

# PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT

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## MEETING AGENDA

NOVEMBER 19, 2024

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PREPARED BY:

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

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# PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT

November 12, 2024

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, November 19, 2024**, 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=m20ddbdf3f216bcfd20d10a216e69bdea>

Access Code: **2342 700 7543** Event password: **Jpward**

Or Phone: **408-418-9388** enter the access code **2342 700 7543**, 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. September 17, 2024 – Regular Meeting Minutes.
3. 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.

4. Consideration of the Proposal to provide Audit Services to the District for the Fiscal Years 2025-2029.
5. Staff Reports
  - I. District Attorney.
  - II. District Engineer.
  - III. District Manager.
    - a) **Board Meeting Dates for Balance of Fiscal Year 2025.**
    - b) Financial Statement for period ending September 30, 2024 (unaudited).
    - c) Financial Statement for period ending October 31, 2024 (unaudited).
6. Supervisor's Requests.
7. 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.*

8. 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 September 17, 2024.

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The third order of business is the 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.

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The fourth order of business is consideration of the ranking of the Auditor proposals that were received in response to the District's request for qualifications. There were two proposals received, from the firms Grau & Associates, and Berger, Toombs, Elam, Gaines & Frank. The required procedure requires the Board to rank the proposals, (non-price-based proposals) based on each firm's qualifications, and I have enclosed an auditor ranking form for your use. The ranking form itself is NOT required, and you may use any procedure that you would like. Once ranked, we will enter into an agreement with the Number One (1) ranked firm – the form of which is included in the Request for Proposal, subject only to non-substantive changes that may be needed.

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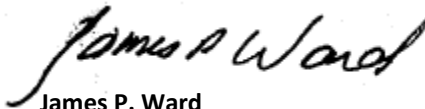
The fifth order of business are staff reports by the District Attorney, District Engineer, and District Asset Manager

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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 Fiscal Year 2025 schedule is as follows:**

October 15, 2024	November 19, 2024
December 17, 2024	January 21, 2025
February 18, 2025	March 18, 2025
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**

10 The organizational meeting of the Board of Supervisors of the Pioneer Ranch Community Development  
11 District was held on Tuesday, September 17, 2024, at 3:30 P.M. at the offices of Lennar Homes, 2100 SE  
12 17th Street, Suite 601, Ocala, FL 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

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**Also present were:**

James P. Ward	District Manager
Greg Urbancic	District Attorney
Robbie Stroub	District Engineer
Steve Sanford	Bond Counsel

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**Audience:**

35 All residents' names were not included with the minutes. If a resident did not identify  
36 themselves or the audio file did not pick up the name, the name was not recorded in these  
37 minutes.  
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**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE  
TRANSCRIBED IN *ITALICS*.**

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**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. James P. Ward called the meeting to order at approximately 3:30 p.m. He conducted roll call; all  
Members of the Board were present, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes**

**July 16, 2024 – Public Hearing and Regular Meeting Minutes**

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

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**On MOTION made by Chris Armstrong, seconded by Andrea Agha, and with all in favor, the July 16, 2024 Regular Meeting Minutes were approved.**

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2024-37**

**Consideration of Resolution 2024-37, A Resolution Of The Board Of Supervisors (The “Board”) Of The Pioneer Ranch Community Development District (The “District”) Authorizing The Issuance Of Not Exceeding \$18,000,000 Pioneer Ranch Community Development District Special Assessment Bonds, Series 2024 (The “2024 Bonds”) To Finance Certain Public Infrastructure Within The District; Determining The Need For A Negotiated Limited Offering Of The 2024 Bonds And Providing For A Delegated Award Of Such Bonds; Appointing The Underwriter For The Limited Offering Of The 2024 Bonds; Approving The Form Of And Authorizing The Execution And Delivery Of A Bond Purchase Contract With Respect To The 2024 Bonds; Approving The Use Of That Certain Master Trust Indenture Previously Approved By The Board With Respect To The 2024 Bonds; Approving The Form Of And Authorizing The Execution And Delivery Of A First Supplemental Trust Indenture Governing The 2024 Bonds; Approving The Form Of And Authorizing The Distribution Of A Preliminary Limited Offering Memorandum; Approving The Execution And Delivery Of A Final Limited Offering Memorandum; Approving The Form Of And Authorizing The Execution Of A Continuing Disclosure Agreement, And Appointing A Dissemination Agent; Approving The Application Of Bond Proceeds; Authorizing Certain Modifications To The Assessment Methodology Report And Engineer’s Report; Providing For The Registration Of The 2024 Bonds Pursuant To The DTC Book-Entry Only System; Approving The Forms And Authorizing The Execution And Delivery Of A Completion Agreement, True-Up Agreements, An Acquisition Agreement, And Collateral Assignments; Authorizing The Proper Officials To Do All Things Deemed Necessary In Connection With The Issuance, Sale And Delivery Of The 2024 Bonds; And Providing For Severability, Conflicts And An Effective Date**

Mr. Ward explained Resolution 2024-37 was commonly referred to as a delegation award resolution. He introduced Steve Sanford.

Bond Counsel Steve Sanford with Greenberg Traurig stated Resolution 2024-37 was a delegation award resolution because the Board set certain parameters by virtue of adoption and when it came time to market the bonds, if the pricing was within the parameters, there would be no need for a special meeting and the Chair or Vice Chair would be authorized to sign a bond purchase contract. He stated the parameters set a principal amount of bonds not to exceed \$18 million dollars in special assessment bonds. He stated the interest rate could not exceed the maximum rate set by Florida Law, the term could not exceed 30 years, and compensation to be paid to the underwriter was based on purchase of bonds at 98% and selling the bonds at par with the differential paid to the underwriter. He indicated the parameters were standard and conservative. He reviewed the documents included in the Resolution: Bond Purchase Contract between the District and FMS Bonds, Preliminary Limited Offering Memorandum used to market the bonds, Continuing Disclosure Agreement, and the form of Supplemental Trust Indenture between the District and US Bank. He stated lastly, if there was any need to modify or supplement the Engineer’s Report or the Methodology Report, there was authorization within the Resolution to do so without the need for a special meeting. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Alec Morris, seconded by David Garcia, and with all in favor, Resolution 2024-37 was adopted, and the Chair was authorized to sign.**

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Mr. Sanford asked if Mr. Ward created a Supplemental Methodology.

Mr. Ward responded he drafted the Supplemental Methodology, but it was not finished. He noted he would finish this in the next couple of days.

Mr. Sanford asked if this would need approval.

Mr. Ward responded in the negative; he would bring the Supplemental Methodology down to the parameters based on the issuance, but it could be approved today if Mr. Sanford wished.

*Mr. Sanford: Sometimes we do the Supplemental at the same time we do the delegation, and it gets discussed, but again, if you think we are good, there is enough authorization in the delegation resolution we just adopted to do all other things necessary, so maybe that's enough?*

*Mr. Greg Urbancic: I like to do the bring down resolution anyway, so I think we ultimately cover it that way in addition to what you already have in there, Steve.*

*Mr. Sanford: Okay, very good.*

**FOURTH 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)

*Mr. Ward: I hope you have all filed your Form 1 by now. No? We will send you out a reminder.*

Discussion ensued regarding whether or not the Board Members filed Form 1 and completed the Ethics Training.

140 Mr. Ward indicated he would send out links for free Ethics Training classes. *There was an*  
141 *amendment to one of the statutes this year that requires CDDs and a number of other Districts to*  
142 *establish performance measures and standards, required to be done as of September 30, 2024 by*  
143 *December 1. Greg prepared for you a very simple form that I will ask you to adopt that basically*  
144 *goes through some compliance measures that we are required to do anyway, the public meeting*  
145 *compliance, notice of meetings, access to records, did we do the budget on time, that kind of stuff.*  
146 *I want to remove the requirement this year that we have the District Engineer do an annual*  
147 *inspection. We will implement that next year since it is too close to year end. What happens is,*  
148 *once you adopt this, I put it on the District's website, which is what we are required to do, and then*  
149 *by December 1, I check the little box that says we did it and we are done with it. There is no*  
150 *external reporting required for it. There is no reason to make this any more complicated than what*  
151 *the statute requires.* He asked if there were any questions; hearing none, he called for a motion.

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153 **On MOTION made by Chris Armstrong, seconded by Ron Wiese, and**  
154 **with all in favor, the performance measures and standards were**  
155 **adopted.**

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158 **FIFTH ORDER OF BUSINESS**

**Supervisor's Requests**

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160 Mr. Ward asked if there were any supervisor's requests. He asked if the Board wished to change the  
161 meeting location.

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163 Discussion ensued regarding where to hold Board meetings; it was decided to change the location.

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165 Mr. Ward indicated he created a Resolution to change the meeting location. He stated Resolution 2024-  
166 38 designated the dates, times and locations for regular meetings for fiscal year 2025; meetings would  
167 be the third Tuesday of each month at Armstrong Homes, 1415 S.W. 17<sup>th</sup> Street, Ocala, FL 34471. He  
168 stated Resolution 202-38 amended the Resolution adopted a couple of months ago and set forth the  
169 new dates, time, and location.

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171 **On MOTION made by Chris Armstrong, seconded by Andrea Agha, and**  
172 **with all in favor, Resolution 2024-38 was adopted, and the Chair was**  
173 **authorized to sign.**

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176 **SIXTH ORDER OF BUSINESS**

**Public Comments**

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178 **The public comment period is for items not listed on the Agenda, and comments are limited to three**  
179 **(3) minutes per person and assignment of speaking time is not permitted; however, the Presiding**  
180 **Officer may extend or reduce the time for the public comment period consistent with Section**  
181 **286.0114, Florida Statutes**

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



187 **SEVENTH ORDER OF BUSINESS** **Adjournment**

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189 Mr. Ward adjourned the meeting at approximately 3:43 p.m.

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

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Pioneer Ranch Community Development District

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James P. Ward, Secretary

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Chris Armstrong, Chairperson

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**RESOLUTION NO. 2025-1**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT 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.**

**WHEREAS**, the Board of Supervisors of Pioneer Ranch Community Development District (the “Board” and the “District” respectively) is proceeding, or has proceeded, with the sale and issuance of \$15,690,000 Pioneer Ranch Community Development District Special Assessment Bonds, Series 2024 (the “Series 2024 Bonds”) pursuant to the delegation resolution referred to as Resolution No. 2024-37 adopted by the Board on September 17, 2024; and

**WHEREAS**, the Series 2024 Bonds are, or will be, issued under and pursuant to a Master Trust Indenture, dated as of October 1, 2024 (the “Master Indenture”), between the District and U.S. Bank Trust Company, National Association (the “Trustee”), as supplemented by a First Supplemental Trust Indenture, dated as of October 1, 2024, between the District and the Trustee (the “Supplemental Indenture”). The Master Indenture and the Supplemental Indenture are sometimes collectively referred to herein as the “Indenture”; and

**WHEREAS**, the Board previously indicated its intention in Resolution No. 2024-28 to undertake, install, establish, construct or acquire certain public infrastructure improvements and facilities within and outside of the District (the “CIP”), which plan is detailed in that certain Master Engineer’s Report for Pioneer Ranch Community Development District prepared by Tillman & Associates Engineering, LLC and dated May 21, 2024 (the “Master Engineer’s Report”). The CIP sets forth the public infrastructure associated with the District within the District planned for 1,081 residential lots of various product types (the “2024 Project”), a portion of which 2024 Project will be financed by the Series 2024 Bonds; and

**WHEREAS**, the District previously adopted Resolution No. 2024-34 (the “Final Assessment Resolution”), equalizing, approving, confirming, imposing and levying special assessments on the property specially benefited by the CIP within the District as described in the Final Assessment Resolution (the “Assessments”), which Resolution is still in full force and effect; and

**WHEREAS**, pursuant to and consistent with the terms of the Final Assessment Resolution relating to the Assessments, this Resolution sets forth the terms of the Assessments for the Series 2024 Bonds (the “Series 2024 Assessments”), adopts a final assessment roll for the Series 2024 Assessments consistent with

the final terms of the Series 2024 Bonds to be issued by the District, and ratifies and confirms the lien of the levy of the Series 2024 Assessments securing the Series 2024 Bonds; and

**WHEREAS**, the District issued, or will issue, its Series 2024 Bonds on October 17, 2024 in the aggregate principal amount of \$15,690,000.

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

**SECTION 1. Definitions.** All words and phrases used herein in capitalized form, unless otherwise defined herein, shall have the meaning ascribed to them in the Final Assessment Resolution.

**SECTION 2. Authority for This Resolution; Recitals.** This Resolution is adopted pursuant to Chapter 190, Florida Statutes, including, without limitation, Sections 190.021 and 190.022, Florida Statutes; Chapter 170, Florida Statutes, including, without limitation, Section 170.08, Florida Statutes; and Chapter 197, Florida Statutes, including, without limitation, Section 197.3632, Florida Statutes; and the Final Assessment Resolution. The recitals stated above are incorporated herein; are adopted by the Board as true and correct statements; and are further declared to be findings made and determined by the Board.

**SECTION 3. Findings.** As a supplement to the findings set forth in the Final Assessment Resolution, the Board of the District hereby finds and determines as follows:

a. The above recitals are true and correct and are incorporated herein by this reference.

b. On July 16, 2024, the District, after due notice and public hearing, adopted the Final Assessment Resolution, which, among other things, equalized, approved, confirmed and levied the Assessments on property specially benefiting from the CIP authorized by the District. The Final Assessment Resolution contemplated that as each series of bonds is issued to fund all or any portion of the CIP, a supplemental assessment resolution would be adopted by the Board to set forth the specific terms of the applicable bonds and set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that bond issue.

c. The Master Engineer's Report identifies and describes, among other things, the presently expected components of the 2024 Project. The Master Engineer's Report sets forth the estimated costs of the 2024 Project. The District hereby confirms that the 2024 Project serves a proper, essential and valid public purpose. The Engineer's Report is hereby approved, adopted, and confirmed. The District ratifies the use of the Master Engineer's Report in connection with the sale of the Series 2024 Bonds.

d. The Pioneer Ranch Community Development District Final Supplemental Special Assessment Methodology – Series 2024 Bonds prepared by JPWard & Associates, LLC and dated October 1, 2024, a copy of which attached hereto and made a part of this Resolution as Exhibit "A" (the "Supplemental Assessment Report"), applies the methodology previously approved for the benefited parcels under the Final Assessment Resolution to the terms of the Series 2024 Bonds pursuant to the Pioneer Ranch Community Development District Master Assessment Methodology Report prepared by JPWard & Associates LLC and dated May 21, 2024 ("Master Assessment Report"), and establishes an assessment roll for the Series 2024 Assessments. (The Master Assessment Report, as supplemented by the Supplemental Assessment Report, are sometimes collectively referred to herein as the "Assessment Report".) The District ratifies the use of the Assessment Report in connection with the sale of the Series 2024 Bonds.

e. The 2024 Project to be funded, in part, by the Series 2024 Bonds, will specially benefit the benefited parcels within the District as reflected in the assessment roll in the Supplemental Assessment Report. The Board previously determined pursuant to the Final Assessment Resolution that it is reasonable, proper, just and right to assess the costs of the CIP, of which the 2024 Project is a part, on the benefitted parcels within the District.

f. The sale, issuance and closing of the Series 2024 Bonds, the adoption of all resolutions relating to the Series 2024 Bonds, the confirmation of the Series 2024 Assessments levied on the benefited parcels within the District and all actions taken in furtherance of the closing on the Series 2024 Bonds, are declared and affirmed as being in the best interest of the District and are hereby ratified, approved and confirmed.

**SECTION 4. Supplemental Assessment Report; Allocation and Apportionment of Assessments Securing Series 2024 Bonds.**

a. The Board hereby adopts the Supplemental Assessment Report, which report contains the actual terms of the Series 2024 Bonds. The Series 2024 Assessments shall be allocated and apportioned in accordance with the Master Assessment Report, which allocation and apportionment shall be on the benefited parcels within the District. The assessment roll in the Supplemental Assessment Report reflects the actual terms of the Series 2024 Assessments and is hereby adopted by the District. The lien of the Series 2024 Assessments securing the Series 2024 Bonds shall be on the lands within the District described in the Supplemental Assessment Report and such lien is ratified and confirmed.

b. Section 8 of the Final Assessment Resolution sets forth the terms for collection and enforcement of the Series 2024 Assessments. The District hereby certifies the Series 2024 Assessments for collection to ensure payment of debt service as set forth in the Supplemental Assessment Report. The District Manager is directed and authorized to take all actions necessary to collect the Series 2024 Assessments on applicable property using methods available to the District authorized by Florida law and the Indenture in order to provide for the timely payment of debt service (after taking into account any capitalized interest period, if any). Among other things, the District Manager shall prepare or cause to be prepared each year an assessment roll for purposes of effecting the collection of the Series 2024 Assessments and present same to the Board as required by law.

**SECTION 5. Assessment Records.** The Series 2024 Assessments on and peculiar to the parcels specifically benefited by the 2024 Project, all as previously equalized, approved, confirmed and imposed and levied pursuant to the Final Assessment Resolution, are hereby supplemented as specified in the final assessment roll set forth on Exhibit "1" of the Supplemental Assessment Report. The Series 2024 Assessments shall be recorded by the Secretary of the Board in accordance with the Final Assessment Resolution and this Resolution, and the Secretary will maintain the par debt outstanding by product type on a periodic basis determined appropriate by the Secretary, all in the applicable official record(s) of the District for maintaining such assessment data. The Series 2024 Assessments against each respective parcel shown on the final assessment roll and interest, costs and penalties thereon, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles and claims (except for certain federal tax liens).

**SECTION 6. Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 7. Conflicts.** This Resolution is intended to supplement the Final Assessment Resolution, which remains in full force and effect except to the extent supplemented herein. This Resolution and the Final Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

**SECTION 8. Effective Date.** This Resolution shall take effect immediately upon its adoption.

*{Remainder of the page intentionally left blank. Signatures begin on the next page.}*

**PASSED AND ADOPTED** this 15<sup>th</sup> day of October, 2024.

**PIONEER RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

**ATTEST:**

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

\_\_\_\_\_  
F. Christopher Armstrong, Chair

**Exhibit:**

Exhibit "A": Pioneer Ranch Community Development District Final Supplemental Special Assessment Methodology – Series 2024 Bonds prepared by JPWard & Associates, LLC and dated October 1, 2024

Exhibit "A"

PIONEER RANCH  
COMMUNITY DEVELOPMENT DISTRICT

Final Supplemental Assessment  
Methodology Report – Series 2024 Bonds

Prepared by:

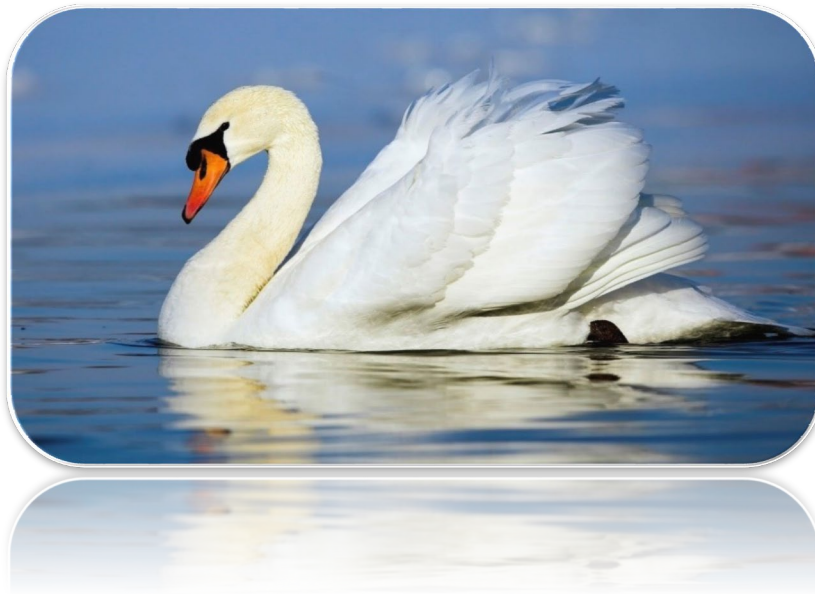
10/1/2024

*JPWard & Associates LLC*

**JAMES P. WARD**

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## 1.0 INTRODUCTION

This Final Supplemental Special Assessment Report (herein, the “Final **Supplemental Assessment Report**”) prepared for the Final Limited Offering Memorandum provides a Final supplement to the Pioneer Ranch Community Development District (the “**District**”) Master Special Assessment Methodology Report, as dated May 21, 2024, as approved on July 16, 2024 by the District’s Board of Supervisors pursuant to Resolution 2024-34 (“**Master Special Assessment Methodology Report**”) and is intended to be used in connection with the District’s Final Limited Offering Memorandum issued for the District’s anticipated “**Series 2024 Bonds.**” More specifically, this Final Supplemental Assessment Report sizes the anticipated Series 2024 Bonds and related “**Series 2024 Assessments,**” as herein defined, that secure the repayment of the Series 2024 Bonds based upon estimates of the available construction proceeds from the Series 2024 Bonds. Table II attached hereto provides the estimated cost of construction for the Series 2024 Project (defined below). This Final Supplemental Assessment Report is being issued concurrently with the pricing of the Series 2024 Bonds.

All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Master Special Assessment Methodology Report.

As noted, the Series 2024 Bonds are intended to finance a portion of the District’s Series 2024 Project (defined below). The Series 2024 Project represents a portion of the District’s overall qualified infrastructure capital improvement program (“**CIP**”), which CIP is described in that certain *Master Engineer’s Report dated May 21, 2024* prepared by Tillman & Associates, Engineering, LLC. (“**Master Engineer’s Report**”). Generally speaking, the Series 2024 Project includes the qualified infrastructure necessary for the development of a residential community within the District, which currently consists of the planned 1081 residential units as set forth in the Master Engineer’s Report. Aside from the Series 2024 Bonds, the District does not anticipate issuing additional Bonds for the remaining capital improvement program. The Developer will be obligated pursuant to a completion agreement for completion of the remaining infrastructure comprising the CIP.

The District has levied the Series 2024 Assessments on all of the assessable lands in the District to finance the CIP, which CIP is described in the Master Engineer’s Report as noted above. The Qualified Improvements (as herein defined), which comprise the CIP needed to serve the development in the District, together with the obligations of the Developer to complete the CIP are set forth in the Master Engineer’s Report and previously mentioned completion agreement. The Master Engineer’s Report reflects that the CIP, which includes the Qualified Improvements, and all its subcomponents, functions as a system of improvements benefitting all developable lands within the District.

Among other matters described herein, this means that, from an assessment standpoint, the District may fund any portion of the CIP with any series of bonds payable with revenues derived from the collection of applicable special assessments on any assessable lands within the District.

However, the District only anticipates issuing the Series 2024 Bonds.

Accordingly, to ensure that the Series 2024 Assessments are fairly and reasonably allocated across phases of development in the District, the Series 2024 Assessments, in the case of the Series 2024 Bonds, will be based on the number of units anticipated to be developed within the District as shown in Table I.

This Final Supplemental Assessment Report illustrates the Series 2024 Assessments to be levied in connection with the Series 2024 Bonds, using the herein defined Methodology, and taking into account certain prepayments of the Series 2024 Assessments (if any) to be made in connection with the 1081 residential units planned within the development in the District in order to achieve market conditions for certain units.

All details of the Series 2024 Bonds, including the amounts available to fund the Series 2024 Project, as set forth herein are final

The aggregate principal amount of the Series 2024 Bonds is \$15,690,000.00. The Series 2024 Bonds will be structured as amortizing current-interest bonds, with repayment requiring no more than thirty (30) annual principal installments of the Series 2024 Assessments following the capitalized interest period.

The Master Engineer's Report reflects that the CIP, which includes the Series 2024 Project, functions as a system of improvements benefitting all developable and assessable lands within the District. The Series 2024 Assessments, to the extent the lands in the District have not been platted, will be initially allocated to all gross acres within the District as shown in the Master Engineer's Report and then further allocated to the first residential units platted or otherwise identified by a declaration or similar instrument within the District, currently planned for a total is 1081 residential units as shown in Table 1. A summary of the Engineer's Cost Estimate is fully summarized in Table II attached hereto.

To ensure that Series 2024 Assessments are fairly and reasonably allocated across the assessable lands within the District, the Series 2024 Assessments will be based on the number of units anticipated to be developed with the entire District.

In addition, the lands related to the recreational amenities planned for the development within the District, as discussed in the Master Special Assessment Methodology Report, are not assessable and will not be subject to the Series 2024 Assessments.

