

K Bar Ranch
Community Development District

Adopted Budget
FY 2026–2027

Presented at the August 5, 2026 Meeting

**K Bar Ranch Community Development District
Table of Contents**

	Page
1. General Fund.....	1
Exhibit A: Allocation of Fund Balances.....	4
2. General Fund Narrative.....	5
3. Capital Reserve Fund.....	12
3. Debt Service Series 2011.....	13
4. Amortization Schedule Series 2011.....	14
5. Debt Service Series 2014.....	15
6. Amortization Schedule Series 2014 O-1.....	16
6. Amortization Schedule Series 2014 Q.....	17
5. Debt Service Series 2021.....	18
6. Amortization Schedule Series 2021.....	19
7. O&M ERU Allocation & Assessment Summary.....	20

K Bar Ranch Community Development District
Fiscal Year 2027 Annual Budget
General Fund (Operations & Maintenance)

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Thru 6/30/26	Projected July- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue							
Operations & Maintenance Assessments - On-Roll	\$ 1,003,187	\$ 993,209	\$ 987,920	\$ 993,681	\$ -	\$ 993,681	\$ 987,920
Excess Fees	-	7,255	-	-	-	-	-
Interest and Miscellaneous	76,018	66,807	-	50,831	-	50,831	-
Total Revenues	1,079,205	1,067,271	987,920	1,044,512	-	1,044,512	987,920
II. Expenditures							
General Administrative							
P/R- Board of Supervisors	10,400	13,800	12,000	8,400	3,000	11,400	14,000
Professional Services - Management Consulting Services	14,000	14,000	14,000	10,500	3,500	14,000	32,968
Professional Services - Administrative	3,018	3,200	3,200	2,400	800	3,200	-
Professional Services - Assessment Roll	9,000	4,000	4,000	3,000	1,000	4,000	-
Professional Services - Engineering Services	23,222	38,079	14,900	15,415	15,236	30,651	25,000
Professional Services - Legal Services	20,551	22,648	20,000	15,857	5,742	21,600	25,000
Professional Services - Accounting	10,000	10,000	10,000	7,500	2,500	10,000	-
Professional Services - Auditing Services	3,400	3,500	3,400	-	3,400	3,400	3,900
Insurance - General Liability Insurance	3,520	3,027	3,112	1,856	1,256	3,112	3,530
Insurance - Public Officials Liability & Workman's Comp	3,519	3,027	3,110	2,340	770	3,110	4,380
Insurance - Property	6,514	6,592	8,921	6,402	2,519	8,921	15,000
Meeting Room Rental	400	-	-	-	-	-	2,800
Bank Fees	-	-	-	-	-	-	600
Legal Advertisements	1,666	448	2,500	249	808	1,057	1,200
Regulatory & Permit Fees	175	176	375	175	200	375	375
Stormwater Assessments	9,986	-	10,000	927	9,073	10,000	10,000
County Assessment Collection Fee	4,000	4,000	4,000	3,000	1,000	4,000	4,000
Website Compliance	1,837	2,308	3,638	2,082	1,555	3,638	1,916
Total Administrative	125,209	128,804	117,156	80,104	52,358	132,463	144,669
Debt Administration							
Dissemination Agent	2,000	2,000	2,000	1,500	500	2,000	2,000
Trustee Fees	13,431	14,167	14,105	11,427	2,678	14,105	14,923
Arbitrage Rebate Calculation	-	-	1,000	-	-	-	-
Total Debt Administration	15,431	16,167	17,105	12,927	3,178	16,105	16,923
Physical Environment							
Utility Services							
Utility - Electric	12,732	13,063	16,000	10,903	3,634	14,537	20,000
Utility - Water Sewer	4,048	3,281	3,500	2,137	1,527	3,664	4,100
Utility - Street Lights	239,352	258,313	255,000	201,109	67,036	268,145	267,000
Solid Waste Collection & Refuse Services	2,085	1,962	2,500	1,983	2,022	4,005	3,100
Total Utility Services	258,216	276,619	277,000	216,131	74,220	290,351	294,200

K Bar Ranch Community Development District
Fiscal Year 2027 Annual Budget
General Fund (Operations & Maintenance)

