

# **PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT**

---



## **FINANCIAL STATEMENTS - MAY 2025**

FISCAL YEAR 2025

---

**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*

*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 May 31, 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	\$	41,881	\$	-	\$	-	\$	-	\$	41,881		
Debt Service Fund												
Interest Account		-		10,138		-		-		10,138		
Sinking Account		-		-		-		-		-		
Reserve Account		-		516,385		-		-		516,385		
Revenue Account		-		-		-		-		-		
Capitalized Interest		-		-		-		-		-		
Prepayment Account		-		-		-		-		-		
Construction Account		-		-		5,489,101		-		5,489,101		
Cost of Issuance Account		-		-		-		-		-		
Due from Other Funds												
General Fund		-		-		-		-		-		
Debt Service Fund(s)		-		-		-		-		-		
Accounts Receivable		-		-		-		-		-		
Assessments Receivable		-		-		-		-		-		
Amount Available in Debt Service Funds		-		-		-		526,523		526,523		
Amount to be Provided by Debt Service Funds		-		-		-		15,163,477		15,163,477		
Total Assets	\$	41,881	\$	526,523	\$	5,489,101	\$	15,690,000	\$	-	\$	21,747,505

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

		Governmental Funds		Capital Project Fund	Account Groups		Totals (Memorandum Only)
		Debt Service Funds			General Long Term Debt	General Fixed Assets	
		General Fund	Series 2024	Series 2024			
<b>Liabilities</b>							
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		-	-	-	240,000	-	240,000
Long Term							
Series 2024		-	-	-	\$15,450,000	-	15,450,000
Unamortized Prem/Discount on Bds Pyb		-	-	-	-	-	-
Total Liabilities		\$ -	\$ -	\$ -	\$ 15,690,000	\$ -	\$ 15,690,000
<b>Fund Equity and Other Credits</b>							
Investment in General Fixed Assets		-	-	-	-	-	-
Fund Balance							
Restricted							
Beginning: October 1, 2024 (Unaudited)		-	-	-	-	-	-
Results from Current Operations		-	526,523	5,489,101	-	-	6,015,624
Unassigned							
Beginning: October 1, 2024 (Unaudited)		-	-	-	-	-	-
Results from Current Operations		41,881	-	-	-	-	41,881
Total Fund Equity and Other Credits		\$ 41,881	\$ 526,523	\$ 5,489,101	\$ -	\$ -	\$ 6,057,505
Total Liabilities, Fund Equity and Other Credits		\$ 41,881	\$ 526,523	\$ 5,489,101	\$ 15,690,000	\$ -	\$ 21,747,505

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>											
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest</b>											
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	0%
<b>Special Assessment Revenue</b>											
Special Assessments - On-Roll	-	-	-	-	-	-	-	-	-	135,515	0%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	0%
<b>Other Fees and Charges</b>											
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	(10,200)	0%
<b>Developer Contribution</b>	-	-	-	67,758	-	-	33,879	-	101,636	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 67,758</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 33,879</b>	<b>\$ -</b>	<b>\$ 101,636</b>	<b>\$ 125,315</b>	<b>81%</b>
<b>Expenditures and Other Uses</b>											
<b>Legislative</b>											
Board of Supervisor's Fees	-	-	-	-	-	-	-	-	-	-	0%
<b>Executive</b>											
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	26,667	40,000	67%
<b>Financial and Administrative</b>											
Audit Services	-	-	-	-	-	-	-	-	-	4,500	0%
Accounting Services	667	667	667	667	3,333	1,333	1,333	1,333	10,000	16,000	63%
Assessment Roll Preparation	-	-	-	-	5,333	1,333	1,333	1,333	9,333	16,000	58%
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	-	-	-	-	-	-	-	-	-	-	0%
Bank Service Fees	-	-	-	-	-	-	-	-	-	350	0%
<b>Travel and Per Diem</b>	-	-	-	-	-	-	-	-	-	-	0%

