

# Pioneer Ranch

Community Development District

*Financial Statements  
December 31, 2025*

*JPWard and Associates, LLC  
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**Pioneer Ranch  
Community Development District  
Balance Sheet  
for the Period Ending December 31, 2025**

	Governmental Funds			Account Groups			Totals (Memorandum Only)	
	Debt Service Funds		Capital Project Fund	General Long	General Fixed			
	General Fund	Series 2024	Series 2024	Term Debt	Assets			
<b>Assets</b>								
<b>Cash and Investments</b>								
General Fund - Invested Cash	\$ 6,978	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,978	
Debt Service Fund								
Interest Account	-	24	-	-	-	-	24	
Reserve Account	-	503,885	-	-	-	-	503,885	
Revenue Account	-	477	-	-	-	-	477	
Prepayment Account	-	182,857	-	-	-	-	182,857	
Construction Account	-	-	5,635,513	-	-	-	5,635,513	
<b>Due from Other Funds</b>								
General Fund	-	2,619	-	-	-	-	2,619	
Debt Service Fund(s)	-	-	-	-	-	-	-	
<b>Accounts Receivable</b>								
<b>Amount Available in Debt Service Funds</b>								
Amount to be Provided by Debt Service Funds	-	-	-	689,862	-	-	689,862	
Total Assets	<u>\$ 6,978</u>	<u>\$ 689,862</u>	<u>\$ 5,635,513</u>	<u>\$ 15,205,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 21,537,354</u>	

Prepared by:

**JPWARD and Associates, LLC**

Unaudited

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**Pioneer Ranch  
Community Development District  
Balance Sheet  
for the Period Ending December 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			
<b>Liabilities</b>						
<b>Accounts Payable</b>						
<b>Due to Other Funds</b>						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	2,619	-	-	-	-	2,619
<b>Due to Developer</b>	44,466	-	-	-	-	44,466
<b>Bonds Payable</b>						
Current Portion (Due within 12 months)						
Series 2024	-	-	-	240,000	-	240,000
Long Term						
Series 2024	-	-	-	14,965,000	-	14,965,000
<b>Total Liabilities</b>	<b>\$ 47,085</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,205,000</b>	<b>\$ -</b>	<b>\$ 15,252,085</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, 2025 (Unaudited)	-	725,060	5,575,461	-	-	6,300,521
Results from Current Operations	-	(35,198)	60,053	-	-	24,854
<b>Unassigned</b>						
Beginning: October 1, 2025 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	(40,107)	-	-	-	-	(40,107)
<b>Total Fund Equity and Other Credits</b>	<b>\$ (40,107)</b>	<b>\$ 689,862</b>	<b>\$ 5,635,513</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,285,269</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 6,978</b>	<b>\$ 689,862</b>	<b>\$ 5,635,513</b>	<b>\$ 15,205,000</b>	<b>\$ -</b>	<b>\$ 21,537,354</b>

Prepared by:

**JPWARD and Associates, LLC**

**Unaudited**

**2**

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

Description	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	0%
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	308	308	133,954	0%
<b>Other Fees and Charges</b>				
Discounts/Collection Fees	-	-	(10,083)	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 308</b>	<b>\$ 308</b>	<b>\$ 123,871</b>	<b>0%</b>
<b>Expenditures and Other Uses</b>				
<b>Executive</b>				
Professional Management	3,500	10,500	42,000	25%
<b>Financial and Administrative</b>				
Audit Services	4,800	4,800	4,000	120%
Accounting Services	1,417	4,250	17,000	25%
Assessment Roll Preparation	1,417	4,250	17,000	25%
Arbitrage Rebate Services	500	500	500	100%
<b>Other Contractual Services</b>				
Legal Advertising	-	-	1,000	0%
Trustee Services	-	4,246	4,246	100%
Dissemination Agent Services	-	3,500	4,000	88%
Bond Amortization Schedules	-	500	-	0%
Bank Service Fees	-	-	250	0%
<b>Communications &amp; Freight Services</b>				
Postage, Freight & Messenger	12	12	100	12%
Website Development	800	800	2,400	33%
<b>Insurance</b>				
-	-	5,800	5,700	102%
<b>Printing &amp; Binding</b>				
-	-	-	500	0%
<b>Subscription &amp; Memberships</b>				
-	-	175	175	100%
<b>Legal Services</b>				
Legal - General Counsel	999	999	12,500	8%
Legal - Series 2024 Bonds	83	83	-	0%
<b>Other General Government Services</b>				
Engineering Services	-	-	12,500	0%
<b>Other Current Charges/Obligations</b>				
Marion County RE Tax	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 13,527</b>	<b>\$ 40,415</b>	<b>\$ 123,871</b>	<b>33%</b>
Net Increase/ (Decrease) in Fund Balance	(13,219)	(40,107)	-	
Fund Balance - Beginning	(26,888)	-	-	
<b>Fund Balance - Ending</b>	<b>\$ (40,107)</b>	<b>\$ (40,107)</b>	<b>\$ -</b>	

Prepared by:

