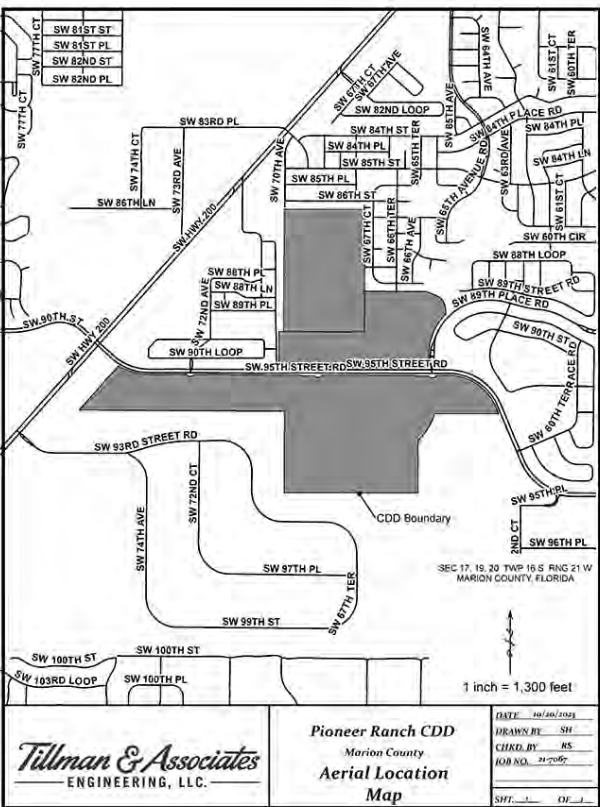
Failure to pay the assessments collected by the Tax Collector using the uniform method will cause a tax certificate to be issued against the property which may result in a tax deed and loss of title. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on next year's county tax bill. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

Any person requiring special accommodation at this meeting because of a disability or physical impairment should contact the District Office at (954) 658-4900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Pioneer Ranch Community Development District
James P. Ward, District Manager



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

10 The regular meeting of the Board of Supervisors of the Pioneer Ranch Community Development District
11 was held on Tuesday, April 15, 2025, at 3:15 P.M. at the offices of Armstrong Homes, 1415 SW 17th
12 Street, Ocala, Florida 34471.
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Present and constituting a quorum:

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

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Absent:

David Garcia	Assistant Secretary
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Also present were:

James P. Ward	District Manager
Greg Urbancic	District Attorney

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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 3:22 p.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Garcia, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

March 18, 2025 – 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 March 18, 2025 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS**Consideration of Resolution 2025-3**

Consideration of Resolution 2025-3, a Resolution of the Board of Supervisors of Pioneer Ranch Community Development District, Rescinding Resolution 2025-2 Which Approved The Fiscal Year 2026 Budget: Approving a proposed budget for Fiscal Year 2026 and setting a Public Hearing for Tuesday June 17, 2025, at 4:30 p.m., at the offices of Armstrong Homes, 1415 SW 17th Street, Ocala, Florida 34471

Mr. Ward explained Resolution 2025-3 began the fiscal year 2026 budget process. He stated the public hearing was scheduled for Tuesday June 17, 2025 at 4:30 p.m. He indicated the assessment rate for fiscal year 2026 would be \$128.80 dollars per unit per year; this was the first year this assessment would be on the tax rolls. He stated the 2024 bond assessment rates remained the same annually. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Ron Wiese, seconded by Alec Morris, and with all in favor, Resolution 2025-3 was adopted, and the Chair was authorized to sign.

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

Mr. Greg Urbancic: I will give an update on the legislative session once it's done.

II. District Engineer

No report.

III. District Manager**a) Board Meeting Dates for Balance of Fiscal Year 2025****1. Public Hearings: Proposed Fiscal Year 2026 Budget – June 17, 2025****b) Financial Statement for period ending March 31, 2025 (unaudited)**

No report.

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

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

SIXTH 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.

SEVENTH ORDER OF BUSINESS**Adjournment**

Mr. Ward adjourned the meeting at approximately 3:24 p.m.

On MOTION made by Alec Morris, seconded by Chris Armstrong, and with all in favor, the meeting was adjourned.

Pioneer Ranch Community Development District

James P. Ward, Secretary

Chris Armstrong, Chairperson

RESOLUTION 2024- 4

THE ANNUAL APPROPRIATION RESOLUTION OF THE PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATION AND ADOPTING THE BUDGET FOR FISCAL YEAR 2026 BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

RECITALS

WHEREAS, the District Manager has submitted to the Board of Supervisors (the “Board”) a proposed budget for the current and budget year along with an explanatory and complete financial plan for each fund of the Pioneer Ranch Community Development District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set June 17, 2025, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the District Board by passage of an “Annual Appropriation Resolution” shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET.

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board pursuant to the adoption of this Annual Appropriation Resolution (and as amended by the District Manager, as permitted), is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes*, and incorporated herein by reference; provided, however, that the comparative

RESOLUTION 2024- 4

THE ANNUAL APPROPRIATION RESOLUTION OF THE PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATION AND ADOPTING THE BUDGET FOR FISCAL YEAR 2026 BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures and/or revised projections.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for Pioneer Ranch Community Development District for the Fiscal Year 2026 ending September 30, 2026, as adopted by the Board of Supervisors on June 17, 2025.

