

# **PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT**

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## **FINANCIAL STATEMENTS - NOVEMBER 2024**

FISCAL YEAR 2025

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PREPARED BY:

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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 November 30, 2024**

	Governmental Funds						Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		Account Groups		
	General Fund	Series 2024	Series 2024	General Long Term Debt	General Fixed Assets		
<b>Assets</b>							
<b>Cash and Investments</b>							
General Fund - Invested Cash	\$ 16,232	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,232
<b>Debt Service Fund</b>							
Interest Account	-	430,605	-	-	-	-	430,605
Sinking Account	-	-	-	-	-	-	-
Reserve Account	-	516,385	-	-	-	-	516,385
Revenue Account	-	-	-	-	-	-	-
Capitalized Interest	-	-	-	-	-	-	-
Prepayment Account	-	-	-	-	-	-	-
Construction Account	-	-	10,350,303	-	-	-	10,350,303
Cost of Issuance Account	-	-	-	-	-	-	-
<b>Due from Other Funds</b>							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
<b>Accounts Receivable</b>							
<b>Assessments Receivable</b>							
<b>Amount Available in Debt Service Funds</b>	-	-	-	946,990	-	-	946,990
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	14,743,010	-	-	14,743,010
<b>Total Assets</b>	<u>\$ 16,232</u>	<u>\$ 946,990</u>	<u>\$ 10,350,303</u>	<u>\$ 15,690,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 27,003,525</u>

**Pioneer Ranch  
Community Development District  
Balance Sheet  
for the Period Ending November 30, 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	
<b>Liabilities</b>							
<b>Accounts Payable &amp; Payroll Liabilities</b>	-	-	-	-	-	-	-
<b>Due to Fiscal Agent</b>	-	-	-	-	-	-	-
<b>Due to Other Funds</b>							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
<b>Due to Developer</b>	-	-	-	-	-	-	-
<b>Bonds Payable</b>							
Current Portion (Due within 12 months)							
Series 2024	-	-	-	-	-	-	-
Long Term							
Series 2024	-	-	-	-	\$15,690,000	-	15,690,000
Unamortized Prem/Discount on Bds Pyb	-	-	-	-	-	-	-
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,690,000</b>	<b>\$ -</b>	<b>\$ 15,690,000</b>
<b>Fund Equity and Other Credits</b>							
<b>Investment in General Fixed Assets</b>	-	-	-	-	-	-	-
<b>Fund Balance</b>							
<b>Restricted</b>							
Beginning: October 1, 2024 (Unaudited)	-	-	-	-	-	-	-
Results from Current Operations	-	946,990	10,350,303	-	-	-	11,297,294
<b>Unassigned</b>							
Beginning: October 1, 2024 (Unaudited)	42,158	-	-	-	-	-	42,158
Results from Current Operations	(25,926)	-	-	-	-	-	(25,926)
<b>Total Fund Equity and Other Credits</b>	<b>\$ 16,232</b>	<b>\$ 946,990</b>	<b>\$ 10,350,303</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,313,525</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 16,232</b>	<b>\$ 946,990</b>	<b>\$ 10,350,303</b>	<b>\$ 15,690,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 27,003,525</b>

**Pioneer Ranch  
Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through November 30, 2024**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>					
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest</b>					
Interest - General Checking	-	-	-	-	N/A
<b>Special Assessment Revenue</b>					
Special Assessments - On-Roll	-	-	-	135,515	0%
Special Assessments - Off-Roll	-	-	-	-	N/A
<b>Developer Contribution</b>	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 135,515</b>	<b>0%</b>
<b>Expenditures and Other Uses</b>					
<b>Legislative</b>					
Board of Supervisor's Fees	-	-	-	-	N/A
<b>Executive</b>					
Professional Management	3,333	3,333	6,667	40,000	17%
<b>Financial and Administrative</b>					
Audit Services	-	-	-	4,500	0%
Accounting Services	667	667	1,333	16,000	8%
Assessment Roll Preparation	-	-	-	16,000	0%
Arbitrage Rebate Services	-	-	-	500	0%
<b>Other Contractual Services</b>					
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%
<b>Travel and Per Diem</b>	-	-	-	-	N/A

Prepared by:

