PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS – AUGUST 2025

FISCAL YEAR 2025

PREPARED BY:

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

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JPWard and Associates, LLC
Community Development District Advisors

Pioneer Ranch
Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Pioneer Ranch
Community Develoment District
Balance Sheet
for the Period Ending August 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			
Assets						
Cash and Investments						
General Fund - Invested Cash	$ 52,466	$ -	$ -	$ -	$ -	$ 52,466
Debt Service Fund						
Interest Account	-	6,676	-	-	-	6,676
Sinking Account	-	-	-	-	-	-
Reserve Account	-	516,385	-	-		516,385
Revenue Account	-	-	-	-	-	-
Capitalized Interest	-	-	-	-	-	-
Prepayment Account	-	1,774	-	-	-	1,774
Construction Account	-	-	5,553,596	-	-	5,553,596
Cost of Issuance Account	-	-	-	-	-	-
Due from Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	524,835	-	524,835
Amount to be Provided by Debt Service Funds	-	-	-	14,885,165	-	14,885,165
Total Assets	**$ 52,466**	**$ 524,835**	**$ 5,553,596**	**$ 15,410,000**	**$ -**	**$ 21,540,898**

Pioneer Ranch
Community Develoment District
Balance Sheet
for the Period Ending August 31, 2025

	Governmental Funds			Account Groups		
		Debt Service Funds	Capital Project Fund	General Long Term Debt	General Fixed Assets	Totals (Memorandum Only)
	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	-	-	-	240,000	-	240,000
Long Term						
Series 2024	-	-	-	$15,170,000	-	15,170,000
Unamoritized Prem/Discount on Bds Pyb	-	-	-	-	-	-
Total Liabilities	**$ -**	**$ -**	**$ -**	**$ 15,410,000**	**$ -**	**$ 15,410,000**
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	-	-
Fund Balance						
Restricted						
Beginning: October 1, 2024 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	-	524,835	5,553,596	-	-	6,078,431
Unassigned						
Beginning: October 1, 2024 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	52,466	-	-	-	-	52,466
Total Fund Equity and Other Credits	**$ 52,466**	**$ 524,835**	**$ 5,553,596**	**$ -**	**$ -**	**$ 6,130,898**
Total Liabilities, Fund Equity and Other Credits	**$ 52,466**	**$ 524,835**	**$ 5,553,596**	**$ 15,410,000**	**$ -**	**$ 21,540,898**

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

Description	October	November	December	January	February	March	April	May	June	July	August	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	-	-	33,879	-	135,515	-	0%
Total Revenue and Other Sources:	**$ -**	**$ -**	**$ -**	**$ 67,758**	**$ -**	**$ -**	**$ 33,879**	**$ -**	**$ -**	**$ 33,879**	**$ -**	**$ 135,515**	**$ 125,315**	**108%**
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	3,333	3,333	3,333	3,333	36,667	40,000	92%
Financial and Administrative														
Audit Services	-	-	-	-	-	-	-	-	-	-	-	-	4,500	0%
Accounting Services	667	667	667	667	3,333	1,333	1,333	1,333	1,333	1,333	1,333	14,000	16,000	88%
Assessment Roll Preparation	-	-	-	-	5,333	1,333	1,333	1,333	1,333	1,333	1,333	13,333	16,000	83%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	-	-	500	0%
Other Contractual Services														
Legal Advertising	-	-	228	-	-	-	-	-	-	1,114	-	1,342	3,500	38%
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	5,000	0%
Dissemination Agent Services	-	-	-	-	-	-	-	-	-	-	-	-	2,000	0%
Bond Amortization Schedules	-	-	-	-	-	-	-	-	-	-	500	500	-	0%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Bank Service Fees	-	-	-	-	-	-	-	-	-	-	-	-	350	0%
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Communications & Freight Services														
Postage, Freight & Messenger	9	-	-	-	26	26	78	20	-	11	-	169	750	23%
Insurance	5,000	-	-	-	-	-	-	-	-	-	-	5,000	4,440	113%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	500	0%