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Thru 6/30/26	Projected July- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
Common Areas & Right of Ways							
Contracts - Landscape Maintenance	181,958	168,307	173,040	111,848	41,925	153,773	167,700
Contracts - Rust Control	7,140	7,140	7,140	5,355	1,785	7,140	7,140
Landscape Replacement & Replenishment	11,688	32,479	35,000	2,825	942	3,767	35,000
Landscape - Annuals/Flowers	4,448	6,721	8,500	8,850	2,950	11,800	9,000
Landscape - Mulch	8,219	7,425	17,000	-	-	-	20,000
Fire Ant Treatment	-	-	4,200	-	-	-	4,200
R&M - Entry & Walls	-	-	6,500	-	-	-	6,500
R&M - Irrigation	14,066	7,601	12,000	14,911	4,970	19,881	12,000
R&M - Sidewalks / Hardscape	23,450	23,000	23,000	23,000	225	23,225	25,500
R&M - Signage	1,338	-	3,000	-	-	-	3,000
Misc - Holiday Lights & Decorations	8,512	-	6,450	6,000	450	6,450	6,000
Total Common Areas & Right of Ways	260,820	252,672	295,830	172,789	53,247	226,036	296,040
Stormwater Control							
Contracts - Aquatic Maintenance	41,913	41,913	45,000	28,586	10,754	39,340	43,017
Contracts - Mitigation Area Monitoring & Maintenance	-	-	5,000	-	-	-	5,000
Contracts - Wetland Monitoring	9,050	6,788	10,600	6,788	2,263	9,050	10,600
Contracts - Midge Fly Treatment	2,750	4,750	2,400	3,600	1,350	4,950	5,400
Invasive Plants	-	-	10,000	-	-	-	5,000
Aquatic Plant Replacement	-	-	5,000	-	-	-	5,000
R&M - Pond	890	3,525	10,000	3,275	1,092	4,366	6,200
R&M - Fountain	627	3,001	1,040	2,638	780	3,418	1,040
R&M - Stormwater System Maintenance	50	-	1,000	-	-	-	1,000
Total Stormwater Control	55,279	59,977	90,040	44,886	16,238	61,125	82,257
Security Operations							
Security Monitoring Services	15,518	7,605	31,200	6,300	2,100	8,400	30,000
Total Security Operations	15,518	7,605	31,200	6,300	2,100	8,400	30,000
Amenity Center Operations							
Professional Services - Amenity Management	7,500	7,500	7,500	5,625	1,875	7,500	7,500
Professional Services - Budgeted Personnel	41,000	41,000	41,000	30,750	10,250	41,000	60,000
Utility - Amenity Center Internet	2,924	2,899	3,600	1,920	720	2,640	2,880
Contract - Pool Service	12,231	12,621	12,600	9,450	3,150	12,600	12,600
Contract - Pest Control	1,285	960	1,000	720	240	960	1,000
Contract - Clubhouse Janitorial Services	7,427	7,387	7,800	5,574	1,800	7,374	7,800
Pool Permits	325	275	500	400	100	500	500
R&M - Amenity Furniture & Equipment	-	1,025	3,000	-	3,000	3,000	3,000
R&M - Playground Equipment & Maintenance	-	-	2,000	-	2,000	2,000	2,000
R&M - Pool	2,570	1,509	6,000	2,119	3,881	6,000	6,000
R&M- Tennis Court	-	-	1,600	-	1,600	1,600	1,600

K Bar Ranch Community Development District
Fiscal Year 2027 Annual Budget
General Fund (Operations & Maintenance)

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Thru 6/30/26	Projected July- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
R&M - Splash Pad	-	-	-	-	-	-	1,000
R&M - Pickball Court	-	-	-	-	-	-	1,000
R&M - Basketball Court	-	215	500	-	500	500	500
R&M - Dog Waste Station	3,326	3,954	4,200	3,120	1,040	4,160	4,160
Misc. Amenity Center Repairs & Maintenance	7,393	1,561	4,000	2,081	694	2,775	4,000
Misc. - Rentals & Leases	-	-	1,200	-	1,200	1,200	-
Total Parks & Recreation	85,980	80,907	96,500	61,760	32,049	93,810	115,540
Capital and Reserve Planning							
Capital Outlay Other	51,685	18,782	25,000	410,710	-	410,710	25,000
Reserve- Tree Trimming	-	-	-	-	-	-	10,000
Capital Outlay - Infrastructure Expenditures	33,934	-	-	-	-	-	-
Miscellaneous Contingency	37,124	29,269	31,090	7,129	23,961	31,090	30,490
Total Contingency	122,742	48,051	56,090	417,839	23,961	441,800	65,490
Total Expenditures Before Other Sources & Uses	939,194	870,802	980,920	1,012,737	257,351	1,270,089	1,045,119
Excess/(Deficiency) of Revenues							
Over/(Under) Expenditures	140,011	196,469	7,000	31,775	(257,351)	(225,576)	(57,199)
III. Other Sources and Uses							
Assessment Stabilization	-	-	(7,000)	-	-	-	(47,199)
Fund Balance Carry Forward	-	-	-	-	-	-	57,199
Total Other Sources and Uses	-	-	(7,000)	-	-	-	10,000
IV. Net Change in Fund Balance	140,011	196,469	-	31,775	(257,351)	(225,576)	(47,199)
Fund Balance - Beginning	1,126,098	1,266,109	1,462,578	1,462,578	-	1,462,578	1,237,002
Fund Balance - Ending	\$ 1,266,109	\$ 1,462,578	\$ 1,462,578	\$ 1,494,353	\$ (257,351)	\$ 1,237,002	\$ 1,189,802

Exhibit A
Allocation of Fund Balances

<u>Available Funds</u>		<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$	1,462,578
Net Change in Fund Balance - Fiscal Year 2026		(225,576)
Total Funds Available (Estimated) - 9/30/2026		1,237,002
 <u>Allocation of Available Funds</u>		
<i>Nonspendable Fund Balance</i>		
Prepaid Items & Deposits		33,678
	Subtotal	33,678
 <i>Assigned Fund Balance</i>		
Operating Reserve		165,000 ⁽¹⁾
Reserve & Replacement		180,981 ⁽¹⁾
Assessment Stabilization		389,135 ⁽¹⁾
Tree Trimming Reserve		20,000 ⁽¹⁾
	Subtotal	755,116
Total Allocation of Available Funds		788,794
Total Unassigned (undesignated) Cash	\$	448,208

Notes

(1) Represents Reserves from Prior Years thru FY 2026.

**K BAR RANCH COMMUNITY DEVELOPMENT DISTRICT
FY 2026-2027 BUDGET NARRATIVE**

REVENUES

SPECIAL ASSESSMENTS - ON-ROLL

The District levies annual Non-Ad Valorem assessments on all assessable property within the District. These assessments are collected through the County Tax Roll and provide the primary funding source for Operations and Maintenance (O&M) expenditures.