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the Pioneer Ranch Community Development District, for the Fiscal Year 2026 beginning October 1, 2025, and ending September 30, 2026, the sum of **\$1,254,596.00** to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	\$ 133,954.00
DEBT SERVICE FUND	<u>\$1,120,642.00</u>
TOTAL:	\$1,254,596.00

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Annual Appropriation Resolution shall not affect the validity or enforceability of the remaining portions of this Annual Appropriation Resolution, or any part thereof.

SECTION 5. CONFLICT. 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 6. EFFECTIVE DATE. This Annual Appropriation Resolution shall take effect upon the passage and adoption of this Annual Appropriation Resolution by the Board of Supervisors of the Pioneer Ranch Community Development District.

RESOLUTION 2024- 4

THE ANNUAL APPROPRIATION RESOLUTION OF THE PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATION AND ADOPTING THE BUDGET FOR FISCAL YEAR 2026 BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

PASSED AND ADOPTED this 17th day of June -2025.

ATTEST:

**PIONEER RANCH COMMUNITY
DEVELOPMENT DISTRICT**

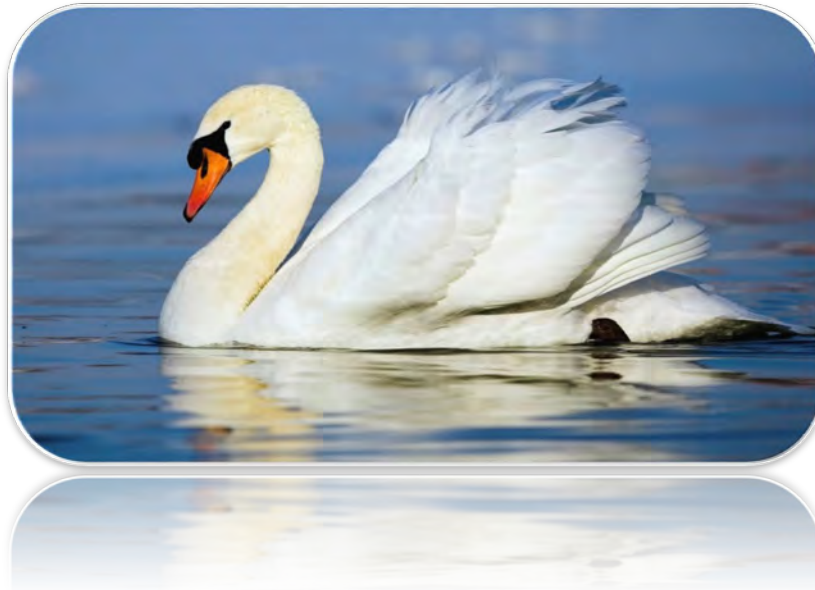
James P. Ward, Secretary

Chris Armstrong, Chairperson

Exhibit A: Fiscal Year 2026 Proposed Budget

Exhibit A
Fiscal Year 2024 Proposed Budget

PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2026

PREPARED BY:

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

T: 954-658-4900 E: 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
Revenues and Other Sources					
Carryforward	\$ -	\$ -		\$ -	Cash From prior FY to offset budgeted expenses
Interest Income - General Account	\$ -	\$ -		\$ -	Interest from General Fund Bank Account
Assessment Revenue					
Assessments - On-Roll	\$ -	\$ -	\$ -	\$ 133,954	Assessments from Property Owners
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	
Contributions - Private Sources					
Developer Contributions	\$ 135,515	\$ 67,758	\$ 120,605	\$ -	Developer Contributions
Total Revenue & Other Sources	\$ 135,515	\$ 67,758	\$ 120,605	\$ 133,954	
Appropriations					
Legislative					
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	Statutory Required Fees
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	FICA (if applicable)
Executive					
Professional - Management	\$ 40,000	\$ 16,667	\$ 40,000	\$ 42,000	District Manager
Financial and Administrative					
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
Other Contractual Services					
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
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	Miscellaneous Authorized Travel
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	Not Applicable
Postage, Freight & Messenger	\$ 750	\$ 35	\$ 100	\$ 100	Agenda Mailing and other Misc Mailings
Rentals and Leases					
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
Insurance	\$ 4,440	\$ 5,000	\$ 5,000	\$ 5,700	General Liability and D&O Liability Insurance
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding	\$ 500	\$ -	\$ 500	\$ 500	Agenda books and copies
Office Supplies	\$ -	\$ -		\$ -	
Legal Services					
General Counsel	\$ 15,000	\$ 215	\$ 10,000	\$ 12,500	District Attorney
Bond Validation	\$ -	\$ 2,114	\$ 3,000	\$ -	District Attorney
Other General Government Services					
Engineering Services	\$ 15,000	\$ 2,000	\$ 10,000	\$ 12,500	District Engineer
Contingencies	\$ -	\$ -	\$ -	\$ -	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	
Reserves					
Extraordinary Capital/Operations	\$ -	\$ -	\$ -	\$ -	Long Term Capital Planning
Other Fees and Charges					
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
Total Appropriations	\$ 135,515	\$ 38,067	\$ 120,605	\$ 133,954	

