

PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - FEBRUARY 2025

FISCAL YEAR 2025

PREPARED BY:

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

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*Pioneer Ranch
Community Development District*

Table of Contents

<i>Balance Sheet – All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-4</i>
<i>Debt Service Fund</i>	
<i>Series 2024</i>	<i>5</i>
<i>Capital Projects Fund</i>	
<i>Series 2024</i>	<i>6</i>

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

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

		Governmental Funds			Account Groups		Totals (Memorandum Only)			
		Debt Service Funds		Capital Project Fund	General Long Term Debt	General Fixed Assets				
		General Fund	Series 2024	Series 2024						
Assets										
Cash and Investments										
General Fund - Invested Cash	\$	29,690	\$	-	\$	-	\$	29,690		
Debt Service Fund										
Interest Account		-		435,384		-		-	435,384	
Sinking Account		-		-		-		-	-	
Reserve Account		-		516,385		-		-	516,385	
Revenue Account		-		-		-		-	-	
Capitalized Interest		-		-		-		-	-	
Prepayment Account		-		-		-		-	-	
Construction Account		-		-		10,479,266		-	10,479,266	
Cost of Issuance Account		-		-		-		-	-	
Due from Other Funds										
General Fund		-		-		-		-	-	
Debt Service Fund(s)		-		-		-		-	-	
Accounts Receivable		-		-		-		-	-	
Assessments Receivable		-		-		-		-	-	
Amount Available in Debt Service Funds		-		-		951,769		-	951,769	
Amount to be Provided by Debt Service Funds		-		-		14,738,231		-	14,738,231	
Total Assets	\$	29,690	\$	951,769	\$	10,479,266	\$	15,690,000	\$ -	\$ 27,150,726

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

	Governmental Funds			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	-	951,769	10,479,266	-	-	11,431,035
Unassigned						
Beginning: October 1, 2024 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	29,690	-	-	-	-	29,690
Total Fund Equity and Other Credits	\$ 29,690	\$ 951,769	\$ 10,479,266	\$ -	\$ -	\$ 11,460,726
Total Liabilities, Fund Equity and Other Credits	\$ 29,690	\$ 951,769	\$ 10,479,266	\$ 15,690,000	\$ -	\$ 27,150,726

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

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

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

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

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

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

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

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