EXPENDITURES

GENERAL ADMINISTRATIVE

P/R - BOARD OF SUPERVISORS

Chapter 190 of the Florida Statutes permits Board Supervisors to receive \$200 per meeting attended. The budget assumes full attendance at all scheduled meetings for the fiscal year.

PROFESSIONAL SERVICES - MANAGEMENT CONSULTING SERVICES

The District receives Management, Accounting, Administrative, and Assessment services as part of the KAI Management Agreement. This line also includes IT-related costs for processing the District's financial activities such as accounts payable, financial reporting, and budgeting, with the budget based on contracted fees outlined in the agreement.

PROFESSIONAL SERVICES - ENGINEERING SERVICES

Provides funding for general engineering support to the District, including review of construction and maintenance activities, preparation for Board meetings, and general consultation. Services are provided by Stantec Consulting Services Inc. and the budget reflects expected usage and prior-year activity.

PROFESSIONAL SERVICES - LEGAL SERVICES

Covers the cost of general counsel services, including attendance at Board meetings, review of CONTRACT and agreements, and legal guidance on District operations. Services are provided by Straley Robin Vericker and the budget reflects anticipated legal activity.

PROFESSIONAL SERVICES - AUDITING SERVICES

Covers the cost for the District's annual independent audit, required by Florida Statutes and the Rules of the Auditor General. The audit is conducted by the expected contracted auditing vendor in accordance with government auditing standards.

INSURANCE - GENERAL LIABILITY

Covers the District's annual premium for general liability insurance, which protects the District against claims arising from bodily injury, property damage, and personal injury occurring on District-owned property or in connection with District operations.

INSURANCE - PUBLIC OFFICIALS LIABILITY & WORKMAN'S COMP

Covers the District's annual premiums for public officials' liability insurance, which protects the Board of Supervisors and District staff from claims alleging wrongful acts, errors, or omissions in the performance of their official duties, and for workers' compensation coverage required for District personnel.

INSURANCE - PROPERTY

Covers the District's annual premium for property insurance, which protects District-owned assets, including the amenity center and associated structures, fixtures, and equipment, against physical loss or damage from covered perils.

MEETING ROOM RENTAL

Provides for the rental of facilities to host public Board of Supervisors meetings. This line item accounts for anticipated costs based on meeting frequency and location availability.

BANK FEES

Charges associated with the District's bank accounts. These fees cover monthly account maintenance, transaction processing, and other banking services necessary for financial operations. Services are provided by Valley National Bank for an annual amount of \$600.

LEGAL ADVERTISEMENTS

Provides funding for legally required notices such as public meetings, budget hearings, and other formal disclosures. These notices are published in a local newspaper in accordance with statutory requirements to ensure public transparency and compliance with Florida law.

REGULATORY & PERMIT FEES

Covers the State of Florida's annual filing fee required to maintain the District's active status. This statutory fee is paid to the Department of Economic Opportunity or its successor agency.

STORMWATER ASSESSMENTS

Covers regulatory stormwater assessments levied by the applicable governmental authority to support regional stormwater management and flood control programs.

COUNTY ASSESSMENT COLLECTION FEE

The County Tax Collector charges an administrative fee for processing and remitting Non-Ad Valorem assessments collected on the Tax Roll. The amount is calculated as a percentage of total assessments collected.

WEBSITE COMPLIANCE

The District is required by Florida law to post adopted budgets, meeting agendas, and other public records on a compliant website, and the Board of Supervisors also receives dedicated District email accounts for official business. Compliance services are performed by SchoolNow, and supervisor email accounts are provided by Kai through Microsoft 365.

DEBT ADMINISTRATION EXPENDITURES

DISSEMINATION AGENT

Provides for the continuing disclosure services required under Rule 15c2-12 of the Securities and Exchange Commission for District bonds. Services are provided by Kai Connected, LLC and include preparation and filing of required annual financial information and material event notices.

TRUSTEE FEES

Provides for the fees charged by the bond Trustee for administration of the District's bond indebtedness. Services are provided by US Bank and include trust accounting, disbursement, and reporting functions.

PHYSICAL ENVIRONMENT EXPENDITURES

UTILITY SERVICES

ELECTRICITY (IRRIGATION & POND PUMPS)

Provides for electric utility service to power District-owned facilities such as irrigation systems, entry features, fountains, or other common area infrastructure. Service is billed by TECO based on usage and applicable utility rates.

WATER & SEWER

Covers the cost of water utility services necessary to operate irrigation systems, fountains, and other common area features maintained by the District. Services are billed by City of Tampa Utilities based on usage and prevailing rates.

STREETPOLE LIGHTING

Provides for electric service and maintenance associated with streetlight poles located throughout the District. Service is billed by TECO based on the number of fixtures and applicable rate schedule.

SOLID WASTE COLLECTION & REFUSE SERVICES

Provides for solid waste and refuse collection at District facilities and common areas. Service is provided by Republic Services on a recurring schedule consistent with the service agreement.

COMMON AREAS & RIGHT OF WAYS

CONTRACTS - LANDSCAPE MAINTENANCE

Provides for the contracted landscape maintenance services for the District. Services are performed by RedTree Landscape Systems for an annual amount of \$167,700 under the terms of the landscape maintenance agreement.

CONTRACTS - RUST CONTROL

Provides for contracted services to prevent and remove rust staining on District hardscape and structures. Staining is typically caused by irrigation systems or high iron content in groundwater. Services are performed by Rust-Off LLC for an annual amount of \$7,140.

LANDSCAPE REPLACEMENT & REPLENISHMENT

Covers costs for the repair or replacement of landscaping materials outside of regular contractual services.

