

PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MARCH 2025

FISCAL YEAR 2025

PREPARED BY:

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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

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

		Governmental Funds			Account Groups			Totals (Memorandum Only)				
		Debt Service Funds	Capital Project Fund									
		General Fund	Series 2024	Series 2024	General Long Term Debt	General Fixed Assets						
Assets												
Cash and Investments												
General Fund - Invested Cash	\$	23,588	\$	-	\$	-	\$	-	\$	23,588		
Debt Service Fund												
Interest Account		-		436,802		-		-		436,802		
Sinking Account		-		-		-		-		-		
Reserve Account		-		516,385		-		-		516,385		
Revenue Account		-		-		-		-		-		
Capitalized Interest		-		-		-		-		-		
Prepayment Account		-		-		-		-		-		
Construction Account		-		-		10,515,072		-		10,515,072		
Cost of Issuance Account		-		-		-		-		-		
Due from Other Funds												
General Fund		-		-		-		-		-		
Debt Service Fund(s)		-		-		-		-		-		
Accounts Receivable		-		-		-		-		-		
Assessments Receivable		-		-		-		-		-		
Amount Available in Debt Service Funds		-		-		953,187		-		953,187		
Amount to be Provided by Debt Service Funds		-		-		14,736,813		-		14,736,813		
Total Assets	\$	23,588	\$	953,187	\$	10,515,072	\$	15,690,000	\$	-	\$	27,181,847

**Pioneer Ranch
Community Development District
Balance Sheet
for the Period Ending March 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	-	953,187	10,515,072	-	-	11,468,259	
Unassigned							
Beginning: October 1, 2024 (Unaudited)	-	-	-	-	-	-	-
Results from Current Operations	23,588	-	-	-	-	23,588	
Total Fund Equity and Other Credits	\$ 23,588	\$ 953,187	\$ 10,515,072	\$ -	\$ -	\$ 11,491,847	
Total Liabilities, Fund Equity and Other Credits	\$ 23,588	\$ 953,187	\$ 10,515,072	\$ 15,690,000	\$ -	\$ 27,181,847	

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest									
Interest - General Checking	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue									
Special Assessments - On-Roll	-	-	-	-	-	-	-	135,515	0%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	0%
Other Fees and Charges									
Discounts/Collection Fees	-	-	-	-	-	-	-	(10,200)	0%
Developer Contribution	-	-	-	67,758	-	-	67,758	-	0%
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ 67,758	\$ -	\$ -	\$ 67,758	\$ 125,315	54%
Expenditures and Other Uses									
Legislative									
Board of Supervisor's Fees	-	-	-	-	-	-	-	-	0%
Executive									
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	20,000	40,000	50%
Financial and Administrative									
Audit Services	-	-	-	-	-	-	-	4,500	0%
Accounting Services	667	667	667	667	3,333	1,333	7,333	16,000	46%
Assessment Roll Preparation	-	-	-	-	5,333	1,333	6,667	16,000	42%
Arbitrage Rebate Services	-	-	-	-	-	-	-	500	0%
Other Contractual Services									
Legal Advertising	-	-	228	-	-	-	228	3,500	7%
Trustee Services	-	-	-	-	-	-	-	5,000	0%
Dissemination Agent Services	-	-	-	-	-	-	-	2,000	0%
Property Appraiser Fees	-	-	-	-	-	-	-	-	0%
Bank Service Fees	-	-	-	-	-	-	-	350	0%

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Travel and Per Diem	-	-	-	-	-	-	-	-	0%
Communications & Freight Services									
Postage, Freight & Messenger	9	-	-	-	26	26	61	750	8%
Insurance	5,000	-	-	-	-	-	5,000	4,440	113%
Printing & Binding	-	-	-	-	-	-	-	500	0%
Website Development	-	-	-	300	-	-	300	1,600	19%
Subscription & Memberships	-	175	-	-	-	-	175	175	100%
Legal Services									
Legal - General Counsel	-	-	-	215	-	-	215	15,000	1%
Legal - Series 2024 Bonds	-	-	-	1,336	-	77	1,413	-	0%
Legal - Validation	-	-	778	-	-	-	778	-	0%
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	0%
Other General Government Services									
Engineering Services	-	-	-	2,000	-	-	2,000	15,000	13%
Contingencies	-	-	-	-	-	-	-	-	0%
Capital Outlay	-	-	-	-	-	-	-	-	0%
Sub-Total:	9,009	4,175	5,006	7,851	12,026	6,103	44,170	125,315	35%
Total Expenditures and Other Uses:	\$ 9,009	\$ 4,175	\$ 5,006	\$ 7,851	\$ 12,026	\$ 6,103	\$ 44,170	\$ 125,315	35%
Net Increase/ (Decrease) in Fund Balance	(9,009)	(4,175)	(5,006)	59,907	(12,026)	(6,103)	23,588	-	
Fund Balance - Beginning	-	(9,009)	(13,184)	(18,190)	41,716	29,690	-	-	
Fund Balance - Ending	\$ (9,009)	\$ (13,184)	\$ (18,190)	\$ 41,716	\$ 29,690	\$ 23,588	\$ 23,588	\$ -	

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income									
Interest Account	-	836	1,607	1,607	1,564	1,418	7,033	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	0%
Reserve Account	-	1,004	1,928	1,921	1,862	1,682	8,398	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	0%
Revenue Account	-	-	-	-	-	-	-	-	0%
Capitalized Interest Account	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments									
Special Assessments - On Roll	-	-	-	-	-	-	-	-	0%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	0%
Debt Proceeds	946,154	-	-	-	-	-	946,154	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 946,154	\$ 1,840	\$ 3,536	\$ 3,528	\$ 3,427	\$ 3,100	\$ 961,585	\$ -	0%
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2024	-	-	-	-	-	-	-	-	0%
Principal Debt Service - Early Redemptions									
Series 2024	-	-	-	-	-	-	-	-	0%
Interest Expense									
Series 2024	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	1,004	1,928	1,921	1,862	1,682	8,398	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 1,004	\$ 1,928	\$ 1,921	\$ 1,862	\$ 1,682	\$ 8,398	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	946,154	836	1,607	1,607	1,564	1,418	953,187	-	
Fund Balance - Beginning	-	946,154	946,990	948,598	950,205	951,769	-	-	
Fund Balance - Ending	\$ 946,154	\$ 946,990	\$ 948,598	\$ 950,205	\$ 951,769	\$ 953,187	\$ 953,187	\$ -	

Prepared by:

JWARD and Associates, LLC

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income									
Construction Account	-	27,633	46,937	38,671	37,643	34,124	185,008	-	0%
Cost of Issuance	-	-	-	-	-	-	-	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	0%
Developer Contributions	14,743,846	-	-	-	-	-	14,743,846	-	0%
Operating Transfers In (From Other Funds)	-	1,004	1,928	1,921	1,862	1,682	8,398	-	0%
Total Revenue and Other Sources:	\$ 14,743,846	\$ 28,638	\$ 48,865	\$ 40,592	\$ 39,505	\$ 35,806	\$ 14,937,252	\$ -	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	 35,806	 10,515,072	 -	
Fund Balance - Beginning	-	14,206,732	10,350,303	10,399,168	10,439,761	10,479,266	-	-	
Fund Balance - Ending	\$ 14,206,732	\$ 10,350,303	\$ 10,399,168	\$ 10,439,761	\$ 10,479,266	\$ 10,515,072	\$ 10,515,072	\$ -	