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

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Website Development	-	-	-	300	-	-	-	-	-	-	-	300	1,600	19%
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services														
Legal - General Counsel	-	-	-	215	-	-	-	119	406	-	174	913	15,000	6%
Legal - Series 2024 Bonds	-	-	-	1,336	-	77	-	425	2,139	-	105	4,082	-	0%
Legal - Validation	-	-	778	-	-	-	-	-	-	-	-	778	-	0%
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other General Government Services														
Engineering Services	-	-	-	2,000	-	-	-	345	460	-	385	3,190	15,000	21%
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**	**6,908**	**9,004**	**7,125**	**7,164**	**83,049**	**125,315**	66%
Total Expenditures and Other Uses:	**$ 9,009**	**$ 4,175**	**$ 5,006**	**$ 7,851**	**$ 12,026**	**$ 6,103**	**$ 8,678**	**$ 6,908**	**$ 9,004**	**$ 7,125**	**$ 7,164**	**$ 83,049**	**$ 125,315**	**66%**
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	(7,164)	52,466	-	
Fund Balance - Beginning	-	(9,009)	(13,184)	(18,190)	41,716	29,690	23,588	48,789	41,881	32,876	59,630	-	-	
Fund Balance - Ending	**$ (9,009)**	**$ (13,184)**	**$ (18,190)**	**$ 41,716**	**$ 29,690**	**$ 23,588**	**$ 48,789**	**$ 41,881**	**$ 32,876**	**$ 59,630**	**$ 52,466**	**$ 52,466**	**$ -**	

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

Description	October	November	December	January	February	March	April	May	June	July	August	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	1,530	36	36	37	10,246	-	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	1,862	17,590	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	1,012	1,012	-	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%
Total Revenue and Other Sources:	**$ 946,154**	**$ 1,840**	**$ 3,536**	**$ 3,528**	**$ 3,427**	**$ 3,100**	**$ 3,437**	**$ 3,332**	**$ 282,171**	**$ 2,327**	**$ 2,912**	**$ 1,255,764**	**$ -**	**0%**
Expenditures and Other Uses														
Debt Service														
Principal Debt Service - Mandatory														
Series 2024	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Principal Debt Service - Early Redemptions														
Series 2024	-	-	-	-	-	-	-	-	-	-	280,000	280,000	-	0%
Interest Expense														
Series 2024	-	-	-	-	-	-	-	429,769	-	-	3,570	433,339	-	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	1,862	17,590	-	0%
Total Expenditures and Other Uses:	**$ -**	**$ 1,004**	**$ 1,928**	**$ 1,921**	**$ 1,862**	**$ 1,682**	**1,862**	**$ 431,572**	**$ 1,862**	**$ 1,802**	**$ 285,432**	**$ 730,929**	**$ -**	**0%**
Net Increase/ (Decrease) in Fund Balance	946,154	836	1,607	1,607	1,564	1,418	1,575	(428,239)	280,309	525	(282,521)	524,835	-	
Fund Balance - Beginning	-	946,154	946,990	948,598	950,205	951,769	953,187	954,762	526,523	806,831	807,356	-	-	
Fund Balance - Ending	**$ 946,154**	**$ 946,990**	**$ 948,598**	**$ 950,205**	**$ 951,769**	**$ 953,187**	**$ 954,762**	**$ 526,523**	**$ 806,831**	**$ 807,356**	**$ 524,835**	**$ 524,835**	**$ -**	

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

Description	October	November	December	January	February	March	April	May	June	July	August	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	35,054	19,790	19,229	19,948	316,941	-	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	1,862	17,590	-	0%
Total Revenue and Other Sources:	$ 14,743,846	$ 28,638	$ 48,865	$ 40,592	$ 39,505	$ 35,806	$ 39,773	$ 36,856	$ 21,653	$ 21,031	$ 21,811	$ 15,078,376	$ -	**0%**
Expenditures and Other Uses														
Executive														
Professional Management	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Contractual Services														
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Dissemination Services														
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%
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)	36,856	21,653	21,031	21,811	5,553,596	-	
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	5,531,785	-	-	
Fund Balance - Ending	$ 14,206,732	$ 10,350,303	$ 10,399,168	$ 10,439,761	$ 10,479,266	$ 10,515,072	$ 5,452,245	$ 5,489,101	$ 5,510,754	$ 5,531,785	$ 5,553,596	$ 5,553,596	$ -	