

**PIONEER RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2027**

**PIONEER RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
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**PIONEER RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ -				\$ 73,850
Allowable discounts (4%)	-				(2,954)
Assessment levy: on-roll - net	133,954	\$ 21,797	\$112,157	\$133,954	70,896
Assessment levy: off-roll	-	2,515	-	2,515	76,615
Total revenues	133,954	24,312	112,157	136,469	147,511
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Management	42,000	18,500	24,000	42,500	48,000
Accounting services	17,000	4,250	-	4,250	-
Assessment roll prep	17,000	4,250	-	4,250	-
Legal	12,500	1,081	11,419	12,500	25,000
Engineering	12,500	-	12,500	12,500	6,000
Engineer- stormwater reporting	-	-	-	-	6,000
Audit	4,000	4,800	-	4,800	4,800
Arbitrage rebate calculation	500	500	-	500	500
Dissemination agent	4,000	4,167	2,000	6,167	4,000
Debt service fund accounting / assessment collection service	-	3,000	7,500	10,500	15,000
EMMA software service	-	-	3,500	3,500	3,500
Trustee	4,246	4,246	-	4,246	5,500
Telephone	-	33	100	133	200
Postage	100	12	500	512	500
Printing & binding	500	83	250	333	500
Legal advertising	1,000	-	1,000	1,000	1,750
Annual special district fee	175	175	-	175	175
Insurance	5,700	5,800	-	5,800	6,270
Contingencies/bank charges	250	-	1,200	1,200	1,750
Website					
Hosting & maintenance	2,400	800	2,400	3,200	705
ADA compliance	-	-	145	145	145
Aquatic maintenance***	-	-	-	-	-
Road maintenance***	-	-	-	-	-
Property appraiser	-	-	-	-	-
Tax collector & property appraiser	10,083	425	9,658	10,083	2,216
Electricity	-	-	-	-	-
Total professional & administrative	133,954	52,122	76,172	128,294	132,511
Total expenditures	133,954	52,122	76,172	128,294	132,511
Net increase/(decrease) of fund balance	-	(27,810)	35,985	8,175	15,000
Fund balance - beginning (unaudited)	-	-	(27,810)	-	8,175
Working capital	-	-	-	-	15,000
Unassigned	-	(27,810)	8,175	8,175	8,175
Fund balance - ending (projected)	\$ -	\$ (27,810)	\$ 8,175	\$ 8,175	\$ 23,175

**PIONEER RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Management	\$ 48,000
<b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community	
Legal	25,000
General counsel and legal representation, which includes issues relating to public	
Engineering	6,000
The District's Engineer will provide construction and consulting services, to assist the	
Engineer- stormwater reporting	6,000
Stormwater reporting / public facilities	
Audit	4,800
Statutorily required for the District to undertake an independent examination of its books,	
Arbitrage rebate calculation	500
To ensure the District's compliance with all tax regulations, annual computations are	
Dissemination agent	4,000
The District must annually disseminate financial information in order to comply with the	
Debt service fund accounting / assessment collection services	15,000
Annual fee for Series 2024, assessment roll preparation	
EMMA software service	3,500
Trustee	5,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,750
The District advertises for monthly meetings, special meetings, public hearings, public	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,270
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	1,750
Bank charges and other miscellaneous expenses incurred during the year.	
Website	
Hosting & maintenance	705
ADA compliance	145
Property appraiser	-
Tax collector & property appraiser	2,216
Total expenditures	<u><u>\$ 132,511</u></u>

