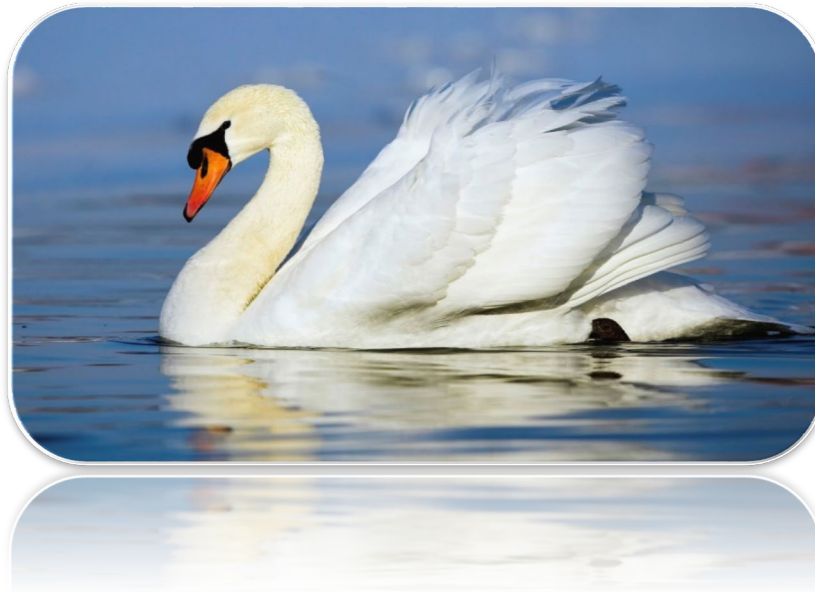


PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2026

PREPARED BY:

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

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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
Revenues and Other Sources					
Carryforward	\$ -	\$ -		\$ -	Cash From prior FY to offset budgeted expenses
Interest Income - General Account	\$ -	\$ -		\$ -	Interest from General Fund Bank Account
Assessment Revenue					
Assessments - On-Roll	\$ -	\$ -	\$ -	\$ 133,954	Assessments from Property Owners
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	
Contributions - Private Sources					
Developer Contributions	\$ 135,515	\$ 67,758	\$ 120,605	\$ -	Developer Contributions
Total Revenue & Other Sources	\$ 135,515	\$ 67,758	\$ 120,605	\$ 133,954	
Appropriations					
Legislative					
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	Statutory Required Fees
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	FICA (if applicable)
Executive					
Professional - Management	\$ 40,000	\$ 16,667	\$ 40,000	\$ 42,000	District Manager
Financial and Administrative					
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
Other Contractual Services					
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
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	Miscellaneous Authorized Travel
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	Not Applicable
Postage, Freight & Messenger	\$ 750	\$ 35	\$ 100	\$ 100	Agenda Mailing and other Misc Mailings
Rentals and Leases					
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
Insurance	\$ 4,440	\$ 5,000	\$ 5,000	\$ 5,700	General Liability and D&O Liability Insurance
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding	\$ 500	\$ -	\$ 500	\$ 500	Agenda books and copies
Office Supplies	\$ -	\$ -	\$ -	\$ -	
Legal Services					
General Counsel	\$ 15,000	\$ 215	\$ 10,000	\$ 12,500	District Attorney
Bond Validation	\$ -	\$ 2,114	\$ 3,000	\$ -	District Attorney
Other General Government Services					
Engineering Services	\$ 15,000	\$ 2,000	\$ 10,000	\$ 12,500	District Engineer
Contingencies	\$ -	\$ -	\$ -	\$ -	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	
Reserves					
Extraordinary Capital/Operations	\$ -	\$ -	\$ -	\$ -	Long Term Capital Planning
Other Fees and Charges					
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
Total Appropriations	\$ 135,515	\$ 38,067	\$ 120,605	\$ 133,954	

**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
Fund Balances:					
Change from Current Year Operations	\$ -	\$ 29,690	\$ -	\$ -	Cash Over (Short) at Fiscal Year End
Fund Balance - Beginning	\$ -		\$ -	\$ -	
Current Year Reserve Allocation	\$ -		\$ -	\$ -	Budgeted Funds for Long Term Capital Planning - N/A
Total Fund Balance	\$ -		\$ -	\$ -	
Fund Balance - Allocations					
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.
Total Fund Balance	\$ -		\$ -	\$ -	
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Description	FY 2025		FY 2026		
Assessment Rate	N/A		\$ 128.80		
Units Subject to Assessment	1040		1040		
Cap Rate	\$ 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
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ -	\$ 6,716	\$ 16,118	\$ 15,312
Revenue Account	\$ -	\$ -	\$ -	\$ -
Interest Account	\$ -	\$ 5,615	\$ 8,984	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ -	\$ -	\$ -	\$ 1,105,330
Special Assessment - Off-Roll				
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Bond Proceeds				
Capitalized Interest Fund Deposit	\$ -	\$ 429,769	\$ 429,769	\$ -
Reserve Fund Deposit	\$ -	\$ 516,385	\$ 516,385	\$ -
Total Revenue & Other Sources	\$ -	\$ 958,485	\$ 971,256	\$ 1,120,642
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ -	\$ -	\$ -	\$ 240,000
Principal Debt Service - Early Redemptions				
Interest Expense	\$ -	\$ -	\$ 429,769	\$ 797,510
Other Fees and Charges				
Discounts for Early Payment	\$ -	\$ -	\$ -	\$ -
Operating Transfers Out	\$ -	\$ 6,716	\$ 6,716	\$ 51,876
Total Expenditures and Other Uses	\$ -	\$ 6,716	\$ 436,485	\$ 1,089,386
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 951,769	\$ 534,771	\$ 31,256
Fund Balance - Beginning	\$ -		\$ -	\$ 534,771
Fund Balance - Ending	\$ -		\$ 534,771	\$ 566,027

Restricted Fund Balance:

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

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

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

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 15,690,000	Varies			
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
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

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

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
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	\$ -
		\$ 15,690,000		\$ 16,062,684.28		