

# **PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT**

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## **FINANCIAL STATEMENTS - JANUARY 2025**

FISCAL YEAR 2025

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**PREPARED BY:**

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

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*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 January 31, 2025**

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

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

	Governmental Funds			Account Groups		Totals (Memorandum Only)
		Debt Service Funds	Capital Project Fund	General Long Term Debt	General Fixed Assets	
	General Fund	Series 2024	Series 2024			
Liabilities						
Accounts Payable & Payroll Liabilities	-	-	-	-	-	-
Due to Fiscal Agent	-	-	-	-	-	-
Due to Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Due to Developer	-	-	-	-	-	-
Bonds Payable						
Current Portion (Due within 12 months)						
Series 2024	-	-	-	-	-	-
Long Term						
Series 2024	-	-	-	\$15,690,000	-	15,690,000
Unamortized Prem/Discount on Bds Pyb	-	-	-	-	-	-
Total Liabilities	\$ -	\$ -	\$ -	\$ 15,690,000	\$ -	\$ 15,690,000
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	-	-
Fund Balance						
Restricted						
Beginning: October 1, 2024 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	-	950,205	10,439,761	-	-	11,389,966
Unassigned						
Beginning: October 1, 2024 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	41,716	-	-	-	-	41,716
Total Fund Equity and Other Credits	\$ 41,716	\$ 950,205	\$ 10,439,761	\$ -	\$ -	\$ 11,431,682
Total Liabilities, Fund Equity and Other Credits	\$ 41,716	\$ 950,205	\$ 10,439,761	\$ 15,690,000	\$ -	\$ 27,121,682

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

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

Prepared by:

**JPWARD and Associates, LLC**

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

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

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

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

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

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