

PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - OCTOBER 2024

FISCAL YEAR 2025

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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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Pioneer Ranch
Community Development District
Balance Sheet
for the Period Ending October 31, 2024**

	Governmental Funds						Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		Account Groups		
	General Fund	Series 2024	Series 2024	Series 2024	General Long Term Debt	General Fixed Assets	
Assets							
Cash and Investments							
General Fund - Invested Cash	\$ 33,149	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,149
Debt Service Fund							
Interest Account	-	429,769	-	-	-	-	429,769
Sinking Account	-	-	-	-	-	-	-
Reserve Account	-	516,385	-	-	-	-	516,385
Revenue Account	-	-	-	-	-	-	-
Capitalized Interest	-	-	-	-	-	-	-
Prepayment Account	-	-	-	-	-	-	-
Construction Account	-	-	14,206,732	-	-	-	14,206,732
Cost of Issuance Account	-	-	-	-	-	-	-
Due from Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
Accounts Receivable							
Assessments Receivable							
Amount Available in Debt Service Funds	-	-	-	-	946,154	-	946,154
Amount to be Provided by Debt Service Funds	-	-	-	-	14,743,846	-	14,743,846
Total Assets	\$ 33,149	\$ 946,154	\$ 14,206,732	\$ 15,690,000	\$ -	\$ -	\$ 30,876,035

**Pioneer Ranch
Community Development District
Balance Sheet
for the Period Ending October 31, 2024**

	Governmental Funds						Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		Account Groups		
	General Fund	Series 2024	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	-	-	-	-	-	-	-
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	-	946,154	14,206,732	-	-	-	15,152,887
Unassigned							
Beginning: October 1, 2024 (Unaudited)	42,158	-	-	-	-	-	42,158
Results from Current Operations	(9,009)	-	-	-	-	-	(9,009)
Total Fund Equity and Other Credits	\$ 33,149	\$ 946,154	\$ 14,206,732	\$ -	\$ -	\$ -	\$ 15,186,035
Total Liabilities, Fund Equity and Other Credits	\$ 33,149	\$ 946,154	\$ 14,206,732	\$ 15,690,000	\$ -	\$ -	\$ 30,876,035

**Pioneer Ranch
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2024**

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	N/A
Interest				
Interest - General Checking	-	-	-	N/A
Special Assessment Revenue				
Special Assessments - On-Roll	-	-	135,515	0%
Special Assessments - Off-Roll	-	-	-	N/A
Developer Contribution	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ 135,515	0%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	-	-	-	N/A
Executive				
Professional Management	3,333	3,333	40,000	8%
Financial and Administrative				
Audit Services	-	-	4,500	0%
Accounting Services	667	667	16,000	4%
Assessment Roll Preparation	-	-	16,000	0%
Arbitrage Rebate Services	-	-	500	0%
Other Contractual Services				
Legal Advertising	-	-	3,500	0%
Trustee Services	-	-	5,000	0%
Dissemination Agent Services	-	-	2,000	0%
Property Appraiser Fees	-	-	-	N/A
Bank Service Fees	-	-	350	0%
Travel and Per Diem	-	-	-	N/A

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JPWARD and Associates, LLC

**Pioneer Ranch
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2024**

Description	October	Year to Date	Total Annual Budget	% of Budget
Communications & Freight Services				
Postage, Freight & Messenger	9	9	750	1%
Insurance	5,000	5,000	4,440	113%
Printing & Binding	-	-	500	0%
Website Development	-	-	1,600	0%
Subscription & Memberships	-	-	175	0%
Legal Services				
Legal - General Counsel	-	-	15,000	0%
Legal - Validation	-	-	-	N/A
Legal - Boundary Amendment	-	-	-	N/A
Other General Government Services				
Engineering Services	-	-	15,000	0%
Contingencies	-	-	-	N/A
Capital Outlay	-	-	-	N/A
Other Fees and Charges				
Discounts/Collection Fees	-	-	10,200	0%
Sub-Total:	9,009	9,009	135,515	7%
<hr/>				
Total Expenditures and Other Uses:	\$ 9,009	\$ 9,009	\$ 135,515	7%
<hr/>				
Net Increase/ (Decrease) in Fund Balance	(9,009)	(9,009)	-	
Fund Balance - Beginning	42,158	42,158	-	
Fund Balance - Ending	\$ 33,149	\$ 33,149	\$ -	

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	N/A
Interest Income				
Interest Account	-	-	-	N/A
Sinking Fund Account	-	-	-	N/A
Reserve Account	-	-	-	N/A
Prepayment Account	-	-	-	N/A
Revenue Account	-	-	-	N/A
Capitalized Interest Account	-	-	-	N/A
Special Assessments - Prepayments				
Special Assessments - On Roll	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	N/A
Debt Proceeds	946,154	946,154	-	N/A
Intragovernmental Transfer In	-	-	-	N/A
Total Revenue and Other Sources:	\$ 946,154	\$ 946,154	\$ -	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2024	-	-	-	N/A
Principal Debt Service - Early Redemptions				
Series 2024	-	-	-	N/A
Interest Expense				
Series 2024	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	946,154	946,154	-	
Fund Balance - Beginning	-	-	-	
Fund Balance - Ending	\$ 946,154	\$ 946,154	\$ -	

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	N/A
Interest Income				
Construction Account	-	-	-	N/A
Cost of Issuance	-	-	-	N/A
Debt Proceeds				
Developer Contributions	14,743,846	14,743,846	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	N/A
Total Revenue and Other Sources:	<u>\$ 14,743,846</u>	<u>\$ 14,743,846</u>	<u>\$ -</u>	<u>N/A</u>
Expenditures and Other Uses				
Executive				
Professional Management	50,000	50,000	-	N/A
Other Contractual Services				
Trustee Services	6,075	6,075	-	N/A
Dissemination Services	-	-	-	-
Legal Services				
	3,500	3,500	-	N/A
Printing & Binding				
	1,750	1,750	-	N/A
Other General Government Services				
Engineering Services	-	-	-	N/A
Capital Outlay				
Electrical	-	-	-	N/A
Water-Sewer Combination	-	-	-	N/A
Stormwater Management	-	-	-	N/A
Landscaping	-	-	-	N/A
Roadway Improvement	-	-	-	N/A
Cost of Issuance				
Legal - Series 2024 Bonds	161,989	161,989	-	N/A
Underwriter's Discount	313,800	313,800	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	N/A
Total Expenditures and Other Uses:	<u>\$ 537,114</u>	<u>\$ 537,114</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	14,206,732	14,206,732	-	-
Fund Balance - Beginning	-	-	-	-
Fund Balance - Ending	<u>\$ 14,206,732</u>	<u>\$ 14,206,732</u>	<u>\$ -</u>	<u>-</u>