KINGS CREEK I COMMUNITY DEVELOPMENT DISTRICT

OCTOBER 28, 2025

AGENDA PACKAGE

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

2005 PAN AM CIRCLE, SUITE 300
TAMPA. FL 33067

Kings Creek I
Community Development District

Board of Supervisors
Carlos de la Ossa, Chairman
Nicholas Dister, Vice-Chairman
Keith Hyatt, Assistant Secretary
Dan Pickett, Assistant Secretary
Scott Keiling, Assistant Secretary

District Staff
Brian Lamb, District Secretary
Samantha Harvey, District Manager
Jere Earlywine, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

The Regular Meeting of Kings Creek I Community Development District will be held on **October 28, 2025, at 1:00 p.m. at the Offices of Evolution located at 12574 Flagler Center Boulevard, Suite 101 Jacksonville, FL 32258.** For those who intend to call in below is the Teams link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

Microsoft Teams Meeting; Join the meeting now

Meeting ID: 271 605 873 009 0 **Passcode:** DJ2Fh785
Phone #: +1 646-838-1601 **Pin:** 400 436 316#

REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT ON AGENDA ITEMS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. BUSINESS ITEMS

4. CONSENT AGENDA ITEMS

A. Consideration of Meeting Minutes; August 26, 2025; Public Hearing & Regular Meeting

B. Consideration of Operation and Maintenance August & September 2025

C. Acceptance of the Financials and Approval of the Check Register for August & September 2025

5. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

MINUTES OF MEETING
KINGS CREEK I
COMMUNITY DEVELOPMENT DISTRICT

The Public Hearing and regular meeting of the Board of Supervisors of Kings Creek I Community Development District was held on Monday, August 26 2024, 2025 at 1:00 pm at the offices of Evolution located at 12574 Flagler Center Boulevard, Suite 101 Jacksonville, Florida 32258.

Present and constituting a quorum were:

Carlos de la Ossa	Assistant Secretary
Nicholas Dister	Assistant Secretary
Keith Hyatt	Assistant Secretary
Dan Pickett	Assistant Secretary
Scott Keiling	Assistant Secretary

Also present were:

Samantha Harvey	District Manager
Jayna Cooper	District Manager
Brian Lamb	District Manager
Jere Earlywine	District Counsel

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Harvey called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comments on Agenda Items**

Mr. Steele, a resident, expressed concerns with wetlands and houses flooding. Discussion ensued. Mr. Earlywine will research and consult with the Engineer.

THIRD ORDER OF BUSINESS **Public Hearing on Adopting Fiscal Year 2026 Final Budget**

A. Open Public Hearing on Adopting FY 2026 Final Budget and Levying O&M Assessments

> On MOTION by Mr. de la Ossa seconded by Mr. Dister, with all in favor, Public Hearing on Adopting FY 2026 Final Budget and Levying O&M Assessments, was opened 5-0

B. Close Public Hearing on Adopting FY 2026 Final Budget and Levying O&M Assessments

On MOTION by Mr. de la Ossa seconded by Mr. Dister, with all in favor, Public Hearing on Adopting FY 2026 Final Budget and Levying O&M Assessments, was closed. 5-0

C. Consideration of Resolution 2025-12; Adopting the FY 2026 Budget

On MOTION by Mr. de la Ossa seconded by Mr. Dister, with all in favor, Resolution 2025-12, Adopting the FY 2026 Budget, was adopted. 5-0

D. Consideration of Resolution 2025-13, Levying O&M Assessment

On MOTION by Mr. de la Ossa seconded by Mr. Dister, with all in favor, Resolution 2025-13, Levying O&M Assessment, was adopted. 5-0

FOURTH ORDER OF BUSINESS Business Items

A. 2026 Deficit Funding Agreement

The Board **TABLED** this item.

B. Ratification of Scott Keiling Oath of Office

On MOTION by Mr. de la Ossa seconded by Mr. Dister, with all in favor, Ratification of Scott Keiling Oath of Office, was ratified. 5-0

C. Consideration of Goals and Objectives

Ms. Cooper agreed to collaborate with Ms. Harvey on revisions.

On MOTION by Mr. de la Ossa seconded by Mr. Dister, with all in favor, Goals and Objectives, in substantial form, was approved. 5-0

D. Consideration of Resolution 2025-14; Setting the FY 26 Meeting Schedule

The following is the FY 2026 CDD Meeting Schedule:

- October 21, 2025 1:00 p.m.
- November 25, 2025 1:00 p.m.
- December 16, 2025 1:00 p.m.
- January 27, 2026 1:00 p.m.
- February 24, 2026 1:00 p.m.
- March 24, 2026 1:00 p.m.
- April 28, 2026 1:00 p.m.
- May 26, 2026 1:00 p.m.
- June 23, 2026 1:00 p.m.

- July 28, 2026 1:00 p.m.
- August 25, 2026 1:00 p.m.
- September 22, 2026 1:00 p.m.

All meetings will convene at 12574 Flagler Center Boulevard, Suite 101 Jacksonville, FL 32258

> On MOTION by Mr. de la Ossa seconded by Mr. Pickett, with all in favor, Resolution 2025-14; Setting the FY 26 Meeting Schedule, as detailed above, was approved. 5-0

E. Presentation of Second Quarter Website Audit

Ms. Harvey provided a review of the quarterly website audit to the Board.

FIFTH ORDER OF BUSINESS Consent Agenda

A. Consideration of Meeting Minutes; June 24, 2025; Regular Meeting

B. Consideration of Operation and Maintenance June 2025 & July 2025

C. Acceptance of the Financials and Approval of the Check Register for June 2025 & July 2025

> On MOTION by Mr. de la Ossa seconded by Mr. Dister, with all in favor, the Consent Agenda, was approved. 5-0

SIXTH ORDER OF BUSINESS Staff Reports

A. District Counsel

Mr. Earlywine informed the Board contraction of the boundary assessment has been filed.