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
Fund Balances:					
Change from Current Year Operations	\$ -	\$ 29,690	\$ -	\$ -	Cash Over (Short) at Fiscal Year End
Fund Balance - Beginning	\$ -		\$ -	\$ -	
Current Year Reserve Allocation	\$ -		\$ -	\$ -	Budgeted Funds for Long Term Capital Planning - N/A
Total Fund Balance	\$ -		\$ -	\$ -	
Fund Balance - Allocations					
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.
Total Fund Balance	\$ -		\$ -	\$ -	
Description	FY 2025			FY 2026	
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
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ -	\$ 6,716	\$ 16,118	\$ 15,312
Revenue Account	\$ -	\$ -	\$ -	\$ -
Interest Account	\$ -	\$ 5,615	\$ 8,984	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ -	\$ -	\$ -	\$ 1,105,330
Special Assessment - Off-Roll				
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Bond Proceeds				
Capitalized Interest Fund Deposit	\$ -	\$ 429,769	\$ 429,769	\$ -
Reserve Fund Deposit	\$ -	\$ 516,385	\$ 516,385	\$ -
Total Revenue & Other Sources	\$ -	\$ 958,485	\$ 971,256	\$ 1,120,642
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ -	\$ -	\$ -	\$ 240,000
Principal Debt Service - Early Redemptions				
Interest Expense	\$ -	\$ -	\$ 429,769	\$ 797,510
Other Fees and Charges				
Discounts for Early Payment	\$ -	\$ -	\$ -	\$ -
Operating Transfers Out	\$ -	\$ 6,716	\$ 6,716	\$ 51,876
Total Expenditures and Other Uses	\$ -	\$ 6,716	\$ 436,485	\$ 1,089,386
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 951,769	\$ 534,771	\$ 31,256
Fund Balance - Beginning	\$ -		\$ -	\$ 534,771
Fund Balance - Ending	\$ -		\$ 534,771	\$ 566,027
Restricted Fund Balance:				
Reserve Account Requirement			\$ 516,385	
Restricted for November 1, 2026 Interest Payment			\$ 393,715	
Total - Restricted Fund Balance:			\$ 910,100	

Description of Product	Number of Units	FY 2025 Rate	FY 2026 Rate
Phase 1			
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
Phase 2-6			
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
Total Units:	1081		

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
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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		
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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		
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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		

RESOLUTION 2025 - 5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Pioneer Ranch Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Marion County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2026 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2026; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the district; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”) and the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A” the Budget; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

RESOLUTION 2025 - 5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted lots in the amount contained in the budget; and

WHEREAS, the District desires to levy and directly collect on the certain lands special assessments reflecting their portion of the District's operations and maintenance budget; and

WHEREAS, the District Manager is authorized to prepare, certify and/or amend the Assessment Roll of the District to the County Tax Collector pursuant to the Uniform Method as authorized by Florida Law; and

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" the Budget confers a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in the Assessment Roll as certified to the Tax Collector, as may be amended from time to time is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "A" the Budget. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST. The collection of the previously levied debt service assessments and operation and maintenance special assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method.

Assessments directly collected by the District, if any due, may be paid in several partial, deferred payments as may be determined by the District Manager.

General Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Marion County Property Appraiser.

Debt Service Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Marion County Property Appraiser.

Direct Bill Assessments. Any operations and maintenance assessments, and debt service assessments, not being collected on the Tax Roll, if any, shall be collected directly by the District. Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to a schedule to be established by the District Manager and set forth in the direct

RESOLUTION 2025 - 5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

collection invoice. In the event that an assessment payment is not timely made, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2025/2026, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, as authorized to be prepared by the District Manager is hereby certified. That portion of the District’s Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Pioneer Ranch Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. CONFLICT. 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. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Pioneer Ranch Community Development District.

RESOLUTION 2025 - 5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

PASSED AND ADOPTED by the Board of Supervisors of the Pioneer Ranch Community Development District, Marion County, Florida, this 17th day of June, 2025.

ATTEST:

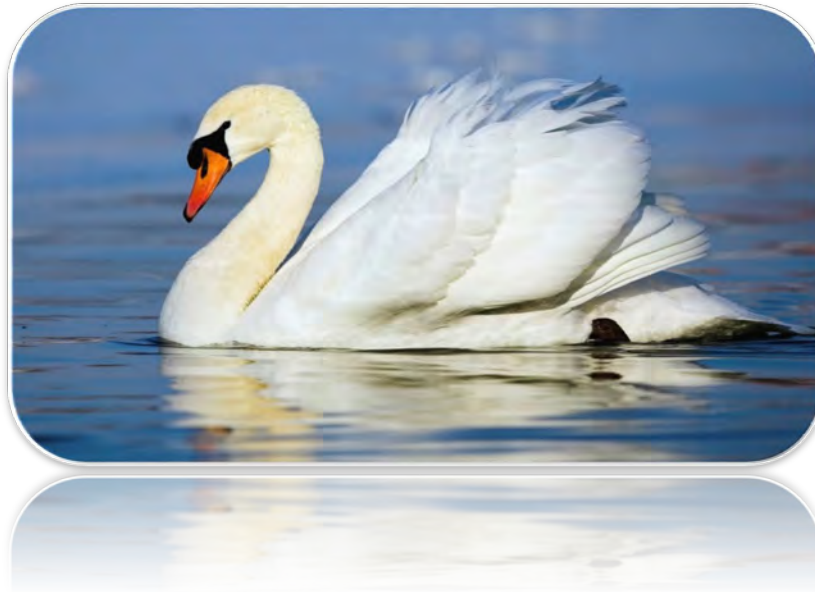
**PIONEER RANCH COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward, Secretary

Chris Armstrong, Chairperson

Exhibit A: Fiscal Year 2026 Proposed Budget

PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2026

PREPARED BY:

