

# Pioneer Ranch

Community Development District

## *Financial Statements December 31, 2025*

*JPWard and Associates, LLC*  
2301 N.E. 37<sup>th</sup> Street  
Fort Lauderdale, Florida 33308  
Phone: (954) 658-4900

# TABLE OF CONTENTS

## *Pioneer Ranch Community Development District*

### *Monthly Financial Statements*

Balance Sheet – All Funds	1-2
Statement of Revenue, Expenditures and Changes in Fund Balance	
General Fund	3
Debt Service Fund	
Series 2024	4
Capital Projects Fund	
Series 2024	5
Income & Expense Graph – All Funds	6

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

	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	\$ 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	
Due from Other Funds							
General Fund	-	2,619	-	-	-	2,619	
Debt Service Fund(s)	-	-	-	-	-	-	
Accounts Receivable	-	-	-	-	-	-	
Amount Available in Debt Service Funds	-	-	-	689,862	-	689,862	
Amount to be Provided by Debt Service Funds	-	-	-	14,515,138	-	14,515,138	
Total Assets	\$ 6,978	\$ 689,862	\$ 5,635,513	\$ 15,205,000	\$ -	\$ 21,537,354	

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

		Governmental Funds		Capital Project Fund	Account Groups		Totals (Memorandum Only)
		Debt Service Funds	Series 2024		General Long Term Debt	General Fixed Assets	
Liabilities							
Accounts Payable	-	-	-	-	-	-	
Due to Other Funds							
General Fund	-	-	-	-	-	-	
Debt Service Fund(s)	2,619	-	-	-	-	2,619	
Due to Developer	44,466	-	-	-	-	44,466	
Bonds Payable							
Current Portion (Due within 12 months)							
Series 2024	-	-	-	240,000	-	240,000	
Long Term							
Series 2024	-	-	-	14,965,000	-	14,965,000	
Total Liabilities	\$ 47,085	\$ -	\$ -	\$ 15,205,000	\$ -	\$ 15,252,085	
Fund Equity and Other Credits							
Investment in General Fixed Assets	-	-	-	-	-	-	
Fund Balance							
Restricted							
Beginning: October 1, 2025 (Unaudited)	-	725,060	5,575,461	-	-	6,300,521	
Results from Current Operations	-	(35,198)	60,053	-	-	24,854	
Unassigned							
Beginning: October 1, 2025 (Unaudited)	-	-	-	-	-	-	
Results from Current Operations	(40,107)	-	-	-	-	(40,107)	
Total Fund Equity and Other Credits	\$ (40,107)	\$ 689,862	\$ 5,635,513	\$ -	\$ -	\$ 6,285,269	
Total Liabilities, Fund Equity and Other Credits	\$ 6,978	\$ 689,862	\$ 5,635,513	\$ 15,205,000	\$ -	\$ 21,537,354	

**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:

**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>	-	384,915	-	0%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(51,258)	0%
<b>Intragovernmental Transfer In</b>	-	-	-	0%
<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>	

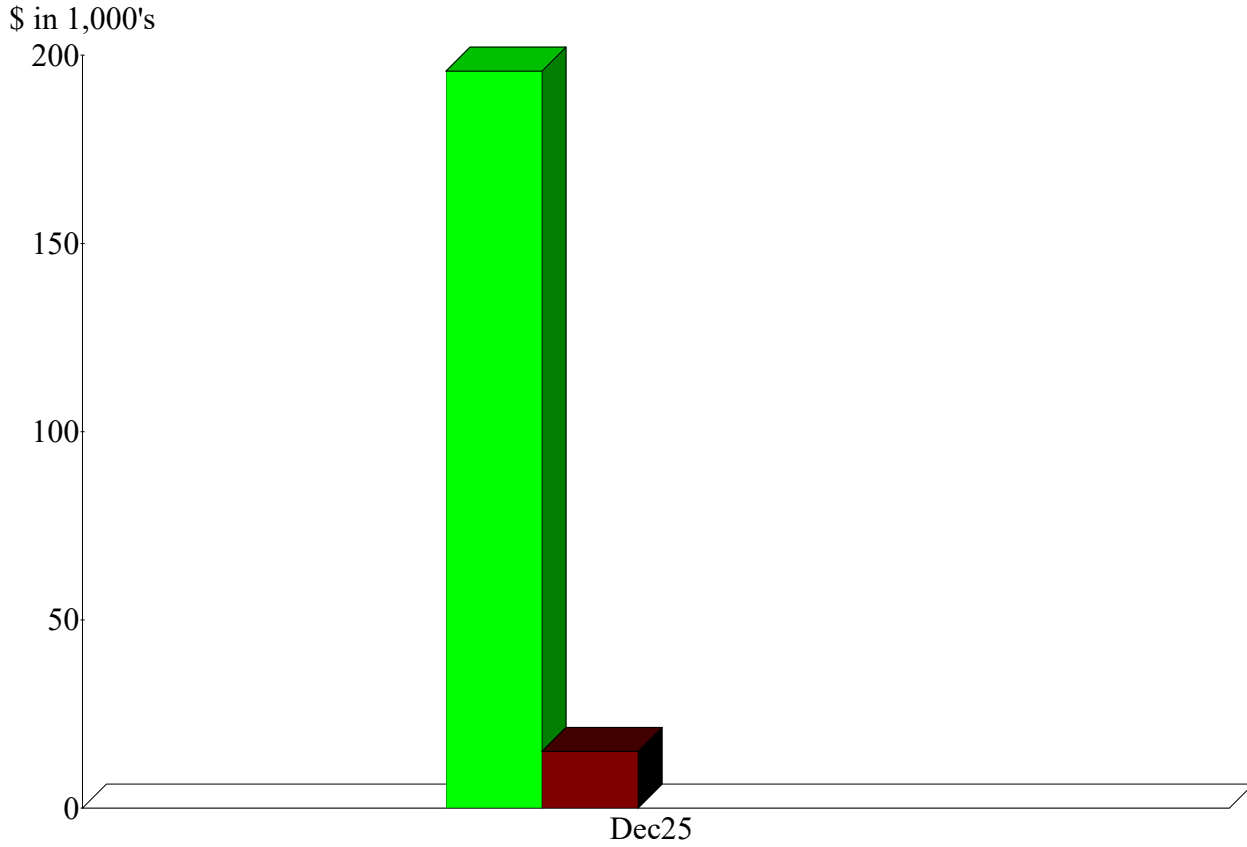
**Pioneer Ranch**  
**Community Development District**  
**Capital Projects Fund - Series 2024**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through December 31, 2025**

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

# Pioneer Ranch Community Development District

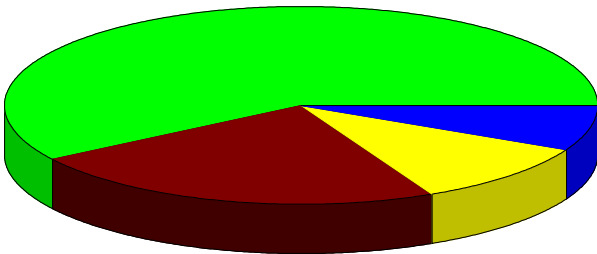
Income and Expense by Month  
December 2025

Income  
Expense



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
Total	\$15,094.28



By Account