**PIONEER RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2024  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ -				\$ 442,299
Allowable discounts (4%)	-				(17,692)
Net assessment levy - on-roll	1,105,330	\$ 147,472	\$ -	\$ 147,472	424,607
Assessment levy: off-roll	-	384,915	818,750	1,203,665	580,514
Assessment prepayments	-	174,093	-	174,093	-
Lot closing assessments	-	6,376	-	6,376	-
Interest	15,312	11,855	3,457	15,312	-
Total revenues	<u>1,120,642</u>	<u>724,711</u>	<u>822,207</u>	<u>1,546,918</u>	<u>1,005,121</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal payment	240,000	-	240,000	240,000	240,000
Principal prepayment	-	385,000	-	385,000	-
Interest	797,510	393,920	381,795	775,715	753,510
Tax collector	-	2,856	-	2,856	13,269
Total expenditures	<u>1,037,510</u>	<u>781,776</u>	<u>621,795</u>	<u>1,403,571</u>	<u>1,006,779</u>
Excess/(deficiency) of revenues over/(under) expenditures	83,132	(57,065)	200,412	143,347	(1,658)
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	(51,876)	(9,407)	-	(9,407)	-
Total other financing sources/(uses)	<u>(51,876)</u>	<u>(9,407)</u>	<u>-</u>	<u>(9,407)</u>	<u>-</u>
Net increase/(decrease) in fund balance	31,256	(66,472)	200,412	133,940	(1,658)
Fund balance:					
Beginning fund balance (unaudited)	534,771	725,060	658,588	725,060	859,000
Ending fund balance (projected)	<u>\$ 566,027</u>	<u>\$ 658,588</u>	<u>\$ 859,000</u>	<u>\$ 859,000</u>	<u>857,342</u>
Use of fund balance:					
Debt service reserve account balance (required)					(494,393)
Interest expense - November 1, 2027					(371,715)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ (8,766)</u>

**PIONEER RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2024 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
					15,025,000.00
05/01/26	240,000.00	4.200%	381,795.00	621,795.00	14,785,000.00
11/01/26			376,755.00	376,755.00	14,785,000.00
05/01/27	240,000.00	4.200%	376,755.00	616,755.00	14,545,000.00
11/01/27			371,715.00	371,715.00	14,545,000.00
05/01/28	250,000.00	4.200%	371,715.00	621,715.00	14,295,000.00
11/01/28			366,465.00	366,465.00	14,295,000.00
05/01/29	260,000.00	4.200%	366,465.00	626,465.00	14,035,000.00
11/01/29			361,005.00	361,005.00	14,035,000.00
05/01/30	270,000.00	4.200%	361,005.00	631,005.00	13,765,000.00
11/01/30			355,335.00	355,335.00	13,765,000.00
05/01/31	280,000.00	4.200%	355,335.00	635,335.00	13,485,000.00
11/01/31			349,455.00	349,455.00	13,485,000.00
05/01/32	295,000.00	5.000%	349,455.00	644,455.00	13,190,000.00
11/01/32			342,080.00	342,080.00	13,190,000.00
05/01/33	310,000.00	5.000%	342,080.00	652,080.00	12,880,000.00
11/01/33			334,330.00	334,330.00	12,880,000.00
05/01/34	325,000.00	5.000%	334,330.00	659,330.00	12,555,000.00
11/01/34			326,205.00	326,205.00	12,555,000.00
05/01/35	340,000.00	5.000%	326,205.00	666,205.00	12,215,000.00
11/01/35			317,705.00	317,705.00	12,215,000.00
05/01/36	360,000.00	5.000%	317,705.00	677,705.00	11,855,000.00
11/01/36			308,705.00	308,705.00	11,855,000.00
05/01/37	380,000.00	5.000%	308,705.00	688,705.00	11,475,000.00
11/01/37			299,205.00	299,205.00	11,475,000.00
05/01/38	400,000.00	5.000%	299,205.00	699,205.00	11,075,000.00
11/01/38			289,205.00	289,205.00	11,075,000.00
05/01/39	420,000.00	5.000%	289,205.00	709,205.00	10,655,000.00
11/01/39			278,705.00	278,705.00	10,655,000.00
05/01/40	440,000.00	5.000%	278,705.00	718,705.00	10,215,000.00
11/01/40			267,705.00	267,705.00	10,215,000.00
05/01/41	465,000.00	5.000%	267,705.00	732,705.00	9,750,000.00
11/01/41			256,080.00	256,080.00	9,750,000.00
05/01/42	485,000.00	5.000%	256,080.00	741,080.00	9,265,000.00
11/01/42			243,955.00	243,955.00	9,265,000.00
05/01/43	510,000.00	5.000%	243,955.00	753,955.00	8,755,000.00
11/01/43			231,205.00	231,205.00	8,755,000.00
05/01/44	535,000.00	5.000%	231,205.00	766,205.00	8,220,000.00
11/01/44			217,830.00	217,830.00	8,220,000.00
05/01/45	565,000.00	5.300%	217,830.00	782,830.00	7,655,000.00
11/01/45			202,857.50	202,857.50	7,655,000.00
05/01/46	595,000.00	5.300%	202,857.50	797,857.50	7,060,000.00
11/01/46			187,090.00	187,090.00	7,060,000.00
05/01/47	630,000.00	5.300%	187,090.00	817,090.00	6,430,000.00
11/01/47			170,395.00	170,395.00	6,430,000.00
05/01/48	665,000.00	5.300%	170,395.00	835,395.00	5,765,000.00
11/01/48			152,772.50	152,772.50	5,765,000.00
05/01/49	700,000.00	5.300%	152,772.50	852,772.50	5,065,000.00