LANDSCAPE - ANNUALS/FLOWERS

Provides for the seasonal installation of annual plantings and flowers at community entrances, monuments, and other prominent common areas. These plantings are rotated throughout the year to maintain consistent curb appeal and community aesthetics.

LANDSCAPE - MULCH

Covers the cost of repairing or replenishing mulch in common area landscape beds, separate from regularly scheduled landscape services.

FIRE ANT TREATMENT

Provides for the application of fire ant treatment across common areas, turf, mulched beds, and amenity grounds to control nuisance and pest populations and maintain safe community spaces.

R&M - ENTRY & WALLS

Funds the repair, painting, and general upkeep of community entry features, monument walls, and perimeter decorative walls. Work is performed on an as-needed basis to address wear, damage, or aesthetic issues.

R&M - IRRIGATION

Provides funding for ongoing repair and maintenance of the District's irrigation system, including valve replacement, line repairs, controller adjustments, and related service needs. This amount has been estimated based on historical trends, projected service levels, and anticipated cost changes.

R&M - SIDEWALKS / HARDSCAPE

Funds repairs and community pressure washing to sidewalks, walkways, concrete pads, or other hardscape elements to address safety issues, surface damage, or aesthetic improvements.

SIGNAGE

Covers the cost of repairing, replacing, or maintaining community signage, including entry monuments, directional signs, and regulatory or informational signs located throughout the District.

MISC - HOLIDAY LIGHTS & DECORATIONS

Provides funding for the purchase, installation, and removal of seasonal and holiday decorations throughout the District's common areas to enhance community appearance and celebrate festive occasions.

STORMWATER CONTROL

CONTRACTS - AQUATIC MAINTENANCE

Provides for the contracted treatment and maintenance of the District's stormwater ponds, lakes, and aquatic vegetation. Services may include algae control, shoreline management, water quality monitoring, and midge fly or invasive species treatment. Services are performed by Blue Water Aquatics, Inc for an annual amount of \$43,017.

CONTRACTS - MITIGATION AREA MONITORING & MAINTENANCE

Provides for the contracted monitoring and maintenance of the District's environmental mitigation areas in accordance with applicable regulatory permits. Services typically include site inspections, invasive species control, and reporting required to maintain permit compliance. Services are performed by the expected contracted mitigation area monitoring and maintenance vendor for an annual amount of \$5,000.

CONTRACTS - WETLAND MONITORING

This line item includes costs associated with the monitoring of wetlands, preserves, uplands, etc. within the District to ensure compliance with applicable environmental permits and regulatory requirements. Services are performed by Aquatic Weed Control, Inc. for an annual amount of \$10,600.

CONTRACTS - MIDGE FLY TREATMENT

Provides for the contracted treatment of stormwater ponds to control midge fly populations. Treatment reduces nuisance swarms around District ponds and amenity areas. Services are performed by Blue Water Aquatics, Inc for an annual amount of \$5,400.

INVASIVE PLANTS

Provides for the treatment and removal of invasive plant species from the District's ponds, shorelines, preserves, and common areas to support ecological health and comply with regulatory requirements.

AQUATIC PLANT REPLACEMENT

Funds the replacement of beneficial aquatic and littoral plantings along pond shorelines that have died, been damaged, or been removed during routine maintenance, helping to maintain water quality and shoreline stability.

R&M - PONDS

Supports repairs, maintenance, and remediation of District stormwater ponds, including shoreline stabilization,

minor erosion repairs, sediment buildup correction, and upkeep necessary to preserve proper function and appearance.

R&M - WATER FEATURE FOUNTAIN

Supports routine maintenance, repairs, and upkeep of decorative fountains located at entries and amenity areas. Includes service to pumps, lighting, plumbing components, and aesthetic elements to preserve visual appeal and operational integrity.

R&M - STORMWATER SYSTEM MAINTENANCE

Funds repairs and minor maintenance of the District's stormwater conveyance system, including inlets, pipes, outfall structures, and drainage swales, to preserve proper function and regulatory compliance.

SECURITY OPERATIONS

CONTRACTS - SECURITY CAMERAS & MONITORING EQUIPMENT

Provides ongoing operation and monitoring of access control systems, gate equipment, and related security technology. Includes cellular connectivity, equipment maintenance, software support, and routine service needs. Services are performed by ECS Integrations LLC.

AMENITY CENTER OPERATIONS

PROFESSIONAL SERVICES - AMENITY MANAGEMENT

Covers onsite management, staffing, and coordination of daily amenity operations. Responsibilities include tracking and managing facility access keys, coordinating janitorial services, overseeing facility rental activities, and implementing general operating rules for the amenity center. Services are performed by Kai Connected, LLC.

PROFESSIONAL SERVICES - BUDGETED PERSONNEL

Provides for contracted on-site personnel supporting amenity operations, including front desk, housekeeping, and facility staffing. Staffing is provided by Kai Connected, LLC under the amenity management agreement.

UTILITY - AMENITY CENTER INTERNET

Provides for internet and data-communication services supporting amenity-center operations such as point-of-sale systems, access control, and staff administrative work. Service is provided by Spectrum Business on a recurring monthly schedule.

CONTRACTS - POOL SERVICE

Provides for a professional service vendor to clean, treat, and inspect the community pool on a routine basis to ensure compliance with health and safety standards. Services are performed by Cooper Pools Inc for an annual amount of \$12,600.

CONTRACTS - AMENITY CENTER PEST CONTROL

Provides for recurring pest prevention and treatment services at the amenity center and supporting structures. Services are performed by NaturZone Pest Control for an annual amount of \$1,000.