This Final Supplemental Assessment Report applies the methodology ("**Methodology**") set forth in the Master Special Assessment Methodology Report in order to allocate to the assessable property within the District with the financing of the Series 2024 Project.

The Series 2024 Assessments as set forth herein are consistent with the original benefit and allocation determinations made as part of the Master Special Assessment Methodology Report.

Accordingly, and based on the determinations made in the Master Engineer’s Report, it is our opinion that the Series 2024 Assessments are supported by sufficient benefit from the Series 2024 Project and are fairly and reasonably allocated as described herein, in a manner consistent with Florida Law.

## **2.0 LAND USE PLAN**

Table I identifies the land use plan that was in the Master Special Assessment Methodology Report. As with any land use plan, this may change during development, however, the District anticipates this in the Master Special Assessment Methodology Report, by utilizing the concept that the assessments are levied on a per acre basis initially for all undeveloped lands, and as land is platted, the District assigns debt to the platted units, based on the type of unit in the land use plan noted in the Master Special Assessment Methodology Report and this Final Supplemental Assessment Report.

## **3.0 CAPITAL REQUIREMENTS**

The District Engineer has identified the CIP in the Master Engineer’s Report that is eligible to be financed by the Series 2024 Bonds (the “**Qualified Improvements**”). Table II sets out the total Qualified Improvements eligible to be financed with the Series 2024 Bonds (herein, collectively, the “**Series 2024 Project**”). The Series 2024 Bonds are intended to finance a portion of the Series 2024 Project.

## **4.0 BOND REQUIREMENTS / SERIES 2024 ASSESSMENTS**

The Series 2024 Project functions as a system of improvements benefitting all assessable lands within the District. The Series 2024 Assessments will be initially allocated to the platted lots and all unplatted lands on a per acre basis within the District and will be further allocated as residential lots in the District as they are platted on a first assigned, first platted basis. Upon platting the Series 2024 Assessments will be allocated to 1081 residential units within the District, and more fully identified in Exhibit I, the assessment roll. Prior to full platting, the Series 2024 Assessments will be levied on the platted lots and on all of the remaining gross acres in the District which have not been platted.

This Final Supplemental Assessment Report applies the Methodology set forth in the Master Special Assessment Methodology Report in order to allocate to the assessable property in the District the estimated costs associated with the financing of the Series 2024 Project.

The Series 2024 Assessments as set forth herein are consistent with the original benefit and allocation determinations made as part of the Master Special Assessment Methodology Report. Accordingly, and based on the determinations made in the Master Engineer’s Report, it is our opinion that the Series 2024 Assessments are supported by sufficient benefit from the Series 2024

Project and are fairly and reasonably allocated as described herein, in a manner consistent with Florida Law.

#### **4.1 THE SERIES 2024 BONDS**

As shown in Table III, the District will issue the Series 2024 Bonds in an aggregate principal amount of \$15,690,000.00 to finance a portion of the Series 2024 Project, fund a debt service reserve, fund capitalized interest on the Series 2024 Bonds and pay issuance costs.

The Series 2024 Bonds are further structured as current-interest bonds, with repayment occurring in thirty (30) annual installments of principal and interest, not including any capitalized interest period. Interest payment dates shall occur every May 1 and November 1 from the date of issuance until final maturity of the Series 2024 Bonds. The first scheduled payment of coupon interest is expected to be due May 1, 2025; however, interest will be capitalized through May 1, 2025 with the first scheduled principal payment due on May 1, 2026. The annual principal payments will be due each May 1 thereafter until final maturity.

#### **5.0 EXISTING AND FUTURE CONTRIBUTION REQUIREMENTS**

Prior to the issuance of the Series 2024 Bonds, the Developer may opt to prepay the Series 2024 Assessments on particular product types and/or lands in the District using a contribution of portions of the Qualified Improvements not financed by the Series 2024 Bonds as part of the Series 2024 Project or other Qualified Improvements components in order for the Series 2024 Assessments to reach certain target levels, to offset impact fee credits, or for other purposes. After the issuance of the Series 2024 Bonds, prepayments of the Series 2024 Assessments may be made in accordance with the assessment proceedings.

That said, although the CIP is a system of improvements intended to benefit all assessable lands within the District based on a plan of 1081 residential units, it is unknown at this time precisely how the portions of the CIP and the Series 2024 Project will finally be implemented across the Development.

In connection with the Series 2024 Bonds, the District and the Developer will enter into a completion agreement which will require the Developer to complete the portions of the CIP not funded by the Series 2024 Bonds. In the event the Series 2024 Project is not completed, required contributions are not made, or under other certain circumstances, the District may elect to reallocate the Series 2024 Assessments within the District and the District expressly reserves the right to do so; provided, however, that any such reallocation shall not be construed to relieve any party of contractual or other obligations of the District or adversely affect the District's ability to pay debt service of the Series 2024 Bonds or change the Methodology.

No contribution will be required at the time of issuance of the Series 2024 Bonds, although the written arrangements between the District and the Developer will address any contribution

requirement. The determination as to when, and whether, any required contribution has been satisfied will be evaluated by the District as additional portions of the CIP in addition to those comprising the Series 2024 Project that are financed with the Series 2024 Bonds, are completed by the Developer and/or conveyed to the District or other unit of local government.

## **6.0 ALLOCATION AND ASSIGNMENT METHODOLOGY**

The Series 2024 Assessments assignable to planned unit types are shown in Table IV, applying the Methodology, provided that these planned unit types are provided for illustration purposes only. As noted in the Master Special Assessment Methodology Report, to the extent there are unplatted acres, the initial assessment in connection with the Series 2024 Assessments on those parcels will be on an equal assessment per acre basis within the District. When the unplatted acres are platted into platted units, Series 2024 Assessments will be assigned on a first-assigned, first-platted basis in accordance with the Methodology until the Series 2024 Assessments are fully allocated. As noted earlier, certain recreational lands in the District will not be subject to the Series 2024 Assessments. The Master Special Assessment Methodology Report provides that land becomes “**Platted Property**” when single-family units are platted, or multifamily land uses receive a building permit and a separate tax parcel identification number is issued for such parcel.

## **7.0 PREPAYMENT OF SERIES 2024 ASSESSMENTS**

As will be further provided in the assessment proceedings relating to the Series 2024 Assessments, notwithstanding anything to the contrary in the Master Special Assessment Methodology Report, such Series 2024 Assessments may be prepaid, at such times and in such manner as are fully described in the assessment proceedings of the District, without penalty. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties and collection costs which would otherwise be permissible if the prepayment is made in connection with an assessment delinquency

## **8.0 TRUE-UP PAYMENTS**

The inventory adjustment determination provisions, and all other provisions, of the Master Special Assessment Methodology Report apply to the 2024 Assessments as if fully set forth herein. Any inventory adjustment determinations shall be made in accordance with the Master Special Assessment Methodology Report, as well as the District’s supplemental assessment resolution and true-up agreement.

## **9.0 ASSESSMENT ROLLS**

Exhibit I provides the Assessment Roll for the lands within the District to be subject to the Series 2024 Assessments.

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***JPWard and Associates, LLC***

*Community Development District Advisors*

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*JPWard and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker within the meaning of Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, JPWard and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.*

**Pioneer Ranch Community Development District  
 Land Use Type - Master Development Plan  
 Table I**

Master Plan					
Phase of Development	20 - 30'	40' - 49'	50' - 59'	60' - 69'	Total
Phase 1	0	40	124	59	<b>223</b>
Phase 2	0	51	100	38	<b>189</b>
Phases 3 & 4	0	110	208	109	<b>427</b>
Phase 5	99	0	0	0	<b>99</b>
Phase 6	143	0	0	0	<b>143</b>
<b>Total</b>	<b>242</b>	<b>201</b>	<b>432</b>	<b>206</b>	<b>1081</b>

**Pioneer Ranch Community Development District  
Capital Improvement Program Cost Estimate -Master Development Plan  
Table II**

	<b>Project Description</b>	<b>Project Cost</b>	<b>Total Cost</b>
1	Sanitary Sewer	\$ 4,971,646.00	\$ 4,971,646.00
2	Potable Water	\$ 1,914,302.00	\$ 1,914,302.00
3	Storm Water Facilities <sup>(1)(2)(3)</sup>	\$ 18,358,864.00	\$ 18,358,864.00
4	Roadways	\$ 5,581,691.00	\$ 5,581,691.00
5	Landscaping	\$ 3,459,105.00	\$ 3,459,105.00
6	Off-Site Improvements	\$ 1,525,000.00	\$ 1,525,000.00
7	Professional Service Fees	\$ 1,500,000.00	\$ 1,500,000.00
	<b>Subtotal: Improvements</b>	<b>\$ 37,310,608.00</b>	<b>\$ 37,310,608.00</b>
8	<b>Contingency</b>	<b>\$ 7,462,122.00</b>	<b>\$ 7,462,122.00</b>

**Total Improvements \$ 44,772,730.00 \$ 44,772,730.00**

The cost estimates set forth herein are estimates based on current plans and market conditions, which are subject to change. Accordingly, the 'CIP Project' as used herein refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units, which (subject to true-up determinations) number and type of units may be changed with the development."

**Notes:**

- (1) Public Stormwater/Floodplain mgmt includes storm sewer pipes, inlets, catch basins, control structures, headwalls
- (2) Developer Funded Stormwater/Floodplain mgmt includes lake excavations, road grading.
- (3) Includes Lake Excavation to a 6' minimum depth required by Marion County Land Development Code
- (4) The Capital Improvement Plan is detailed in the Master Engineer's Report



**Pioneer Ranch Community Development District  
Special Assessment Bonds  
Source and Use of Funds - Series 2024 Bonds**

TABLE III	
<b>Sources:</b>	
Bond Proceeds	
Par Amount	\$ 15,690,000.00
	<b>\$ 15,690,000.00</b>
<b>Uses:</b>	
Project Funds Deposit	
Const of Construction	\$ 14,206,732.22
Rounding Proceeds	\$ -
	<b>\$ 14,206,732.22</b>
Other Funds Deposits:	
Capitalized Interest (through 05/01/2025)	\$ 429,769.28
Debt Service Reserve at 50% of MADS	\$ 516,385.00
	<b>\$946,154.28</b>
Delivery Date Expenses	
Cost of Issuance	\$ 223,313.50
Underwriter's Discount	\$ 313,800.00
	<b>\$ 537,113.50</b>
	<b>\$ 15,690,000.00</b>
<b>Average Coupon:</b>	<b>5.200296%</b>
<b>Anticipated Issuance Date</b>	<b>10/17/2024</b>
<b>Capitalized Interest</b>	<b>5/1/2025</b>
<b>ESTIMATED - Max Annual Debt Service</b>	<b>\$1,032,770.00</b>

Pioneer Ranch Community Development District  
 Assessment Allocation - Series 2024 Bonds  
 Table IV

Description of Product	EAU Factor	Development Plan	Total EAU	Total AppORTIONED Costs	Amount Not Financed of AppORTIONED Costs	NET AppORTIONED Costs after Amount Not Financed	Percent of AppORTIONED Costs	Total Par Debt Allocation	Toal Par Debt Allocation Per Unit	Per Unit Annual Debt Service (1)	Discounts and Fees (2)	Total Annual Debt Service Per Unit (3)	Total Annual Debt Service excluding Discounts/Fees (1)	Total Annual Debt Service including Discounts/Fees (3)	
<b>Phase 1</b>															
20' - 30'	0.50	0	0.0000	\$ -	\$ -	\$ -	0.0000%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
40' - 49'	1.00	40	40.0000	\$ 352,064.90	\$ -	\$ 352,064.90	2.4782%	\$ 388,822.58	\$ 9,720.56	\$ 640.00	\$ 44.80	\$ 684.80	\$ 25,599.84	\$ 27,391.83	
50' - 59'	1.25	124	155.0000	\$ 1,364,251.49	\$ -	\$ 1,364,251.49	9.6029%	\$ 1,506,687.51	\$ 12,150.71	\$ 799.99	\$ 56.00	\$ 855.99	\$ 99,199.38	\$ 106,143.33	
60' - 69'	1.50	59	88.5000	\$ 778,943.60	\$ -	\$ 778,943.60	5.4829%	\$ 860,269.96	\$ 14,580.85	\$ 959.99	\$ 67.20	\$ 1,027.19	\$ 56,639.64	\$ 60,604.42	
<b>Phase 2-6</b>															
20' - 30'	0.50	242	121.0000	\$ 1,596,719.03	\$ -	\$ 1,596,719.03	11.2392%	\$ 1,763,426.04	\$ 7,286.88	\$ 479.76	\$ 33.58	\$ 513.35	\$ 116,102.88	\$ 124,230.09	
40' - 49'	1.00	161	161.0000	\$ 2,124,560.03	\$ -	\$ 2,124,560.03	14.9546%	\$ 2,346,376.80	\$ 14,573.77	\$ 959.53	\$ 67.17	\$ 1,026.69	\$ 154,484.00	\$ 165,297.88	
50' - 59'	1.25	308	385.0000	\$ 5,080,469.64	\$ -	\$ 5,080,469.64	35.7610%	\$ 5,610,901.05	\$ 18,217.21	\$ 1,199.41	\$ 83.96	\$ 1,283.37	\$ 369,418.26	\$ 395,277.54	
60' - 69'	1.50	147	220.5000	\$ 2,909,723.52	\$ -	\$ 2,909,723.52	20.4813%	\$ 3,213,516.05	\$ 21,860.65	\$ 1,439.29	\$ 100.75	\$ 1,540.04	\$ 211,575.92	\$ 226,386.23	
<b>Total Units:</b>	<b>1081</b>		<b>1171.0000</b>	<b>\$ 14,206,732.22</b>	<b>\$ -</b>	<b>\$ 2,495,259.99</b>	<b>100.0000%</b>	<b>\$ 2,755,780.05</b>					<b>\$ 1,033,019.92</b>	<b>\$ 1,105,331.32</b>	
<b>Amount to Be Financed from Bond Proceeds</b>												<b>\$ 14,206,732.22</b>			
												<b>Estimated Max Annual Debt Service:</b>		<b>\$ 1,032,770.00</b>	
												<b>Rounding:</b>		<b>\$ 249.92</b>	

- (1) Excludes Discounts/Collection Costs
- (2) Estimated at 4% for Discounts and 3% for Collection Costs by County
- (3) Includes Discounts and Collection Costs

**Pioneer Ranch Community Development District  
EXHIBIT 1 - Assessment Roll - Capital Improvement Program**

PID Number	Unplatted Acreage	Platted Units	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number			
						20 - 30'	40' - 49'	50' - 59'	60' - 69'
<b>Par Debt by Unit Type</b>						\$ -	\$ 9,720.56	\$ 12,150.71	\$ 14,580.85
35711-01-052		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 9,720.56		1		
35711-01-097		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-099		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-101		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-106		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-193		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-098		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-100		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-102		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-103		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-104		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-111		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-068		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-067		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-066		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-065		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-062		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-061		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-181		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-060		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-059		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	

**Pioneer Ranch Community Development District  
EXHIBIT 1 - Assessment Roll - Capital Improvement Program**

PID Number	Unplatted Acreage	Platted Units	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number			
						20 - 30'	40' - 49'	50' - 59'	60' - 69'
<b>Par Debt by Unit Type</b>						\$ -	\$ 9,720.56	\$ 12,150.71	\$ 14,580.85
35711-01-093		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 9,720.56		1		
35711-01-091		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 9,720.56		1		
35711-01-089		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 9,720.56		1		
35711-01-087		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 9,720.56		1		
35711-01-088		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 9,720.56		1		
35711-01-085		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 9,720.56		1		
35711-01-058		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-030		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 9,720.56		1		
35711-01-029		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 9,720.56		1		
35711-01-028		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 9,720.56		1		
35711-01-027		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 9,720.56		1		
35711-01-026		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 9,720.56		1		
35711-01-025		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 9,720.56		1		
35711-01-024		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 9,720.56		1		
35711-01-023		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 9,720.56		1		
35711-01-021		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 9,720.56		1		
35711-01-094		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 9,720.56		1		
35711-01-092		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 9,720.56		1		
35711-01-090		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 9,720.56		1		
35711-01-086		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 9,720.56		1		
35711-01-126		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1

**Pioneer Ranch Community Development District  
EXHIBIT 1 - Assessment Roll - Capital Improvement Program**

PID Number	Unplatted Acreage	Platted Units	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number			
						20 - 30'	40' - 49'	50' - 59'	60' - 69'
<b>Par Debt by Unit Type</b>						\$ -	\$ 9,720.56	\$ 12,150.71	\$ 14,580.85
35711-01-124		1	LENNAR HOMES LLC 7411 FULLERTON ST STE 220 JACKSONVILLE FL 32256-3629		\$ 14,580.85				1
35711-01-013		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-014		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-015		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 9,720.56		1		
35711-01-016		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 9,720.56		1		
35711-01-017		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 9,720.56		1		
35711-01-018		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 9,720.56		1		
35711-01-019		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 9,720.56		1		
35711-01-020		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 9,720.56		1		
35711-01-072		1	PULTE HOME COMPANY LLC 2662 S FALKENBURG RD RIVERVIEW FL 33578-2553		\$ 12,150.71			1	
35711-01-076		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 9,720.56		1		
35711-01-077		1	PULTE HOME COMPANY LLC 2662 S FALKENBURG RD RIVERVIEW FL 33578-2553		\$ 9,720.56		1		
35711-01-078		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 9,720.56		1		
35711-01-079		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 9,720.56		1		
35711-01-080		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 9,720.56		1		
35711-01-081		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-054		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-119		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-053		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-142		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-159		1	LENNAR HOMES LLC 7411 FULLERTON ST STE 220 JACKSONVILLE FL 32256-3629		\$ 14,580.85				1

**Pioneer Ranch Community Development District  
EXHIBIT 1 - Assessment Roll - Capital Improvement Program**

PID Number	Unplatted Acreage	Platted Units	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number			
						20 - 30'	40' - 49'	50' - 59'	60' - 69'
<b>Par Debt by Unit Type</b>						\$ -	\$ 9,720.56	\$ 12,150.71	\$ 14,580.85
35711-01-158		1	LENNAR HOMES LLC 7411 FULLERTON ST STE 220 JACKSONVILLE FL 32256-3629		\$ 14,580.85				1
35711-01-157		1	LENNAR HOMES LLC 7411 FULLERTON ST STE 220 JACKSONVILLE FL 32256-3629		\$ 14,580.85				1
35711-01-156		1	LENNAR HOMES LLC 7411 FULLERTON ST STE 220 JACKSONVILLE FL 32256-3629		\$ 14,580.85				1
35711-01-155		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-154		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-153		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-152		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-151		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-150		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-149		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-148		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-147		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-146		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-222		1	LENNAR HOMES LLC 7411 FULLERTON ST STE 220 JACKSONVILLE FL 32256-3629		\$ 12,150.71			1	
35711-01-221		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-220		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-218		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-219		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-216		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-215		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-214		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-213		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-212		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	

**Pioneer Ranch Community Development District  
EXHIBIT 1 - Assessment Roll - Capital Improvement Program**

PID Number	Unplatted Acreage	Platted Units	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number			
						20 - 30'	40' - 49'	50' - 59'	60' - 69'
<b>Par Debt by Unit Type</b>						\$ -	\$ 9,720.56	\$ 12,150.71	\$ 14,580.85
35711-01-210		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-211		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-145		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-144		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-223		1	LENNAR HOMES LLC 7411 FULLERTON ST STE 220 JACKSONVILLE FL 32256-3629		\$ 12,150.71			1	
35711-01-217		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-209		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-166		1	LENNAR HOMES LLC 7411 FULLERTON ST STE 220 JACKSONVILLE FL 32256-3629		\$ 14,580.85				1
35711-01-143		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-194		1	LENNAR HOMES LLC 7411 FULLERTON ST STE 220 JACKSONVILLE FL 32256-3629		\$ 12,150.71			1	
35711-01-195		1	LENNAR HOMES LLC 7411 FULLERTON ST STE 220 JACKSONVILLE FL 32256-3629		\$ 12,150.71			1	
35711-01-196		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-197		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-198		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-199		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-200		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-201		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-202		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-203		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-204		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-205		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-206		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-208		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	

**Pioneer Ranch Community Development District  
EXHIBIT 1 - Assessment Roll - Capital Improvement Program**

PID Number	Unplatted Acreage	Platted Units	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number			
						20 - 30'	40' - 49'	50' - 59'	60' - 69'
<b>Par Debt by Unit Type</b>						\$ -	\$ 9,720.56	\$ 12,150.71	\$ 14,580.85
35711-01-207		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-192		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-190		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-191		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-188		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-185		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-183		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-141		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-108		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-109		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-167		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-140		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-096		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-105		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-168		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-189		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-187		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-186		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-184		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-182		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-139		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-110		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-169		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	



**Pioneer Ranch Community Development District  
EXHIBIT 1 - Assessment Roll - Capital Improvement Program**

PID Number	Unplatted Acreage	Platted Units	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number			
						20 - 30'	40' - 49'	50' - 59'	60' - 69'
<b>Par Debt by Unit Type</b>						\$ -	\$ 9,720.56	\$ 12,150.71	\$ 14,580.85
35711-01-138		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-070		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-069		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-064		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-063		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-137		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-170		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-172		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-173		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-174		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-175		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-176		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-177		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-178		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-179		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-180		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-031		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-112		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-083		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 9,720.56		1		
35711-01-113		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-114		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-125		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-057		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	

**Pioneer Ranch Community Development District  
EXHIBIT 1 - Assessment Roll - Capital Improvement Program**

PID Number	Unplatted Acreage	Platted Units	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number			
						20 - 30'	40' - 49'	50' - 59'	60' - 69'
<b>Par Debt by Unit Type</b>						\$ -	\$ 9,720.56	\$ 12,150.71	\$ 14,580.85
35711-01-136		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-022		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 9,720.56		1		
35711-01-095		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-084		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 9,720.56		1		
35711-01-127		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-128		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-129		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-130		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-131		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-132		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-133		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-134		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-135		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-056		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-115		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-012		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-055		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-116		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-123		1	LENNAR HOMES LLC 7411 FULLERTON ST STE 220 JACKSONVILLE FL 32256-3629		\$ 14,580.85				1
35711-01-082		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 9,720.56		1		
35711-01-011		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-117		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-122		1	PULTE HOME COMPANY LLC 2662 S FALKENBURG RD RIVERVIEW FL 33578-2553		\$ 12,150.71			1	

**Pioneer Ranch Community Development District  
EXHIBIT 1 - Assessment Roll - Capital Improvement Program**

PID Number	Unplatted Acreage	Platted Units	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number			
						20 - 30'	40' - 49'	50' - 59'	60' - 69'
<b>Par Debt by Unit Type</b>						\$ -	\$ 9,720.56	\$ 12,150.71	\$ 14,580.85
35711-01-118		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-121		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-120		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-010		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-009		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-008		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-007		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-006		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-005		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-004		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-042		1	LENNAR HOMES LLC 7411 FULLERTON ST STE 220 JACKSONVILLE FL 32256-3629		\$ 12,150.71			1	
35711-01-043		1	LENNAR HOMES LLC 7411 FULLERTON ST STE 220 JACKSONVILLE FL 32256-3629		\$ 12,150.71			1	
35711-01-044		1	LENNAR HOMES LLC 7411 FULLERTON ST STE 220 JACKSONVILLE FL 32256-3629		\$ 12,150.71			1	
35711-01-003		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-045		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-002		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-001		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 9,720.56		1		
35711-01-046		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-047		1	PULTE HOME COMPANY LLC 2662 S FALKENBURG RD RIVERVIEW FL 33578-2553		\$ 12,150.71			1	
35711-01-048		1	PULTE HOME COMPANY LLC 2662 S FALKENBURG RD RIVERVIEW FL 33578-2553		\$ 12,150.71			1	
35711-01-049		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-050		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-051		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 9,720.56		1		

**Pioneer Ranch Community Development District  
EXHIBIT 1 - Assessment Roll - Capital Improvement Program**

PID Number	Unplatted Acreage	Platted Units	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number			
						20 - 30'	40' - 49'	50' - 59'	60' - 69'
<b>Par Debt by Unit Type</b>						\$ -	\$ 9,720.56	\$ 12,150.71	\$ 14,580.85
35711-01-073		3	PULTE HOME COMPANY LLC 2662 S FALKENBURG RD RIVERVIEW FL 33578-2553		\$ 29,161.69		3		
35711-01-160		1	LENNAR HOMES LLC 7411 FULLERTON ST STE 220 JACKSONVILLE FL 32256-3629		\$ 14,580.85				1
35711-01-107		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-032		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-171		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-071		1	PULTE HOME COMPANY LLC 2662 S FALKENBURG RD RIVERVIEW FL 33578-2553		\$ 14,580.85				1
35711-01-161		1	LENNAR HOMES LLC 7411 FULLERTON ST STE 220 JACKSONVILLE FL 32256-3629		\$ 12,150.71			1	
35711-01-162		1	LENNAR HOMES LLC 7411 FULLERTON ST STE 220 JACKSONVILLE FL 32256-3629		\$ 12,150.71			1	
35711-01-163		1	LENNAR HOMES LLC 7411 FULLERTON ST STE 220 JACKSONVILLE FL 32256-3629		\$ 12,150.71			1	
35711-01-164		1	LENNAR HOMES LLC 7411 FULLERTON ST STE 220 JACKSONVILLE FL 32256-3629		\$ 14,580.85				1
35711-01-165		1	LENNAR HOMES LLC 7411 FULLERTON ST STE 220 JACKSONVILLE FL 32256-3629		\$ 14,580.85				1
35711-01-033		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 14,580.85				1
35711-01-034		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-035		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-036		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-037		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-038		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-039		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-041		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35711-01-040		1	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234		\$ 12,150.71			1	
35635-000-00	44.40	0	95TH STREET HOLDINGS LLC 1415 SW 17TH ST OCALA FL 34471-1234	\$ -	\$ -				
35700-000-04	157.76	0	95TH STREET HOLDINGS LLC 1415 SW 17TH STREET OCALA FL 34471-1234	\$ -	\$ -				
35635-000-01	13.00	0	95TH STREET HOLDINGS LLC 1415 SW 17TH ST OCALA FL 34471-1234	\$ -	\$ -				

Pioneer Ranch Community Development District  
 EXHIBIT 1 - Assessment Roll - Capital Improvement Program

PID Number	Unplatted Acreage	Platted Units	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number			
						20 - 30'	40' - 49'	50' - 59'	60' - 69'
Par Debt by Unit Type						\$ -	\$ 9,720.56	\$ 12,150.71	\$ 14,580.85
Totals:	13.00	223			\$ 2,755,780.05	0	40	124	59

<b>Total Assessment - All Assessment Area</b>	<b>2,755,780.05</b>
Total from Platted Units	\$ 2,755,780.05
Remaining Unplatted	\$ -
Unplatted Acres (P4)	215.16
Par Debt per Unplatted Acre	\$ -

# PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT

September 26, 2024

To: Board of Supervisors

From: James P. Ward  
District Manager

Subject: Audit Proposals

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Attached is a set of the following for the selection of the auditor for Item 4 on the Agenda.