**JPWARD and Associates, LLC**

**Pioneer Ranch  
Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through November 30, 2024**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Communications &amp; Freight Services</b>					
Postage, Freight & Messenger	9	-	9	750	1%
<b>Insurance</b>	5,000	-	5,000	4,440	113%
<b>Printing &amp; Binding</b>	-	-	-	500	0%
<b>Website Development</b>	-	-	-	1,600	0%
<b>Subscription &amp; Memberships</b>	-	175	175	175	100%
<b>Legal Services</b>					
Legal - General Counsel	-	193	193	15,000	1%
Legal - Validation	-	11,217	11,217	-	N/A
Legal - Boundary Amendment	-	-	-	-	N/A
<b>Other General Government Services</b>					
Engineering Services	-	1,333	1,333	15,000	9%
Contingencies	-	-	-	-	N/A
Capital Outlay	-	-	-	-	N/A
<b>Other Fees and Charges</b>					
Discounts/Collection Fees	-	-	-	10,200	0%
<b>Sub-Total:</b>	<b>9,009</b>	<b>16,917</b>	<b>25,926</b>	<b>135,515</b>	<b>19%</b>
<b>Total Expenditures and Other Uses:</b>					
	<b>\$ 9,009</b>	<b>\$ 16,917</b>	<b>\$ 25,926</b>	<b>\$ 135,515</b>	<b>19%</b>
Net Increase/ (Decrease) in Fund Balance	(9,009)	(16,917)	(25,926)	-	
Fund Balance - Beginning	42,158	33,149	42,158	-	
<b>Fund Balance - Ending</b>	<b>\$ 33,149</b>	<b>\$ 16,232</b>	<b>\$ 16,232</b>	<b>\$ -</b>	

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

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>					
Carryforward	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>					
Interest Account	-	836	836	-	N/A
Sinking Fund Account	-	-	-	-	N/A
Reserve Account	-	1,004	1,004	-	N/A
Prepayment Account	-	-	-	-	N/A
Revenue Account	-	-	-	-	N/A
Capitalized Interest Account	-	-	-	-	N/A
<b>Special Assessments - Prepayments</b>					
Special Assessments - On Roll	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	N/A
<b>Debt Proceeds</b>	946,154	-	946,154	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 946,154</b>	<b>\$ 1,840</b>	<b>\$ 947,995</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>					
<b>Debt Service</b>					
<b>Principal Debt Service - Mandatory</b>					
Series 2024	-	-	-	-	N/A
<b>Principal Debt Service - Early Redemptions</b>					
Series 2024	-	-	-	-	N/A
<b>Interest Expense</b>					
Series 2024	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	1,004	1,004	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 1,004</b>	<b>\$ 1,004</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	946,154	836	946,990	-	
Fund Balance - Beginning	-	946,154	-	-	
<b>Fund Balance - Ending</b>	<b>\$ 946,154</b>	<b>\$ 946,990</b>	<b>\$ 946,990</b>	<b>\$ -</b>	

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

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>					
Carryforward	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>					
Construction Account	-	27,633	27,633	-	N/A
Cost of Issuance	-	-	-	-	N/A
<b>Debt Proceeds</b>					
Developer Contributions	14,743,846	-	14,743,846	-	N/A
Operating Transfers In (From Other Funds)	-	1,004	1,004	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 14,743,846</b>	<b>\$ 28,638</b>	<b>\$ 14,772,483</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>					
<b>Executive</b>					
Professional Management	50,000	-	50,000	-	N/A
<b>Other Contractual Services</b>					
Trustee Services	6,075	-	6,075	-	N/A
Dissemination Services	-	-	-	-	N/A
<b>Legal Services</b>					
Legal Services	3,500	-	3,500	-	N/A
<b>Printing &amp; Binding</b>					
Printing & Binding	1,750	-	1,750	-	N/A
<b>Other General Government Services</b>					
Engineering Services	-	-	-	-	N/A
<b>Capital Outlay</b>					
Electrical	-	-	-	-	N/A
Water-Sewer Combination	-	-	-	-	N/A
Stormwater Management	-	2,724,189	2,724,189	-	N/A
Landscaping	-	-	-	-	N/A
Roadway Improvement	-	1,160,877	1,160,877	-	N/A
<b>Cost of Issuance</b>					
Legal - Series 2024 Bonds	161,989	-	161,989	-	N/A
<b>Underwriter's Discount</b>					
Underwriter's Discount	313,800	-	313,800	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 537,114</b>	<b>\$ 3,885,066</b>	<b>\$ 4,422,180</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	14,206,732	(3,856,429)	10,350,303	-	-
Fund Balance - Beginning	-	14,206,732	-	-	-
<b>Fund Balance - Ending</b>	<b>\$ 14,206,732</b>	<b>\$ 10,350,303</b>	<b>\$ 10,350,303</b>	<b>\$ -</b>	<b>-</b>