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

T: 954-658-4900 E: 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
Revenues and Other Sources					
Carryforward	\$ -	\$ -		\$ -	Cash From prior FY to offset budgeted expenses
Interest Income - General Account	\$ -	\$ -		\$ -	Interest from General Fund Bank Account
Assessment Revenue					
Assessments - On-Roll	\$ -	\$ -	\$ -	\$ 133,954	Assessments from Property Owners
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	
Contributions - Private Sources					
Developer Contributions	\$ 135,515	\$ 67,758	\$ 120,605	\$ -	Developer Contributions
Total Revenue & Other Sources	\$ 135,515	\$ 67,758	\$ 120,605	\$ 133,954	
Appropriations					
Legislative					
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	Statutory Required Fees
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	FICA (if applicable)
Executive					
Professional - Management	\$ 40,000	\$ 16,667	\$ 40,000	\$ 42,000	District Manager
Financial and Administrative					
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
Other Contractual Services					
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
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	Miscellaneous Authorized Travel
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	Not Applicable
Postage, Freight & Messenger	\$ 750	\$ 35	\$ 100	\$ 100	Agenda Mailing and other Misc Mailings
Rentals and Leases					
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
Insurance	\$ 4,440	\$ 5,000	\$ 5,000	\$ 5,700	General Liability and D&O Liability Insurance
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding	\$ 500	\$ -	\$ 500	\$ 500	Agenda books and copies
Office Supplies	\$ -	\$ -		\$ -	
Legal Services					
General Counsel	\$ 15,000	\$ 215	\$ 10,000	\$ 12,500	District Attorney
Bond Validation	\$ -	\$ 2,114	\$ 3,000	\$ -	District Attorney
Other General Government Services					
Engineering Services	\$ 15,000	\$ 2,000	\$ 10,000	\$ 12,500	District Engineer
Contingencies	\$ -	\$ -	\$ -	\$ -	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	
Reserves					
Extraordinary Capital/Operations	\$ -	\$ -	\$ -	\$ -	Long Term Capital Planning
Other Fees and Charges					
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
Total Appropriations	\$ 135,515	\$ 38,067	\$ 120,605	\$ 133,954	

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
Fund Balances:					
Change from Current Year Operations	\$ -	\$ 29,690	\$ -	\$ -	Cash Over (Short) at Fiscal Year End
Fund Balance - Beginning	\$ -		\$ -	\$ -	
Current Year Reserve Allocation	\$ -		\$ -	\$ -	Budgeted Funds for Long Term Capital Planning - N/A
Total Fund Balance	\$ -		\$ -	\$ -	
Fund Balance - Allocations					
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.
Total Fund Balance	\$ -		\$ -	\$ -	
Description	FY 2025			FY 2026	
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
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ -	\$ 6,716	\$ 16,118	\$ 15,312
Revenue Account	\$ -	\$ -	\$ -	\$ -
Interest Account	\$ -	\$ 5,615	\$ 8,984	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ -	\$ -	\$ -	\$ 1,105,330
Special Assessment - Off-Roll				
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Bond Proceeds				
Capitalized Interest Fund Deposit	\$ -	\$ 429,769	\$ 429,769	\$ -
Reserve Fund Deposit	\$ -	\$ 516,385	\$ 516,385	\$ -
Total Revenue & Other Sources	\$ -	\$ 958,485	\$ 971,256	\$ 1,120,642
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ -	\$ -	\$ -	\$ 240,000
Principal Debt Service - Early Redemptions				
Interest Expense	\$ -	\$ -	\$ 429,769	\$ 797,510
Other Fees and Charges				
Discounts for Early Payment	\$ -	\$ -	\$ -	\$ -
Operating Transfers Out	\$ -	\$ 6,716	\$ 6,716	\$ 51,876
Total Expenditures and Other Uses	\$ -	\$ 6,716	\$ 436,485	\$ 1,089,386
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 951,769	\$ 534,771	\$ 31,256
Fund Balance - Beginning	\$ -		\$ -	\$ 534,771
Fund Balance - Ending	\$ -		\$ 534,771	\$ 566,027

Restricted Fund Balance:

Reserve Account Requirement	\$ 516,385
Restricted for November 1, 2026 Interest Payment	\$ 393,715
Total - Restricted Fund Balance:	\$ 910,100

Description of Product	Number of Units	FY 2025 Rate	FY 2026 Rate
Phase 1			
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
Phase 2-6			
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
Total Units:	1081		

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	
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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	
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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			
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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	
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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		

RESOLUTION 2025-6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Pioneer Ranch Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, in accordance with the provisions of Chapter 189.415, Florida Statutes, the District is required to file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities; and

WHEREAS, in accordance with the above referenced Statute, the District shall also publish quarterly, semiannually, or annually its regular meeting schedule in a newspaper of general paid circulation in the County in which the District is located and shall appear in the legal notices section of the classified advertisements.

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

SECTION 1. Designation of Dates, Time, and Location of Regular Meetings.

1. **Date:** The third Tuesday of each month for Fiscal Year 2026, which covers the period October 1, 2025 through September 30, 2026.

October 21, 2025	November 18, 2025
December 16, 2025	January 20, 2026
February 17, 2026	March 17, 2026
April 21, 2026	May 19, 2026
June 16, 2026	July 21, 2026
October 18, 2026	September 15, 2026

2. **Time:** 4:30 P.M. (Eastern Standard Time)
3. **Location:** Armstrong Homes
1415 SW 17th Street
Ocala, Florida 34471

RESOLUTION 2025-6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

SECTION 2. Sunshine Law and Meeting Cancelations and Continuations. The meetings of the Board of Supervisors are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The District by and through its District Manager may cancel any meeting of the Board of Supervisors and all meetings may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

SECTION 3. Conflict. 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 4. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Pioneer Ranch Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Pioneer Ranch Community Development District, Marion County, Florida, this 17th day of June 2025.