1. Analysis of Auditor Form
2. Fee Structure for Auditors
3. Bidder's List
4. Request for Proposal Master Form
5. Grau and Associates Proposal
6. Berger Toombs Proposal

Be sure to fill out the audit analysis form before the meeting that will be used for the selection of the auditor.

Thank you and if you have any questions, please let me know.

# Pioneer Ranch Community Development District

## Analysis of Auditor Proposals

Firm Names:

	Grau	Berger			
--	------	--------	--	--	--

**1. Mandatory Elements**

a. The audit firm is independent and licensed to practice in Florida.

	Y	Y			
--	---	---	--	--	--

b. The firm has no conflict of interest with regard to any other work performed by the firm for the District.

	Y	Y			
--	---	---	--	--	--

c. The firm adheres to the instructions in the Request for Proposal on preparing and submitting the proposal.

	Y	Y			
--	---	---	--	--	--

d. The firm submitted a copy of its last external quality control review report and the firm has a record of quality audit work.

	Y	Y			
--	---	---	--	--	--

e. The firm provides information on the circumstances and status of any disciplinary action taken or pending against the firm during the past three (3) years, as well as, an explanation of all pending litigation (including all accounts of Federal indictments)

	Y	Y			
--	---	---	--	--	--

Legend for Mandatory Elements:

Y = Meets Criteria

N = Does Not Meet Criteria

**2. Technical Qualifications:**

**Point  
Range**

**a. Expertise and Experience**

(1)The firm's past experience and performance on comparable government engagements.

	1-5	5	4		
--	-----	---	---	--	--

(2)The quality of the firm's professional personnel to be assigned to the engagement and the quality of the firm's management support personnel to be available for technical consultation.

	1-5	5	4		
--	-----	---	---	--	--

(3)The firm provides information on the circumstances and status of any disciplinary action taken or pending against the firm during the past three (3) years, as well as, an explanation of all pending litigation (including all accounts of Federal indictments)

	1-5	5	5		
--	-----	---	---	--	--

**b. Audit Approach**

(1) Adequacy of proposed staffing plan for various segments of the engagement

	1-5	5	4		
--	-----	---	---	--	--

(2) Adequacy of sampling techniques

	1-5	5	5		
--	-----	---	---	--	--

(3) Adequacy of analytical procedures

	1-5	5	5		
--	-----	---	---	--	--

**Sub-Total: Technical**

	30	27			
--	----	----	--	--	--

**Total Points: Technical**

	30	27			
--	----	----	--	--	--

**3. Price:**

	1-5	5	3		
--	-----	---	---	--	--

		2024	\$3,200	\$3,900	
--	--	------	---------	---------	--

		2025	\$3,300	\$4,700	
--	--	------	---------	---------	--

		2026	\$3,400	\$4,700	
--	--	------	---------	---------	--

		2027	\$3,500	\$4,900	
--	--	------	---------	---------	--

		2028	\$3,600	\$4,900	
--	--	------	---------	---------	--

**Total Points: Price**

	\$17,000	\$23,100			
--	----------	----------	--	--	--

**Total Points: Technical/Price:**

	35	30			
--	----	----	--	--	--

# Pioneer Ranch Community Development District

## Analysis of Auditor Proposals

Firm Names:

Grau

Berger Toombs

### 1. Mandatory Elements

a. The audit firm is independent and licensed to practice in Florida.

b. The firm has no conflict of interest with regard to any other work performed by the firm for the District.

c. The firm adheres to the instructions in the Request for Proposal on preparing and submitting the proposal.

d. The firm submitted a copy of its last external quality control review report and the firm has a record of quality audit work.

e. The firm provides information on the circumstances and status of any disciplinary action taken or pending against the firm during the past three (3) years, as well as, an explanation of all pending litigation (including all accounts of Federal indictments)

Legend for Mandatory Elements:

Y = Meets Criteria

N = Does Not Meet Criteria

### 2. Technical Qualifications:

**Point  
Range**

#### a. Expertise and Experience

(1)The firm's past experience and performance on comparable government engagements.

1-5

(2)The quality of the firm's professional personnel to be assigned to the engagement and the quality of the firm's management support personnel to be available for technical consultation.

1-5

(3)The firm provides information on the circumstances and status of any disciplinary action taken or pending against the firm during the past three (3) years, as well as, an explanation of all pending litigation (including all accounts of Federal indictments)

1-5

#### b. Audit Approach

(1) Adequacy of proposed staffing plan for various segments of the engagement

1-5

(2) Adequacy of sampling techniques

1-5

(3) Adequacy of analytical procedures

1-5

**Sub-Total: Technical**

**Total Points: Technical**

### 3. Price:

1-5

4

5

2024

\$3,200

\$3,900

2025

\$3,300

\$4,700

2026

\$3,400

\$4,700

2027

\$3,500

\$4,900

2028

\$3,600

\$4,900

**Total Points: Price**

\$17,000

\$23,100

**Total Points: Technical/Price:**



**Pioneer Ranch Community Development District  
Audit Fee Proposals**

<b>Firm</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>Total</b>
<b>Grau and Associates</b>	\$ 3,200.00	\$ 3,300.00	\$ 3,400.00	\$ 3,500.00	\$ 3,600.00	<b>\$ 17,000.00</b>
<b>Berger Toombs</b>	\$ 3,900.00	\$ 4,700.00	\$ 4,700.00	\$ 4,900.00	\$ 4,900.00	<b>\$ 23,100.00</b>

## Bidder's List

### Request for Proposals – Professional Audit Services For the Fiscal Year's 2024-2028

Mr. Jay Gaines  
Berger, Toombs, Elam, Gaines & Frank  
600 Citrus Avenue  
Suite 200  
Ft. Pierce, Florida 34950  
Phone: 772-461-6120  
[JGaines@BTEF-CPAS.com](mailto:JGaines@BTEF-CPAS.com)

Ms. Linda Dufresne  
Dufresne & Associates  
385 Stiles Avenue  
Orange Park, Florida 32073  
Phone: 904-278-8980  
[Linda@dufresnepas.com](mailto:Linda@dufresnepas.com)

Mr. Antonio Grau  
Grau and Associates  
951 Yamato Road, Suite 280  
Boca Raton, Florida 33431  
Phone 561-994-9299  
[tgraujr@graucpa.com](mailto:tgraujr@graucpa.com)

William Benson  
Keefe, McCullough & Company  
6550 North Federal Highway  
Suite 410  
Fort Lauderdale, Florida 33308  
Phone 954-771-0896  
[Bill.Benson@kmccpa.com](mailto:Bill.Benson@kmccpa.com)

Ms. Tammy Campbell  
McDermitt Davis & Company, LLC  
605 East Robinson Street  
Suite 635  
Orlando, Florida 32801  
Phone: (407) 843-5406  
[tcampbell@mcdermittdavis.com](mailto:tcampbell@mcdermittdavis.com)

**Bidder's List**

**Request for Proposals – Professional Audit Services  
For the Fiscal Year's 2024-2028**

Stephen C. Riggs, IV, CPA  
Carr Riggs & Ingram  
151 Mary Esther Boulevard  
Suite 301  
Mary Esther, Florida 32569  
Phone 850-244-8395  
[sriggs@cricpa.com](mailto:sriggs@cricpa.com)

**PIONEER RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

**REQUEST FOR PROPOSALS FOR  
PROFESSIONAL AUDITING SERVICES**

**July 28, 2024**

**Prepared by:**

***JPWard & Associates, LLC  
2301 Northeast 37<sup>th</sup> Street  
Fort Lauderdale, Florida 33308***

***James P. Ward  
District Manager***

***E-mail: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)***

***Phone: (954) 658-4900***

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**PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT  
(Hereinafter called "District")  
REQUEST FOR PROPOSALS**

I. PROPOSAL REQUIREMENTS

A. Legal Notice

The Pioneer Ranch Community Development District is requesting proposals from qualified firms of certified public accountants, licensed to practice in the State of Florida, to audit its financial statements for the fiscal year ending **September 30, 2024**, and in the sole and absolute discretion of the District for each fiscal year thereafter through **September 30, 2028**.

There is no expressed or implied obligation for the District to reimburse responding firms for any expenses incurred in preparing proposals in response to this request.

Sealed technical and dollar cost proposals will be received by the District Manager's office until **12:00 p.m., Monday on August 26, 2024**, located at **2301 Northeast 37<sup>th</sup> Street, Fort Lauderdale, Florida 33308**. Proposals received after this time will be returned unopened.

The Proposer shall submit a sealed and clearly marked envelope that includes both a pdf file along with seven (7) printed Technical and Dollar Cost Proposals to be marked as follows: **"Pioneer Ranch Community Development District, Professional Auditing Services Proposal."**

The Technical and Dollar Cost Proposal will be opened in the Office of the District Manager at **12:00 p.m., on Monday, August 26, 2024**.

Proposals submitted will be evaluated by a five (5) member Auditor Selection Committee, ("Selection Committee"). The Audit Selection Committee consists of the five (5) members' of the Board of Supervisor's, who will review submissions.

The District reserves the right to retain all proposals submitted and to use, without compensation, any ideas in a proposal regardless of whether that proposal is selected. Submission of a proposal indicates acceptance by the firm of the conditions contained in this request for proposals, unless clearly and specifically noted in the proposal submitted and confirmed in the contract between the District of and the firm selected.

The District reserves the right to reject any or all proposals submitted or to retain all proposals submitted and to use without compensation any ideas in a proposal regardless of whether that proposal is selected. Submission of a proposal indicates acceptance by the firm of all of the conditions contained this Request for Proposal.

B. General Information

During the evaluation process, the Selection Committee and the District reserve the right, where it may serve the District best interest, to request additional information or clarifications from proposers, or to allow corrections of errors or omissions. At the discretion of the District or the Selection Committee, firms submitting proposals may be requested to make oral presentations as part of the evaluation process.

It is anticipated the selection of a firm will be completed no later than September 2024. Following the notification of the selected firm, it is expected a contract will be executed by the end of September 2024.

C. Subcontracting

No subcontracting will be permitted. Any firm who submits a proposal, which contains any subcontracting work, shall be considered non-responsive and the District will not give any further consideration to the proposal.

D. Insurance Requirements

**Worker's Compensation** – Statutory Limits of Florida Statutes.

**Commercial General Liability** – Occurrence Form patterned after the current I.S.O. form with no limiting endorsements. Bodily Injury & Property Damage at \$1,000,000 single limit per occurrence

**Automobile Liability** - \$500,000 each Occurrence Owned/Non-owned/Hired Automobile Included.

The District, its agents and employee's must be named as "ADDITIONAL INSURED" on the insurance Certificate for Commercial General Liability.

**Errors and Omissions** - \$5,000,000 single limit per occurrence.

Proposer warrants that it is willing and able to obtain insurance coverage, throughout the entire term of the contract and any renewals thereof.

II. NATURE OF SERVICES REQUIRED

A. Scope of Work to be Performed

The District desires the auditor to express an opinion on the fair presentation of its general-purpose financial statements in conformity with generally accepted accounting principles.



The District also desires the auditor to express an opinion on the fair presentation of its combining and individual fund financial statements and schedules in conformity with generally accepted accounting principles.

The auditor shall also be responsible for performing certain limited procedures involving required supplementary information required by the Governmental Accounting Standards Board as mandated by generally accepted auditing standards.

B. Auditing Standards to be followed

To meet the requirements of this request for proposals, the audit shall be performed in accordance with the following standards:

- 1) Generally accepting auditing standards as set forth by the American Institute of Certified Public Accountants.
- 2) The standards for financial audits set forth in the most current applicable U.S. General Accounting Office's (GAO) Government Auditing Standards.
- 3) The most current applicable provisions of the Federal Single Audit Act of 1984 (as amended).
- 4) The most current applicable provisions of U.S. Office of Management and Budget (OMB) Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations, Audits of State and Local Governments.
- 5) The most current applicable Codification of Governmental Accounting and Financial Reporting Standards as promulgated by the Governmental Accounting Standards Board The most current applicable Statements on Auditing Standards issued by the American Institute of Certified Public Accountants.
- 6) The most current applicable Government Auditing Standards published by the Comptroller General of the United States.
- 7) The most current applicable Audit and Accounting Guide-Audits of State and Local Governmental Units, published by the American Institute of Certified Public Accountants.
- 8) The most current applicable Statements and interpretations issued by the Financial Accounting Standards Board.
- 9) Applicable Florida Statutes.
- 10) Regulations of the State of Florida Department of Financial Services
- 11) Rules of the Auditor General, State of Florida, Chapter 10-550 (Local Government Audits)
- 12) Any other applicable federal, state, local regulations or professional guidance not specifically listed above as well as any additional requirements which may be adopted by these organizations in the future.

C. Reports to be Issued

Following the completion of the audit of the fiscal year's financial statements, the auditor shall issue:

1. A report on the fair presentation of the financial statements in conformity with generally accepted accounting principles.
2. A report on compliance and internal control over financial reporting and on compliance and other matters based on an audit of financial statements performed in accordance with government auditing standards.
3. A Management Letter Report.

In the required report(s) on compliance and internal controls, the auditor shall communicate any reportable conditions found during the audit. A reportable condition shall be defined as a significant deficiency in the design or operation of the internal control structure, which could adversely affect the organization's ability to record, process, summarize and report financial data consistent with the assertions of management in the financial statements. Reportable conditions that are also material weaknesses shall be identified as such in the report. No reportable conditions discovered by the auditors shall be reported to management.

The report on compliance and internal controls shall include all material instances of noncompliance. All nonmaterial instances of noncompliance shall be reported in a separate management letter, which shall be referred to in the report on compliance and internal controls.

**Irregularities and illegal acts. Auditors shall be required to make an immediate, written report of all irregularities and illegal acts or indications of illegal acts of which they become aware of, to the Board of Supervisor's, the District Manager and a copy to the District Attorney.**

D. Special Considerations

1. The District currently, may prepare one or more official statements in connection with the sale of debt securities, which will contain the general-purpose financial statements and the auditor's report thereon. The auditor shall be required, if requested by the financial advisor and/or the underwriter, to issue a "consent and citation of expertise" as the auditor and any necessary "comfort letters."
2. The District retains the right to use any audited financials statements in any Official Statement issued by the District without the express consent of the Auditor.

E. Working Paper Retention and Access to Working Papers

All working papers and reports must be retained, at the auditor's expense, for a minimum of three (3) years, unless the firm is notified in writing by the District of the need to extend the retention period.

**THE AUDITOR SHALL PROVIDE A COMPLETE ELECTRONIC COPY OF THE WORKING PAPERS TO THE DISTRICT MANAGER AT THE COMPLETION OF THE AUDIT, PRIOR TO THE FINAL PAYMENT OF THE AUDITING FEES, BY THE DISTRICT.**

**The electronic copy shall be in Microsoft Word or Excel.**

In addition, the firm shall respond to the reasonable inquiries of successor auditors and allow successor auditors to review working papers relating to matters of continuing accounting significance.

III. DESCRIPTION OF THE GOVERNMENT

A. Name and Telephone Number of Contact Persons/Location of Offices

The auditor's principal contact with the District will be James P. Ward, District Manager or a designated representative, who will coordinate the assistance to be provided by the District to the auditor.

B. A copy of the District's Budget for the audit period and the Audited Financial Statements for the prior Fiscal Year is available by contacting the District Manager.

C. Budgetary Basis of Accounting

The District prepares its budgets on a basis consistent with generally accepted accounting principles.

D. Pension Plans - NONE

E. Blended Component Units - NONE

The District is defined, for financial reporting purposes, in conformity with the Governmental Accounting Standards Board's *Codification of Governmental Accounting and Financial Reporting Standards*, Section 2100. Using these criteria, there are no blended component units included in the District financial statements.

F. Joint Ventures - NONE

IV. TIME REQUIREMENTS

A. Date Audit May Commence

The District will have all records ready for audit for by October 15<sup>th</sup> of each Fiscal Year.

B. Schedule for each Fiscal Year Audit

Each of the following should be completed by the auditor, no later than the dates indicated.

1. Fieldwork

The auditor shall complete all fieldwork by November 30<sup>th</sup> of each year.

2. Draft Reports

The auditor shall have drafts of the audit report[s] and recommendations to management available for review by December of each year.

C. Date Final Report is Due - 1 business day from Management Approval

The Auditor shall prepare draft financial statements, notes and all required supplementary information.

The final report should be delivered to the **District Manager at 2301 Northeast 37<sup>th</sup> Street, Fort Lauderdale, Florida 33308.**

V. ASSISTANCE TO BE PROVIDED TO THE AUDITOR AND REPORT PREPARATION

A. The District staff and responsible management personnel will be available during the audit to assist the firm by providing information, documentation and explanations. The preparation of confirmations will be the responsibility of District and provided to the auditor to transmit. In addition any required hours of clerical support will be made available to the auditor for the preparation of routine letters and memoranda.

B. Information Solutions (IS) Assistance

The District Manager also be available to provide systems documentation and explanations. The auditor will be provided computer time and limited read only access to the use of the District computer hardware and software.

C. Statements and Schedules to be Prepared by the District.

Statement or Schedule

Bank Confirmations  
Construction in Progress  
GFA Roll Forward  
Contract/Retainage Payable  
Accounts Payable  
Accounts Receivable  
Investments/Accrued Interest Receivable  
Operating Transfers  
Equity Accounts Detail  
Bond Reserve Requirements  
Amortization/Depreciation Schedules  
Interest Expense  
Debt Amortization Schedules

D. Auditor Work Location

All work must be handled at the office of the Auditor and the District will provide all files to the Auditor electronically and the Auditor will be provided limited read only access to the District's electronic system.

E. Report Preparation

Report preparation and editing shall be the responsibility of the auditor and the Auditor shall deliver 1 printed original of the Audited Financial Statements and one (1) electronic file in word and one (1) electronic file in pdf format.

VI. PROPOSAL REQUIREMENTS

A. Technical and Dollar Cost Proposal

1. General Requirements

The purpose of the Technical and Dollar Cost Proposal is to demonstrate the qualifications, competence and capability of the firms seeking to undertake an independent audit of the District in conformity with the requirements of this request for proposals. As such, the substance of proposals will carry more weight than their form or manner of presentation. The Technical and Dollar Cost Proposal should demonstrate the qualifications of the firm and of the particular staff to be assigned to this engagement. It should also specify an audit approach that will meet the request for proposals requirements.

The Technical and Dollar Cost Proposal should address all the points outlined in the request for proposal The Proposal should be prepared simply and

economically, providing a straightforward, concise description of the proposer's capabilities to satisfy the requirements of the request for proposals.

While additional data may be presented, the following subjects, items Nos. 2 through 10, must be included. They represent the criteria against which the proposal will be evaluated.

2. Independence

The firm should provide an affirmative statement that is independent of the District as defined by generally accepted auditing standards/the most current applicable U.S. General Accounting Office's *Government Auditing Standards*.

The firm also should provide an affirmative statement that it is independent of all of the component units of the District as defined by those same standards.

The firm should also list and describe the firm's professional relationships involving the District for the past five (5) years, together with a statement explaining why such relationships do not constitute a conflict of interest relative to performing the proposed audit.

In addition, the firm shall give the District written notice of any professional relationships entered into during the period of this agreement.

3. License to Practice in Florida

An affirmative statement should be included that the firm and all assigned key professional staff are properly registered/licensed to practice in the State of Florida.

4. Firm Qualifications and Experience

The proposer should state the size of the firm, the size of the firm's governmental audit staff, the location of the office from which the work on this engagement is to be performed and the number and nature of the professional staff to be employed in this engagement on a full-time basis and the number and nature of the staff to be so employed on a part-time basis.

The firm is also required to submit a copy of the report on its most recent external quality control review, with a statement whether that quality control review included a review of specific government engagements.

The firm shall also provide information on the results of any federal or state desk reviews or field reviews of its audits during the past three (3) years. In addition, the firm shall provide information on the circumstances and status of any disciplinary action taken or pending against the firm during the past three (3) years with state regulatory bodies or professional organizations, as well as, an

explanation of all pending litigation against governmental entities, including all accounts of Federal indictments for any civil or criminal matters for which the firm has been charged. The firm shall also provide information as to any and all litigation or arbitration in Florida within the last three (3) years, in which the firm is or was a Defendant.

5. Partner, Supervisory and Staff Qualifications and Experience

Identify the principal supervisory and management staff, including engagement partners, managers, other supervisors and specialists, who would be assigned to the engagement. Indicate whether each such person is registered or licensed to practice as a certified public accountant in Florida. Provide information on the government auditing experience of each person, including information on relevant continuing professional education for the past three (3) years and membership in professional organizations relevant to the performance of this audit.

Provide as much information as possible regarding the number, qualifications, experience and training, including relevant continuing professional education, of the specific staff to be assigned to this engagement. Indicate how the quality of staff over the term of the agreement will be assured.

Engagement partners, managers, other supervisory staff and specialists may be changed if those personnel leave the firm, are promoted or are assigned to another office. These personnel may also be changed for other reasons with the express prior written permission of the District. However, in either case, the District retains the right to approve or reject replacements.

Consultants and firm specialists mentioned in response to this request for proposal can only be changed with the express prior written permission of the District, which retains the right to approve or reject replacements.

Other audit personnel may be changed at the discretion of the proposer provided that replacements have substantially the same or better qualifications or experience.

6. Prior Engagements with the District

List separately all engagements within the last five years, ranked on the basis of total staff hours, by type of engagement (i.e., audit, management advisory services, other). Indicate the scope of work, date, engagement partners, total hours, the location of the firm's office from which the engagement was performed, and the name and telephone number of the principal client contact.

7. Similar Engagements With Other Government Entities

For the firm's office that will be assigned responsibility for the audit, list the most significant engagements performed in the last five years that are similar to the engagement described in this request for proposal. These engagements should be ranked on the basis of total staff hours. Indicate the scope of work, date, engagement partners, total hours, and the name and telephone number of the principal client contact.

8. Specific Audit Approach

The proposal should set forth a work plan, including an explanation of the audit methodology to be followed, to perform the services required in Section II of this request for proposal. In developing the work plan, reference should be made to such sources of information as District's budget and related materials, organizational charts, manuals and programs, and financial and other management information systems.

