

# **PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT**

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## **ADOPTED BUDGET**

FISCAL YEAR 2026

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PREPARED BY:

JPWARD & ASSOCIATES, LLC. 2301 NORTHEAST 37 STREET, FORT LAUDERDALE, FL. 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

**Pioneer Ranch Community Development District**  
**General Fund - Budget**  
**Fiscal Year 2026**

Description	Fiscal Year 2025	Actual 02/21/2025	Anticipated 9/30/2025	Fiscal Year 2026	Notes
<b>Revenues and Other Sources</b>					
Carryforward	\$ -	\$ -		\$ -	Cash From prior FY to offset budgeted expenses
Interest Income - General Account	\$ -	\$ -		\$ -	Interest from General Fund Bank Account
<b>Assessment Revenue</b>					
Assessments - On-Roll	\$ -	\$ -	\$ -	\$ 133,954	Assessments from Property Owners
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	
<b>Contributions - Private Sources</b>					
Developer Contributions	\$ 135,515	\$ 67,758	\$ 120,605	\$ -	Developer Contributions
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 135,515</b>	<b>\$ 67,758</b>	<b>\$ 120,605</b>	<b>\$ 133,954</b>	
<b>Appropriations</b>					
<b>Legislative</b>					
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	Statutory Required Fees
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	FICA (if applicable)
<b>Executive</b>					
Professional - Management	\$ 40,000	\$ 16,667	\$ 40,000	\$ 42,000	District Manager
<b>Financial and Administrative</b>					
Audit Services	\$ 4,500	\$ -	\$ -	\$ 4,000	Statutory Required
Accounting Services	\$ 16,000	\$ 6,000	\$ 16,000	\$ 17,000	
Assessment Roll Preparation	\$ 16,000	\$ 5,333	\$ 15,333	\$ 17,000	
Arbitrage Rebate Fees	\$ 500	\$ -	\$ 500	\$ 500	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
<b>Other Contractual Services</b>					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	Transcription of Board Meetings
Legal Advertising	\$ 3,500	\$ 228	\$ 1,000	\$ 1,000	Statutory Required Legal Advertising
Trustee Services	\$ 5,000	\$ -	\$ 4,246	\$ 4,246	Trust Fees for Bonds
Dissemination Agent Services	\$ 2,000	\$ -	\$ 2,500	\$ 4,000	Required Reporting for Bonds
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	Fees to place assessments on tax bills
Bank Service Fees	\$ 350	\$ -	\$ 250	\$ 250	Bank Fee - Governmental Accounts
<b>Travel and Per Diem</b>	\$ -	\$ -	\$ -	\$ -	Miscellaneous Authorized Travel
<b>Communications and Freight Services</b>					
Telephone	\$ -	\$ -	\$ -	\$ -	Not Applicable
Postage, Freight & Messenger	\$ 750	\$ 35	\$ 100	\$ 100	Agenda Mailing and other Misc Mailings
<b>Rentals and Leases</b>					
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -	
Computer Services (Web Site)	\$ 1,600	\$ 300	\$ 1,800	\$ 2,400	Statutory Maintenance of District Web Site
Meeting Room (Board Meetings)	\$ -	\$ -	\$ -	\$ -	Meeting Room Rental
<b>Insurance</b>	\$ 4,440	\$ 5,000	\$ 5,000	\$ 5,700	General Liability and D&O Liability Insurance
<b>Subscriptions and Memberships</b>	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
<b>Printing and Binding</b>	\$ 500	\$ -	\$ 500	\$ 500	Agenda books and copies
<b>Office Supplies</b>	\$ -	\$ -	\$ -	\$ -	
<b>Legal Services</b>					
General Counsel	\$ 15,000	\$ 215	\$ 10,000	\$ 12,500	District Attorney
Bond Validation	\$ -	\$ 2,114	\$ 3,000	\$ -	District Attorney
<b>Other General Government Services</b>					
Engineering Services	\$ 15,000	\$ 2,000	\$ 10,000	\$ 12,500	District Engineer
Contingencies	\$ -	\$ -	\$ -	\$ -	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	
<b>Reserves</b>					
Extraordinary Capital/Operations	\$ -	\$ -	\$ -	\$ -	Long Term Capital Planning
<b>Other Fees and Charges</b>					
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 10,200	\$ -	\$ 10,200	\$ 10,083	Discount is 4% for November payment, plus TC/PA charge of 3% for fees to include assessment on Tax Bills
<b>Total Appropriations</b>	<b>\$ 135,515</b>	<b>\$ 38,067</b>	<b>\$ 120,605</b>	<b>\$ 133,954</b>	
<b>Fund Balances:</b>					
Change from Current Year Operations	\$ -	\$ 29,690	\$ -	\$ -	Cash Over (Short) at Fiscal Year End

