

PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - APRIL 2025

FISCAL YEAR 2025

PREPARED BY:

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

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

*Pioneer Ranch
Community Development District*

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 April 30, 2025**

Governmental Funds											
Debt Service Funds			Capital Project Fund		Account Groups		Totals (Memorandum Only)				
General Fund			Series 2024		General Long Term Debt		General Fixed Assets				
Assets											
Cash and Investments											
General Fund - Invested Cash	\$	48,789	\$	-	\$	-	\$	-	\$	48,789	
Debt Service Fund											
Interest Account		-		438,377		-		-		438,377	
Sinking Account		-		-		-		-		-	
Reserve Account		-		516,385		-		-		516,385	
Revenue Account		-		-		-		-		-	
Capitalized Interest		-		-		-		-		-	
Prepayment Account		-		-		-		-		-	
Construction Account		-		-		5,452,245		-		5,452,245	
Cost of Issuance Account		-		-		-		-		-	
Due from Other Funds											
General Fund		-		-		-		-		-	
Debt Service Fund(s)		-		-		-		-		-	
Accounts Receivable		-		-		-		-		-	
Assessments Receivable		-		-		-		-		-	
Amount Available in Debt Service Funds		-		-		-		954,762		-	954,762
Amount to be Provided by Debt Service Funds		-		-		-		14,735,238		-	14,735,238
Total Assets	\$	48,789	\$	954,762	\$	5,452,245	\$	15,690,000	\$	-	\$ 22,145,795

**Pioneer Ranch
Community Development District
Balance Sheet
for the Period Ending April 30, 2025**

		Governmental Funds			Account Groups		Totals (Memorandum Only)
		Debt Service Funds		Capital Project Fund	General Long Term Debt	General Fixed Assets	
		General Fund	Series 2024	Series 2024			
Liabilities							
Accounts Payable & Payroll Liabilities	-	-	-	-	-	-	
Due to Fiscal Agent	-	-	-	-	-	-	
Due to Other Funds							
General Fund	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	
Due to Developer	-	-	-	-	-	-	
Bonds Payable							
Current Portion (Due within 12 months)							
Series 2024	-	-	-	-	-	-	
Long Term							
Series 2024	-	-	-	\$15,690,000	-	15,690,000	
Unamortized Prem/Discount on Bds Pyb	-	-	-	-	-	-	
Total Liabilities	\$ -	\$ -	\$ -	\$ 15,690,000	\$ -	\$ 15,690,000	
Fund Equity and Other Credits							
Investment in General Fixed Assets	-	-	-	-	-	-	
Fund Balance							
Restricted							
Beginning: October 1, 2024 (Unaudited)	-	-	-	-	-	-	
Results from Current Operations	-	954,762	5,452,245	-	-	6,407,007	
Unassigned							
Beginning: October 1, 2024 (Unaudited)	-	-	-	-	-	-	
Results from Current Operations	48,789	-	-	-	-	48,789	
Total Fund Equity and Other Credits	\$ 48,789	\$ 954,762	\$ 5,452,245	\$ -	\$ -	\$ 6,455,795	
Total Liabilities, Fund Equity and Other Credits	\$ 48,789	\$ 954,762	\$ 5,452,245	\$ 15,690,000	\$ -	\$ 22,145,795	

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

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest										
Interest - General Checking	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue										
Special Assessments - On-Roll	-	-	-	-	-	-	-	-	135,515	0%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges										
Discounts/Collection Fees	-	-	-	-	-	-	-	-	(10,200)	0%
Developer Contribution	-	-	-	67,758	-	-	33,879	101,636	-	0%
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ 67,758	\$ -	\$ -	\$ 33,879	\$ 101,636	\$ 125,315	81%
Expenditures and Other Uses										
Legislative										
Board of Supervisor's Fees	-	-	-	-	-	-	-	-	-	0%
Executive										
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	23,333	40,000	58%
Financial and Administrative										
Audit Services	-	-	-	-	-	-	-	-	4,500	0%
Accounting Services	667	667	667	667	3,333	1,333	1,333	8,667	16,000	54%
Assessment Roll Preparation	-	-	-	-	5,333	1,333	1,333	8,000	16,000	50%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	500	0%
Other Contractual Services										
Legal Advertising	-	-	228	-	-	-	-	228	3,500	7%
Trustee Services	-	-	-	-	-	-	-	-	5,000	0%
Dissemination Agent Services	-	-	-	-	-	-	-	-	2,000	0%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	0%
Bank Service Fees	-	-	-	-	-	-	-	-	350	0%

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

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

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

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

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

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income										
Construction Account	-	27,633	46,937	38,671	37,643	34,124	37,911	222,919	-	0%
Cost of Issuance	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	0%
Developer Contributions	14,743,846	-	-	-	-	-	-	14,743,846	-	0%
Operating Transfers In (From Other Funds)	-	1,004	1,928	1,921	1,862	1,682	1,862	10,260	-	0%
Total Revenue and Other Sources:	\$ 14,743,846	\$ 28,638	\$ 48,865	\$ 40,592	\$ 39,505	\$ 35,806	\$ 39,773	\$ 14,977,025	\$ -	0%
Expenditures and Other Uses										
Executive										
Professional Management	50,000	-	-	-	-	-	-	50,000	-	0%
Other Contractual Services										
Trustee Services	6,075	-	-	-	-	-	-	6,075	-	0%
Dissemination Services	-	-	-	-	-	-	-	-	-	0%
Legal Services	3,500	-	-	-	-	-	-	3,500	-	0%
Printing & Binding	1,750	-	-	-	-	-	-	1,750	-	0%
Other General Government Services										
Engineering Services	-	-	-	-	-	-	-	-	-	0%
Capital Outlay										
Electrical	-	-	-	-	-	-	-	-	-	0%
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	0%
Stormwater Management	-	2,724,189	-	-	-	-	3,443,258	6,167,448	-	0%
Landscaping	-	-	-	-	-	-	228,735	228,735	-	0%
Roadway Improvement	-	1,160,877	-	-	-	-	1,430,607	2,591,484	-	0%
Cost of Issuance										
Legal - Series 2024 Bonds	161,989	-	-	-	-	-	-	161,989	-	0%
Underwriter's Discount	313,800	-	-	-	-	-	-	313,800	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ 537,114	\$ 3,885,066	\$ -	\$ -	\$ -	\$ -	\$ 5,102,601	\$ 9,524,780	\$ -	0%
 Net Increase/ (Decrease) in Fund Balance	 14,206,732	 (3,856,429)	 48,865	 40,592	 39,505	 35,806	 (5,062,827)	 5,452,245	 -	 -
Fund Balance - Beginning	-	14,206,732	10,350,303	10,399,168	10,439,761	10,479,266	10,515,072	-	-	-
Fund Balance - Ending	\$ 14,206,732	\$ 10,350,303	\$ 10,399,168	\$ 10,439,761	\$ 10,479,266	\$ 10,515,072	\$ 5,452,245	\$ 5,452,245	\$ -	-