Proposers will be required to provide the following information on their audit approach:

- a. Proposed segmentation of the engagement
- b. Level of staff and number of hours to be assigned to each proposed segment of the engagement
- c. Sample size and the extent to which statistical sampling is to be used in the engagement
- d. Extent of use of EDP software in the engagement
- e. Type and extent of analytical procedures to be used in the engagement
- f. Approach to be taken to gain and document an understanding of the District's internal control structure
- g. Approach to be taken in determining laws and regulations that will be subject to audit test work
- h. Approach to be taken in drawing audit samples for purposes of tests of compliance

9. Identification of Anticipated Potential Audit Problems

The proposal should identify and describe any anticipated potential audit problems, the firm's approach to resolving these problems and any special assistance that will be requested from the District .



10. Report Format

The proposal should include sample formats for required reports.

B. Dollar Cost Proposal

1. Total All-Inclusive Maximum Price

The dollar cost proposal should contain all pricing information relative to performing the audit engagement as described in this request for proposal. The total all-inclusive maximum price to be proposal is to contain all direct and indirect costs including all out-of-pocket expenses.

The District will not be responsible for expenses incurred in preparing and submitting the technical proposal or the sealed dollar cost proposal. Such costs should not be included in the proposal.

The first page of the dollar cost proposal should include the following information:

- a. Name of Firm
- b. Certification that the person signing the proposal is entitled to represent the firm, empowered to submit the proposal, and authorized to sign a contract with the District .
- c. A Total All-Inclusive Maximum Price for the Audited Financial Statements for each Fiscal Year.

3. Out-of-pocket Expenses must be included in the Total All-inclusive Maximum Price and Reimbursement Rates

Out-of-pocket expenses for firm personnel (e.g., travel, lodging and subsistence) will be reimbursed at the rates in Florida Statutes.

5. Manner of Payment

Progress payments will be made in accordance with the Florida Prompt Payment Act.

## VII. EVALUATION PROCEDURES

### A. Review of Proposals

The SELECTION COMMITTEE will evaluate and rank the proposals. Each member of the SELECTION COMMITTEE will evaluate and rank each technical proposal by each of the criteria described in Section VII B below.

After the rankings for the firms have been established, the sealed dollar cost proposal will be opened and will be utilized for the ranking of the firms.

### B. Evaluation Criteria

Proposals will be evaluated using three sets of criteria. Firms meeting the mandatory criteria will have their proposals ranked for both technical qualifications. The following represent the principal selection criteria, which will be considered during the evaluation process.

#### 1. Mandatory Elements

- a. The audit firm is independent and licensed to practice in Florida
- b. The firm has no conflict of interest with regard to any other work performed by the firm for the District
- c. The firm adheres to the instructions in this request for proposal on preparing and submitting the proposal
- d. The firm submits a copy of its last external quality control review report and the firm has a record of quality audit work

#### 2. Technical Qualifications:

##### a. Expertise and Experience

- (1) The firm's past experience and performance on comparable government engagements.
- (2) The quality of the firm's professional personnel to be assigned to the engagement and the quality of the firm's management support personnel to be available for technical consultation.
- (3) The firm provides information on the results of any federal or state desk reviews or field reviews of its audits during the past three (3) years. In addition, the firm provides information on the circumstances and status of any disciplinary action taken or pending against the firm during the past three (3) years, with

state regulatory bodies or professional organizations, as well as, an explanation of all pending litigation against governmental entities, including all accounts of Federal indictments for any civil or criminal matters for which the firm has been charged. The firm also provides information as to any and all litigation or arbitration in Florida within the last three (3) years, in which the firm is or was a Defendant.

b. Audit Approach

- (1) Adequacy of proposed staffing plan for various segments of the engagement
- (2) Adequacy of sampling techniques
- (3) Adequacy of analytical procedures

Proposals shall be ranked on the basis of their Technical Qualifications by each member of the SELECTION COMMITTEE who will assign each of the top five proposals a number of one (1) through five (5), with one (1) signifying the highest rated proposal and five (5) signifying the lowest rated proposal.

3. Price:

Proposals shall be ranked on the basis of their price by the SELECTION COMMITTEE who will assign each of the top five proposals a number of one (1) through five (5), with one (1) signifying the lowest price and five (5) signifying the highest price.

Upon reconciliation of the weighted scores defined above, the proposal with the lowest average ranking score will be ranked one (1), the proposal with the second lowest average ranking score will be ranked two (2), and so on until all proposals are scored and ranked. The proposal ranked one (1), in the ranking form provided in the attachment (Appendix C), will be recommended by the SELECTION COMMITTEE to the District for award of the contract.

C. Oral Presentations

During the evaluation process, the SELECTION COMMITTEE may, at its discretion, request any one or all firms to make oral presentations. Such presentations will provide firms with an opportunity to answer any questions the SELECTION COMMITTEE may have on a firm's proposal. Not all firms may be asked to make such oral presentations.

D. Right to Reject Proposals

Submission of a proposal indicates acceptance by the firm of the conditions contained in this request for proposal unless clearly and specifically noted in the proposal submitted

and confirmed in the contract between the District and the firm selected. The District reserves the right to reject any or all proposals.

**APPENDIX A**

**SCHEDULE OF PROFESSIONAL FEES AND EXPENSES**

**AUDITED FINANCIAL STATEMENTS**

Fee shall include all services, including but not limited to Out-of-Pocket expenses, meals and lodging, transportation, printing and binding, telephone, fax, copies.

<b>Fiscal Year 2024</b>	_____
<b>Fiscal Year 2025</b>	_____
<b>Fiscal Year 2026</b>	_____
<b>Fiscal Year 2027</b>	_____
<b>Fiscal Year 2028</b>	_____
<b>TOTAL ALL YEARS</b>	_____

**APPENDIX B**

**AUDITOR RANKING FORM**

**INCLUDED AT END OF RFP**

**APPENDIX C**

**Agreement for Auditing Services**

**AGREEMENT  
BETWEEN THE  
PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT  
AND  
\_\_\_\_\_  
FOR  
PROFESSIONAL AUDITING SERVICES**

This Agreement, is made and entered into the \_\_\_ day of \_\_\_\_\_, 2024 by and between the Pioneer Ranch Community Development District , a Florida municipal corporation, (“DISTRICT”), and \_\_\_\_\_ (“AUDITOR”) for the audit of the DISTRICT’S financial statements for the fiscal year ending September 30, 2024 and for each fiscal year thereafter through September 30, 2028.

**WITNESSETH:**

WHEREAS, the DISTRICT and Section 218.39, Florida Statutes, require that the DISTRICT shall provide annually for an audit of the financial statements of the DISTRICT; and

WHEREAS, the DISTRICT, undertook a selection process in seeking a firm to perform the required financial audit; and

WHEREAS, proposals were evaluated and ranked by an Auditor Selection Committee; and

WHEREAS, the District has selected the AUDITOR upon the recommendation of the Auditor Selection Committee to audit the DISTRICT’S financial statements for the Fiscal Year ending September 2024 and for each fiscal year thereafter through September 30, 2028, provided that the District Manager renews this Agreement for each subsequent fiscal year; and

WHEREAS, DISTRICT and AUDITOR desire to enter into an Agreement whereby the duties and obligations each to the other are set forth.

**IN CONSIDERATION OF THE MUTUAL COVENANTS AND CONDITIONS HEREIN EXPRESSED AND THE FAITHFUL PERFORMANCE OF ALL SUCH COVENANTS AND CONDITIONS, THE PARTIES AGREE AS FOLLOWS:**

**SECTION 1. SCOPE OF AUDIT**

1.1 The audit must meet the requirements identified in the Request for Proposals for Professional Auditing Services dated \_\_\_\_\_, ("RFP") is attached hereto and made a part hereof, as Exhibit "A," and the AUDITOR'S Technical Proposal and the Sealed Dollar Cost Proposal are attached hereto and made a part hereof as Exhibit "B." AUDITOR shall perform the scope of work, issue reports, comply with the Special Considerations and follow the auditing standards, as described in Exhibit "A," Section II, Nature of Services Required.

1.2 AUDITOR shall be required to make an immediate written report of all irregularities and illegal acts or indications of illegal acts of which they become aware of, to the District Manager and the District Attorney.

1.3 AUDITOR agrees that certain books and records may be made available prior to the time when others may be made available, and certain funds may be audited and such audit for those funds completed prior to the time that other funds are so audited and completed. It is contemplated that those funds audited separately and reported separately will be completed and the audit report furnished as soon as possible. In any event, the final audit report shall be furnished to the DISTRICT no later than January 31st of each fiscal year. The DISTRICT agrees that all records, documentation, and information requested in connection with the audit will be made available, that all material information will be disclosed, and that the AUDITOR will have the full cooperation of the DISTRICT and the District's agents. As required by generally accepted auditing standards, the AUDITOR will make specific inquiries of the DISTRICT about the representations embodied in the financial statements, the effectiveness of the internal control structure, the DISTRICT'S compliance with certain laws and regulations, and obtain a representation letter from the DISTRICT about these matters. The responses to the AUDITOR'S inquiries, the written representations and the results of audit tests comprise the evidential matter that will be relied upon in forming an opinion on the financial statements.

1.4 AUDITOR agrees and acknowledges that AUDITOR is prohibited from exempting provisions in the RFP or in this Agreement in any of AUDITOR'S reports prepared pursuant to this Agreement.

1.5 AUDITOR agrees and acknowledges that District Attorney shall review and approve of the litigation section of the Audited Financial Statements prior to its publication.

1.6 AUDITOR agrees and acknowledges that upon execution of this Agreement, AUDITOR shall provide in writing, to the District Manager, AUDITOR'S contact person, who shall be responsible for the DISTRICT'S audit.

**SECTION 2. TERM**

2.1 The term of this Agreement shall begin on the date it is fully executed by both parties and shall extend to the completion and delivery to the DISTRICT of the audited financial statements for the Fiscal Year ending September 30, 2028, subject to the termination provisions contained herein.



2.2 The DISTRICT'S fiscal year is from October 1 through September 30. The audit field work should be substantially completed no later than November 30th of each fiscal year and the financial statements and the final signed report delivered to the DISTRICT by January 15<sup>th</sup> of each fiscal year. Time shall be deemed to be of the essence in performing the duties obligations and responsibilities required by this Agreement, however these dates may be changed each year by the District and AUDITOR. AUDITOR shall comply with all dates as described in Exhibit "A" and with the time schedules for subsequent audit years.

### SECTION 3. COMPENSATION

3.1 DISTRICT agrees to pay AUDITOR, the agreed to amount, as set forth in Exhibits "A", which amount shall be accepted by AUDITOR as full compensation for all such work, which shall include provisions for out-of-pocket expenses. It is acknowledged and agreed by AUDITOR that these amounts are the maximum payable and constitute a limitation upon DISTRICT'S obligation to compensate AUDITOR for its services related to this Agreement. This maximum amount, however, does not constitute a limitation of any sort, upon AUDITOR'S obligation to perform all items of work required by or which can be reasonably inferred from the Scope of Services.

3.2. AUDITOR may submit an invoice for compensation, developed and agreed upon by the District Manager and AUDITOR, no more often than on a monthly basis, but only after the services for which the invoices are submitted have been completed. An original invoice plus one copy are due within fifteen (15) days of the end of the month except the final invoice which must be received no later than sixty (60) days after this Agreement expires. Invoices shall designate the nature of the services performed and shall also show a summary of fees and expenses with accrual of the total and credits for portions paid previously, and shall allocate the billing costs to the appropriate fund or combination of funds. Each statement shall show the proportion of the guaranteed maximum payment that has been expended through previous billings.

3.3. DISTRICT shall pay AUDITOR within thirty (30) calendar days of receipt of AUDITOR'S proper statement. To be deemed proper, all invoices must comply with the requirements set forth in this Agreement and must be submitted on the form and pursuant to instructions prescribed by the District Manager. AUDITOR shall provide a complete copy of the working papers to DISTRICT at the completion of the audit, prior to the final payment of the auditing fees by the DISTRICT. DISTRICT shall withhold ten percent (10%) from each billing pending delivery of the AUDITOR'S final reports. Additionally, payment may be withheld by the District Manager, for failure of AUDITOR to comply with a term, condition or requirement of this Agreement.

3.4 Notwithstanding any provision of this Agreement to the contrary, District Manager, may withhold, in whole or in part, payment (in addition to the ten percent (10%) described above) to the extent necessary to protect itself from loss on account of inadequate or defective work which has not been remedied or resolved in a manner satisfactory to District Manager. The amount withheld shall not be subject to payment of interest by DISTRICT.

3.5 Payment shall be made to AUDITOR at:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3.6 AUDITOR agrees to keep such records and accounts as may be necessary in order to record complete and correct entries as to personnel hours charged and any expenses for which AUDITOR receives reimbursement for a period of at least three years after completion of the work provided for in this Agreement. Such books and records shall be available at all reasonable times for examination and audit by DISTRICT.

3.7 If it should become necessary for DISTRICT to request AUDITOR to render any additional services to either supplement the services described in the RFP or to perform additional work as a result of the specific recommendations included in any report issued pursuant to this Agreement, such additional work shall be performed only if set forth in an addendum to this Agreement. Any such additional work agreed to by both parties shall be performed at the same rate in the schedule of fees and expenses included in the sealed dollar cost bid, or if in subsequent fiscal years, at the agreed upon schedule.

#### SECTION 4. TERMINATION

4.1 This Agreement may be terminated by the District for any reason upon not less than ten (10) days written notice to Auditor in accordance with the Notices section of this Agreement.

4.4 In the event this Agreement is terminated, AUDITOR shall be paid for any services performed to the date the Agreement is terminated; however, upon being notified of DISTRICT'S election to terminate, AUDITOR shall refrain from performing further services or incurring additional expenses under the terms of this Agreement. AUDITOR acknowledges and agrees that Ten Dollars (\$10.00) of the compensation to be paid by DISTRICT, the adequacy of which is hereby acknowledged by AUDITOR, is given as specific consideration to AUDITOR for DISTRICT'S right to terminate this Agreement for convenience.

4.5 In the event this Agreement is terminated, any compensation payable by DISTRICT shall be withheld until all documents are provided to DISTRICT pursuant to Section 7.2 of this Agreement.

#### SECTION 5. INDEMNIFICATION

AUDITOR shall at all times hereafter indemnify, hold harmless and, at District's option, pay for an attorney selected by the District, after consultation with AUDITOR, to defend DISTRICT, its officers, agents servants, and employees against any and all claims, losses, liabilities, and expenditures of any kind, including attorney fees, court costs, and expenses, caused by negligent act or omission of AUDITOR, its employees, agents, servants, or officers, or accruing, resulting from, or related to the subject matter of this Agreement including, without limitation, any and all claims, demands or causes of action of any nature whatsoever resulting from injuries or damages sustained by any person or property. The provisions of this section shall survive the expiration or earlier termination of this Agreement. To the extent considered necessary by the District Manager and the District Attorney, any sums due AUDITOR under this Agreement may be retained by DISTRICT until all of DISTRICT'S claims for indemnification pursuant to this Agreement have been settled or otherwise resolved; and any amount withheld shall not be subject to payment of interest by DISTRICT.

#### SECTION 6. INSURANCE

6.1 In order to insure the indemnification obligation contained above, AUDITOR shall, as a minimum, provide, pay for, and maintain in force at all times during the term of this Agreement, the

insurance coverages and any renewals thereof, as required by the Request for Qualifications.

6.2 AUDITOR shall furnish to the District Manager, Certificates of Insurance or endorsements evidencing the insurance coverages specified by the DISTRICT, and DISTRICT shall approve such certificates prior to beginning performance of work under this Agreement.

6.3 Coverage is not to cease and is to remain in force (subject to cancellation notice) until all performance required of AUDITOR is completed. All policies must be endorsed to provide DISTRICT with at least thirty (30) days' notice of cancellation and/or material changes. If any of the insurance coverages will expire prior to the completion of the work, copies of renewal policies shall be furnished at least thirty (30) days prior to the date of their expiration.

## SECTION 7. MISCELLANEOUS

7.1 Copies of Report. AUDITOR agrees to furnish DISTRICT with copies of the Audited Financial Statements identified in the Request for Proposals.

7.2 Ownership Of Documents. Unless otherwise provided by law, any and all reports, surveys, and other data and documents provided or created in connection with this Agreement are and shall remain the property of DISTRICT. In the event of termination of this Agreement, any reports photographs surveys and other data and documents prepared by AUDITOR, whether finished or unfinished, shall become the property of DISTRICT and shall be delivered by AUDITOR to the District Manager within seven (7) days of termination of this Agreement by either party. Any compensation due to AUDITOR shall be withheld until all documents are received as provided herein.

7.3 Audit And Inspection Rights And Retention Of Records. DISTRICT shall have the right to audit the books, records and accounts of AUDITOR that are related to this Project. AUDITOR shall keep such books, records, and accounts as may be necessary in order to record complete and correct entries related to the Project.

AUDITOR shall preserve and make available, at reasonable times for examination and audit by DISTRICT, all financial records, supporting documents, statistical records, and any other documents pertinent to this Agreement for the required retention period of the Florida Public Records Act (Chapter 119, Fla. Stat.), if applicable, or, if the Florida Public Records Act is not applicable, for a minimum period of three (3) years after termination of this Agreement, unless AUDITOR is notified in writing by DISTRICT of the need to extend the retention period. Such retention of such records and documents shall be at AUDITOR'S expense. If any audit has been initiated and audit findings have not been resolved at the end of the retention period or three (3) years, whichever is longer, the books, records, and accounts shall be retained until resolution of the audit findings. If the Florida Public Records Act is determined by DISTRICT to be applicable to AUDITOR'S records, AUDITOR shall comply with all requirements thereof; however, no confidentiality or non-disclosure requirement of either federal or state law shall be violated by AUDITOR. Any incomplete or incorrect entry in such books, records, and accounts shall be a basis for DISTRICT'S disallowance and recovery of any payment upon such entry.

In addition, AUDITOR shall respond to the reasonable inquiries of successor auditors and allow successor auditors to review working papers relating to matters of continuing accounting significance.

In addition, AUDITOR shall provide a complete copy of all working papers to the DISTRICT, prior to final payment by the DISTRICT, in accordance with the RFP for AUDITOR services.

AUDITOR shall affirmatively comply with all applicable provisions of federal, state and local equal employment laws and shall not engage in or commit any discriminatory practice against any person based on race, age, religion, color, gender, sexual orientation, national origin, marital status, physical or mental disability, political affiliation or any other factor which cannot be lawfully used as a basis for service delivery.

7.4 Policy Of Non-Discrimination. AUDITOR shall not discriminate against any person in its operations, activities or delivery of services under this Agreement.

AUDITOR shall affirmatively comply with all applicable provisions of federal, state and local equal employment laws.

7.5 Public Entity Crime Act. AUDITOR represents that the execution of this Agreement will not violate the Public Entity Crime Act (Section 287.133, Florida Statutes), which essentially provides that a person or affiliate who is a contractor, consultant or other provider and who has been placed on the convicted vendor list following a conviction for a Public Entity Crime may not submit a bid on a contract to provide any goods or services to DISTRICT, may not submit a bid on a contract with DISTRICT for the construction or repair of a public building or public work, may not submit bids on leases of real property to DISTRICT, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with DISTRICT, and may not transact any business with DISTRICT in excess of the threshold amount provided in Section 287.017, Florida Statutes, for category two purchases for a period of thirty six (36) months from the date of being placed on the convicted vendor list. Violation of this section shall result in termination of this Agreement and recovery of all monies paid hereto, and may result in debarment from DISTRICT'S competitive procurement activities.

In addition to the foregoing. AUDITOR further represents that there has been no determination, based on an audit, that it committed an act defined by Section 287.133, Florida Statutes, as a "public entity crime" and that it has not been formally charged with committing an act defined as a "public entity crime" regardless of the amount of money involved or whether AUDITOR has been placed on the convicted vendor list.

7.6 Independent Contractor. AUDITOR is an independent contractor under this Agreement. Services provided by AUDITOR pursuant to this Agreement shall be subject to the supervision of AUDITOR. In providing such services, neither AUDITOR nor its agents shall act as officers, employees or agents of the DISTRICT. Personnel policies, tax responsibilities, social security and health insurance, employee benefits, purchasing policies and other similar administrative procedures applicable to services rendered under this Agreement shall be those of AUDITOR. This Agreement shall not constitute or make the parties a partnership or joint venture.

7.7 Third Party Beneficiaries. Neither AUDITOR nor DISTRICT intends to directly or substantially benefit a third party by this Agreement. Therefore, the parties agree that there are no third party beneficiaries to this Agreement and that no third party shall be entitled to assert a claim against either of them based upon this Agreement the parties expressly acknowledge that it is not their intent to create any rights or obligations in any third person or entity under this Agreement.

7.8 Notices. Whenever either party desires to give notice to the other, such notice must be in writing, sent by certified United States Mail postage prepaid return receipt requested or by hand delivery with a request for a written receipt of acknowledgment of delivery, addressed to the party for whom it is intended at the place last specified. The place for giving notice shall remain the same as set

forth herein until changed in writing in the manner provided in this section for the present, the parties designate the following:

**As to District:**

Pioneer Ranch Community Development District  
2301 Northeast 37<sup>th</sup> Street  
Fort Lauderdale, Florida 33308  
Attention: James P. Ward, District Manager

**With a Copy to:**

Coleman, Yovanovich & Koester, P.A.  
Northern Trust Bank Building  
4001 Tamiami Trail N., Suite 300  
Naples, Florida 34103  
Attention: Mr. Greg Urbancic, District Attorney

**As to Auditor:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7.9 Assignment And Performance. Neither this Agreement nor any interest herein shall be assigned, transferred, or encumbered by either party. In addition, AUDITOR shall not subcontract any portion of the work required by this Agreement.

AUDITOR represents that all persons delivering the services required by this Agreement have the knowledge and skills, either by training, experience, education, or a combination thereof, to adequately and competently perform the duties, obligations, and services set forth in Exhibit "F" and to provide and perform such services to DISTRICT'S satisfaction for the agreed compensation.

AUDITOR shall perform its duties, obligations and services under this Agreement in a skillful and respectable manner. The quality of AUDITOR'S performance and all interim and final product(s) provided to or on behalf of DISTRICT shall be comparable to the best local and national standards.

7.10 Conflicts. Neither AUDITOR nor its employees shall have or hold any continuing or frequently recurring employment or contractual relationship that is substantially antagonistic or incompatible with AUDITOR'S loyal and conscientious exercise of judgment related to its performance under this Agreement.

AUDITOR agrees that none of its officers or employees shall, during the term of this Agreement, serve as an expert witness against DISTRICT in any legal or administrative proceeding in which he or she is not a party, unless compelled by court process. Further, AUDITOR agrees that such persons shall not give sworn testimony or issue a report or writing, as an expression of his or her expert opinion, which is adverse or

prejudicial to the interests of DISTRICT in connection with any such pending or threatened legal or administrative proceeding. The limitations of this section shall not preclude AUDITOR or any other persons from representing themselves in any action or in any administrative or legal proceeding.

In the event AUDITOR is permitted to utilize subcontractors to perform any services required by this Agreement, AUDITOR agrees to prohibit such subcontractors, by written contract, from having any conflicts within the meaning of this section.

7.11 Contingency Fee. AUDITOR warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for AUDITOR, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual or firm, other than a bona fide employee working solely for AUDITOR, any fee, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement. For a breach or violation of this provision, DISTRICT shall have the right to terminate this Agreement without liability at its discretion or to deduct from the Agreement price or otherwise recover the full amount of such fee, percentage, gift or consideration.

7.12 Materiality And Waiver Of Breach. DISTRICT and AUDITOR agree that each requirement, duty, and obligation set forth herein is substantial and important to the formation of this Agreement and, therefore, is a material term hereof.

DISTRICT'S failure to enforce any provision of this Agreement shall not be deemed a waiver of such provision or modification of this Agreement. A waiver of any breach of a provision of this Agreement shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the terms of this Agreement.

7.13 Compliance With Laws. AUDITOR shall comply with all federal, state, and local laws, codes, ordinances, rules, and regulations in performing its duties, responsibilities, and obligations pursuant to this Agreement.

7.14 Severance. In the event a portion of this Agreement is found by a court of competent jurisdiction to be invalid, the remaining provisions shall continue to be effective unless DISTRICT or AUDITOR elects to terminate this Agreement. An election to terminate this Agreement based upon this provision shall be made within seven (7) days after the finding by the court becomes final.

7.15 Joint Preparation. The parties acknowledge that they have sought and received whatever competent advice and counsel as was necessary for them to form a full and complete understanding of all rights and obligations herein and that the preparation of this Agreement has been their joint effort. The language agreed to expresses their mutual intent and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other.