CONTRACTS - AMENITY CENTER CLEANING SERVICES

Provides for contracted cleaning and routine maintenance services at the amenity center. Services are performed by United Building Maintenance Inc. for an annual amount of \$7,800 and cover restrooms, lobby, fitness area, and common spaces.

POOL PERMIT

Covers the annual regulatory permit required for operation of the community pool, including inspections and compliance fees mandated by the county health department.

R&M - AMENITY FURNITURE & EQUIPMENT

Supports repairs, touch-ups, and replacements for interior and exterior clubhouse furnishings and equipment. Includes tables, chairs, lounge seating, fans, light fixtures, built-in cabinetry, playground equipment, and amenity lighting.

R&M - PLAYGROUND EQUIPMENT & MAINTENANCE

Covers repairs, inspections, and minor replacements required to maintain the community playground equipment in safe, working condition, including hardware, surfacing, and structural components.

R&M - POOL

Covers repairs and non-routine maintenance needed for the pool structure and equipment, including pumps, filters, heaters, lighting, and safety systems.

R&M - TENNIS COURT

Provides for the routine upkeep and minor repairs of the community tennis court, including resurfacing touch-ups, net replacement, and maintenance of related court equipment.

R&M - SPLASH PAD

Provides for routine maintenance and minor repairs of the community splash pad, including inspection of spray features, plumbing components, drainage, and safety surfacing to keep the feature in safe operating condition.

R&M - PICKLEBALL COURT

Provides for the routine upkeep and minor repairs of the community pickleball court, including surface maintenance, net replacement, and maintenance of related court equipment.

R&M - BASKETBALL COURT

Provides for the routine upkeep and minor repairs of the community basketball court, including surface maintenance, goal hardware, and related court equipment.

CONTRACTS - PET WASTE

Provides for the servicing and maintenance of pet waste stations located throughout the District. Services include waste removal, bag replenishment, and disposal on a recurring schedule. Services are performed by Tampa Bay Poo Patrol for an annual amount of \$4,160.

MISC. AMENITY CENTER REPAIRS & MAINTENANCE

Funds unexpected or minor repairs necessary to maintain the functionality and aesthetics of the amenity center. This may include light plumbing, HVAC repairs, minor painting, fixture replacements, and other small-scale tasks not otherwise categorized.

CAPITAL & CONTINGENCY RESERVES

CAPITAL OUTLAY RESERVE

Provides dedicated funding for planned improvements, enhancements, or replacement of major physical assets within the District. These expenditures may include infrastructure upgrades, new amenity features, or other capital projects identified by the Board to maintain or improve community standards.

RESERVE - TREE TRIMMING

Sets aside dedicated funding for the scheduled trimming and pruning of trees within the District's common areas. Funding accumulates to support periodic large-scale tree trimming cycles as needed to maintain safety, visibility, and community aesthetics.

MISCELLANEOUS CONTINGENCY

Captures unanticipated expenses across both administrative operations and physical environment maintenance that were not specifically budgeted in dedicated line items. This reserve provides the District with the flexibility to address such unforeseen needs without requiring a formal budget amendment.

K Bar Ranch Community Development District
Fiscal Year 2027 Annual Budget
Series 2011 Debt Service Fund

Account Description	Actual FY 2025	Adopted FY 2026	Actual Thru 06/30/2026	Projected July- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue						
Debt Service Assessments - On-Roll	\$ 58,761	\$ 58,875	\$ 58,787	\$ 88	\$ 58,875	\$ 58,469
Excess Fees	400	-	-	-	-	-
Interest	3,657	-	1,956	-	1,956	-
Total Revenue	62,818	58,875	60,743	88	60,831	58,469
II. Expenditures						
Debt Service						
Principal Debt Retirement	15,000	20,000	15,000	-	15,000	20,000
Interest Expense	39,863	38,626	38,802	-	38,802	37,500
Total Debt Service	54,863	58,626	53,802	-	53,802	57,500
Total Expenditures	54,863	58,626	53,802	-	53,802	57,500
Excess (Deficiency) of Revenues Over (Under) Expenditures	7,955	249	6,941	88	7,029	969
IV. Net Change in Fund Balance	7,955	249	6,941	88	7,029	969
Fund Balance - Beginning	91,690	99,646	99,646	-	99,646	106,674
Fund Balance - Ending	\$ 99,646	\$ 99,895	\$ 106,586	\$ 88	\$ 106,674	\$ 107,644