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Communications &amp; Freight Services</b>											
Postage, Freight & Messenger	9	-	-	-	26	26	78	20	158	750	21%
<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	-	-	-	119	334	15,000	2%
Legal - Series 2024 Bonds	-	-	-	1,336	-	77	-	425	1,837	-	0%
Legal - Validation	-	-	778	-	-	-	-	-	778	-	0%
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	-	0%
<b>Other General Government Services</b>											
Engineering Services	-	-	-	2,000	-	-	-	345	2,345	15,000	16%
Contingencies	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay	-	-	-	-	-	-	-	-	-	-	0%
<b>Other Current Charges/Obligations</b>											
Marion County RE Tax	-	-	-	-	-	-	2,600	-	2,600	-	0%
<b>Sub-Total:</b>	<b>9,009</b>	<b>4,175</b>	<b>5,006</b>	<b>7,851</b>	<b>12,026</b>	<b>6,103</b>	<b>8,678</b>	<b>6,908</b>	<b>59,755</b>	<b>125,315</b>	<b>48%</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>\$ 12,026</b>	<b>\$ 6,103</b>	<b>\$ 8,678</b>	<b>\$ 6,908</b>	<b>\$ 59,755</b>	<b>\$ 125,315</b>	<b>48%</b>
Net Increase/ (Decrease) in Fund Balance	(9,009)	(4,175)	(5,006)	59,907	(12,026)	(6,103)	25,201	(6,908)	41,881	-	
Fund Balance - Beginning	-	(9,009)	(13,184)	(18,190)	41,716	29,690	23,588	48,789	-	-	
<b>Fund Balance - Ending</b>	<b>\$ (9,009)</b>	<b>\$ (13,184)</b>	<b>\$ (18,190)</b>	<b>\$ 41,716</b>	<b>\$ 29,690</b>	<b>\$ 23,588</b>	<b>\$ 48,789</b>	<b>\$ 41,881</b>	<b>\$ 41,881</b>	<b>\$ -</b>	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>											
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>											
Interest Account	-	836	1,607	1,607	1,564	1,418	1,575	1,530	10,138	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	-	1,004	1,928	1,921	1,862	1,682	1,862	1,802	12,063	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	-	-	-	-	-	-	-	-	-	-	0%
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	0%
<b>Special Assessments - Prepayments</b>											
Special Assessments - On Roll	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	0%
<b>Debt Proceeds</b>	946,154	-	-	-	-	-	-	-	946,154	-	0%
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 946,154</b>	<b>\$ 1,840</b>	<b>\$ 3,536</b>	<b>\$ 3,528</b>	<b>\$ 3,427</b>	<b>\$ 3,100</b>	<b>\$ 3,437</b>	<b>\$ 3,332</b>	<b>\$ 968,354</b>	<b>\$ -</b>	<b>0%</b>
<b>Expenditures and Other Uses</b>											
<b>Debt Service</b>											
<b>Principal Debt Service - Mandatory</b>											
Series 2024	-	-	-	-	-	-	-	-	-	-	0%
<b>Principal Debt Service - Early Redemptions</b>											
Series 2024	-	-	-	-	-	-	-	-	-	-	0%
<b>Interest Expense</b>											
Series 2024	-	-	-	-	-	-	-	429,769	429,769	-	0%
<b>Operating Transfers Out (To Other Funds)</b>	-	1,004	1,928	1,921	1,862	1,682	1,862	1,802	12,063	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 1,004</b>	<b>\$ 1,928</b>	<b>\$ 1,921</b>	<b>\$ 1,862</b>	<b>\$ 1,682</b>	<b>\$ 1,862</b>	<b>\$ 431,572</b>	<b>\$ 441,832</b>	<b>\$ -</b>	<b>0%</b>
Net Increase/ (Decrease) in Fund Balance	946,154	836	1,607	1,607	1,564	1,418	1,575	(428,239)	526,523	-	
Fund Balance - Beginning	-	946,154	946,990	948,598	950,205	951,769	953,187	954,762	-	-	
<b>Fund Balance - Ending</b>	<b>\$ 946,154</b>	<b>\$ 946,990</b>	<b>\$ 948,598</b>	<b>\$ 950,205</b>	<b>\$ 951,769</b>	<b>\$ 953,187</b>	<b>\$ 954,762</b>	<b>\$ 526,523</b>	<b>\$ 526,523</b>	<b>\$ -</b>	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income											
Construction Account	-	27,633	46,937	38,671	37,643	34,124	37,911	35,054	257,973	-	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	1,802	12,063	-	0%
<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>\$ 39,505</b>	<b>\$ 35,806</b>	<b>\$ 39,773</b>	<b>\$ 36,856</b>	<b>\$ 15,013,882</b>	<b>\$ -</b>	<b>0%</b>
<b>Expenditures and Other Uses</b>											
Executive											
Professional Management	-	-	-	-	-	-	-	-	-	-	0%
Other Contractual Services											
Trustee Services	-	-	-	-	-	-	-	-	-	-	0%
Dissemination Services	-	-	-	-	-	-	-	-	-	-	0%
Legal Services	-	-	-	-	-	-	-	-	-	-	0%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	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											
Dissemination Services	3,500	-	-	-	-	-	-	-	3,500	-	0%
District Management and A.M.	50,000	-	-	-	-	-	-	-	50,000	-	0%
Legal Services	161,989	-	-	-	-	-	-	-	161,989	-	0%
Printing & Binding	1,750	-	-	-	-	-	-	-	1,750	-	0%
Trustee Services	6,075	-	-	-	-	-	-	-	6,075	-	0%
Underwriter's Discount	313,800	-	-	-	-	-	-	-	313,800	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 537,114</b>	<b>\$ 3,885,066</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,102,601</b>	<b>\$ -</b>	<b>\$ 9,524,780</b>	<b>\$ -</b>	<b>0%</b>
Net Increase/ (Decrease) in Fund Balance	14,206,732	(3,856,429)	48,865	40,592	39,505	35,806	(5,062,827)	36,856	5,489,101	-	
Fund Balance - Beginning	-	14,206,732	10,350,303	10,399,168	10,439,761	10,479,266	10,515,072	5,452,245	-	-	
<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>\$ 10,479,266</b>	<b>\$ 10,515,072</b>	<b>\$ 5,452,245</b>	<b>\$ 5,489,101</b>	<b>\$ 5,489,101</b>	<b>\$ -</b>	