7.16 Priority Of Provisions. If there is a conflict or inconsistency between any term, statement, requirement, or provision of any exhibit attached hereto, any document or events referred to herein, or any document incorporated into this Agreement by reference and a term, statement, requirement, or provision of this Agreement, the term, statement, requirement, or provision contained in Articles 1 through 7 of this Agreement shall prevail and be given effect.

7.17 Applicable Law And Venue. This Agreement shall be interpreted and construed in

accordance with and governed by the laws of the State of Florida. Any controversies or legal problems arising out of this Agreement and any action involving the enforcement or interpretation of any rights hereunder shall be submitted to the jurisdiction of the courts in Marion County, Florida.

7.18 Amendments. No modification, amendment or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Agreement.

7.19 Drug-Free Workplace. AUDITOR shall maintain a Drug Free Workplace.

7.20 Prior Agreements. This Agreement and its attachments constitute the entire agreement between AUDITOR and DISTRICT, and this document incorporates and includes all prior negotiations, correspondence, conversations, agreements, and understandings applicable to the matters contained herein and the parties agree that there are no commitments, agreements or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, the parties agree that no deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether oral or written. It is further agreed that no modification, amendment or alteration in the terms or conditions contained herein shall be effective unless set forth in writing in accordance with Section 7.18 above.

7.21 Incorporation By Reference. The truth and accuracy of each "Whereas" clause set forth above is acknowledged by the parties. The attached Exhibits "A" and "B" are incorporated hereto and made a part of this Agreement.

7.22 Multiple Originals. This Agreement may be fully executed in FIVE (5) copies by all parties each of which, bearing original signatures, shall have the force and effect of an original document.

7.23 Headings. Headings are for convenience of reference only and shall not be considered in any interpretation of this Agreement.

7.24 Binding Authority. Each person signing this Agreement on behalf of either party individually warrants that he or she has full legal power to execute this Agreement on behalf of the party for whom he or she is signing, and to bind and obligate such party with respect to all provisions contained in this Agreement.

7.25 Survival Of Provisions. Any terms or conditions of this Agreement that require acts beyond the date of its termination shall survive the termination of this Agreement, shall remain in full force and effect unless and until the terms of conditions are completed, and shall be fully enforceable by either party.

AGREEMENT BETWEEN THE DISTRICT AND \_\_\_\_\_ FOR PROFESSIONAL AUDITING SERVICES.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the respective dates under each signature: the District signing by and through its Chairman, authorized to execute same by action on the \_\_\_\_ day of \_\_\_\_\_, 2024; and \_\_\_\_\_ authorized to execute same, through its \_\_\_\_\_.

**PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT**

ATTEST:

By: \_\_\_\_\_  
Chris Armstrong, Chairman

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

\_\_\_\_ day of \_\_\_\_\_, 2024

WITNESS:

**AUDITOR**

\_\_\_\_\_

\_\_\_\_\_

Print Name

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_ day of \_\_\_\_\_, 2024

Print Name





**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

# Proposal to Provide Financial Auditing Services:

## **PIONEER RANCH**

**COMMUNITY DEVELOPMENT DISTRICT**

Proposal Due: August 26, 2024  
12:00PM

**Submitted to:**

Pioneer Ranch  
Community Development District  
c/o District Manager  
2301 Northeast 37th Street  
Fort Lauderdale, Florida 33308

**Submitted by:**

Antonio J. Grau, Partner  
Grau & Associates  
951 Yamato Road, Suite 280  
Boca Raton, Florida 33431

**Tel** (561) 994-9299  
(800) 229-4728

**Fax** (561) 994-5823

[tgrau@graucpa.com](mailto:tgrau@graucpa.com)

[www.graucpa.com](http://www.graucpa.com)



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# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

August 26, 2024

Pioneer Ranch Community Development District  
c/o District Manager  
2301 Northeast 37th Street  
Fort Lauderdale, Florida 33308

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2024, with an option for four (4) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Pioneer Ranch Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Special district audits are at the core of our practice: **we have a total of 360 clients, 329 or 91% of which are special districts.** We know the specifics of the professional services and work products needed to meet your RFP requirements like no other firm. With this level of experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to client operations.

## Why Grau & Associates:

### Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

### Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

### Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

### Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

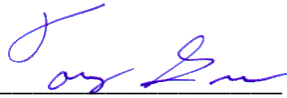
### Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts, and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA ([tgrau@graucpa.com](mailto:tgrau@graucpa.com)) or David Caplivski, CPA ([dcaplivski@graucpa.com](mailto:dcaplivski@graucpa.com)) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,  
Grau & Associates



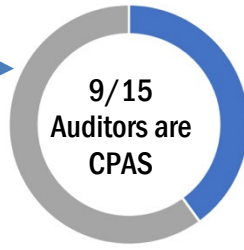
Antonio J. Grau

# Grau's Focus and Experience

## Our Team



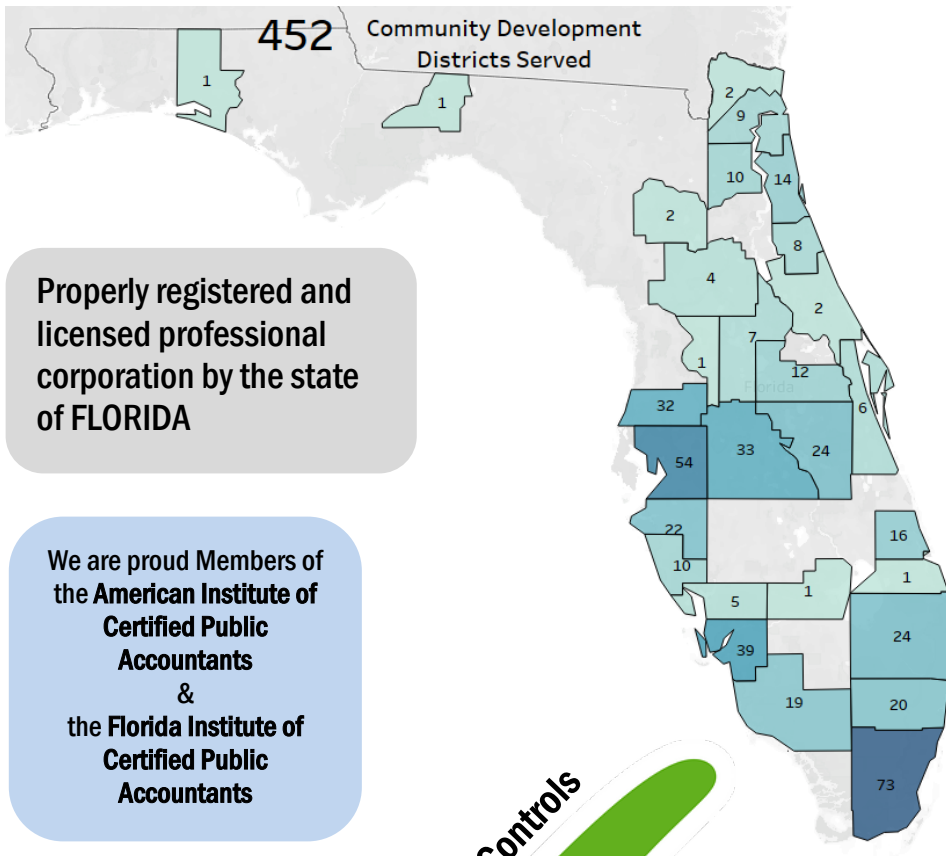
**3** Partners  
**11** Professional Staff  
**2** Administrative Professionals



# 2005

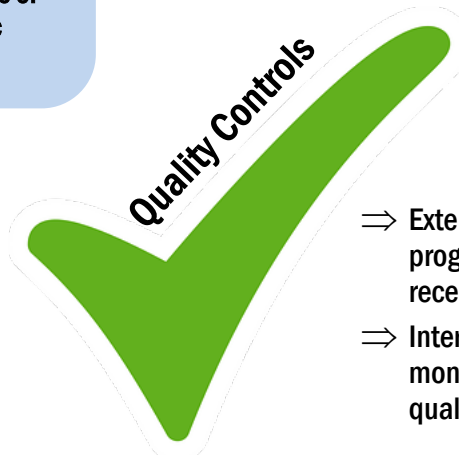
Year founded

## Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the American Institute of Certified Public Accountants & the Florida Institute of Certified Public Accountants



- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

## **Independence**

Grau & Associates affirms we meet the independence requirements of the Standards for Audit of Governmental Organization Programs, Activities and Functions published by the U.S. General Accounting Office, Governmental Auditing Standards (GAS) issued by the Comptroller General of the United States and the Laws and Rules of Florida Board of Accountancy or any subsequent amendments or superseding revisions. As defined by auditing standards generally accepted in the United States of America and the U.S. General Accounting Office's Government Auditing Standards, Grau & Associates, their partners and employees are independent of the District.

Grau & Associates has not had professional relationships involving the District since its inception; furthermore, we shall give the District written notice of any professional relationships entered into during the period of this agreement, which could pose a potential conflict of interest.

## **License to Practice in Florida**

Grau & Associates is a properly registered/licensed State of Florida professional corporation. All assigned supervisory professional staff are properly registered/licensed to practice in the State of Florida.

## **Firm Qualifications and Experience**

Grau & Associates is a professionally licensed local corporation in Florida certified by the State of Florida as a Minority Business Enterprise (MBE). We are a Certified Public Accounting firm providing comprehensive financial and compliance auditing, attestation and accounting, and other management consulting services.

## **Office Location & Staff**

Your audit will be performed out of our headquarters located at 951 Yamato Road, Suite 280, Boca Raton, Florida 33431. We have a total of 16 employees, including 3 Partners, 11 professionals and 2 administrative professionals. The numbers of professional staff by employee classification are as follows:

<b>Employee Classification</b>	<b>Government Auditors</b>	<b>No. of C.P.A.s</b>
<b>Partners</b>	3	3
<b>Managers</b>	1	1
<b>Advisory Consultant</b>	1	1
<b>Supervisor / Seniors</b>	4	3
<b>Staff Accountants</b>	5	1
<b>Total</b>	<b>14</b>	<b>9</b>

## **Results of State and Federal Reviews**

During the last three (3) years, all state and federal reviews of the firm's reports and working papers have been accepted without change or revision to issued reports.

## **Disciplinary Action**

During the last three (3) years, Grau & Associates has not been involved in any disciplinary action from any state or federal regulatory body or professional organizations.

## **Litigation Status**

There is no current or pending litigation or proceeding. Additionally, during the last three (3) years, Grau & Associates has not been involved in any litigation or proceeding where a court or administrative agency has ruled against the firm in any manner related to its professional activities.

**Most Recent External Peer Review**

Grau participates in an external quality review program requiring an on-site independent examination of our auditing practice. Grau has consistently received a pass rating on the quality of our audit practice. Our peer review included **mostly government engagements**. A copy of the report on the firm’s most recent quality review can be found below.



**FICPA Peer Review Program**  
Administered in Florida  
by The Florida Institute of CPAs



Peer Review  
Program

**AICPA Peer Review Program**  
Administered in Florida  
by the Florida Institute of CPAs

**March 17, 2023**

**Antonio Grau  
Grau & Associates  
951 Yamato Rd Ste 280  
Boca Raton, FL 33431-1809**

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

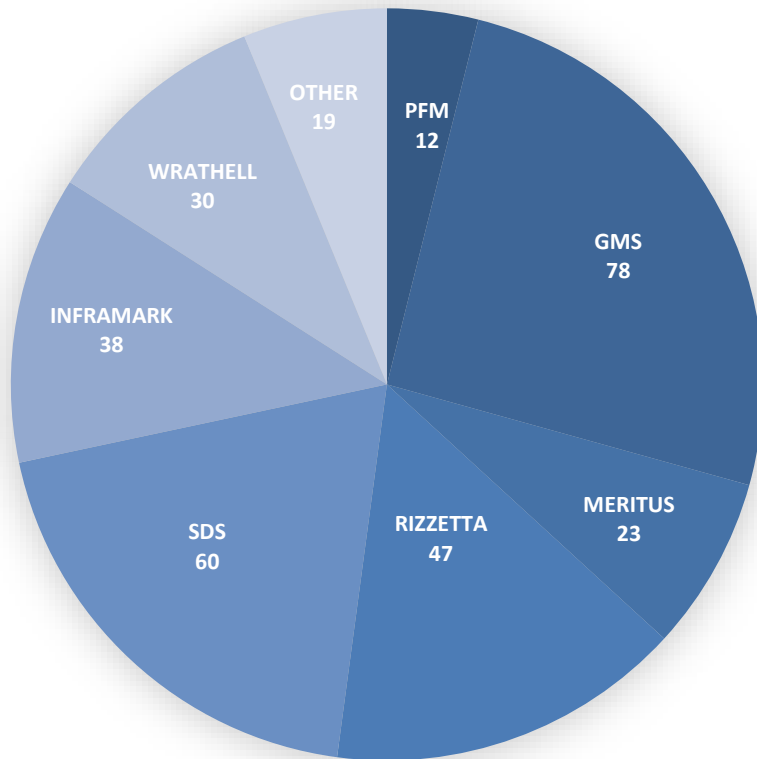
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119 S Monroe Street, Suite 121 | Tallahassee, FL 32301 | 850.224.2727, in Florida | [www.ficpa.org](http://www.ficpa.org)

In addition to scheduled Peer Reviews, our firm continually monitors performance to ensure the highest quality of services. An Audit Partner is responsible for monitoring quality control of all appropriate engagements.

**Partner, Supervisory and Staff Qualifications and Experience**

**GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY**



***Profile Briefs:***

**Antonio J GRAU, CPA (Partner)**

*Years Performing Audits: 30+  
CPE (last 3 years): Government Accounting, Auditing: 40 hours; Accounting, Auditing and Other: 54 hours  
Professional Memberships: AICPA, FICPA, FGFOA, GFOA*

**David Caplivski, CPA (Partner)**

*Years Performing Audits: 14+  
CPE (last 3 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 64 hours  
Professional Memberships: AICPA, FICPA, FGFOA, FASD*

“Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With every changing technology available and utilized by our clients, we are constantly innovating our audit process.”

- Tony Grau

“Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization.”

- David Caplivski





# Antonio 'Tony' J. Grau, CPA Partner

Contact: [tgrau@graucpa.com](mailto:tgrau@graucpa.com) | (561) 939-6672

## Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

## Education

University of South Florida (1983)  
Bachelor of Arts  
Business Administration

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## Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District  
Dunes Community Development District  
Fishhawk Community Development District (I, II, IV)  
Grand Bay at Doral Community Development District  
Heritage Harbor North Community Development District

St. Lucie West Services District  
Ave Maria Stewardship Community District  
Rivers Edge II Community Development District  
Bartram Park Community Development District  
Bay Laurel Center Community Development District

Boca Raton Airport Authority  
Greater Naples Fire Rescue District  
Key Largo Wastewater Treatment District  
Lake Worth Drainage District  
South Indian River Water Control

## Professional Associations/Memberships

American Institute of Certified Public Accountants   Florida Government Finance Officers Association  
Florida Institute of Certified Public Accountants   Government Finance Officers Association Member  
City of Boca Raton Financial Advisory Board Member

## Professional Education (over the last three years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	40
Accounting, Auditing and Other	54
Total Hours	<u>94</u> (includes of 8 hours of Ethics CPE)



**David Caplivski, CPA/CITP, Partner**  
 Contact : [dcaplivski@graucpa.com](mailto:dcaplivski@graucpa.com) / 561-939-6676

**Experience**

Grau & Associates	Partner	2021-Present
Grau & Associates	Manager	2014-2020
Grau & Associates	Senior Auditor	2013-2014
Grau & Associates	Staff Auditor	2010-2013

**Education**

Florida Atlantic University (2009)  
 Master of Accounting  
 Nova Southeastern University (2002)  
 Bachelor of Science  
 Environmental Studies

**Certifications and Certificates**

Certified Public Accountant (2011)  
 AICPA Certified Information Technology Professional (2018)  
 AICPA Accreditation COSO Internal Control Certificate (2022)

**Clients Served (partial list)**

(>300) Various Special Districts	Hispanic Human Resource Council
Aid to Victims of Domestic Abuse	Loxahatchee Groves Water Control District
Boca Raton Airport Authority	Old Plantation Water Control District
Broward Education Foundation	Pinetree Water Control District
CareerSource Brevard	San Carlos Park Fire & Rescue Retirement Plan
CareerSource Central Florida 403 (b) Plan	South Indian River Water Control District
City of Lauderhill GERS	South Trail Fire Protection & Rescue District
City of Parkland Police Pension Fund	Town of Haverhill
City of Sunrise GERS	Town of Hypoluxo
Coquina Water Control District	Town of Hillsboro Beach
Central County Water Control District	Town of Lantana
City of Miami (program specific audits)	Town of Lauderdale By-The-Sea Volunteer Fire Pension
City of West Park	Town of Pembroke Park
Coquina Water Control District	Village of Wellington
East Central Regional Wastewater Treatment Fac.	Village of Golf
East Naples Fire Control & Rescue District	

**Professional Education** (over the last three years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	64
Total Hours	<u>88</u> (includes 4 hours of Ethics CPE)

**Professional Associations**

Member, American Institute of Certified Public Accountants  
 Member, Florida Institute of Certified Public Accountants  
 Member, Florida Government Finance Officers Association  
 Member, Florida Association of Special Districts

### **Prior Engagements with the District**

Grau & Associates has not had prior engagements with the District since its inception.

### **Similar Engagements with other Government Entities**

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

#### **Dunes Community Development District**

<b>Scope of Work</b>	Financial audit
<b>Engagement Partner</b>	Antonio J. Grau
<b>Dates</b>	Annually since 1998
<b>Total Hours</b>	56
<b>Client Contact</b>	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

#### **Two Creeks Community Development District**

<b>Scope of Work</b>	Financial audit
<b>Engagement Partner</b>	Antonio J. Grau
<b>Dates</b>	Annually since 2007
<b>Total Hours</b>	36
<b>Client Contact</b>	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

#### **Journey's End Community Development District**

<b>Scope of Work</b>	Financial audit
<b>Engagement Partner</b>	Antonio J. Grau
<b>Dates</b>	Annually since 2004
<b>Total Hours</b>	20
<b>Client Contact</b>	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

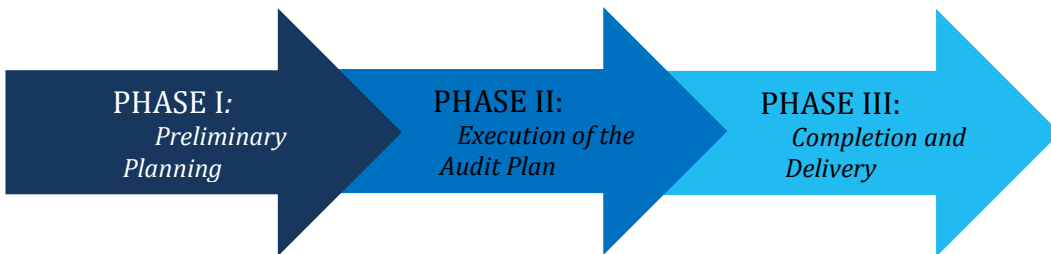
## Specific Audit Approach

### Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State of Local regulations. **We will deliver our reports in accordance with your requirements.**

#### **A. Proposed segmentation of the engagement**

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



#### Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

#### **During this phase we will perform the following activities:**

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

#### Phase II - Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

### **Phase III - Completion and Delivery**

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

- Is the recommendation cost effective?
- Is the recommendation the simplest to effectuate in order to correct a problem?
- Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?
- Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no "surprises" in the management letter and fosters a professional, cooperative atmosphere.

### **Communications**

We emphasize a continuous, year-round dialogue between the District and our management team. We typically begin our audit process with an entrance conference before the onsite fieldwork begins. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis. Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal. We strive to continue to keep an open line of communication through the fieldwork and ending with an exit conference.

**B. Level of staff and number of hours to be assigned to each proposed segment of the engagement**

	Partners	Seniors	Total
Preliminary Planning	2	4	6
Perform Audit Plan	-	20	20
Completion and Delivery	4	4	8
Total	6	28	34

**C. Sample size and the extent to which statistical sampling is to be used in the engagement**

Our sampling procedures performed during the audit engagement will be identified during the planning stage of the audit and will be coordinated with other audit procedures to ensure a timely and efficient audit.

*Audit Sampling:* Grau uses a nonstatistical approach to sampling and follows the guidance of the AICPA on the use of sampling in governmental audit engagements. In applying these AICPA pronouncements, we would first consider the effectiveness of alternative approaches before concluding that sampling is necessary. Our professional judgment will be used to determine what areas sampling is deemed appropriate and includes assessing inherent risk, control risk, and combined audit risk.

**D. Extent of use of EDP software in the engagement**

*Automated Workpapers*

Our firm utilizes ProSystem fx Engagement electronic software, which allows us to conduct a true paperless audit.

*Communications*

Our clients are able to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability.

This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

*Accounting Research*

We utilize Accounting Research Manager by Wolters Kluwers, which is a comprehensive online database providing leading industry guidance on analytical accounting and auditing. It includes full publications from the Governmental Accounting Standards Board, the Financial Accounting Standards Board, Emerging Issues Task Force, GAO, AICPA and International Accounting Standards Board. In addition, Accounting Research Manager provides intelligent links to the original source documents.

**E. Type and extent of Analytical Procedures to be used in the engagement**

Understanding financial relationships is crucial to planning and evaluating the results of analytical procedures and requires knowledge of the District. The full extent to which analytical procedures are utilized is based upon the auditor’s professional judgment and the overall risk assessment results. Analytical procedures are required in the planning and overall review stages of the audit, and will be used in the following areas:

*Audit Planning*

Analytical procedures provide great insight in our planning. These analyses can enhance our understanding of transactions and events that have occurred during the year under audit. Analytical procedures in the planning phase are also performed to identify any unusual and unexpected relationship that may warrant further investigation. For example, rate changes have a direct relationship with revenue. As such, if assessment rates increase, we would expect that revenues would also increase.

*Fieldwork*

Analytical procedures are used as effective substantive tests in certain circumstances. For example, using the millage adopted by Commission to recalculate taxes levied or comparing actual current year results to the adopted budget and prior year amounts. During the course of our year end fieldwork we utilize analytical procedures to support the results of our other audit procedures.

### *Overall Review*

Analytical procedures used at the conclusion of the audit are designed to assess the conclusions reached and evaluate the overall financial statement presentation. For example, we will review the financial statements and compare the numbers to prior year and see if variances make sense based upon the work performed. We would determine if sufficient work was done in a particular area. Any variances would need to be substantiated.

#### **F. Approach to be taken to gain and document an understanding of the District's internal control structure**

Control activities are procedures and policies that help ensure that management's directives are being carried out and the District's objectives are being met.

We want to ensure that controls are appropriately designed before we perform any tests of controls for reliance in the audit. Our steps in Phase I will determine how well the controls are designed and which ones we may be able to place reliance on for the audit. After making that determination, those controls are tested for operating effectiveness. The results of this evaluation will influence the nature, timing and extent of our substantive audit procedures.

This approach ensures that we achieve maximum efficiency and provides valuable feedback to management regarding the effectiveness of controls being relied upon throughout the year. See Phase I for details.

We will document our understanding using memos, checklists, flowcharts, District manuals, etc., and store all information electronically.

#### **G. Approach to be taken in determining laws and regulations that will be subject to audit test work**

Due to the special nature of governments, the traditional audit scope has been broadened to encompass determination of what laws and regulations have a direct and material impact on the financial statements. Identifying applicable laws and regulations is fundamental to fulfilling the responsibility of understanding their effects. We will obtain this knowledge from various sources including:

- Review of federal and state laws
- Review of contracts
- Inquires of management and staff
- Review of resolutions and policies
- Review of grant agreements
- Review of debt covenants
- Review of prior financial statements
- Review of internal controls over compliance

#### **H. Approach to be taken in drawing audit samples for purposes of tests of compliance**

Once significant laws and regulations that affect the District are identified, we will design compliance procedures to provide reasonable assurance that your financial statements are free of material misstatements resulting from violations of these laws and regulations. In addition, tests will be performed to attain a low level of risk as required by the Uniform Guidance.

Tests of compliance with laws and regulations will be incorporated with samples selected for tests of transactions and controls, when practical. Additional samples are sometimes necessary to test specific laws and regulations as well as for testing federal and state awards. We will work with District staff, as well as our analysis of the District's internal control structure, to ensure completeness of our population.