**PIONEER RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2024 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/49			134,222.50	134,222.50	5,065,000.00
05/01/50	735,000.00	5.300%	134,222.50	869,222.50	4,330,000.00
11/01/50			114,745.00	114,745.00	4,330,000.00
05/01/51	775,000.00	5.300%	114,745.00	889,745.00	3,555,000.00
11/01/51			94,207.50	94,207.50	3,555,000.00
05/01/52	820,000.00	5.300%	94,207.50	914,207.50	2,735,000.00
11/01/52			72,477.50	72,477.50	2,735,000.00
05/01/53	865,000.00	5.300%	72,477.50	937,477.50	1,870,000.00
11/01/53			49,555.00	49,555.00	1,870,000.00
05/01/54	910,000.00	5.300%	49,555.00	959,555.00	960,000.00
11/01/54			25,440.00	25,440.00	960,000.00
05/01/55	960,000.00	5.300%	25,440.00	985,440.00	-
11/01/55			-	-	-
<b>Total</b>	<b>15,025,000.00</b>		<b>14,576,610.00</b>	<b>29,601,610.00</b>	

**PIONEER RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT SUMMARY  
FISCAL YEAR 2027**

**Phase 1 Units - On-Roll**

Number of Units	Unit Type	Projected Fiscal Year 2027			FY 26 Assessment
		GF	DSF	GF & DSF	
40	SF 40'	144.52	684.40	828.92	*
124	SF 50'	144.52	855.99	1,000.51	*
59	SF 60'	144.52	1,027.19	1,171.71	*
<u>223</u>					

**Phase 2 through 6 Units (Paid Down) - On-Roll**

Number of Units	Unit Type	Projected Fiscal Year 2027			FY 26 Assessment
		GF	DSF	GF & DSF	
0	TH	144.52	344.09	488.61	*
19	SF 25'	144.52	430.11	574.63	*
40	SF 40'	144.52	688.17	832.69	*
26	SF 50'	144.52	860.22	1,004.74	*
31	SF 60'	144.52	1,032.26	1,176.78	*
<u>116</u>					

**Phase 2 through 6 Units (Issuance) - On-Roll**

Number of Units	Unit Type	Projected Fiscal Year 2027			FY 26 Assessment
		GF	DSF	GF & DSF	
0	TH	144.52	513.35	657.87	*
80	SF 25'	144.52	513.35	657.87	*
11	SF 40'	144.52	1,026.69	1,171.21	*
74	SF 50'	144.52	1,283.37	1,427.89	*
7	SF 60'	144.52	1,540.04	1,684.56	*
<u>172</u>					

**Phase 2 through 6 Units (Issuance) - Off-Roll**

Number of Units	Unit Type	Projected Fiscal Year 2027			FY 26 Assessment
		GF	DSF	GF & DSF	
143	TH	134.41	479.76	614.17	*
0	SF 25'	134.41	479.76	614.17	*
110	SF 40'	134.41	959.53	1,093.94	*
208	SF 50'	134.41	1,199.41	1,333.82	*
109	SF 60'	134.41	1,439.29	1,573.70	*
<u>570</u>					

**\*Please note that the assessments for these units were levied both on-roll/off-roll, resulting in inconsistent assessment levels.**