ATTEST:

**PIONEER RANCH COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Chris Armstrong, Chairman



Wesley Wilcox

Supervisor of Elections, Marion County, FL

Election Center

981 NE 16th ST • Ocala, FL 34470

M PO Box 289 • Ocala, FL 34478-0289

P 352-620-3290

F 352-620-3286

W www.VoteMarion.Gov

April 15, 2025

Re: Florida Statute 190.006 Request

Katherine Selchan, Cori Dissinger

Via Email: KatherineSelchan@JPWardAssociates.com, CoriDissinger@JPWardAssociates.com

Cori,

In accordance with Florida Statute 190.006 and with reference to your request for the number of registered voters in **Pioneer Ranch Community Development District**, as of April 15, 2025, our records indicate there are **25** active registered voters in the boundaries of the referenced development.

If you have any questions or require any further information, please contact me.

Sincerely,

Charlee Nichols, CERA
Support Services Analyst II
Marion County Election Center
CNichols@VoteMarion.Gov

PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT

June 17, 2025

Memorandum

To: Board of Supervisors

From: District Manager

RE: HB7013 -Special Districts Performance Measures and Standards Reporting

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A: Goals, Objectives and Annual Reporting Form

PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 2.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 2.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 2.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

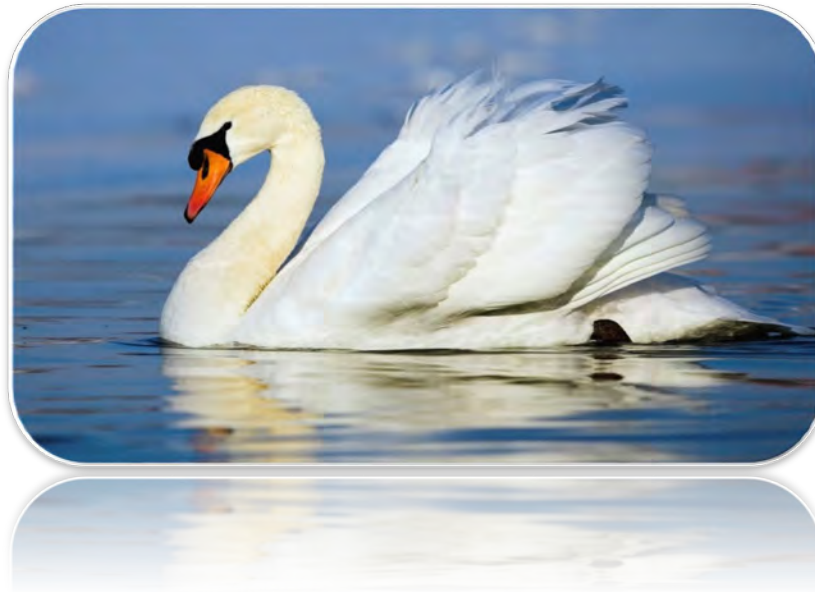
James P. Ward, District Manager

Date

Christopher Armstrong, Chairperson

Date

PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - APRIL 2025

FISCAL YEAR 2025

PREPARED BY:

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

T: 954-658-4900 E: 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 April 30, 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	\$	48,789	\$	-	\$	-	\$	-	\$	48,789		
Debt Service Fund												
Interest Account		-		438,377		-		-		438,377		
Sinking Account		-		-		-		-		-		
Reserve Account		-		516,385		-		-		516,385		
Revenue Account		-		-		-		-		-		
Capitalized Interest		-		-		-		-		-		
Prepayment Account		-		-		-		-		-		
Construction Account		-		-		5,452,245		-		5,452,245		
Cost of Issuance Account		-		-		-		-		-		
Due from Other Funds												
General Fund		-		-		-		-		-		
Debt Service Fund(s)		-		-		-		-		-		
Accounts Receivable		-		-		-		-		-		
Assessments Receivable		-		-		-		-		-		
Amount Available in Debt Service Funds		-		-		-		954,762		954,762		
Amount to be Provided by Debt Service Funds		-		-		-		14,735,238		14,735,238		
Total Assets	\$	48,789	\$	954,762	\$	5,452,245	\$	15,690,000	\$	-	\$	22,145,795

**Pioneer Ranch
Community Development District
Balance Sheet
for the Period Ending April 30, 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		-	954,762	5,452,245	-	-	6,407,007
Unassigned							
Beginning: October 1, 2024 (Unaudited)		-	-	-	-	-	-
Results from Current Operations		48,789	-	-	-	-	48,789
Total Fund Equity and Other Credits		\$ 48,789	\$ 954,762	\$ 5,452,245	\$ -	\$ -	\$ 6,455,795
Total Liabilities, Fund Equity and Other Credits		\$ 48,789	\$ 954,762	\$ 5,452,245	\$ 15,690,000	\$ -	\$ 22,145,795