#### **Identification of Anticipated Potential Audit Problems**

Grau & Associates is aware of the uniqueness of the District and will address issues in their early stages. We do not anticipate any potential audit problems. We want to help you solve problems before they become critical and this is why we will be involved throughout the entire year, at no extra cost, providing assistance in current and new issues.

## **Report Format**

### **INDEPENDENT AUDITOR'S REPORT**

To the Board of Supervisors  
XXX Community Development District  
XXX County, Florida

#### **Report on the Audit of the Financial Statements**

##### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and each major fund, of XXX Community Development District, XXX County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

##### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

##### ***Responsibilities of Management for the Financial Statements***

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

##### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.



- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with Government Auditing Standards, we have also issued our report dated XXXX, 20xx, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

XXXX, 20xx

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
XXX Community Development District  
XXX County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of XXX Community Development District, XXX County, Florida ("District") as of and for the fiscal year ended September 30, 20xx, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated XXXX, 20xx.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

XXXX, 20xx

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
XXX Community Development District  
XXX County, Florida

We have examined XXX Community Development District, XXX County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 20xx. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 20xx.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of XXX Community Development District, XXX County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

XXXX, 20xx

**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
XXX Community Development District  
XXX County, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of XXX Community Development District, XXX County, Florida ("District") as of and for the fiscal year ended September 30, 20xx, and have issued our report thereon dated XXXX, 20xx.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated XXXX, 20xx, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of XXX Community Development District, XXX County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank XXX Community Development District, XXX County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

XXXX, 20xx

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

Not applicable

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

Not applicable. First year Audit.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 20xx.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 20xx.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 20xx. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page xx.

**Cost of Services**

**Grau & Associates - Total All-Inclusive Maximum Price**

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2024-2028 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2024	\$3,200
2025	\$3,300
2026	\$3,400
2027	\$3,500
2028	<u>\$3,600</u>
<b>TOTAL (2024-2028)</b>	<b><u>\$17,000</u></b>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or additional Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

We certify that Antonio J. Grau is entitled to represent the firm, empowered to submit the proposal, and authorized to sign a contract with the District.

**Supplemental Information**

**PARTIAL LIST OF CLIENTS**

<b>SPECIAL DISTRICTS</b>	<b>Governmental Audit</b>	<b>Single Audit</b>	<b>Utility Audit</b>	<b>Current Client</b>	<b>Year End</b>
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓			✓	9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South-Dade Venture Development District	✓			✓	9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Independent District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
<b>TOTAL</b>	<b>490</b>	<b>5</b>	<b>4</b>	<b>484</b>	

## ADDITIONAL SERVICES

### CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

### ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

**73** Current  
Arbitrage  
Calculations

**We look forward to providing [Pioneer Ranch Community Development District](#) with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!**

**For even more information on Grau & Associates  
please visit us on [www.graucpa.com](http://www.graucpa.com).**



**PIONEER RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSAL FOR AUDIT SERVICES**

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**PROPOSED BY:**

Berger, Toombs, Elam, Gaines & Frank  
CERTIFIED PUBLIC ACCOUNTANTS, PL

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600 Citrus Avenue, Suite 200  
Fort Pierce, Florida 34950

(772) 461-6120

**CONTACT PERSON:**

J. W. Gaines, CPA, Director

**DATE OF PROPOSAL:**

August 26, 2024

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# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

August 26, 2024

Pioneer Ranch Community Development District  
JP Ward & Associates, LLC  
2301 Northeast 37<sup>th</sup> Street  
Fort Lauderdale, FL 33308

Dear District Manager:

Thank you very much for the opportunity to present our professional credentials to provide audit services for Pioneer Ranch Community Development District.

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has assembled a team of governmental and nonprofit specialists second to none to serve our clients. Our firm has the necessary qualifications and experience to serve as the independent auditors for Pioneer Ranch Community Development District. We will provide you with top quality, responsive service.

## Experience

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a recognized leader in providing services to governmental and nonprofit agencies throughout Florida. We have been the independent auditors for a number of local governmental agencies and through our experience in performing their audits, we have been able to increase our audit efficiency and; therefore, reduce costs. We have continually passed this cost savings on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications in accordance with auditing standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, and the standards for financial and compliance audits. We will conduct the audit in accordance with auditing standards generally accepted in the United States of America; "Government Auditing Standards" issued by the Comptroller General of the United States; the provisions of the Single Audit Act, Subpart F of Title 2 US Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up-to-date on all changes that are occurring within the industry.

Fort Pierce / Stuart

Member AICPA

- 1 -  
Member AICPA Division for CPA Firms  
Private Companies practice Section

Member FICPA

Pioneer Ranch Community Development District  
August 26, 2024

Our firm is a member of the Government Audit Quality Center, an organization dedicated to improving government audit quality. We also utilize the audit program software of a nationally recognized CPA firm to assure us that we are up to date with all auditing standards and to assist us maintain maximum audit efficiencies.

To facilitate your evaluation of our qualifications and experience, we have arranged this proposal to include a resume of our firm, including our available staff, our extensive prior governmental and nonprofit auditing experience and clients to be contacted.

You need a firm that will provide an efficient, cost-effective, high-quality audit within critical time constraints. You need a firm with the prerequisite governmental and nonprofit experience to perform your audit according to stringent legal and regulatory requirements, a firm that understands the complex nature of community development districts and their unique compliance requirements. You need a firm with recognized governmental and nonprofit specialists within the finance and governmental communities. And, certainly, you need a firm that will provide you with valuable feedback to enhance your current and future operations. Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is that firm. J. W. Gaines is the person authorized to make representations for the firm.

Thank you again for the opportunity to submit this proposal to Pioneer Ranch Community Development District.

Very truly yours,

*Berger Toombs Elam  
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

## **PROFILE OF THE PROPOSER**

### **Description and History of Audit Firm**

**Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is a Treasure Coast public accounting firm, which qualifies as a small business firm, as established by the Small Business Administration (13 CFR 121.38), with offices in Fort Pierce and Stuart. We are a member of the Florida Institute of Certified Public Accountants and the American Institute of Certified Public Accountants. The firm was formed from the merger of Edwards, Berger, Harris & Company (originated in 1972) and McAlpin, Curtis & Associates (originated in 1949). J. W. Gaines and Associates (originated in 1979) merged with the firm in 2004. Our tremendous growth rate experienced over the last 69 years is directly attributable to the firm's unrelenting dedication to providing the highest quality, responsive professional services attainable to its clients.

We are a member of the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA) to assure we meet the highest standards. Membership in this practice section requires that our firm meet more stringent standards than standard AICPA membership. These rigorous requirements include the requirement of a triennial peer review of our firm's auditing and accounting practice and annual Continuing Professional Education (CPE) for all accounting staff (whether CPA or non-CPA). For standard AICPA membership, only a quality review is required and only CPAs must meet CPE requirements.

We are also a member of the Government Audit Quality Center ("the Center") of the American Institute of Certified Public Accountants to assure the quality of our government audits. Membership in the Center, which is voluntary, requires our firm to comply with additional standards to promote the quality of government audits.

We have been extensively involved in serving local government entities with professional accounting, auditing and consulting services throughout the entire 69 year history of our firm. Our substantial experience over the years makes us uniquely qualified to provide accounting, auditing, and consulting services to these clients. We are a recognized leader in providing services to governmental and nonprofit agencies on the Treasure Coast and in Central and South Florida, with extensive experience in auditing community development districts and water control districts. We were the independent auditors of the City of Fort Pierce for over 37 years and currently, we are the independent auditors for St. Lucie County since 2002, and for 34 of the 38 years that the county has been audited by CPA firms. Additionally, we have performed audits of the City of Stuart, the City of Vero Beach, Indian River County and Martin County. We also presently audit over 75 Community Development Districts throughout Florida.

Our firm was founded on the belief that we are better able to respond to our clients needs through education, experience, independence, quality control, and personal service. Our firm's commitment to quality is reflected in our endeavor of professional excellence via continuing education, the use of the latest computer technology, professional membership in PCPS and peer review.

We believe our approach to audit engagements, intelligence and innovation teamed with sound professional judgment enables us to explore new concepts while remaining sensitive to the fundamental need for practical solutions. We take pride in giving you the assurance that the personal assistance you receive comes from years of advanced training, technical experience and financial acumen.

## Professional Staff Resources

**Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** has a total of 27 professional and administrative staff (including 12 professional staff with extensive experience servicing government entities). The work will be performed out of our Fort Pierce office with a proposed staff of one senior accountant and one or two staff accountants supervised by an audit manager and audit partner. With the exception of the directors of the firm's offices, the professional staff is not specifically assigned to any of our individual offices. The professional and administrative staff resources available to you through Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL are as follows:

	<u>Total</u>
Partners/Directors (CPA's)	6
Managers (2 CPA's)	2
Senior/Supervisor Accountants (3 CPA's)	3
Staff Accountants (2 CPA)	11
Computer Specialist	1
Paraprofessional	7
Administrative	<u>5</u>
Total – all personnel	35

Following is a brief description of each employee classification:

**Staff Accountant** – Staff accountants work directly under the constant supervision of the auditor-in-charge and, are responsible for the various testing of documents, account analysis and any other duties as his/her supervisor believes appropriate. Minimum qualification for a staff accountant is graduation from an accredited university or college with a degree in accounting or equivalent.

**Senior Accountant** – A senior accountant must possess all the qualifications of the staff accountant, in addition to being able to draft the necessary reports and financial statements, and supervise other staff accountants when necessary.

**Managers** – A manager must possess the qualifications of the senior accountant, plus be able to work without extensive supervision from the auditor-in-charge. The manager should be able to draft audit reports from start to finish and to supervise the audit team, if necessary.

**Principal** – A principal is a partner/director in training. He has been a manager for several years and possesses the technical skills to act as the auditor-in-charge. A principal has no financial interest in the firm.

**Partner/Director** – The director has extensive governmental auditing experience and acts as the auditor-in-charge. Directors have a financial interest in the firm.

## **Professional Staff Resources (Continued)**

**Independence** – Independence of the public accounting firm, with respect to the audit client, is the foundation from which the public gains its trust in the opinion issued by the public accounting firm at the end of the audit process. This independence must be in appearance as well as in fact. The public must perceive that the accounting firm is independent of the audit entity to ensure that nothing would compromise the opinion issued by the public accounting firm. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is independent of Pioneer Ranch Community Development District, including its elected officials and related parties, at the date of this proposal, as defined by the following rules, regulations, and standards:

AuSection 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants;

ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants;

Chapter 21A-1, Florida Administrative Code;

Section 473.315, Florida Statutes; and,

Government Auditing Standards, issued by the Comptroller General of the United States.

On an annual basis, all members of the firm are required to confirm, in writing, that they have no personal or financial relationships or holding that would impair their independence with regard to the firm's clients.

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, the utmost care must be exercised by independent auditors in the performance of their duties.

### **Ability to Furnish the Required Services**

As previously noted in the Profile of the Proposer section of this document, our firm has been in existence for over 74 years. We have provided audit services to some clients for over 30 years continually. Our firm is insured against physical loss through commercial insurance and we also carry liability insurance. The majority of our audit documentation is stored electronically, both on our office network and on each employee laptop or computer assigned to each specific job. Our office computer network is backed up on tape, so in the event of a total equipment loss, we can restore all data as soon as replacement equipment is acquired. In addition, our field laptop computers carry the same data and can be used in the event of emergency with virtually no delay in completing the required services.

## **ADDITIONAL SERVICES PROVIDED**

### **Arbitrage Rebate Services**

**Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** also provides arbitrage rebate compliance and related services to governmental issuers. The Tax Reform Act of 1986 requires issuers of most tax-exempt obligations to pay (i.e., “rebate”) to the United States government any arbitrage profits. Arbitrage profits are earnings on the investment of bond proceeds and certain other monies in excess of what would have been earned had such monies been invested at a yield equal to the yield on the bonds.

Federal tax law requires that interim rebate calculations and payments are due at the end of every fifth bond year. Final payment is required upon redemption of the bonds. More frequent calculations may be deemed advisable by an issuer’s auditor, trustee or bond counsel or to assure that accurate and current records are available. These more frequent requirements are usually contained in the Arbitrage or Rebate Certificate with respect to the bonds.

Our firm performs a comprehensive rebate analysis and includes the following:

- Verifying that the issue is subject to rebate;
- Calculating the bond yield;
- Identifying, and separately accounting for, all “Gross Proceeds” (as that term is defined in the Code) of the bond issue, including those requiring analysis due to “transferred proceeds” and/or “commingled funds” circumstances;
- Determining what general and/or elective options are available to Gross proceeds of the issue;
- Calculating the issue’s excess investment earning (rebate liability), if any;
- Delivering appropriate documentation to support all calculations;
- Providing an executive summary identifying the methodology employed, major assumptions, conclusions, and any other recommendations for changes in recordkeeping and investment policies;
- Assisting as necessary in the event of an Internal Revenue Service inquiry; and,
- Consulting with issue staff, as necessary, regarding arbitrage related matters.



## **GOVERNMENTAL AUDITING EXPERIENCE**

**Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** has been practicing public accounting in Florida for 69 years. Our success over the years has been the result of a strong commitment to providing personalized quality service to our clients.

The current members of our firm have performed audits of over 1,100 community development districts, and over 2,100 audits of municipalities, counties and other governmental entities such as the City of Fort Pierce and St. Lucie County.

Our firm provides a variety of accounting, auditing, tax litigation support, and consulting services. Some of the professional accounting, auditing and management consulting services that are provided by our firm are listed below:

- Performance of annual financial and compliance audits, including Single Audits of state and federal financial assistance programs, under the provisions of the Single Audit Act, Subpart F of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), with minimal disruptions to your operations;
- Performance of special compliance audits to ascertain compliance with the applicable local, state and federal laws and regulations;
- Issuance of comfort letters and consent letters in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews;
- Calculation of estimated and actual federal arbitrage rebates;
- Assistance in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement for Excellence in Financial Reporting;
- Preparation of indirect cost allocation systems in accordance with Federal and State regulatory requirements;
- Providing human resource and employee benefit consulting;
- Performance of automation feasibility studies and disaster recovery plans;
- Performance feasibility studies concerning major fixed asset acquisitions and utility plant expansion plans (including electric, water, pollution control, and sanitation utilities); and
- Assistance in litigation, including testimony in civil and criminal court.
- Assist clients who utilize QuickBooks software with their software needs. Our Certified QuickBooks Advisor has undergone extensive training through QuickBooks and has passed several exams to attain this Certification.

### **Continuing Professional Education**

All members of the governmental audit staff of our firm, and audit team members assigned to this engagement, are in compliance with the Continuing Professional Education (CPE) requirements set forth in Government Auditing Standards issued by the Comptroller General of the United States. In addition, our firm is in compliance with the applicable provisions of the Florida Statutes that require CPA's to have met certain CPE requirements prior to proposing on governmental audit engagements.

## **GOVERNMENTAL AUDITING EXPERIENCE (CONTINUED)**

The audit team has extensive experience in performing governmental audits and is exposed to intensive and continuing concentration on these types of audits. Due to the total number of governmental audits our team performs, each member of our governmental staff must understand and be able to perform several types of governmental audits. It is our objective to provide each professional employee fifty hours or more of comprehensive continuing professional education each year. This is accomplished through attending seminars throughout Florida and is reinforced through in-house training.

Our firm has made a steadfast commitment to professional education. Our active attendance and participation in continuing professional education is a major part of our objective to obtain the most recent knowledge on issues which are of importance to our clients. We are growing on the reputation for work that our firm is providing today.

### **Quality Control Program**

Quality control requires continuing commitment to professional excellence. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is formally dedicated to that commitment.

To ensure maintaining the standards of working excellence required by our firm, we joined the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA). To be a participating member firm of this practice section, a firm must obtain an independent Peer Review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements.

The scope of the Peer Review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence;
- Assignment of professional personnel to engagements;
- Consultation on technical matters;
- Supervision of engagement personnel;
- Hiring and employment of personnel;
- Professional development;
- Advancement;
- Acceptance and continuation of clients; and,
- Inspection and review system.

We believe that our commitment to the program is rewarding not only to our firm, but primarily to our clients.

The external independent Peer Review of the elements of our quality control policies and procedures performed by an independent certified public accountant, approved by the PCPS of the AICPA, provides you with the assurance that we continue to conform to standards of the profession in the conduct of our accounting and auditing practice.

## **GOVERNMENTAL AUDITING EXPERIENCE (CONTINUED)**

Our firm is also a member of Governmental Audit Quality Center (GAQC), a voluntary membership center for CPA firms that perform governmental audits. This center promotes the quality of governmental audits.

Our firm has completed successive Peer Reviews. These reviews included a representative sample of our firm's local governmental auditing engagements. As a result of these reviews, our firm obtained an unqualified opinion on our quality control program and work procedures. On page 31 is a copy of our most recent Peer Review report. It should be noted that we received a pass rating.

Our firm has never had any disciplinary actions by state regulatory bodies or professional organizations.

As our firm performs approximately one hundred audits each year that are reviewed by federal, state or local entities, we are constantly dealing with questions from these entities about our audits. We are pleased to say that any questions that have been raised were minor issues and were easily resolved without re-issuing any reports.

### **Certificate of Achievement for Excellence in Financial Reporting (CAFR)**

We are proud and honored to have been involved with the City of Fort Pierce and the Fort Pierce Utilities Authority when they received their first Certificates of Achievement for Excellence in Financial Reporting for the fiscal years ended September 30, 1988 and 1994, respectively. We were also instrumental in the City of Stuart receiving the award, in our first year of performing their audit, for the year ended September 30, 1999.

We also assisted St. Lucie County, Florida for the year ended September 30, 2003, in preparing their first Comprehensive Annual Financial Report, and St. Lucie County has received their Certificate of Achievement for Excellence in Financial Reporting every year since.

As continued commitment to insuring that we are providing the highest level of experience, we have had at least one employee of our firm serve on the GFOA – Special Review Committee since the mid-1980s. This committee is made up of selective Certified Public Accountants throughout the United States who have demonstrated their high level of knowledge and expertise in governmental accounting. Each committee member attends a special review meeting at the Annual GFOA Conference. At this meeting, the committee reports on the Certificate of Achievement Program's most recent results, future goals, and common reporting deficiencies.

We feel that our previous experience in assisting the City of Fort Pierce, the Fort Pierce Utilities Authority and St. Lucie County obtain their first CAFRs, and the City of Stuart in continuing to receive a CAFR and our firm's continued involvement with the GFOA, and the CAFR review committee make us a valued asset for any client in the field of governmental financial reporting.

## **GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)**

### References

Terracina Community Development  
District  
Jeff Walker, Special District Services  
(561) 630-4922

Gateway Community Development  
District  
Stephen Bloom, Severn Trent Management  
(954) 753-5841

The Reserve Community Development District  
  
Darrin Mossing, Governmental Management  
Services LLC  
(407) 841-5524

Clearwater Cay Community Development  
District  
Cal Teague, Premier District Management  
  
(239) 690-7100 ext 101

In addition to the above, we have the following additional governmental audit experience:

### Community Development Districts

Aberdeen Community Development  
District

Beacon Lakes Community  
Development District

Alta Lakes Community Development  
District

Beaumont Community Development  
District

Amelia Concourse Community  
Development District

Bella Collina Community Development  
District

Amelia Walk Community  
Development District

Bonnet Creek Community  
Development District

Aqua One Community Development  
District

Buckeye Park Community  
Development District

Arborwood Community Development  
District

Candler Hills East Community  
Development District

Arlington Ridge Community  
Development District

Cedar Hammock Community  
Development District

Bartram Springs Community  
Development District

Central Lake Community  
Development District

Baytree Community Development  
District

Channing Park Community  
Development District

**GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)**

Cheval West Community Development District	Evergreen Community Development District
Coconut Cay Community Development District	Forest Brooke Community Development District
Colonial Country Club Community Development District	Gateway Services Community Development District
Connerton West Community Development District	Gramercy Farms Community Development District
Copperstone Community Development District	Greenway Improvement District
Creekside @ Twin Creeks Community Development District	Greyhawk Landing Community Development District
Deer Run Community Development District	Griffin Lakes Community Development District
Dowden West Community Development District	Habitat Community Development District
DP1 Community Development District	Harbor Bay Community Development District
Eagle Point Community Development District	Harbourage at Braden River Community Development District
East Nassau Stewardship District	Harmony Community Development District
Eastlake Oaks Community Development District	Harmony West Community Development District
Easton Park Community Development District	Harrison Ranch Community Development District
Estancia @ Wiregrass Community Development District	Hawkstone Community Development District

## GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Heritage Harbor Community Development District	Madeira Community Development District
Heritage Isles Community Development District	Marhsall Creek Community Development District
Heritage Lake Park Community Development District	Meadow Pointe IV Community Development District
Heritage Landing Community Development District	Meadow View at Twin Creek Community Development District
Heritage Palms Community Development District	Mediterra North Community Development District
Heron Isles Community Development District	Midtown Miami Community Development District
Heron Isles Community Development District	Mira Lago West Community Development District
Highland Meadows II Community Development District	Montecito Community Development District
Julington Creek Community Development District	Narcoossee Community Development District
Laguna Lakes Community Development District	Naturewalk Community Development District
Lake Bernadette Community Development District	New Port Tampa Bay Community Development District
Lakeside Plantation Community Development District	Overoaks Community Development District
Landings at Miami Community Development District	Panther Trace II Community Development District
Legends Bay Community Development District	Paseo Community Development District
Lexington Oaks Community Development District	Pine Ridge Plantation Community Development District
Live Oak No. 2 Community Development District	Piney Z Community Development District

## GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Poinciana Community Development District	Sampson Creek Community Development District
Poinciana West Community Development District	San Simeon Community Development District
Port of the Islands Community Development District	Six Mile Creek Community Development District
Portofino Isles Community Development District	South Village Community Development District
Quarry Community Development District	Southern Hills Plantation I Community Development District
Renaissance Commons Community Development District	Southern Hills Plantation III Community Development District
Reserve Community Development District	South Fork Community Development District
Reserve #2 Community Development District	St. John's Forest Community Development District
River Glen Community Development District	Stoneybrook South Community Development District
River Hall Community Development District	Stoneybrook South at ChampionsGate Community Development District
River Place on the St. Lucie Community Development District	Stoneybrook West Community Development District
Rivers Edge Community Development District	Tern Bay Community Development District
Riverwood Community Development District	Terracina Community Development District
Riverwood Estates Community Development District	Tison's Landing Community Development District
Rolling Hills Community Development District	TPOST Community Development District
Rolling Oaks Community Development District	

**GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)**

Triple Creek Community  
Development District

Vizcaya in Kendall  
Development District

TSR Community Development  
District

Waterset North Community  
Development District

Turnbull Creek Community  
Development District

Westside Community Development  
District

Twin Creeks North Community  
Development District

WildBlue Community Development  
District

Urban Orlando Community  
Development District

Willow Creek Community  
Development District

Verano #2 Community  
Development District

Willow Hammock Community  
Development District

Viera East Community  
Development District

Winston Trails Community  
Development District

VillaMar Community  
Development District

Zephyr Ridge Community  
Development District



## **GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)**

### Other Governmental Organizations

City of Westlake	Office of the Medical Examiner, District 19
Florida Inland Navigation District	Rupert J. Smith Law Library of St. Lucie County
Fort Pierce Farms Water Control District	St. Lucie Education Foundation
Indian River Regional Crime Laboratory, District 19, Florida	Seminole Improvement District
Viera Stewardship District	Troup Indiantown Water Control District

### Current or Recent Single Audits.

St. Lucie County, Florida  
Early Learning Coalition, Inc.  
Gateway Services Community Development District.

Members of our audit team have acquired extensive experience from performing or participating in over 1,800 audits of governments, independent special taxing districts, school boards, and other agencies that receive public money and utilize fund accounting.

Much of our firm's auditing experience is with compliance auditing, which is required for publicly financed agencies. In this type of audit, we do a financial examination and also confirm compliance with various statutory and regulatory guidelines.

Following is a summary of our other experience, including Auditor General experience, as it pertains to other governmental and fund accounting audits.