**Pioneer Ranch Community Development District  
General Fund - Budget  
Fiscal Year 2026**

Description	Fiscal Year 2025	Actual 02/21/2025	Anticipated 9/30/2025	Fiscal Year 2026	Notes
<b>Fund Balance - Beginning</b>	\$ -		\$ -	\$ -	
Current Year Reserve Allocation	\$ -		\$ -	\$ -	Budgeted Funds for Long Term Capital Planning - N/A
<b>Total Fund Balance</b>	<u>\$ -</u>		<u>\$ -</u>	<u>\$ -</u>	
<b>Fund Balance - Allocations</b>	\$ -		\$ -	\$ -	
Extraordinary Capital/Operations	\$ -		\$ -	\$ -	Long Term Capital Planning - Balance of Funds - N/A
Operations Reserve	\$ -		\$ 30,151	\$ 33,489	Required to meet Cash Needs until Assessment Rec'd.
<b>Total Fund Balance</b>	<u>\$ -</u>		<u>\$ -</u>	<u>\$ -</u>	
<b>Description</b>	<b>FY 2025</b>			<b>FY 2026</b>	
<b>Assessment Rate</b>	N/A			\$ 128.80	
<b>Units Subject to Assessment</b>	1040			1040	
<b>Cap Rate</b>	\$ 154.56			\$ 154.56	

**Pioneer Ranch Community Development District**  
**Debt Service Fund - Series 2024 Bonds - Budget**  
**Fiscal Year 2026**

Description	Fiscal Year 2025	Actual 02/21/2025	Anticipated 9/30/2025	Fiscal Year 2026
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Reserve Account	\$ -	\$ 6,716	\$ 16,118	\$ 15,312
Revenue Account	\$ -	\$ -	\$ -	\$ -
Interest Account	\$ -	\$ 5,615	\$ 8,984	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ -	\$ -	\$ -	\$ 1,105,330
Special Assessment - Off-Roll				
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Bond Proceeds</b>				
Capitalized Interest Fund Deposit	\$ -	\$ 429,769	\$ 429,769	\$ -
Reserve Fund Deposit	\$ -	\$ 516,385	\$ 516,385	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ -</b>	<b>\$ 958,485</b>	<b>\$ 971,256</b>	<b>\$ 1,120,642</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
Principal Debt Service - Mandatory	\$ -	\$ -	\$ -	\$ 240,000
Principal Debt Service - Early Redemptions				
<b>Interest Expense</b>	\$ -	\$ -	\$ 429,769	\$ 797,510
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ -	\$ -	\$ -	\$ -
Operating Transfers Out	\$ -	\$ 6,716	\$ 6,716	\$ 51,876
<b>Total Expenditures and Other Uses</b>	<b>\$ -</b>	<b>\$ 6,716</b>	<b>\$ 436,485</b>	<b>\$ 1,089,386</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ -	\$ 951,769	\$ 534,771	\$ 31,256
<b>Fund Balance - Beginning</b>	\$ -		\$ -	\$ 534,771
<b>Fund Balance - Ending</b>	\$ -		\$ 534,771	\$ 566,027

**Restricted Fund Balance:**

Reserve Account Requirement	\$ 516,385
Restricted for November 1, 2026 Interest Payment	\$ 393,715
<b>Total - Restricted Fund Balance:</b>	<b>\$ 910,100</b>

Description of Product	Number of Units	FY 2025 Rate	FY 2026 Rate
<b>Phase 1</b>			
20' - 30'	0	N/A	N/A
40' - 49'	40	N/A	\$ 684.80
50' - 59'	124	N/A	\$ 855.99
60' - 69'	59	N/A	\$ 1,027.19
<b>Phase 2-6</b>			
20' - 30'	242	N/A	\$ 513.35
40' - 49'	161	N/A	\$ 1,026.69
50' - 59'	308	N/A	\$ 1,283.37
60' - 69'	147	N/A	\$ 1,540.04
<b>Total Units:</b>	<b>1081</b>		

