

PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - DECEMBER 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 December 31, 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		
Assets							
Cash and Investments							
General Fund - Invested Cash	\$ 11,225	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,225
Debt Service Fund							
Interest Account	-	432,213	-	-	-	-	432,213
Sinking Account	-	-	-	-	-	-	-
Reserve Account	-	516,385	-	-	-	-	516,385
Revenue Account	-	-	-	-	-	-	-
Capitalized Interest	-	-	-	-	-	-	-
Prepayment Account	-	-	-	-	-	-	-
Construction Account	-	-	10,399,168	-	-	-	10,399,168
Cost of Issuance Account	-	-	-	-	-	-	-
Due from Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
Accounts Receivable							
Assessments Receivable							
Amount Available in Debt Service Funds	-	-	-	948,598	-	-	948,598
Amount to be Provided by Debt Service Funds	-	-	-	14,741,402	-	-	14,741,402
Total Assets	\$ 11,225	\$ 948,598	\$ 10,399,168	\$ 15,690,000	\$ -	\$ -	\$ 27,048,992

**Pioneer Ranch
Community Development District
Balance Sheet
for the Period Ending December 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	-	948,598	10,399,168	-	-	11,347,766	
Unassigned							
Beginning: October 1, 2024 (Unaudited)	42,158	-	-	-	-	42,158	
Results from Current Operations	(30,932)	-	-	-	-	(30,932)	
Total Fund Equity and Other Credits	\$ 11,225	\$ 948,598	\$ 10,399,168	\$ -	\$ -	\$ 11,358,992	
Total Liabilities, Fund Equity and Other Credits	\$ 11,225	\$ 948,598	\$ 10,399,168	\$ 15,690,000	\$ -	\$ 27,048,992	

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

Description	October	November	December	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	3,333	10,000	40,000	25%
Financial and Administrative						
Audit Services	-	-	-	-	4,500	0%
Accounting Services	667	667	667	2,000	16,000	13%
Assessment Roll Preparation	-	-	-	-	16,000	0%
Arbitrage Rebate Services	-	-	-	-	500	0%
Other Contractual Services						
Legal Advertising	-	-	228	228	3,500	7%
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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**Pioneer Ranch
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2024**

Description	October	November	December	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	-	175	175	100%
Legal Services						
Legal - General Counsel	-	193	-	193	15,000	1%
Legal - Validation	-	11,217	778	11,995	-	N/A
Legal - Boundary Amendment	-	-	-	-	-	N/A
Other General Government Services						
Engineering Services	-	1,333	-	1,333	15,000	9%
Contingencies	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	N/A
Other Fees and Charges						
Discounts/Collection Fees	-	-	-	-	10,200	0%
Sub-Total:	9,009	16,917	5,006	30,932	135,515	23%
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Total Expenditures and Other Uses:	\$ 9,009	\$ 16,917	\$ 5,006	\$ 30,932	\$ 135,515	23%
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Net Increase/ (Decrease) in Fund Balance	(9,009)	(16,917)	(5,006)	(30,932)	-	
Fund Balance - Beginning	42,158	33,149	16,232	42,158	-	
Fund Balance - Ending	\$ 33,149	\$ 16,232	\$ 11,225	\$ 11,225	\$ -	

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income						
Interest Account	-	836	1,607	2,443	-	N/A
Sinking Fund Account	-	-	-	-	-	N/A
Reserve Account	-	1,004	1,928	2,933	-	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	\$ 1,840	\$ 3,536	\$ 951,530	\$ -	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)	-	1,004	1,928	2,933	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 1,004	\$ 1,928	\$ 2,933	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	946,154	836	1,607	948,598	-	
Fund Balance - Beginning	-	946,154	946,990	-	-	
Fund Balance - Ending	\$ 946,154	\$ 946,990	\$ 948,598	\$ 948,598	\$ -	

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income						
Construction Account	-	27,633	46,937	74,570	-	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)	-	1,004	1,928	2,933	-	N/A
Total Revenue and Other Sources:	\$ 14,743,846	\$ 28,638	\$ 48,865	\$ 14,821,348	\$ -	N/A
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	-	-	-	-	-	N/A
Legal Services						
Printing & Binding	3,500	-	-	3,500	-	N/A
Other General Government Services						
Engineering Services	1,750	-	-	1,750	-	N/A
Capital Outlay						
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
Cost of Issuance						
Legal - Series 2024 Bonds	-	-	-	-	-	N/A
Underwriter's Discount	161,989	-	-	161,989	-	N/A
Operating Transfers Out (To Other Funds)	313,800	-	-	313,800	-	N/A
Total Expenditures and Other Uses:	\$ 537,114	\$ 3,885,066	\$ -	\$ 4,422,180	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	14,206,732	(3,856,429)	48,865	10,399,168	-	-
Fund Balance - Beginning	-	14,206,732	10,350,303	-	-	-
Fund Balance - Ending	\$ 14,206,732	\$ 10,350,303	\$ 10,399,168	\$ 10,399,168	\$ -	-