### Counties

(Includes elected constitutional officers, utilities and dependent taxing districts)

Indian River  
Martin  
Okeechobee  
Palm Beach

### Municipalities

City of Port St. Lucie  
City of Vero Beach  
Town of Orchid

## **GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)**

### Special Districts

Bannon Lakes Community Development District  
Boggy Creek Community Development District  
Capron Trail Community Development District  
Celebration Pointe Community Development District  
Coquina Water Control District  
Diamond Hill Community Development District  
Dovera Community Development District  
Durbin Crossing Community Development District  
Golden Lakes Community Development District  
Lakewood Ranch Community Development District  
Martin Soil and Water Conservation District  
Meadow Pointe III Community Development District  
Myrtle Creek Community Development District  
St. Lucie County – Fort Pierce Fire District  
The Crossings at Fleming Island  
St. Lucie West Services District  
Indian River County Mosquito Control District  
St. John's Water Control District  
Westchase and Westchase East Community Development Districts  
Pier Park Community Development District  
Verandahs Community Development District  
Magnolia Park Community Development District

### Schools and Colleges

Federal Student Aid Programs – Indian River Community College  
Indian River Community College  
Okeechobee County District School Board  
St. Lucie County District School Board

### State and County Agencies

Central Florida Foreign-Trade Zone, Inc. (a nonprofit organization affiliated with the St. Lucie County Board of County Commissioners)  
Florida School for Boys at Okeechobee  
Indian River Community College Crime Laboratory  
Indian River Correctional Institution

## **FEE SCHEDULE**

We propose the fee for our audit services described below to be \$3,900 for the year ended September 30, 2024, \$4,700 for the years ended September 30, 2025 and 2026, and \$4,900 for the years ended September 30, 2027 and 2028. The fee is contingent upon the financial records and accounting systems of Pioneer Ranch Community Development District being “audit ready” and the financial activity for the District is not materially increased. If we discover that additional preparation work or subsidiary schedules are needed, we will consult with your authorized representative. We can assist with this additional work at our standard rates should you desire.

## **SCOPE OF WORK TO BE PERFORMED**

If selected as the District's auditors, we will perform a financial and compliance audit in accordance with Section 11.45, Florida Statutes, in order to express an opinion on an annual basis on the financial statements of Pioneer Ranch Community Development District as of September 30, 2024, 2025, 2026, 2027, and 2028. The audits will be performed to the extent necessary to express an opinion on the fairness in all material respects with which the financial statements present the financial position, results of operations and changes in financial position in conformity with generally accepted accounting principles and to determine whether, for selected transactions, operations are properly conducted in accordance with legal and regulatory requirements. Reportable conditions that are also material weaknesses shall be identified as such in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters. Other (non-reportable) conditions discovered during the course of the audit will be reported in a separate letter to management, which will be referred to in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters.

Our audit will be performed in accordance with standards for financial and compliance audits contained in *Government Auditing Standards*, as well as in compliance with rules and regulations of audits of special districts as set forth by the State Auditor General in Chapter 10.550, Local Governmental Entity Audits, and other relevant federal, state and county orders, statutes, ordinances, charter, resolutions, bond covenants, Administrative Code and procedures, or rules and regulations which may pertain to the work required in the engagement.

The primary purpose of our audit will be to express an opinion on the financial statements discussed above. It should be noted that such audits are subject to the inherent risk that errors or irregularities may not be detected. However, if conditions are discovered which lead to the belief that material errors, defalcations or other irregularities may exist or if other circumstances are encountered that require extended services, we will promptly notify the appropriate individual.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **J. W. Gaines, CPA, CITP**

Director – 45 years

#### **Education**

- ◆ Stetson University, B.B.A. – Accounting

#### **Registrations**

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy
- ◆ Certified Information Technology Professional (CITP) – American Institute of Certified Public Accountants

#### **Professional Affiliations/Community Service**

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Affiliate member Government Finance Officers Association
- ◆ Past President, Vice President-Campaign Chairman, Vice President and Board Member of United Way of St. Lucie County, 1989 - 1994
- ◆ Past President, President Elect, Secretary and Treasurer of the Treasure Coast Chapter of the Florida Institute of Certified Public Accountants, 1988 - 1991
- ◆ Past President of Ft. Pierce Kiwanis Club, 1994 - 95, Member/Board Member since 1982
- ◆ Past President, Vice President and Treasurer of St. Lucie County Chapter of the American Cancer Society, 1980 -1986
- ◆ Member of the St. Lucie County Chamber of Commerce, Member Board of Directors, Treasurer, September 2002 - 2006, Chairman Elect 2007, Chairman 2008, Past Chairman 2009
- ◆ Member Lawnwood Regional Medical Center Board of Trustees, 2000 – Present, Chairman 2013 - Present
- ◆ Member of St. Lucie County Citizens Budget Committee, 2001 – 2002
- ◆ Member of Ft. Pierce Citizens Budget Advisory Committee, 2010 – 2011
- ◆ Member of Ft. Pierce Civil Service Appeals Board, 2013 - Present

#### **Professional Experience**

- ◆ Miles Grant Development/Country Club – Stuart, Florida, July 1975 – October 1976
- ◆ State Auditor General's Office – Public Accounts Auditor – November 1976 through September 1979
- ◆ Director - Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants PL, responsible for numerous government and nonprofit audits.
- ◆ Over 40 years experience in all phases of public accounting and auditing experience, with a concentration in financial and compliance audits. Mr. Gaines has been involved in all phases of the audits listed on the preceding pages.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

**J. W. Gaines, CPA, CITP (Continued)**

Director

#### **Continuing Professional Education**

- ◆ Has participated in numerous continuing professional education courses provided by nationally recognized sponsors over the last two years to keep abreast of the latest developments in accounting and auditing such as:
  - Governmental Accounting Report and Audit Update
  - Analytical Procedures, FICPA
  - Annual Update for Accountants and Auditors
  - Single Audit Sampling and Other Considerations

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **David S. McGuire, CPA, CITP**

Director – 31 years experience

#### **Education**

- ◆ University of Central Florida, B.A. – Accounting
- ◆ Barry University – Master of Professional Accountancy

#### **Registrations**

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy
- ◆ Certified Information Technology Professional (CITP) – American Institute of Certified Public Accountants
- ◆ Certified Not-For-Profit Core Concepts 2018

#### **Professional Affiliations/Community Service**

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Associate Member, Florida Government Finance Office Associates
- ◆ Assistant Coach – St. Lucie County Youth Football Organization (1994 – 2005)
- ◆ Assistant Coach – Greater Port St. Lucie Football League, Inc. (2006 – 2010)
- ◆ Board Member – Greater Port St. Lucie Football League, Inc. (2011 – 2017)
- ◆ Treasurer, AIDS Research and Treatment Center of the Treasure Coast, Inc. (2000 – 2003)
- ◆ Board Member/Treasurer, North Treasure Coast Chapter, American Red Cross (2004 – 2010)
- ◆ Member/Board Member of Port St. Lucie Kiwanis (1994 – 2001)
- ◆ President (2014/15) of Sunrise Kiwanis of Fort Pierce (2004 – 2017)
- ◆ St. Lucie District School Board Superintendent Search Committee (2013 – present)
- ◆ Board Member – Phrozen Pharoes (2019-2021)

#### **Professional Experience**

- ◆ Twenty-eight years public accounting experience with an emphasis on nonprofit and governmental organizations.
- ◆ Audit Manager in-charge on a variety of audit and review engagements within several industries, including the following government and nonprofit organizations:
  - St. Lucie County, Florida
  - 19<sup>th</sup> Circuit Office of Medical Examiner
  - Troup Indiantown Water Control District
  - Exchange Club Center for the Prevention of Child Abuse, Inc.
  - Healthy Kids of St. Lucie County
  - Mustard Seed Ministries of Ft. Pierce, Inc.
  - Reaching Our Community Kids, Inc.
  - Reaching Our Community Kids - South
  - St. Lucie County Education Foundation, Inc.
  - Treasure Coast Food Bank, Inc.
  - North Springs Improvement District
- ◆ Four years of service in the United States Air Force in computer operations, with a top secret (SCI/SBI) security clearance.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

**David S. McGuire, CPA, CITP (Continued)**

Director

#### **Continuing Professional Education**

- ◆ Mr. McGuire has attended numerous continuing professional education courses and seminars taught by nationally recognized sponsors in the accounting auditing and single audit compliance areas. He has attended courses over the last two years in those areas as follows:

- Not-for-Profit Auditing Financial Results and Compliance Requirements

- Update: Government Accounting Reporting and Auditing

- Annual Update for Accountants and Auditors

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Matthew Gonano, CPA**

Director – 14 years total experience

#### **Education**

- ◆ University of North Florida, B.B.A. – Accounting
- ◆ University of Alicante, Spain – International Business
- ◆ Florida Atlantic University – Masters of Accounting

#### **Professional Affiliations/Community Service**

- ◆ American Institute of Certified Public Accountants
- ◆ Florida Institute of Certified Public Accountants

#### **Professional Experience**

- ◆ Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.
- ◆ Performed audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- ◆ Performed Single Audits of nonprofit organizations in accordance with OMB Circular A-133, Audits of State, Local Governments, and Non-Profit Organizations.

#### **Continuing Professional Education**

- ◆ Mr. Gonano has participated in numerous continuing professional education courses.



## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **David F. Haughton, CPA**

Accounting and Audit Manager – 34 years

#### **Education**

- ◆ Stetson University, B.B.A. – Accounting

#### **Registrations**

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

#### **Professional Affiliations/Community Service**

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Former Member of Florida Institute of Certified Public Accountants Committee on State and Local Government
- ◆ Affiliate Member Government Finance Officers Association (GFOA) for over 10 years
- ◆ Affiliate Member Florida Government Finance Officers Association (FGFOA) for over 10 years
- ◆ Technical Review – 1997 FICPA Course on State and Local Governments in Florida
- ◆ Board of Directors – Kiwanis of Ft. Pierce, Treasurer – 1994-1999; Vice President – 1999-2001

#### **Professional Experience**

- ◆ Twenty-seven years public accounting experience with an emphasis on governmental and nonprofit organizations.
- ◆ State Auditor General's Office – West Palm Beach, Staff Auditor, June 1985 to September 1985
- ◆ Accounting and Audit Manager of Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants PL, responsible for audit and accounting services including governmental and not-for-profit audits.
- ◆ Over 20 years of public accounting and governmental experience, specializing in governmental and nonprofit organizations with concentration in special districts, including Community Development Districts which provide services including water and sewer utilities. Governmental and non-profit entities served include the following:

##### **Counties:**

St. Lucie County

##### **Municipalities:**

City of Fort Pierce

City of Stuart

# ***Commitment to Quality Service***

<b>Personnel Qualifications and Experience</b>
------------------------------------------------

**David F. Haughton, CPA (Continued)**  
Accounting and Audit Manager

**Professional Experience (Continued)**

**Special Districts:**

- Bluewaters Community Development District
- Country Club of Mount Dora Community Development District
- Fiddler's Creek Community Development District #1 and #2
- Indigo Community Development District
- North Springs Improvement District
- Renaissance Commons Community Development District
- St. Lucie West Services District
- Stoneybrook Community Development District
- Summerville Community Development District
- Terracina Community Development District
- Thousand Oaks Community Development District
- Tree Island Estates Community Development District
- Valencia Acres Community Development District

**Non-Profits:**

- The Dunbar Center, Inc.
- Hibiscus Children's Foundation, Inc.
- Hope Rural School, Inc.
- Maritime and Yachting Museum of Florida, Inc.
- Tykes and Teens, Inc.
- United Way of Martin County, Inc.
- Workforce Development Board of the Treasure Coast, Inc.

- ◆ While with the Auditor General's Office he was on the staff for the state audits of the Martin County School District and Okeechobee County School District.
- ◆ During 1997 he performed a technical review of the Florida Institute of Certified Public Accountants state CPE course on Audits of State and Local Governments in Florida. His comments were well received by the author and were utilized in future updates to the course.

**Continuing Professional Education**

- ◆ During the past several years, he has participated in numerous professional development training programs sponsored by the AICPA and FICPA, including state conferences on special districts and governmental auditing in Florida. He averages in excess of 100 hours bi-annually of advanced training which exceeds the 80 hours required in accordance with the continuing professional education requirements of the Florida State Board of accountancy and the AICPA Private Companies Practice Section. He has over 75 hours of governmental CPE credit within the past two years.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Paul Daly**

Staff Accountant – 12 years

#### **Education**

- ◆ Florida Atlantic University, B.S. – Accounting

#### **Professional Experience**

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

#### **Continuing Professional Education**

- ◆ Working to attain the requirements to take the Certified Public Accounting (CPA) exam.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Melissa Marlin, CPA**

Senior Staff Accountant – 11 years

#### **Education**

- ◆ Indian River State College, A.A. – Accounting
- ◆ Florida Atlantic University, B.B.A. – Accounting

#### **Professional Experience**

- ◆ Staff accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

#### **Continuing Professional Education**

- ◆ Mrs. Marlin participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Bryan Snyder**

Staff Accountant – 10 years

#### **Education**

- ◆ Florida Atlantic University, B.B.A. – Accounting

#### **Professional Experience**

- ◆ Accountant beginning his professional auditing career with Berger, Toombs, Elam, Gaines, & Frank.
- ◆ Mr. Snyder is gaining experience auditing governmental & nonprofit entities.

#### **Continuing Professional Education**

- ◆ Mr. Snyder participates in numerous continuing education courses and plans on working to acquire his CPA certificate.
- ◆ Mr. Snyder is currently studying to pass the CPA exam.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Maritza Stonebraker, CPA**

Senior Accountant – 9 years

#### **Education**

- ◆ Indian River State College, B.S. – Accounting

#### **Professional Experience**

- ◆ Staff Accountant beginning her professional auditing career with Berger, Toombs, Elam, Gaines, & Frank.

#### **Continuing Professional Education**

- ◆ Mrs. Stonebraker participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Jonathan Herman, CPA**

Senior Staff Accountant – 11 years

#### **Education**

- ◆ University of Central Florida, B.S. – Accounting
- ◆ Florida Atlantic University, MACC

#### **Professional Experience**

- ◆ Accounting graduate with nine years experience with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

#### **Continuing Professional Education**

- ◆ Mr. Herman participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

## ***Commitment to Quality Service***

<b>Personnel Qualifications and Experience</b>
------------------------------------------------

**Tifanee Terrell, CPA**

Staff Accountant – 4 years

**Education**

- ◆ Florida Atlantic University, M.A.C.C. – Accounting

**Professional Experience**

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

**Continuing Professional Education**

- ◆ Ms. Terrell participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ◆ Ms. Terrell is currently studying to pass the CPA exam.



## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Dylan Dixon**

Staff Accountant – 3 years

#### **Education**

- ◆ Indian River State College, B.S. – Accounting

#### **Professional Experience**

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

#### **Continuing Professional Education**

- ◆ Mr. Dixon participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Brennen Moore**

Staff Accountant – 1 year

#### **Education**

- ◆ Indian River State College, B.S. – Accounting

#### **Professional Experience**

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

#### **Continuing Professional Education**

- ◆ Mr. Moore participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Jordan Wood**

Staff Accountant – 1 year

#### **Education**

- ◆ Indian River State College, A.A. – Accounting

#### **Professional Experience**

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

#### **Continuing Professional Education**

- ◆ Ms. Wood is currently enrolled at Indian River State College to complete her bachelor's degree.
- ◆ Ms. Wood participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ◆ Ms. Wood is currently working towards completing an additional 30 hours of education to qualify to sit for CPA exam.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Katie Gifford**

Staff Accountant – 1 year

#### **Education**

- ◆ Indian River State College, B.S. – Accounting

#### **Professional Experience**

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

#### **Continuing Professional Education**

- ◆ Ms. Gifford participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

## ***Commitment to Quality Service***

### **Personnel Qualifications and Experience**

#### **Rayna Zicari**

Staff Accountant – 1 year

#### **Education**

- ◆ Stetson University, B.B.A. – Accounting

#### **Professional Experience**

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

#### **Continuing Professional Education**

- ◆ Ms. Zicari participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ◆ Ms. Zicari is currently working towards completing an additional 30 hours of education to qualify to sit for CPA exam.



6815 Dairy Road  
Zephyrhills, FL 33542

813.788.2155  
[BodinePerry.com](http://BodinePerry.com)

### Report on the Firm's System of Quality Control

To the Partners of November 30, 2022  
Berger, Toombs, Elam, Gaines & Frank, CPAs, PL  
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL (the firm), in effect for the year ended May 31, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at [aicpa.org/prsummary](http://aicpa.org/prsummary). The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

#### Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

#### Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

#### Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

#### Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2022, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PLC, has received a peer review rating of *pass*.

*Bodine Perry*

Bodine Perry

(BERGER\_REPORT22)



**PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT  
(Hereinafter called "District")  
REQUEST FOR PROPOSALS**

**I. PROPOSAL REQUIREMENTS**

**A. Legal Notice**

The PIONEER RANCH Community Development District is requesting proposals from qualified firms of certified public accountants, licensed to practice in the State of Florida, to audit its financial statements for the fiscal year ending **September 30, 2024** and in the sole and absolute discretion of the District for each fiscal year thereafter through **September 30, 2028**.

There is no expressed or implied obligation for the District to reimburse responding firms for any expenses incurred in preparing proposals in response to this request.

Sealed technical and dollar cost proposals will be received by the District Manager's office until **12:00 p.m., on Monday August 26, 2024, located at 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308**. Proposals received after this time will be returned unopened.

The Proposer shall submit a sealed and clearly marked envelope that includes both a pdf file along with seven (7) printed Technical and Dollar Cost Proposals to be marked as follows: **"PIONEER RANCH Community Development District, Professional Auditing Services Proposal."**

The Technical and Dollar Cost Proposal will be opened in the Office of the District Manager at **12:00 p.m., on Monday, August 26, 2024**.

Proposals submitted will be evaluated by a five (5) member Auditor Selection Committee, ("Selection Committee"). The Audit Selection Committee consists of the five (5) members of the Board of Supervisor's, who will review submissions.

The District reserves the right to retain all proposals submitted and to use, without compensation, any ideas in a proposal regardless of whether that proposal is selected. Submission of a proposal indicates acceptance by the firm of the conditions contained in this request for proposals, unless clearly and specifically noted in the proposal submitted and confirmed in the contract between the District of and the firm selected.

The District reserves the right to reject any or all proposals submitted or to retain all proposals submitted and to use without compensation any ideas in a proposal regardless of whether that proposal is selected. Submission of a proposal indicates acceptance by the firm of all of the conditions contained this Request for Proposal.

B. General Information

During the evaluation process, the Selection Committee and the District reserve the right, where it may serve the District best interest, to request additional information or clarifications from proposers, or to allow corrections of errors or omissions. At the discretion of the District or the Selection Committee, firms submitting proposals may be requested to make oral presentations as part of the evaluation process.

It is anticipated the selection of a firm will be completed no later than September 2023. Following the notification of the selected firm, it is expected a contract will be executed by the end of September 2023.

C. Subcontracting

No subcontracting will be permitted. Any firm who submits a proposal, which contains any subcontracting work, shall be considered non-responsive and the District will not give any further consideration to the proposal.

D. Insurance Requirements

**Worker's Compensation** – Statutory Limits of Florida Statutes.

**Commercial General Liability** – Occurrence Form patterned after the current I.S.O. form with no limiting endorsements.

Bodily Injury & Property Damage at \$1,000,000 single limit per occurrence

**Automobile Liability** - \$500,000 each Occurrence Owned/Non-owned/Hired Automobile Included.

The District, its agents and employee's must be named as "ADDITIONAL INSURED" on the insurance Certificate for Commercial General Liability.

**Errors and Omissions** - \$5,000,000 single limit per occurrence.

Proposer warrants that it is willing and able to obtain insurance coverage, throughout the entire term of the contract and any renewals thereof.

II. NATURE OF SERVICES REQUIRED

A. Scope of Work to be Performed

The District desires the auditor to express an opinion on the fair presentation of its general-purpose financial statements in conformity with generally accepted accounting principles.

The District also desires the auditor to express an opinion on the fair presentation of its combining and individual fund financial statements and schedules in conformity with generally accepted accounting principles.



The auditor shall also be responsible for performing certain limited procedures involving required supplementary information required by the Governmental Accounting Standards Board as mandated by generally accepted auditing standards.

B. Auditing Standards to be followed

To meet the requirements of this request for proposals, the audit shall be performed in accordance with the following standards:

- 1) Generally accepting auditing standards as set forth by the American Institute of Certified Public Accountants.
- 2) The standards for financial audits set forth in the most current applicable U.S. General Accounting Office's (GAO) Government Auditing Standards.
- 3) The most current applicable provisions of the Federal Single Audit Act of 1984 (as amended).
- 4) The most current applicable provisions of U.S. Office of Management and Budget (OMB) Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations, Audits of State and Local Governments.
- 5) The most current applicable Codification of Governmental Accounting and Financial Reporting Standards as promulgated by the Governmental Accounting Standards Board The most current applicable Statements on Auditing Standards issued by the American Institute of Certified Public Accountants.
- 6) The most current applicable Government Auditing Standards published by the Comptroller General of the United States.
- 7) The most current applicable Audit and Accounting Guide-Audits of State and Local Governmental Units, published by the American Institute of Certified Public Accountants.
- 8) The most current applicable Statements and interpretations issued by the Financial Accounting Standards Board.
- 9) Applicable Florida Statutes.
- 10) Regulations of the State of Florida Department of Financial Services
- 11) Rules of the Auditor General, State of Florida, Chapter 10-550 (Local Government Audits)
- 12) Any other applicable federal, state, local regulations or professional guidance not specifically listed above as well as any additional requirements which may be adopted by these organizations in the future.

C. Reports to be Issued

Following the completion of the audit of the fiscal year's financial statements, the auditor shall issue:

1. A report on the fair presentation of the financial statements in conformity with generally accepted accounting principles.
2. A report on compliance and internal control over financial reporting and on compliance and other matters based on an audit of financial statements performed in accordance with government auditing standards.

3. A Management Letter Report.

In the required report(s) on compliance and internal controls, the auditor shall communicate any reportable conditions found during the audit. A reportable condition shall be defined as a significant deficiency in the design or operation of the internal control structure, which could adversely affect the organization's ability to record, process, summarize and report financial data consistent with the assertions of management in the financial statements. Reportable conditions that are also material weaknesses shall be identified as such in the report. No reportable conditions discovered by the auditors shall be reported to management.

The report on compliance and internal controls shall include all material instances of noncompliance. All nonmaterial instances of noncompliance shall be reported in a separate management letter, which shall be referred to in the report on compliance and internal controls.

**Irregularities and illegal acts. Auditors shall be required to make an immediate, written report of all irregularities and illegal acts or indications of illegal acts of which they become aware of, to the Board of Supervisor's, the District Manager and a copy to the District Attorney.**

D. Special Considerations

1. The District currently, may prepare one or more official statements in connection with the sale of debt securities, which will contain the general-purpose financial statements and the auditor's report thereon. The auditor shall be required, if requested by the financial advisor and/or the underwriter, to issue a "consent and citation of expertise" as the auditor and any necessary "comfort letters."
2. The District retains the right to use any audited financial statements in any Official Statement issued by the District without the express consent of the Auditor.

E. Working Paper Retention and Access to Working Papers

All working papers and reports must be retained, at the auditor's expense, for a minimum of three (3) years, unless the firm is notified in writing by the District of the need to extend the retention period.

**THE AUDITOR SHALL PROVIDE A COMPLETE ELECTRONIC COPY OF THE WORKING PAPERS TO THE DISTRICT MANAGER AT THE COMPLETION OF THE AUDIT, PRIOR TO THE FINAL PAYMENT OF THE AUDITING FEES, BY THE DISTRICT.**

**The electronic copy shall be in Microsoft Word or Excel.**

In addition, the firm shall respond to the reasonable inquiries of successor auditors and allow successor auditors to review working papers relating to matters of continuing accounting significance.

### III. DESCRIPTION OF THE GOVERNMENT

#### A. Name and Telephone Number of Contact Persons/Location of Offices

The auditor's principal contact with the District will be James P. Ward, District Manager or a designated representative, who will coordinate the assistance to be provided by the District to the auditor.

#### B. A copy of the District's Budget for the audit period and the Audited Financial Statements for the prior Fiscal Year is available by contacting the District Manager.

#### C. Budgetary Basis of Accounting The District prepares its budgets on a basis consistent with generally accepted accounting principles.

#### D. Pension Plans - NONE.

#### E. Blended Component Units - NONE

The District is defined, for financial reporting purposes, in conformity with the Governmental Accounting Standards Board's Codification of Governmental Accounting and Financial Reporting Standards, Section 2100. Using these criteria, there are no blended component units included in the District financial statements.

#### F. Joint Ventures - NONE

### IV. TIME REQUIREMENTS

#### A. Date Audit May Commence

The District will have all records ready for audit for by October 15th of each Fiscal Year.

#### B. Schedule for each Fiscal Year Audit

Each of the following should be completed by the auditor, no later than the dates indicated.

##### 1. Fieldwork

The auditor shall complete all fieldwork by November 30th of each year.

##### 2. Draft Reports

The auditor shall have drafts of the audit report[s] and recommendations to management available for review by December of each year.

