

# **PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT**

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## **FINANCIAL STATEMENTS - JULY 2025**

FISCAL YEAR 2025

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**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 July 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	\$	59,630	\$	-	\$	-	\$	-	\$	59,630		
Debt Service Fund												
Interest Account		-		10,209		-		-		10,209		
Sinking Account		-		-		-		-		-		
Reserve Account		-		516,385		-		-		516,385		
Revenue Account		-		-		-		-		-		
Capitalized Interest		-		-		-		-		-		
Prepayment Account		-		280,762		-		-		280,762		
Construction Account		-		-		5,531,785		-		5,531,785		
Cost of Issuance Account		-		-		-		-		-		
Due from Other Funds												
General Fund		-		-		-		-		-		
Debt Service Fund(s)		-		-		-		-		-		
Accounts Receivable		-		-		-		-		-		
Assessments Receivable		-		-		-		-		-		
Amount Available in Debt Service Funds		-		-		807,356		-		807,356		
Amount to be Provided by Debt Service Funds		-		-		14,882,644		-		14,882,644		
Total Assets	\$	59,630	\$	807,356	\$	5,531,785	\$	15,690,000	\$	-	\$	22,088,771

**Pioneer Ranch  
Community Development District  
Balance Sheet  
for the Period Ending July 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	
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	-	-	-	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	
Fund Equity and Other Credits							
Investment in General Fixed Assets	-	-	-	-	-	-	
Fund Balance							
Restricted							
Beginning: October 1, 2024 (Unaudited)	-	-	-	-	-	-	
Results from Current Operations	-	807,356	5,531,785	-	-	6,339,141	
Unassigned							
Beginning: October 1, 2024 (Unaudited)	-	-	-	-	-	-	
Results from Current Operations	59,630	-	-	-	-	59,630	
Total Fund Equity and Other Credits	\$ 59,630	\$ 807,356	\$ 5,531,785	\$ -	\$ -	\$ 6,398,771	
Total Liabilities, Fund Equity and Other Credits	\$ 59,630	\$ 807,356	\$ 5,531,785	\$ 15,690,000	\$ -	\$ 22,088,771	

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

Description	October	November	December	January	February	March	April	May	June	July	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	-	-	33,879	135,515	-	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>\$ -</b>	<b>\$ 33,879</b>	<b>\$ 135,515</b>	<b>\$ 125,315</b>	<b>108%</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	3,333	3,333	33,333	40,000	83%
<b>Financial and Administrative</b>													
Audit Services	-	-	-	-	-	-	-	-	-	-	-	4,500	0%
Accounting Services	667	667	667	667	3,333	1,333	1,333	1,333	1,333	1,333	12,667	16,000	79%
Assessment Roll Preparation	-	-	-	-	5,333	1,333	1,333	1,333	1,333	1,333	12,000	16,000	75%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	-	500	0%
<b>Other Contractual Services</b>													
Legal Advertising	-	-	228	-	-	-	-	-	-	1,114	1,342	3,500	38%
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%
<b>Communications &amp; Freight Services</b>													
Postage, Freight & Messenger	9	-	-	-	26	26	78	20	-	11	169	750	23%
<b>Insurance</b>	5,000	-	-	-	-	-	-	-	-	-	5,000	4,440	113%
<b>Printing &amp; Binding</b>	-	-	-	-	-	-	-	-	-	-	-	500	0%

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
<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	406	-	739	15,000	5%
Legal - Series 2024 Bonds	-	-	-	1,336	-	77	-	425	2,139	-	3,976	-	0%
Legal - Validation	-	-	778	-	-	-	-	-	-	-	778	-	0%
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Other General Government Services</b>													
Engineering Services	-	-	-	2,000	-	-	-	345	460	-	2,805	15,000	19%
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>9,004</b>	<b>7,125</b>	<b>75,885</b>	<b>125,315</b>	<b>61%</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>\$ 9,004</b>	<b>\$ 7,125</b>	<b>\$ 75,885</b>	<b>\$ 125,315</b>	<b>61%</b>
Net Increase/ (Decrease) in Fund Balance	(9,009)	(4,175)	(5,006)	59,907	(12,026)	(6,103)	25,201	(6,908)	(9,004)	26,754	59,630	-	
Fund Balance - Beginning	-	(9,009)	(13,184)	(18,190)	41,716	29,690	23,588	48,789	41,881	32,876	-	-	
<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>\$ 32,876</b>	<b>\$ 59,630</b>	<b>\$ 59,630</b>	<b>\$ -</b>	

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income													
Interest Account	-	836	1,607	1,607	1,564	1,418	1,575	1,530	36	36	10,209	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	489	489	-	0%
Reserve Account	-	1,004	1,928	1,921	1,862	1,682	1,862	1,802	1,862	1,802	15,727	-	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	-	-	-	-	-	-	-	-	280,273	-	280,273	-	0%
Debt Proceeds	946,154	-	-	-	-	-	-	-	-	-	946,154	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	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>\$ 282,171</b>	<b>\$ 2,327</b>	<b>\$ 1,252,852</b>	<b>\$ -</b>	<b>0%</b>
<b>Expenditures and Other Uses</b>													
Debt Service													
Principal Debt Service - Mandatory													
Series 2024	-	-	-	-	-	-	-	-	-	-	-	-	0%
Principal Debt Service - Early Redemptions													
Series 2024	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense													
Series 2024	-	-	-	-	-	-	-	429,769	-	-	429,769	-	0%
Operating Transfers Out (To Other Funds)	-	1,004	1,928	1,921	1,862	1,682	1,862	1,802	1,862	1,802	15,727	-	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>\$ 1,862</b>	<b>\$ 1,802</b>	<b>\$ 445,496</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)	280,309	525	807,356	-	
Fund Balance - Beginning	-	946,154	946,990	948,598	950,205	951,769	953,187	954,762	526,523	806,831	-	-	
<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>\$ 806,831</b>	<b>\$ 807,356</b>	<b>\$ 807,356</b>	<b>\$ -</b>	

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

Description	October	November	December	January	February	March	April	May	June	July	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	19,790	19,229	296,993	-	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	1,862	1,802	15,727	-	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>\$ 21,653</b>	<b>\$ 21,031</b>	<b>\$ 15,056,566</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>\$ -</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	21,653	21,031	5,531,785	-	
Fund Balance - Beginning	-	14,206,732	10,350,303	10,399,168	10,439,761	10,479,266	10,515,072	5,452,245	5,489,101	5,510,754	-	-	
<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>\$ 5,510,754</b>	<b>\$ 5,531,785</b>	<b>\$ 5,531,785</b>	<b>\$ -</b>	