**Pioneer Ranch
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2025**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest										
Interest - General Checking	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue										
Special Assessments - On-Roll	-	-	-	-	-	-	-	-	135,515	0%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges										
Discounts/Collection Fees	-	-	-	-	-	-	-	-	(10,200)	0%
Developer Contribution	-	-	-	67,758	-	-	33,879	101,636	-	0%
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ 67,758	\$ -	\$ -	\$ 33,879	\$ 101,636	\$ 125,315	81%
Expenditures and Other Uses										
Legislative										
Board of Supervisor's Fees	-	-	-	-	-	-	-	-	-	0%
Executive										
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	23,333	40,000	58%
Financial and Administrative										
Audit Services	-	-	-	-	-	-	-	-	4,500	0%
Accounting Services	667	667	667	667	3,333	1,333	1,333	8,667	16,000	54%
Assessment Roll Preparation	-	-	-	-	5,333	1,333	1,333	8,000	16,000	50%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	500	0%
Other Contractual Services										
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%

Pioneer Ranch
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2025

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Travel and Per Diem	-	-	-	-	-	-	-	-	-	0%
Communications & Freight Services										
Postage, Freight & Messenger	9	-	-	-	26	26	78	138	750	18%
Insurance	5,000	-	-	-	-	-	-	5,000	4,440	113%
Printing & Binding	-	-	-	-	-	-	-	-	500	0%
Website Development	-	-	-	300	-	-	-	300	1,600	19%
Subscription & Memberships	-	175	-	-	-	-	-	175	175	100%
Legal Services										
Legal - General Counsel	-	-	-	215	-	-	-	215	15,000	1%
Legal - Series 2024 Bonds	-	-	-	1,336	-	77	-	1,413	-	0%
Legal - Validation	-	-	778	-	-	-	-	778	-	0%
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	0%
Other General Government Services										
Engineering Services	-	-	-	2,000	-	-	-	2,000	15,000	13%
Contingencies	-	-	-	-	-	-	-	-	-	0%
Capital Outlay	-	-	-	-	-	-	-	-	-	0%
Other Current Charges/Obligations										
Marion County RE Tax	-	-	-	-	-	-	2,600	2,600	-	0%
Sub-Total:	9,009	4,175	5,006	7,851	12,026	6,103	8,678	52,848	125,315	42%
Total Expenditures and Other Uses:	\$ 9,009	\$ 4,175	\$ 5,006	\$ 7,851	\$ 12,026	\$ 6,103	\$ 8,678	\$ 52,848	\$ 125,315	42%
Net Increase/ (Decrease) in Fund Balance	(9,009)	(4,175)	(5,006)	59,907	(12,026)	(6,103)	25,201	48,789	-	
Fund Balance - Beginning	-	(9,009)	(13,184)	(18,190)	41,716	29,690	23,588	-	-	
Fund Balance - Ending	\$ (9,009)	\$ (13,184)	\$ (18,190)	\$ 41,716	\$ 29,690	\$ 23,588	\$ 48,789	\$ 48,789	\$ -	

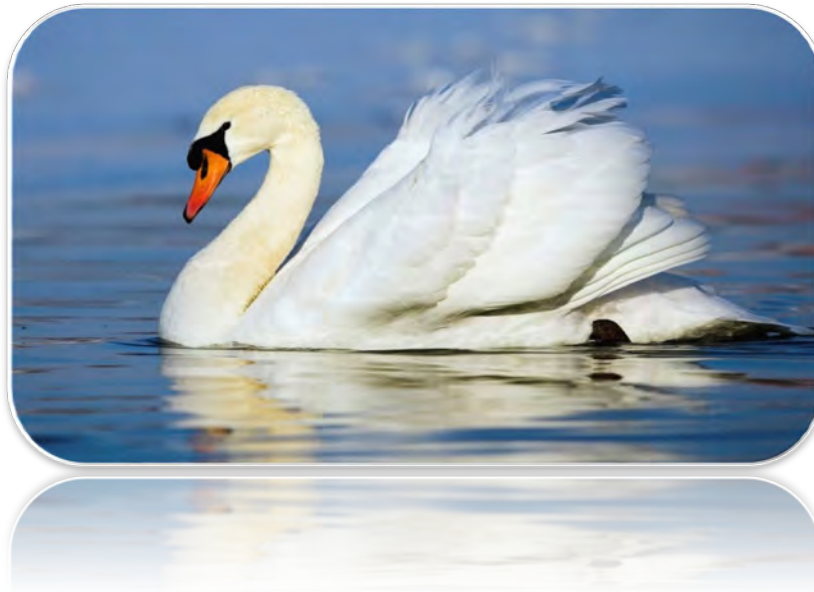
Pioneer Ranch
Community Development District
Debt Service Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2025

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income										
Interest Account	-	836	1,607	1,607	1,564	1,418	1,575	8,608	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	0%
Reserve Account	-	1,004	1,928	1,921	1,862	1,682	1,862	10,260	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	0%
Revenue Account	-	-	-	-	-	-	-	-	-	0%
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments										
Special Assessments - On Roll	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds	946,154	-	-	-	-	-	-	946,154	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 946,154	\$ 1,840	\$ 3,536	\$ 3,528	\$ 3,427	\$ 3,100	\$ 3,437	\$ 965,022	\$ -	0%
Expenditures and Other Uses										
Debt Service										
Principal Debt Service - Mandatory										
Series 2024	-	-	-	-	-	-	-	-	-	0%
Principal Debt Service - Early Redemptions										
Series 2024	-	-	-	-	-	-	-	-	-	0%
Interest Expense										
Series 2024	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	1,004	1,928	1,921	1,862	1,682	1,862	10,260	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 1,004	\$ 1,928	\$ 1,921	\$ 1,862	\$ 1,682	\$ 1,862	\$ 10,260	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	946,154	836	1,607	1,607	1,564	1,418	1,575	954,762	-	
Fund Balance - Beginning	-	946,154	946,990	948,598	950,205	951,769	953,187	-	-	
Fund Balance - Ending	\$ 946,154	\$ 946,990	\$ 948,598	\$ 950,205	\$ 951,769	\$ 953,187	\$ 954,762	\$ 954,762	\$ -	

