PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS – SEPTEMBER 2025

FISCAL YEAR 2025

Preliminary Financial Statements - Subject to Change

PREPARED BY:

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

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Pioneer Ranch
Community Development District

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The September 30, 2025 Financial Statements are Subject to Audit.

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Pioneer Ranch
Community Develoment District
Balance Sheet
for the Period Ending September 30, 2025

	Governmental Funds					
		Debt Service Funds	Capital Project Fund	Account Groups		Totals
	General Fund	Series 2024	Series 2024	General Long Term Debt	General Fixed Assets	(Memorandum Only)
Assets						
Cash and Investments						
General Fund - Invested Cash	$ 42,165	$ -	$ -	$ -	$ -	$ 42,165
Debt Service Fund						
Interest Account	-	6,700	-	-	-	6,700
Sinking Account	-	-	-	-	-	-
Reserve Account	-	509,095	-	-		509,095
Revenue Account	-	-	-	-	-	-
Capitalized Interest	-	-	-	-	-	-
Prepayment Account	-	209,265	-	-	-	209,265
Construction Account	-	-	5,575,461	-	-	5,575,461
Cost of Issuance Account	-	-	-	-	-	-
Due from Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	725,060	-	725,060
Amount to be Provided by Debt Service Funds	-	-	-	14,684,940	-	14,684,940
Total Assets	**$ 42,165**	**$ 725,060**	**$ 5,575,461**	**$ 15,410,000**	**$ -**	**$ 21,752,686**

Pioneer Ranch
Community Develoment District
Balance Sheet
for the Period Ending September 30, 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	-	725,060	5,575,461	-	-	6,300,521
Unassigned						
Beginning: October 1, 2024 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	42,165	-	-	-	-	42,165
Total Fund Equity and Other Credits	**$ 42,165**	**$ 725,060**	**$ 5,575,461**	**$ -**	**$ -**	**$ 6,342,686**
Total Liabilities, Fund Equity and Other Credits	**$ 42,165**	**$ 725,060**	**$ 5,575,461**	**$ 15,410,000**	**$ -**	**$ 21,752,686**

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

Description	October	November	December	January	February	March	April	May	June	July	August	September	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	3,333	40,000	40,000	100%
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	1,333	15,333	16,000	96%
Assessment Roll Preparation	-	-	-	-	5,333	1,333	1,333	1,333	1,333	1,333	1,333	2,000	15,333	16,000	96%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	-	-	-	500	0%
Other Contractual Services															
Legal Advertising	-	-	228	-	-	-	-	-	-	1,114	-	185	1,527	3,500	44%
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	-	28	197	750	26%
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 September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Website Development	-	-	-	300	-	-	-	-	-	-	-	900	1,200	1,600	75%
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	1,832	5,913	-	0%
Legal - Validation	-	-	778	-	-	-	-	-	-	-	-	-	778	-	0%
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other General Government Services															
Engineering Services	-	-	-	2,000	-	-	-	345	460	-	385	690	3,880	15,000	26%
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**	**10,301**	**93,350**	**125,315**	74%
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**	**$ 10,301**	**$ 93,350**	**$ 125,315**	**74%**
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)	(10,301)	42,165	-	
Fund Balance - Beginning	-	(9,009)	(13,184)	(18,190)	41,716	29,690	23,588	48,789	41,881	32,876	59,630	52,466	-	-	
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**	**$ 42,165**	**$ 42,165**	**$ -**	

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

Description	October	November	December	January	February	March	April	May	June	July	August	September	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	24	10,270	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	-	1,004	1,928	1,921	1,862	1,682	1,862	1,802	1,862	1,802	1,862	1,861	19,450	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	489	1,012	6	1,508	-	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	-	-	200,195	480,467	-	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**	**$ 202,086**	**$ 1,457,850**	**$ -**	**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	1,861	19,450	-	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**	**$ 1,861**	**$ 732,790**	**$ -**	**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)	200,225	725,060	-	
Fund Balance - Beginning	-	946,154	946,990	948,598	950,205	951,769	953,187	954,762	526,523	806,831	807,356	524,835	-	-	
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**	**$ 725,060**	**$ 725,060**	**$ -**	

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

Description	October	November	December	January	February	March	April	May	June	July	August	September	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	20,004	336,945	-	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	1,861	19,450	-	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	$ 21,865	$ 15,100,241	$ -	**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	21,865	5,575,461	-	
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	5,553,596	-	-	
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	$ 5,575,461	$ 5,575,461	$ -	