JPWARD and Associates, LLC

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

Description	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Interest Account	1	47	-	0%
Reserve Account	1,568	5,020	15,312	33%
Prepayment Account	58	1,094	-	0%
Revenue Account	80	454	-	0%
<b>Special Assessments - Prepayments</b>				
Special Assessments - On Roll	2,619	2,619	1,105,330	0%
Special Assessments - Prepayments	172,289	172,289	-	0%
<b>Developer Contribution</b>				
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(51,258)	0%
<b>Intragovernmental Transfer In</b>				
<b>Total Revenue and Other Sources:</b>	<b>\$ 176,615</b>	<b>\$ 566,437</b>	<b>\$ 1,069,384</b>	<b>53%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2024	-	-	240,000	0%
<b>Principal Debt Service - Early Redemptions</b>				
Series 2024	-	205,000	-	0%
<b>Interest Expense</b>				
Series 2024	-	391,615	785,160	50%
<b>Intragovernmental Transfer Out</b>				
	1,568	5,020	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 1,568</b>	<b>\$ 601,635</b>	<b>\$ 1,025,160</b>	<b>0%</b>
Net Increase/ (Decrease) in Fund Balance	175,047	(35,198)	44,224	
Fund Balance - Beginning	516,546	725,060	725,060	
<b>Fund Balance - Ending</b>	<b>\$ 691,594</b>	<b>\$ 689,862</b>	<b>\$ 769,284</b>	

Prepared by:

**JPWARD and Associates, LLC**

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

Description	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	17,289	55,033	-	0%
Developer Contributions	-	-	-	0%
Operating Transfers In (From Other Funds)	1,568	5,020	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 18,856</b>	<b>\$ 60,053</b>	<b>\$ -</b>	<b>0%</b>
<b>Expenditures and Other Uses</b>				
Capital Outlay				
Operating Transfers Out (To Other Funds)	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>
Net Increase/ (Decrease) in Fund Balance	18,856	60,053	-	
Fund Balance - Beginning	5,616,657	5,575,461	-	
<b>Fund Balance - Ending</b>	<b>\$ 5,635,513</b>	<b>\$ 5,635,513</b>	<b>\$ -</b>	

Prepared by:

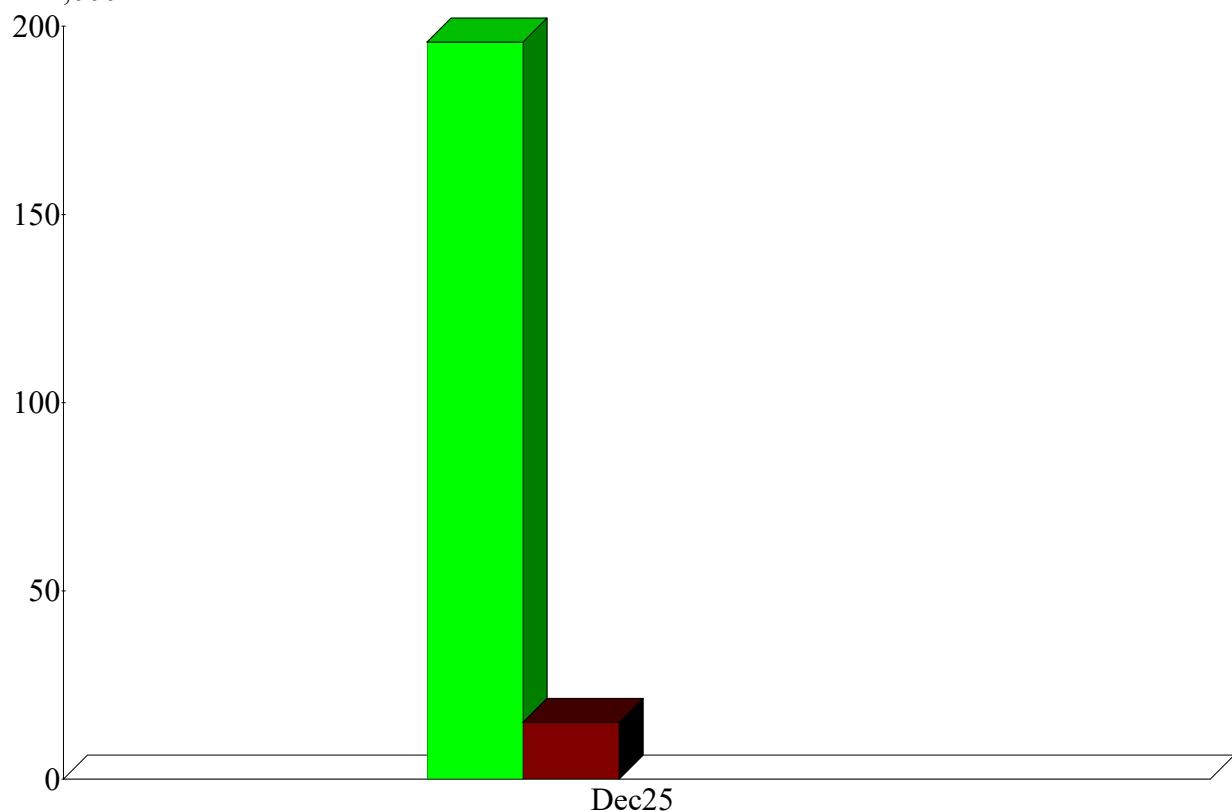
**JPWARD and Associates, LLC**

# Pioneer Ranch Community Development District

Income and Expense by Month  
December 2025

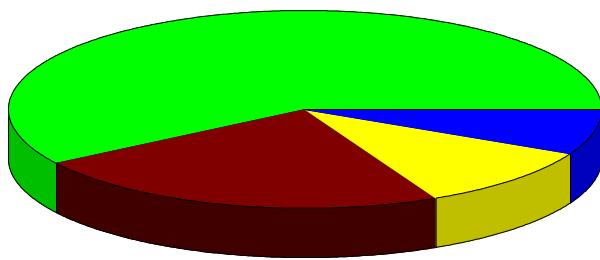
Income  
Expense

\$ in 1,000's



Expense Summary  
December 2025

5130000 · Financial and Administrative	59.26%
5120000 · Executive	23.19
5810000 · Interfund Transfer Out	10.39
5140000 · Legal Services	7.16
<b>Total</b>	<b>\$15,094.28</b>



By Account