**Pioneer Ranch
Community Development District
Capital Projects Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2025**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income										
Construction Account	-	27,633	46,937	38,671	37,643	34,124	37,911	222,919	-	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	1,682	1,862	10,260	-	0%
Total Revenue and Other Sources:	\$ 14,743,846	\$ 28,638	\$ 48,865	\$ 40,592	\$ 39,505	\$ 35,806	\$ 39,773	\$ 14,977,025	\$ -	0%
Expenditures and Other Uses										
Executive										
Professional Management	50,000	-	-	-	-	-	-	50,000	-	0%
Other Contractual Services										
Trustee Services	6,075	-	-	-	-	-	-	6,075	-	0%
Dissemination Services	-	-	-	-	-	-	-	-	-	0%
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	-	-	-	-	3,443,258	6,167,448	-	0%
Landscaping	-	-	-	-	-	-	228,735	228,735	-	0%
Roadway Improvement	-	1,160,877	-	-	-	-	1,430,607	2,591,484	-	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%
Total Expenditures and Other Uses:	\$ 537,114	\$ 3,885,066	\$ -	\$ -	\$ -	\$ -	\$ 5,102,601	\$ 9,524,780	\$ -	0%
 Net Increase/ (Decrease) in Fund Balance	14,206,732	(3,856,429)	48,865	40,592	39,505	35,806	(5,062,827)	5,452,245	-	
Fund Balance - Beginning	-	14,206,732	10,350,303	10,399,168	10,439,761	10,479,266	10,515,072	-	-	
Fund Balance - Ending	\$ 14,206,732	\$ 10,350,303	\$ 10,399,168	\$ 10,439,761	\$ 10,479,266	\$ 10,515,072	\$ 5,452,245	\$ 5,452,245	\$ -	

PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MAY 2025

FISCAL YEAR 2025

PREPARED BY:

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

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

*Pioneer Ranch
Community Development District*

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<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 May 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	\$	41,881	\$	-	\$	-	\$	-	\$	41,881		
Debt Service Fund												
Interest Account		-		10,138		-		-		10,138		
Sinking Account		-		-		-		-		-		
Reserve Account		-		516,385		-		-		516,385		
Revenue Account		-		-		-		-		-		
Capitalized Interest		-		-		-		-		-		
Prepayment Account		-		-		-		-		-		
Construction Account		-		-		5,489,101		-		5,489,101		
Cost of Issuance Account		-		-		-		-		-		
Due from Other Funds												
General Fund		-		-		-		-		-		
Debt Service Fund(s)		-		-		-		-		-		
Accounts Receivable		-		-		-		-		-		
Assessments Receivable		-		-		-		-		-		
Amount Available in Debt Service Funds		-		-		526,523		-		526,523		
Amount to be Provided by Debt Service Funds		-		-		15,163,477		-		15,163,477		
Total Assets	\$	41,881	\$	526,523	\$	5,489,101	\$	15,690,000	\$	-	\$	21,747,505

**Pioneer Ranch
Community Development District
Balance Sheet
for the Period Ending May 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	-	-	-	240,000	-	240,000
Long Term						
Series 2024	-	-	-	\$15,450,000	-	15,450,000
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	-	526,523	5,489,101	-	-	6,015,624
Unassigned						
Beginning: October 1, 2024 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	41,881	-	-	-	-	41,881
Total Fund Equity and Other Credits	\$ 41,881	\$ 526,523	\$ 5,489,101	\$ -	\$ -	\$ 6,057,505
Total Liabilities, Fund Equity and Other Credits	\$ 41,881	\$ 526,523	\$ 5,489,101	\$ 15,690,000	\$ -	\$ 21,747,505

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest											
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue											
Special Assessments - On-Roll	-	-	-	-	-	-	-	-	-	135,515	0%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges											
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	(10,200)	0%
Developer Contribution	-	-	-	67,758	-	-	33,879	-	101,636	-	0%
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ 67,758	\$ -	\$ -	\$ 33,879	\$ -	\$ 101,636	\$ 125,315	81%
Expenditures and Other Uses											
Legislative											
Board of Supervisor's Fees	-	-	-	-	-	-	-	-	-	-	0%
Executive											
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	26,667	40,000	67%
Financial and Administrative											
Audit Services	-	-	-	-	-	-	-	-	-	4,500	0%
Accounting Services	667	667	667	667	3,333	1,333	1,333	1,333	10,000	16,000	63%
Assessment Roll Preparation	-	-	-	-	5,333	1,333	1,333	1,333	9,333	16,000	58%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	500	0%
Other Contractual Services											
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%
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	0%