**K Bar Ranch Community Development District
Special Assessment Revenue Bonds, Series 2011**

Period Ending	Principal	Interest	Debt Service	Annual Debt Service	Total Bond Value
5/1/26		\$19,125	\$19,125	\$19,125	\$510,000
11/1/26	\$20,000	\$19,125	\$39,125		\$490,000
5/1/27		\$18,375	\$18,375	\$57,500	\$490,000
11/1/27	\$20,000	\$18,375	\$38,375		\$470,000
5/1/28		\$17,625	\$17,625	\$56,000	\$470,000
11/1/28	\$20,000	\$17,625	\$37,625		\$450,000
5/1/29		\$16,875	\$16,875	\$54,500	\$450,000
11/1/29	\$20,000	\$16,875	\$36,875		\$430,000
5/1/30		\$16,125	\$16,125	\$53,000	\$430,000
11/1/30	\$25,000	\$16,125	\$41,125		\$405,000
5/1/31		\$15,188	\$15,188	\$56,313	\$405,000
11/1/31	\$25,000	\$15,188	\$40,188		\$380,000
5/1/32		\$14,250	\$14,250	\$54,438	\$380,000
11/1/32	\$25,000	\$14,250	\$39,250		\$355,000
5/1/33		\$13,313	\$13,313	\$52,563	\$355,000
11/1/33	\$30,000	\$13,313	\$43,313		\$325,000
5/1/34		\$12,188	\$12,188	\$55,500	\$325,000
11/1/34	\$30,000	\$12,188	\$42,188		\$295,000
5/1/35		\$11,063	\$11,063	\$53,250	\$295,000
11/1/35	\$35,000	\$11,063	\$46,063		\$260,000
5/1/36		\$9,750	\$9,750	\$55,813	\$260,000
11/1/36	\$35,000	\$9,750	\$44,750		\$225,000
5/1/37		\$8,438	\$8,438	\$53,188	\$225,000
11/1/37	\$40,000	\$8,438	\$48,438		\$185,000
5/1/38		\$6,938	\$6,938	\$55,375	\$185,000
11/1/38	\$40,000	\$6,938	\$46,938		\$145,000
5/1/39		\$5,438	\$5,438	\$52,375	\$145,000
11/1/39	\$45,000	\$5,438	\$50,438		\$100,000
5/1/40		\$3,750	\$3,750	\$54,188	\$100,000
11/1/40	\$50,000	\$3,750	\$53,750		\$50,000
5/1/41		\$1,875	\$1,875	\$55,625	\$50,000
11/1/41	\$50,000	\$1,875	\$51,875	\$51,875	\$0
Total	\$510,000	\$380,625	\$890,625	\$890,625	

K Bar Ranch Community Development District
Fiscal Year 2027 Annual Budget
Series 2014 O-1 Debt Service Fund

Account Description	Actual FY 2025	Adopted FY 2026	Actual Thru 06/30/2026	Projected July- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue						
Debt Service Assessments - On-Roll	\$ 259,686	\$ 258,000	\$ 259,801	\$ -	\$ 259,801	\$ 258,396
Excess Fees	1,769	-	-	-	-	-
Interest	16,357	-	8,536	-	8,536	-
Total Revenue	277,813	258,000	268,337	-	268,337	258,396
II. Expenditures						
Debt Service						
Principal Debt Retirement - O-1	40,000	45,000	95,000	-	95,000	45,000
Interest Expense - O-1	76,731	73,475	159,656	-	159,656	72,322
Principal Debt Retirement - Q-1	45,000	50,000	-	-	-	50,000
Interest Expense - Q-1	87,425	84,063	-	-	-	81,231
Total Debt Service	249,156	252,538	254,656	-	254,656	248,553
Total Expenditures	249,156	252,538	254,656	-	254,656	248,553
Excess (Deficiency) of Revenues Over (Under) Expenditures	28,656	5,462	13,682	-	13,682	9,843
IV. Net Change in Fund Balance	28,656	5,462	13,682	-	13,682	9,843
Fund Balance - Beginning	419,926	448,582	448,582	-	448,582	462,264
Fund Balance - Ending	\$ 448,582	\$ 454,044	\$ 462,264	\$ -	\$ 462,264	\$ 472,107

**K Bar Ranch Community Development District
Special Assessment Bonds, Series 2014 (Parcel O-1 Project)**

Period Ending	Principal	Interest	Debt Service	Annual Debt Service	Total Bond Value
5/1/26		\$36,738	\$36,738	\$36,738	\$1,390,000
11/1/26	\$45,000	\$36,738	\$81,738		\$1,345,000
5/1/27		\$35,584	\$35,584	\$117,322	\$1,345,000
11/1/27	\$45,000	\$35,584	\$80,584		\$1,300,000
5/1/28		\$34,431	\$34,431	\$115,016	\$1,300,000
11/1/28	\$50,000	\$34,431	\$84,431		\$1,250,000
5/1/29		\$33,150	\$33,150	\$117,581	\$1,250,000
11/1/29	\$50,000	\$33,150	\$83,150		\$1,200,000
5/1/30		\$31,869	\$31,869	\$115,019	\$1,200,000
11/1/30	\$55,000	\$31,869	\$86,869		\$1,145,000
5/1/31		\$30,459	\$30,459	\$117,328	\$1,145,000
11/1/31	\$60,000	\$30,459	\$90,459		\$1,085,000
5/1/32		\$28,922	\$28,922	\$119,381	\$1,085,000
11/1/32	\$60,000	\$28,922	\$88,922		\$1,025,000
5/1/33		\$27,384	\$27,384	\$116,306	\$1,025,000
11/1/33	\$65,000	\$27,384	\$92,384		\$960,000
5/1/34		\$25,719	\$25,719	\$118,103	\$960,000
11/1/34	\$65,000	\$25,719	\$90,719		\$895,000
5/1/35		\$24,053	\$24,053	\$114,772	\$895,000
11/1/35	\$70,000	\$24,053	\$94,053		\$825,000
5/1/36		\$22,172	\$22,172	\$116,225	\$825,000
11/1/36	\$75,000	\$22,172	\$97,172		\$750,000
5/1/37		\$20,156	\$20,156	\$117,328	\$750,000
11/1/37	\$80,000	\$20,156	\$100,156		\$670,000
5/1/38		\$18,006	\$18,006	\$118,163	\$670,000
11/1/38	\$85,000	\$18,006	\$103,006		\$585,000
5/1/39		\$15,722	\$15,722	\$118,728	\$585,000
11/1/39	\$85,000	\$15,722	\$100,722		\$500,000
5/1/40		\$13,438	\$13,438	\$114,159	\$500,000
11/1/40	\$90,000	\$13,438	\$103,438		\$410,000
5/1/41		\$11,019	\$11,019	\$114,456	\$410,000
11/1/41	\$95,000	\$11,019	\$106,019		\$315,000
5/1/42		\$8,466	\$8,466	\$114,484	\$315,000
11/1/42	\$100,000	\$8,466	\$108,466		\$215,000
5/1/43		\$5,778	\$5,778	\$114,244	\$215,000
11/1/43	\$105,000	\$5,778	\$110,778		\$110,000
5/1/44		\$2,956	\$2,956	\$113,734	\$110,000
11/1/44	\$110,000	\$2,956	\$112,956	\$112,956	\$0
Total	\$1,390,000	\$852,044	\$2,242,044	\$2,242,044	