**Pioneer Ranch Community Development District  
Debt Service Fund - Series 2024**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
<b>Par Amount Issued:</b>		<b>\$ 15,690,000</b>	<b>Varies</b>			
5/1/2025		\$ -		\$ 429,769.28	\$ 429,769	\$ 15,690,000
11/1/2025				\$ 398,755.00		
5/1/2026		\$ 240,000	4.200%	\$ 398,755.00	\$ 1,037,510	\$ 15,450,000
11/1/2026				\$ 393,715.00		
5/1/2027		\$ 250,000	4.200%	\$ 393,715.00	\$ 1,037,430	\$ 15,200,000
11/1/2027				\$ 388,465.00		
5/1/2028		\$ 260,000	4.200%	\$ 388,465.00	\$ 1,036,930	\$ 14,940,000
11/1/2028				\$ 383,005.00		
5/1/2029		\$ 270,000	4.200%	\$ 383,005.00	\$ 1,036,010	\$ 14,670,000
11/1/2029				\$ 377,335.00		
5/1/2030		\$ 280,000	4.200%	\$ 377,335.00	\$ 1,034,670	\$ 14,390,000
11/1/2030				\$ 371,455.00		
5/1/2031		\$ 295,000	4.200%	\$ 371,455.00	\$ 1,037,910	\$ 14,095,000
11/1/2031				\$ 365,260.00		
5/1/2032		\$ 310,000	5.000%	\$ 365,260.00	\$ 1,040,520	\$ 13,785,000
11/1/2032				\$ 357,510.00		
5/1/2033		\$ 325,000	5.000%	\$ 357,510.00	\$ 1,040,020	\$ 13,460,000
11/1/2033				\$ 349,385.00		
5/1/2034		\$ 340,000	5.000%	\$ 349,385.00	\$ 1,038,770	\$ 13,120,000
11/1/2034				\$ 340,885.00		
5/1/2035		\$ 360,000	5.000%	\$ 340,885.00	\$ 1,041,770	\$ 12,760,000
11/1/2035				\$ 331,885.00		
5/1/2036		\$ 375,000	5.000%	\$ 331,885.00	\$ 1,038,770	\$ 12,385,000
11/1/2036				\$ 322,510.00		
5/1/2037		\$ 395,000	5.000%	\$ 322,510.00	\$ 1,040,020	\$ 11,990,000
11/1/2037				\$ 312,635.00		
5/1/2038		\$ 415,000	5.000%	\$ 312,635.00	\$ 1,040,270	\$ 11,575,000
11/1/2038				\$ 302,260.00		
5/1/2039		\$ 435,000	5.000%	\$ 302,260.00	\$ 1,039,520	\$ 11,140,000
11/1/2039				\$ 291,385.00		
5/1/2040		\$ 460,000	5.000%	\$ 291,385.00	\$ 1,042,770	\$ 10,680,000
11/1/2040				\$ 279,885.00		
5/1/2041		\$ 485,000	5.000%	\$ 279,885.00	\$ 1,044,770	\$ 10,195,000
11/1/2041				\$ 267,760.00		
5/1/2042		\$ 510,000	5.000%	\$ 267,760.00	\$ 1,045,520	\$ 9,685,000
11/1/2042				\$ 255,010.00		
5/1/2043		\$ 535,000	5.000%	\$ 255,010.00	\$ 1,045,020	\$ 9,150,000
11/1/2043				\$ 241,635.00		
5/1/2044		\$ 560,000	5.000%	\$ 241,635.00	\$ 1,043,270	\$ 8,590,000
11/1/2044				\$ 227,635.00		
5/1/2045		\$ 590,000	5.300%	\$ 227,635.00	\$ 1,045,270	\$ 8,000,000
11/1/2045				\$ 212,000.00		
5/1/2046		\$ 625,000	5.300%	\$ 212,000.00	\$ 1,049,000	\$ 7,375,000
11/1/2046				\$ 195,437.50		
5/1/2047		\$ 655,000	5.300%	\$ 195,437.50	\$ 1,045,875	\$ 6,720,000
11/1/2047				\$ 178,080.00		
5/1/2048		\$ 695,000	5.300%	\$ 178,080.00	\$ 1,051,160	\$ 6,025,000

**Pioneer Ranch Community Development District  
Debt Service Fund - Series 2024**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
11/1/2048				\$ 159,662.50		
5/1/2049	\$	730,000	5.300%	\$ 159,662.50	\$ 1,049,325	\$ 5,295,000
11/1/2049				\$ 140,317.50		
5/1/2050	\$	770,000	5.300%	\$ 140,317.50	\$ 1,050,635	\$ 4,525,000
11/1/2050				\$ 119,912.50		
5/1/2051	\$	810,000	5.300%	\$ 119,912.50	\$ 1,049,825	\$ 3,715,000
11/1/2051				\$ 98,447.50		
5/1/2052	\$	855,000	5.300%	\$ 98,447.50	\$ 1,051,895	\$ 2,860,000
11/1/2052				\$ 75,790.00		
5/1/2053	\$	905,000	5.300%	\$ 75,790.00	\$ 1,056,580	\$ 1,955,000
11/1/2053				\$ 51,807.50		
5/1/2024	\$	950,000	5.300%	\$ 51,807.50	\$ 1,053,615	\$ 1,005,000
11/1/2053				\$ 26,632.50		
5/1/2024	\$	1,005,000	5.300%	\$ 26,632.50	\$ 1,058,265	\$ -
	\$	<b>15,690,000</b>		<b>\$ 16,062,684.28</b>		