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Communications & Freight Services											
Postage, Freight & Messenger	9	-	-	-	26	26	78	20	158	750	21%
Insurance	5,000	-	-	-	-	-	-	-	5,000	4,440	113%
Printing & Binding	-	-	-	-	-	-	-	-	-	500	0%
Website Development	-	-	-	300	-	-	-	-	300	1,600	19%
Subscription & Memberships	-	175	-	-	-	-	-	-	175	175	100%
Legal Services											
Legal - General Counsel	-	-	-	215	-	-	-	119	334	15,000	2%
Legal - Series 2024 Bonds	-	-	-	1,336	-	77	-	425	1,837	-	0%
Legal - Validation	-	-	778	-	-	-	-	-	778	-	0%
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	-	0%
Other General Government Services											
Engineering Services	-	-	-	2,000	-	-	-	345	2,345	15,000	16%
Contingencies	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay	-	-	-	-	-	-	-	-	-	-	0%
Other Current Charges/Obligations											
Marion County RE Tax	-	-	-	-	-	-	2,600	-	2,600	-	0%
Sub-Total:	9,009	4,175	5,006	7,851	12,026	6,103	8,678	6,908	59,755	125,315	48%
Total Expenditures and Other Uses:	\$ 9,009	\$ 4,175	\$ 5,006	\$ 7,851	\$ 12,026	\$ 6,103	\$ 8,678	\$ 6,908	\$ 59,755	\$ 125,315	48%
Net Increase/ (Decrease) in Fund Balance	(9,009)	(4,175)	(5,006)	59,907	(12,026)	(6,103)	25,201	(6,908)	41,881	-	
Fund Balance - Beginning	-	(9,009)	(13,184)	(18,190)	41,716	29,690	23,588	48,789	-	-	
Fund Balance - Ending	\$ (9,009)	\$ (13,184)	\$ (18,190)	\$ 41,716	\$ 29,690	\$ 23,588	\$ 48,789	\$ 41,881	\$ 41,881	\$ -	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income											
Interest Account	-	836	1,607	1,607	1,564	1,418	1,575	1,530	10,138	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	-	1,004	1,928	1,921	1,862	1,682	1,862	1,802	12,063	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	-	-	-	-	-	-	-	-	-	-	0%
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments											
Special Assessments - On Roll	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds	946,154	-	-	-	-	-	-	-	946,154	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 946,154	\$ 1,840	\$ 3,536	\$ 3,528	\$ 3,427	\$ 3,100	\$ 3,437	\$ 3,332	\$ 968,354	\$ -	0%
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2024	-	-	-	-	-	-	-	-	-	-	0%
Principal Debt Service - Early Redemptions											
Series 2024	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense											
Series 2024	-	-	-	-	-	-	-	429,769	429,769	-	0%
Operating Transfers Out (To Other Funds)	-	1,004	1,928	1,921	1,862	1,682	1,862	1,802	12,063	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 1,004	\$ 1,928	\$ 1,921	\$ 1,862	\$ 1,682	\$ 1,862	\$ 431,572	\$ 441,832	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	946,154	836	1,607	1,607	1,564	1,418	1,575	(428,239)	526,523	-	
Fund Balance - Beginning	-	946,154	946,990	948,598	950,205	951,769	953,187	954,762	-	-	
Fund Balance - Ending	\$ 946,154	\$ 946,990	\$ 948,598	\$ 950,205	\$ 951,769	\$ 953,187	\$ 954,762	\$ 526,523	\$ 526,523	\$ -	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income											
Construction Account	-	27,633	46,937	38,671	37,643	34,124	37,911	35,054	257,973	-	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	1,682	1,862	1,802	12,063	-	0%
Total Revenue and Other Sources:	\$ 14,743,846	\$ 28,638	\$ 48,865	\$ 40,592	\$ 39,505	\$ 35,806	\$ 39,773	\$ 36,856	\$ 15,013,882	\$ -	0%
Expenditures and Other Uses											
Executive											
Professional Management	-	-	-	-	-	-	-	-	-	-	0%
Other Contractual Services											
Trustee Services	-	-	-	-	-	-	-	-	-	-	0%
Dissemination Services	-	-	-	-	-	-	-	-	-	-	0%
Legal Services	-	-	-	-	-	-	-	-	-	-	0%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	0%
Other General Government Services											
Engineering Services	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay											
Electrical	-	-	-	-	-	-	-	-	-	-	0%
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	-	0%
Stormwater Management	-	2,724,189	-	-	-	-	3,443,258	-	6,167,448	-	0%
Landscaping	-	-	-	-	-	-	228,735	-	228,735	-	0%
Roadway Improvement	-	1,160,877	-	-	-	-	1,430,607	-	2,591,484	-	0%
Cost of Issuance											
Dissemination Services	3,500	-	-	-	-	-	-	-	3,500	-	0%
District Management and A.M.	50,000	-	-	-	-	-	-	-	50,000	-	0%
Legal Services	161,989	-	-	-	-	-	-	-	161,989	-	0%
Printing & Binding	1,750	-	-	-	-	-	-	-	1,750	-	0%
Trustee Services	6,075	-	-	-	-	-	-	-	6,075	-	0%
Underwriter's Discount	313,800	-	-	-	-	-	-	-	313,800	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ 537,114	\$ 3,885,066	\$ -	\$ -	\$ -	\$ -	\$ 5,102,601	\$ -	\$ 9,524,780	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	14,206,732	(3,856,429)	48,865	40,592	39,505	35,806	(5,062,827)	36,856	5,489,101	-	
Fund Balance - Beginning	-	14,206,732	10,350,303	10,399,168	10,439,761	10,479,266	10,515,072	5,452,245	-	-	
Fund Balance - Ending	\$ 14,206,732	\$ 10,350,303	\$ 10,399,168	\$ 10,439,761	\$ 10,479,266	\$ 10,515,072	\$ 5,452,245	\$ 5,489,101	\$ 5,489,101	\$ -	