**K Bar Ranch Community Development District
Special Assessment Bonds, Series 2014 (Parcel Q Project)**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Total Bond Value
5/1/26			\$41,897	\$41,897	\$41,897	\$1,585,000
11/1/26	\$50,000		\$40,616	\$90,616		\$1,535,000
5/1/27			\$40,616	\$40,616	\$131,231	\$1,535,000
11/1/27	\$55,000		\$39,206	\$94,206		\$1,480,000
5/1/28			\$39,206	\$39,206	\$133,413	\$1,480,000
11/1/28	\$55,000		\$37,797	\$92,797		\$1,425,000
5/1/29			\$37,797	\$37,797	\$130,594	\$1,425,000
11/1/29	\$60,000		\$36,259	\$96,259		\$1,365,000
5/1/30			\$36,259	\$36,259	\$132,519	\$1,365,000
11/1/30	\$60,000		\$34,722	\$94,722		\$1,305,000
5/1/31			\$34,722	\$34,722	\$129,444	\$1,305,000
11/1/31	\$65,000		\$33,056	\$98,056		\$1,240,000
5/1/32			\$33,056	\$33,056	\$131,113	\$1,240,000
11/1/32	\$70,000		\$31,263	\$101,263		\$1,170,000
5/1/33			\$31,263	\$31,263	\$132,525	\$1,170,000
11/1/33	\$70,000		\$29,469	\$99,469		\$1,100,000
5/1/34			\$29,469	\$29,469	\$128,938	\$1,100,000
11/1/34	\$75,000		\$27,547	\$102,547		\$1,025,000
5/1/35			\$27,547	\$27,547	\$130,094	\$1,025,000
11/1/35	\$80,000		\$25,397	\$105,397		\$945,000
5/1/36			\$25,397	\$25,397	\$130,794	\$945,000
11/1/36	\$85,000		\$23,113	\$108,113		\$860,000
5/1/37			\$23,113	\$23,113	\$131,225	\$860,000
11/1/37	\$90,000		\$20,694	\$110,694		\$770,000
5/1/38			\$20,694	\$20,694	\$131,388	\$770,000
11/1/38	\$95,000		\$18,141	\$113,141		\$675,000
5/1/39			\$18,141	\$18,141	\$131,281	\$675,000
11/1/39	\$100,000		\$15,453	\$115,453		\$575,000
5/1/40			\$15,453	\$15,453	\$130,906	\$575,000
11/1/40	\$105,000		\$12,631	\$117,631		\$470,000
5/1/41			\$12,631	\$12,631	\$130,263	\$470,000
11/1/41	\$110,000		\$9,675	\$119,675		\$360,000
5/1/42			\$9,675	\$9,675	\$129,350	\$360,000
11/1/42	\$115,000		\$6,584	\$121,584		\$245,000
5/1/43			\$6,584	\$6,584	\$128,169	\$245,000
11/1/43	\$120,000		\$3,359	\$123,359		\$125,000
5/1/44			\$3,359	\$3,359	\$126,719	\$125,000
11/1/44	\$125,000		\$3,359	\$128,359	\$128,359	\$0
Total	\$1,585,000		\$935,219	\$2,520,219	\$2,520,219	

K Bar Ranch Community Development District
Fiscal Year 2027 Annual Budget
Series 2021 Debt Service Fund

Account Description	Actual FY 2025	Adopted FY 2026	Actual Thru 06/30/2026	Projected July- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue						
Debt Service Assessments - On-Roll	\$ 308,007	\$ 306,891	\$ 308,144	\$ -	\$ 308,144	\$ 306,477
Excess Fees	2,098	-	-	-	-	-
Interest	4,662	-	3,313	-	3,313	-
Total Revenue	314,767	306,891	311,456	-	311,456	306,477
II. Expenditures						
Debt Service						
Principal Debt Retirement	228,000	234,000	234,000	-	234,000	240,000
Interest Expense	80,896	72,192	75,059	-	75,059	69,069
Total Debt Service	308,896	306,192	309,059	-	309,059	309,069
Total Expenditures	308,896	306,192	309,059	-	309,059	309,069
Excess (Deficiency) of Revenues Over (Under) Expenditures	5,871	699	2,397	-	2,397	(2,592)
IV. Net Change in Fund Balance	5,871	699	2,397	-	2,397	(2,592)
Fund Balance - Beginning	100,761	106,632	106,632	-	106,632	109,029
Fund Balance - Ending	\$ 106,632	\$ 107,331	\$ 109,029	\$ -	\$ 109,029	\$ 106,437