C. Date Final Report is Due - 1 business day from Management Approval

The Auditor shall prepare draft financial statements, notes and all required supplementary information.

The final report should be delivered to the District Manager at 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308.

V. ASSISTANCE TO BE PROVIDED TO THE AUDITOR AND REPORT PREPARATION

A. The District staff and responsible management personnel will be available during the audit to assist the firm by providing information, documentation and explanations. The preparation of confirmations will be the responsibility of District and provided to the auditor to transmit. In addition any required hours of clerical support will be made available to the auditor for the preparation of routine letters and memoranda.

B. Information Solutions (IS) Assistance

The District Manager also be available to provide systems documentation and explanations. The auditor will be provided computer time and limited read only access to the use of the District computer hardware and software.

C. Statements and Schedules to be Prepared by the District.

Statement or Schedule

Bank Confirmations  
Construction in Progress  
GFA Roll Forward  
Contract/Retainage Payable  
Accounts Payable  
Accounts Receivable  
Investments/Accrued Interest Receivable  
Operating Transfers  
Equity Accounts Detail  
Bond Reserve Requirements  
Amortization/Depreciation Schedules  
Interest Expense  
Debt Amortization Schedules

D. Auditor Work Location

All work must be handled at the office of the Auditor and the District will provide all files to the Auditor electronically and the Auditor will be provided limited read only access to the District's electronic system.

- E. Report Preparation Report preparation and editing shall be the responsibility of the auditor and the Auditor shall deliver 1 printed original of the Audited Financial Statements and one (1) electronic file in word and one (1) electronic file in pdf format.

## VI. PROPOSAL REQUIREMENTS

### A. Technical and Dollar Cost Proposal

#### 1. General Requirements

The purpose of the Technical and Dollar Cost Proposal is to demonstrate the qualifications, competence and capability of the firms seeking to undertake an independent audit of the District in conformity with the requirements of this request for proposals. As such, the substance of proposals will carry more weight than their form or manner of presentation. The Technical and Dollar Cost Proposal should demonstrate the qualifications of the firm and of the particular staff to be assigned to this engagement. It should also specify an audit approach that will meet the request for proposals requirements.

The Technical and Dollar Cost Proposal should address all the points outlined in the request for proposal. The Proposal should be prepared simply and economically, providing a straightforward, concise description of the proposer's capabilities to satisfy the requirements of the request for proposals.

While additional data may be presented, the following subjects, items Nos. 2 through 10, must be included. They represent the criteria against which the proposal will be evaluated.

#### 2. Independence

The firm should provide an affirmative statement that is independent of the District as defined by generally accepted auditing standards/the most current applicable U.S. General Accounting Office's Government Auditing Standards.

The firm also should provide an affirmative statement that it is independent of all of the component units of the District as defined by those same standards.

The firm should also list and describe the firm's professional relationships involving the District for the past five (5) years, together with a statement explaining why such relationships do not constitute a conflict of interest relative to performing the proposed audit.

In addition, the firm shall give the District written notice of any professional relationships entered into during the period of this agreement.

3. License to Practice in Florida

An affirmative statement should be included that the firm and all assigned key professional staff are properly registered/licensed to practice in the State of Florida.

4. Firm Qualifications and Experience

The proposer should state the size of the firm, the size of the firm's governmental audit staff, the location of the office from which the work on this engagement is to be performed and the number and nature of the professional staff to be employed in this engagement on a full-time basis and the number and nature of the staff to be so employed on a part-time basis.

The firm is also required to submit a copy of the report on its most recent external quality control review, with a statement whether that quality control review included a review of specific government engagements.

The firm shall also provide information on the results of any federal or state desk reviews or field reviews of its audits during the past three (3) years. In addition, the firm shall provide information on the circumstances and status of any disciplinary action taken or pending against the firm during the past three (3) years with state regulatory bodies or professional organizations, as well as, an explanation of all pending litigation against governmental entities, including all accounts of Federal indictments for any civil or criminal matters for which the firm has been charged. The firm shall also provide information as to any and all litigation or arbitration in Florida within the last three (3) years, in which the firm is or was a Defendant.

5. Partner, Supervisory and Staff Qualifications and Experience

Identify the principal supervisory and management staff, including engagement partners, managers, other supervisors and specialists, who would be assigned to the engagement. Indicate whether each such person is registered or licensed to practice as a certified public accountant in Florida. Provide information on the government auditing experience of each person, including information on relevant continuing professional education for the past three (3) years and membership in professional organizations relevant to the performance of this audit.

Provide as much information as possible regarding the number, qualifications, experience and training, including relevant continuing professional education, of the specific staff to be assigned to this engagement. Indicate how the quality of staff over the term of the agreement will be assured.

Engagement partners, managers, other supervisory staff and specialists may be changed if those personnel leave the firm, are promoted or are assigned to another office. These personnel may also be changed for other reasons with the express prior written permission of the District. However, in either case, the District retains the right to approve or reject replacements.

Consultants and firm specialists mentioned in response to this request for proposal can only be changed with the express prior written permission of the District, which retains the right to approve or reject replacements.

Other audit personnel may be changed at the discretion of the proposer provided that replacements have substantially the same or better qualifications or experience.

6. Prior Engagements with the District

List separately all engagements within the last five years, ranked on the basis of total staff hours, by type of engagement (i.e., audit, management advisory services, other). Indicate the scope of work, date, engagement partners, total hours, the location of the firm's office from which the engagement was performed, and the name and telephone number of the principal client contact.

7. Similar Engagements With Other Government Entities

For the firm's office that will be assigned responsibility for the audit, list the most significant engagements performed in the last five years that are similar to the engagement described in this request for proposal. These engagements should be ranked on the basis of total staff hours. Indicate the scope of work, date, engagement partners, total hours, and the name and telephone number of the principal client contact.

8. Specific Audit Approach

The proposal should set forth a work plan, including an explanation of the audit methodology to be followed, to perform the services required in Section II of this request for proposal. In developing the work plan, reference should be made to such sources of information as District's budget and related materials, organizational charts, manuals and programs, and financial and other management information systems.

Proposers will be required to provide the following information on their audit approach:

- a. Proposed segmentation of the engagement
- b. Level of staff and number of hours to be assigned to each proposed segment of the engagement

- c. Sample size and the extent to which statistical sampling is to be used in the engagement
  - d. Extent of use of EDP software in the engagement
  - e. Type and extent of analytical procedures to be used in the engagement
  - f. Approach to be taken to gain and document an understanding of the District's internal control structure
  - g. Approach to be taken in determining laws and regulations that will be subject to audit test work
  - h. Approach to be taken in drawing audit samples for purposes of tests of compliance
9. Identification of Anticipated Potential Audit Problems

The proposal should identify and describe any anticipated potential audit problems, the firm's approach to resolving these problems and any special assistance that will be requested from the District.

10. Report Format

The proposal should include sample formats for required reports.

B. Dollar Cost Proposal

1. Total All-Inclusive Maximum Price

The dollar cost proposal should contain all pricing information relative to performing the audit engagement as described in this request for proposal. The total all-inclusive maximum price to be proposal is to contain all direct and indirect costs including all out-of-pocket expenses.

The District will not be responsible for expenses incurred in preparing and submitting the technical proposal or the sealed dollar cost proposal. Such costs should not be included in the proposal.

The first page of the dollar cost proposal should include the following information:

- a. Name of Firm
- b. Certification that the person signing the proposal is entitled to represent the firm, empowered to submit the proposal, and authorized to sign a contract with the District.
- c. A Total All-Inclusive Maximum Price for the Audited Financial Statements for each Fiscal Year.



2. Out-of-pocket Expenses must be included in the Total All-inclusive Maximum Price and Reimbursement Rates.

Out-of-pocket expenses for firm personnel (e.g., travel, lodging and subsistence) will be reimbursed at the rates in Florida Statutes.

3. Manner of Payment

Progress payments will be made in accordance with the Florida Prompt Payment Act.

## VII. EVALUATION PROCEDURES

### A. Review of Proposals

The SELECTION COMMITTEE will evaluate and rank the proposals. Each member of the SELECTION COMMITTEE will evaluate and rank each technical proposal by each of the criteria described in Section VII B below.

After the rankings for the firms have been established, the sealed dollar cost proposal will be opened and will be utilized for the ranking of the firms.

### B. Evaluation Criteria

Proposals will be evaluated using three sets of criteria. Firms meeting the mandatory criteria will have their proposals ranked for both technical qualifications. The following represent the principal selection criteria, which will be considered during the evaluation process.

#### 1. Mandatory Elements

- a. The audit firm is independent and licensed to practice in Florida
- b. The firm has no conflict of interest with regard to any other work performed by the firm for the District
- c. The firm adheres to the instructions in this request for proposal on preparing and submitting the proposal
- d. The firm submits a copy of its last external quality control review report and the firm has a record of quality audit work

#### 2. Technical Qualifications:

##### a. Expertise and Experience

- (1) The firm's past experience and performance on comparable government engagements.

- (2) The quality of the firm's professional personnel to be assigned to the engagement and the quality of the firm's management support personnel to be available for technical consultation.
- (3) The firm provides information on the results of any federal or state desk reviews or field reviews of its audits during the past three (3) years. In addition, the firm provides information on the circumstances and status of any disciplinary action taken or pending against the firm during the past three (3) years, with state regulatory bodies or professional organizations, as well as, an explanation of all pending litigation against governmental entities, including all accounts of Federal indictments for any civil or criminal matters for which the firm has been charged. The firm also provides information as to any and all litigation or arbitration in Florida within the last three (3) years, in which the firm is or was a Defendant.

b. Audit Approach

- (1) Adequacy of proposed staffing plan for various segments of the engagement
- (2) Adequacy of sampling techniques
- (3) Adequacy of analytical procedures

Proposals shall be ranked on the basis of their Technical Qualifications by each member of the SELECTION COMMITTEE who will assign each of the top five proposals a number of one (1) through five (5), with one (1) signifying the highest rated proposal and five (5) signifying the lowest rated proposal.

3. Price:

Proposals shall be ranked on the basis of their price by the SELECTION COMMITTEE who will assign each of the top five proposals a number of one (1) through five (5), with one (1) signifying the lowest price and five (5) signifying the highest price.

Upon reconciliation of the weighted scores defined above, the proposal with the lowest average ranking score will be ranked one (1), the proposal with the second lowest average ranking score will be ranked two (2), and so on until all proposals are scored and ranked. The proposal ranked one (1), in the ranking form provided in the attachment (Appendix C), will be recommended by the SELECTION COMMITTEE to the District for award of the contract.

C. Oral Presentations

During the evaluation process, the SELECTION COMMITTEE may, at its discretion, request any one or all firms to make oral presentations. Such presentations will provide firms with an opportunity to answer any questions the SELECTION COMMITTEE may have on a firm's proposal. Not all firms may be asked to make such oral presentations.

D. Right to Reject

Proposals Submission of a proposal indicates acceptance by the firm of the conditions contained in this request for proposal unless clearly and specifically noted in the proposal submitted and confirmed in the contract between the District and the firm selected. The District reserves the right to reject any or all proposals.

**APPENDIX A**  
**SCHEDULE OF PROFESSIONAL FEES AND EXPENSES**  
**AUDITED FINANCIAL STATEMENTS**

**Fee shall include all services, including but not limited to Out-of-Pocket expenses, meals and lodging, transportation, printing and binding, telephone, fax, copies.**

Fiscal Year 2024	<u>\$3,900</u>
Fiscal Year 2025	<u>\$4,700</u>
Fiscal Year 2026	<u>\$4,700</u>
Fiscal Year 2027	<u>\$4,900</u>
Fiscal Year 2028	<u>\$4,900</u>
TOTAL ALL YEARS	<u>\$23,100</u>

# **PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT**

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## **FINANCIAL STATEMENTS - SEPTEMBER 2024**

FISCAL YEAR 2024

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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)

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***JPWard and Associates, LLC***

*Community Development District Advisors*

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*Pioneer Ranch  
Community Development District*

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***The September 30, 2024 Financial Statements  
are Subject to Audit.***

*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

**Pioneer Ranch  
Community Development District  
Balance Sheet  
for the Period Ending September 30, 2024**

	Governmental Funds			
	General Fund	Account Groups		Totals (Memorandum Only)
		General Long Term Debt	General Fixed Assets	
<b>Assets</b>				
<b>Cash and Investments</b>				
General Fund - Invested Cash	\$ 11,470	\$ -	\$ -	\$ 11,470
Debt Service Fund				
Interest Account	-	-	-	-
Sinking Account	-	-	-	-
Reserve Account	-	-	-	-
Revenue Account	-	-	-	-
Capitalized Interest	-	-	-	-
Prepayment Account	-	-	-	-
Construction Account	-	-	-	-
Cost of Issuance Account	-	-	-	-
<b>Due from Other Funds</b>				
General Fund	-	-	-	-
Debt Service Fund(s)	-	-	-	-
<b>Accounts Receivable</b>	-	-	-	-
<b>Assessments Receivable</b>	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	-
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	-
<b>Total Assets</b>	<u>\$ 11,470</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 11,470</u>

**Pioneer Ranch  
Community Development District  
Balance Sheet  
for the Period Ending September 30, 2024**

Governmental Funds				
	General Fund	Account Groups		Totals (Memorandum Only)
		General Long Term Debt	General Fixed Assets	
<b>Liabilities</b>				
Accounts Payable & Payroll Liabilities	-	-	-	-
Due to Fiscal Agent	-	-	-	-
Due to Other Funds				
General Fund	-	-	-	-
Debt Service Fund(s)	-	-	-	-
Due to Developer	-	-	-	-
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Fund Equity and Other Credits</b>				
Investment in General Fixed Assets	-	-	-	-
<b>Fund Balance</b>				
<b>Restricted</b>				
Beginning: October 1, 2023 (Unaudited)	-	-	-	-
Results from Current Operations	-	-	-	-
<b>Unassigned</b>				
Beginning: October 1, 2023 (Unaudited)	-	-	-	-
Results from Current Operations	11,470	-	-	11,470
<b>Total Fund Equity and Other Credits</b>	<b>\$ 11,470</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,470</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 11,470</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,470</b>



**Pioneer Ranch  
Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through September 30, 2024**

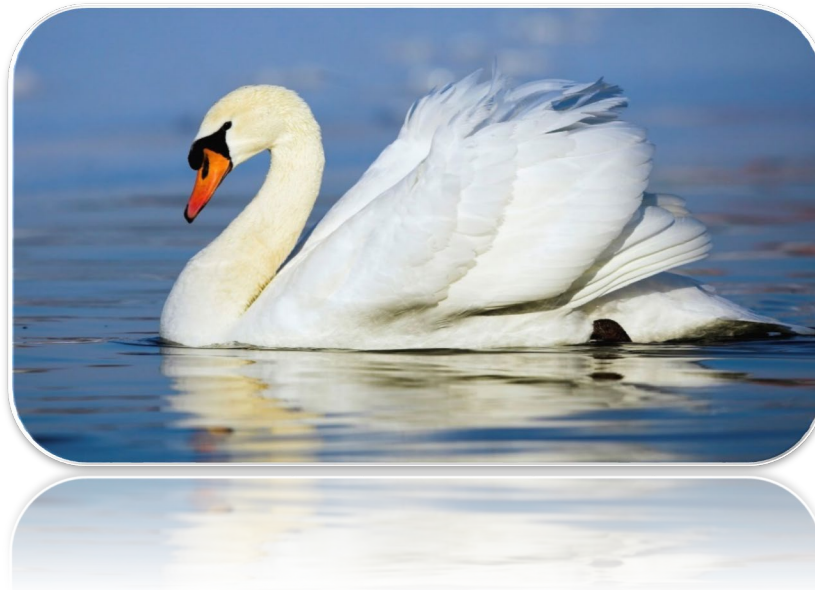
Description	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest</b>										
Interest - General Checking	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>										
Special Assessments - On-Roll	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	N/A
Developer Contribution	45,688	-	-	-	15,000	-	-	60,688	91,375	66%
<b>Total Revenue and Other Sources:</b>	<b>\$ 45,688</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 60,688</b>	<b>\$ 91,375</b>	<b>66%</b>
<b>Expenditures and Other Uses</b>										
<b>Legislative</b>										
Board of Supervisor's Fees	-	-	-	-	-	-	-	-	-	N/A
<b>Executive</b>										
Professional Management	-	-	-	16,667	-	3,333	3,333	23,333	40,000	58%
<b>Financial and Administrative</b>										
Audit Services	-	-	-	-	-	-	-	-	-	N/A
Accounting Services	-	-	-	3,333	667	667	667	5,333	8,000	67%
Assessment Roll Preparation	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	N/A
<b>Other Contractual Services</b>										
Legal Advertising	271	1,645	551	-	4,345	1,512	233	8,557	3,500	244%
Trustee Services	-	-	-	-	-	-	-	-	-	N/A
Dissemination Agent Services	-	-	-	-	-	-	-	-	-	N/A
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	-	-	-	-	-	-	-	-	350	0%
Travel and Per Diem	-	-	-	-	-	-	-	-	-	N/A

**Pioneer Ranch  
Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through September 30, 2024**

Description	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
<b>Communications &amp; Freight Services</b>										
Postage, Freight & Messenger	-	-	-	12	3,333	-	27	3,372	750	450%
<b>Insurance</b>	3,740	-	-	-	-	-	-	3,740	6,500	58%
<b>Printing &amp; Binding</b>	772	-	-	-	-	-	-	772	500	154%
<b>Website Development</b>	-	-	-	-	-	-	-	-	1,600	0%
<b>Subscription &amp; Memberships</b>	150	-	-	-	-	-	-	150	175	86%
<b>Legal Services</b>										
Legal - General Counsel	2,150	-	597	982	-	-	231	3,959	15,000	26%
Legal - Validation	-	-	-	-	-	-	-	-	-	N/A
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>										
Engineering Services	-	-	-	-	-	-	-	-	15,000	0%
Contingencies	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>										
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>7,083</b>	<b>1,645</b>	<b>1,148</b>	<b>20,994</b>	<b>8,345</b>	<b>5,512</b>	<b>4,491</b>	<b>49,217</b>	<b>91,375</b>	<b>54%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 7,083</b>	<b>\$ 1,645</b>	<b>\$ 1,148</b>	<b>\$ 20,994</b>	<b>\$ 8,345</b>	<b>\$ 5,512</b>	<b>\$ 4,491</b>	<b>\$ 49,217</b>	<b>\$ 91,375</b>	<b>54%</b>
Net Increase/ (Decrease) in Fund Balance	38,605	(1,645)	(1,148)	(20,994)	6,655	(5,512)	(4,491)	11,470	-	-
Fund Balance - Beginning	-	38,605	36,960	35,812	14,818	21,473	15,961	-	-	-
<b>Fund Balance - Ending</b>	<b>\$ 38,605</b>	<b>\$ 36,960</b>	<b>\$ 35,812</b>	<b>\$ 14,818</b>	<b>\$ 21,473</b>	<b>\$ 15,961</b>	<b>\$ 11,470</b>	<b>\$ 11,470</b>	<b>\$ -</b>	<b>-</b>

# PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - OCTOBER 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 October 31, 2024**

	Governmental Funds						Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		Account Groups		
	General Fund	Series 2024	Series 2024	Series 2024	General Long Term Debt	General Fixed Assets	
<b>Assets</b>							
<b>Cash and Investments</b>							
General Fund - Invested Cash	\$ 33,149	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,149
<b>Debt Service Fund</b>							
Interest Account	-	429,769	-	-	-	-	429,769
Sinking Account	-	-	-	-	-	-	-
Reserve Account	-	516,385	-	-	-	-	516,385
Revenue Account	-	-	-	-	-	-	-
Capitalized Interest	-	-	-	-	-	-	-
Prepayment Account	-	-	-	-	-	-	-
Construction Account	-	-	14,206,732	-	-	-	14,206,732
Cost of Issuance Account	-	-	-	-	-	-	-
<b>Due from Other Funds</b>							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
<b>Accounts Receivable</b>							
<b>Assessments Receivable</b>							
<b>Amount Available in Debt Service Funds</b>	-	-	-	946,154	-	-	946,154
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	14,743,846	-	-	14,743,846
<b>Total Assets</b>	<u>\$ 33,149</u>	<u>\$ 946,154</u>	<u>\$ 14,206,732</u>	<u>\$ 15,690,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 30,876,035</u>

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

	Governmental Funds					Totals (Memorandum Only)	
	Debt Service Funds		Capital Project Fund		Account Groups		
	General Fund	Series 2024	Series 2024	Series 2024	General Long Term Debt		General Fixed Assets
<b>Liabilities</b>							
<b>Accounts Payable &amp; Payroll Liabilities</b>	-	-	-	-	-	-	
<b>Due to Fiscal Agent</b>	-	-	-	-	-	-	
<b>Due to Other Funds</b>							
General Fund	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	
<b>Due to Developer</b>	-	-	-	-	-	-	
<b>Bonds Payable</b>							
Current Portion (Due within 12 months)							
Series 2024	-	-	-	-	-	-	
Long Term							
Series 2024	-	-	-	15,690,000	-	15,690,000	
Unamortized Prem/Discount on Bds Pyb	-	-	-	-	-	-	
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,690,000</b>	<b>\$ -</b>	<b>\$ 15,690,000</b>	
<b>Fund Equity and Other Credits</b>							
<b>Investment in General Fixed Assets</b>	-	-	-	-	-	-	
<b>Fund Balance</b>							
<b>Restricted</b>							
Beginning: October 1, 2024 (Unaudited)	-	-	-	-	-	-	
Results from Current Operations	-	946,154	14,206,732	-	-	15,152,887	
<b>Unassigned</b>							
Beginning: October 1, 2024 (Unaudited)	42,158	-	-	-	-	42,158	
Results from Current Operations	(9,009)	-	-	-	-	(9,009)	
<b>Total Fund Equity and Other Credits</b>	<b>\$ 33,149</b>	<b>\$ 946,154</b>	<b>\$ 14,206,732</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,186,035</b>	
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 33,149</b>	<b>\$ 946,154</b>	<b>\$ 14,206,732</b>	<b>\$ 15,690,000</b>	<b>\$ -</b>	<b>\$ 30,876,035</b>	

**Pioneer Ranch  
Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through October 31, 2024**

Description	October	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>\$ 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	40,000	8%
<b>Financial and Administrative</b>				
Audit Services	-	-	4,500	0%
Accounting Services	667	667	16,000	4%
Assessment Roll Preparation	-	-	16,000	0%
Arbitrage Rebate Services	-	-	500	0%
<b>Other Contractual Services</b>				
Legal Advertising	-	-	3,500	0%
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 October 31, 2024**

Description	October	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	0%
<b>Legal Services</b>				
Legal - General Counsel	-	-	15,000	0%
Legal - Validation	-	-	-	N/A
Legal - Boundary Amendment	-	-	-	N/A
<b>Other General Government Services</b>				
Engineering Services	-	-	15,000	0%
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>9,009</b>	<b>135,515</b>	<b>7%</b>
<hr/>				
<b>Total Expenditures and Other Uses:</b>	<b>\$ 9,009</b>	<b>\$ 9,009</b>	<b>\$ 135,515</b>	<b>7%</b>
<hr/>				
Net Increase/ (Decrease) in Fund Balance	(9,009)	(9,009)	-	
Fund Balance - Beginning	42,158	42,158	-	
<b>Fund Balance - Ending</b>	<b>\$ 33,149</b>	<b>\$ 33,149</b>	<b>\$ -</b>	



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

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>				
Interest Account	-	-	-	N/A
Sinking Fund Account	-	-	-	N/A
Reserve Account	-	-	-	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>\$ 946,154</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>	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	946,154	946,154	-	
Fund Balance - Beginning	-	-	-	
<b>Fund Balance - Ending</b>	<b>\$ 946,154</b>	<b>\$ 946,154</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 October 31, 2024**

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>				
Construction Account	-	-	-	N/A
Cost of Issuance	-	-	-	N/A
<b>Debt Proceeds</b>				
Developer Contributions	14,743,846	14,743,846	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<u>\$ 14,743,846</u>	<u>\$ 14,743,846</u>	<u>\$ -</u>	<u>N/A</u>
<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	-	-	-	-
<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	-	-	-	N/A
Landscaping	-	-	-	N/A
Roadway Improvement	-	-	-	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
Operating Transfers Out (To Other Funds)	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<u>\$ 537,114</u>	<u>\$ 537,114</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	14,206,732	14,206,732	-	-
Fund Balance - Beginning	-	-	-	-
<b>Fund Balance - Ending</b>	<u><u>\$ 14,206,732</u></u>	<u><u>\$ 14,206,732</u></u>	<u><u>\$ -</u></u>	<u><u>-</u></u>