**K Bar Ranch Community Development District
Special Assessment Refunding Bond, Series 2021**

Period Ending	Principal	Interest	Debt Service	Annual Debt Service	Total Bond Value
5/1/26	\$234,000	\$37,530	\$271,530		\$2,698,000
11/1/26		\$34,534	\$34,534		\$2,698,000
5/1/27	\$240,000	\$34,534	\$274,534	\$309,069	\$2,458,000
11/1/27		\$31,462	\$31,462		\$2,458,000
5/1/28	\$246,000	\$31,462	\$277,462	\$308,925	\$2,212,000
11/1/28		\$28,314	\$28,314		\$2,212,000
5/1/29	\$252,000	\$28,314	\$280,314	\$308,627	\$1,960,000
11/1/29		\$25,088	\$25,088		\$1,960,000
5/1/30	\$259,000	\$25,088	\$284,088	\$309,176	\$1,701,000
11/1/30		\$21,773	\$21,773		\$1,701,000
5/1/31	\$266,000	\$21,773	\$287,773	\$309,546	\$1,435,000
11/1/31		\$18,368	\$18,368		\$1,435,000
5/1/32	\$272,000	\$18,368	\$290,368	\$308,736	\$1,163,000
11/1/32		\$14,886	\$14,886		\$1,163,000
5/1/33	\$280,000	\$14,886	\$294,886	\$309,773	\$883,000
11/1/33		\$11,302	\$11,302		\$883,000
5/1/34	\$287,000	\$11,302	\$298,302	\$309,605	\$596,000
11/1/34		\$7,629	\$7,629		\$596,000
5/1/35	\$294,000	\$7,629	\$301,629	\$309,258	\$302,000
11/1/35		\$3,866	\$3,866		\$302,000
5/1/36	\$302,000	\$3,866	\$305,866	\$309,731	\$0
Total	\$2,932,000	\$431,974	\$3,363,974	\$3,092,445	

**K Bar Ranch Community Development District
Fiscal Year 2027 ERU Allocation & Assessment Summary Comparison**

	Operations & Maintenance	Capital Reserve Fund
AR = Total Expenditures - Net:	\$987,920.00	\$71,829.00
Plus: Early Payment Discount (4.0%)	\$42,039.15	\$3,056.55
Plus: County Collection Charges (2.0%)	\$21,019.57	\$1,528.28
Total Expenditures - GROSS	\$1,050,978.72	\$76,413.83 [a]
Total ERU:	606.90	606.90 [b]
Total AR / ERU - GROSS (as if all On-Roll):	\$1,731.72	\$125.91 [a] / [b]
Total AR / ERU - NET:	\$1,627.81	\$118.35

1. Equivalent Residential Unit (ERU) Allocation of Annual Operations and Maintenance Assessments

Product	Units	ERU	Total ERU	% ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
Townhome	78	0.55	42.90	7.07%	\$895.30	\$69,833.20	\$952.44	\$74,290.64
Single Family	564	1.00	564.00	92.93%	\$1,627.81	\$918,086.80	\$1,731.72	\$976,688.09
Total	642		606.90	100.00%		\$987,920.00		\$1,050,978.72

2. Equivalent Residential Unit (ERU) Allocation of Annual Reserve Assessments

Product	Units	ERU	Total ERU	% ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
Townhome	78	0.55	42.90	7.07%	\$65.09	\$5,077.38	\$69.25	\$5,401.47
Single Family	564	1.00	564.00	92.93%	\$118.35	\$66,751.62	\$125.91	\$71,012.36
Total	642		606.90	100.00%		\$71,829.00		\$76,413.83

3. Assessment Comparison Summary By Fiscal Year

Assessment Area One - (Townhomes & Basset Creek Single Family)

Product	Units	Operations & Maintenance			Capital Reserve Fund ¹			Series 2011 Debt Service ¹			Series 2021 Debt Service ¹			Total ¹			
		FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	\$ Change	% Change
Townhome	78	\$952.44	\$952.44	0%	\$69.25	\$69.25	0%	\$166.76	\$166.76	0%	\$476.49	\$476.49	0%	\$1,664.94	\$1,664.94	\$0.00	0%
Single Family	300	\$1,731.72	\$1,731.72	0%	\$125.91	\$125.91	0%	\$166.76	\$166.76	0%	\$979.23	\$979.23	0%	\$3,003.61	\$3,003.61	\$0.00	0%
Total	378																

Assessment Area Two - Parcel O-1

Product	Units	Operations & Maintenance ¹			Capital Reserve Fund ¹			Series 2014 O-1 Debt Service ¹			Total ¹			
		FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	\$ Change	% Change
Single Family 50'	51	\$1,731.72	\$1,731.72	0%	\$125.91	\$125.91	0%	\$1,207.83	\$1,207.83	0%	\$3,065.45	\$3,065.45	\$0.00	0%
Single Family 70'	47	\$1,731.72	\$1,731.72	0%	\$125.91	\$125.91	0%	\$1,428.57	\$1,428.57	0%	\$3,286.19	\$3,286.19	\$0.00	0%
Total	98													

**K Bar Ranch Community Development District
Fiscal Year 2027 ERU Allocation & Assessment Summary Comparison**

Assessment Area Three - Parcel Q

Product	Units	Operations & Maintenance ¹			Capital Reserve Fund ¹			Series 2014 Q Debt Service ¹			Total ¹			
		FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	\$ Change	% Change
Single Family	121	\$1,731.72	\$1,731.72	0%	\$125.91	\$125.91	0%	\$1,207.83	\$1,207.83	0%	\$3,065.45	\$3,065.45	\$0.00	0%
Total	121													

Assessment Area Four - Parcel B

Product	Units	Operations & Maintenance ¹			Capital Reserve Fund ¹			Total ¹			
		FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	\$ Change	% Change
Single Family	45	\$1,731.72	\$1,731.72	0%	\$125.91	\$125.91	0%	\$1,857.62	\$1,857.62	\$0.00	0%
Total	45										

1. The amounts shown are presented as if on roll and grossed up to account for collection costs and early payment discounts.