B. District Engineer

C. District Manager

There being no reports, the next order of business followed.

SEVENTH ORDER OF BUSINESS Board of Supervisors Requests and Comments

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS Adjournment

There being no further business,

> On MOTION by Mr. de la Ossa seconded by Mr. Dister, with all in favor, meeting was adjourned at 1:18 pm. 5-0

______________________________	______________________________
Samantha Harvey	Carlos de la Ossa
District Manager	Chairperson

Kings Creek I

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	8/1/2025	155349	$1,458.33		August 2025 Accounting Services
INFRAMARK LLC	8/1/2025	155349	$2,083.33		August 2025 MANAGEMENT FEE
INFRAMARK LLC	8/1/2025	155349	$125.00		August 2025 Web Maint/Admin Fee
INFRAMARK LLC	8/1/2025	155349	$416.67		August 2025 Dissemination Services
INFRAMARK LLC	8/1/2025	155349	$291.67		FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	8/1/2025	155349	$416.67	$4,791.67	ASSESSMENT ROLL
Monthly Contract Subtotal			**$4,791.67**	**$4,791.67**	
Regular Services					
CARLOS DE LA OSSA	8/26/2025	CO-082625	$200.00	$200.00	BOARD 8/26/25
DANIEL R. PICKETT	8/26/2025	DP-082625	$200.00	$200.00	BOARD 8/26/25
KEITH HYATT	8/26/2025	KH-082625	$200.00	$200.00	BOARD 8/26/25
NICHOLAS J. DISTER	8/26/2025	ND-082625	$200.00	$200.00	BOARD 8/26/25
Regular Services Subtotal			**$800.00**	**$800.00**	
Additional Services					
INFRAMARK LLC	8/28/2025	157230	$3.74	$3.74	Notice Mailings - 7/24/25
Additional Services Subtotal			**$3.74**	**$3.74**	
TOTAL			**$5,595.41**	**$5,595.41**	

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
155349	8/1/2025
CUSTOMER ID	**NET TERMS**
C6688	Due On Receipt
PO#	**DUE DATE**
	8/1/2025

BILL TO

Kings Creek I CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: August 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,458.33		1,458.33
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Financial & Revenue Collection	1	Ea	291.67		291.67
Dissemination Services	1	Ea	416.67		416.67
Assessment Roll	1	Ea	416.67		416.67
Subtotal					**4,791.67**

Subtotal	$4,791.67
Tax	$0.00
Total Due	$4,791.67

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Kings Creek 1

Board Meeting Date: 8.26.2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	$200
2	Keith Hyatt	X	$200
3	Dan Pickett	X	$200
4	Nick Dister	X	$200
5	Scott Keiling*	X	$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Samantha Harvey
District Manager Signature

8.26.2025
Date

***** PLEASE RETURN SIGNED DOCUMENT TO RECORDING SECRETARY*****

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for

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Samantha Harvey
District Manager Signature

8.26.2025
Date

***** PLEASE RETURN SIGNED DOCUMENT TO RECORDING SECRETARY*****

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
157230	8/28/2025
CUSTOMER ID	**NET TERMS**
C6688	Due On Receipt
PO#	**DUE DATE**
	8/28/2025

BILL TO
Kings Creek I CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: July 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Mail notices sent on 7-24-25 $3.74	1	Ea	3.74		3.74
Subtotal					**3.74**

Subtotal	$3.74
Tax	$0.00
Total Due	$3.74

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

KINGS CREEK I

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	1036	09/10/25	V00003	KUTAK ROCK LLP	3623372	DISTRICT COUNSEL - COMMERCIAL TRACT BOUNDARY AMENDMENT	DISTRICT COUNSEL	531146-51101	$81.50
001	1037	09/29/25	V00004	INFRAMARK LLC	153059	July 2025 District Mgmt Svcs	MANAGEMENT FEE	532001-51301	$4,166.68
001	1037	09/29/25	V00004	INFRAMARK LLC	153059	July 2025 District Mgmt Svcs	MANAGEMENT FEE	531150-51301	$2,083.33
001	1037	09/29/25	V00004	INFRAMARK LLC	153059	July 2025 District Mgmt Svcs	7/2025 Web hosting FEE	549936-51301	$125.00
001	1037	09/29/25	V00004	INFRAMARK LLC	157230	Kings Creek 1 Mail Notices Sent - 7/24/25	Notice Mailings - 7/24/25	541024-51301	$3.74
								Fund Total	**$6,460.25**

Total Checks Paid	**$6,460.25**

Kings Creek I
Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2025

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

KINGS CREEK I

Balance Sheet

As of August 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2025 DEBT SERVICE FUND	SERIES 2025 CAPITAL PROJECTS FUND	GENERAL LONG TERM DEBT FUND	TOTAL
ASSETS					
Cash In Bank	$ 32,819	$ -	$ -	$ -	$ 32,819
Investments:					
Acquisition & Construction Account	-	-	10,053,679	-	10,053,679
Construction Fund	-	-	1,910,110	-	1,910,110
Cost of Issuance Fund	-	-	81	-	81
Reserve Fund	-	564,544	-	-	564,544
Revenue Fund	-	472,673	-	-	472,673
Amount To Be Provided	-	-	-	15,950,000	15,950,000
TOTAL ASSETS	**$ 32,819**	**$ 1,037,217**	**$ 11,963,870**	**$ 15,950,000**	**$ 28,983,906**
LIABILITIES					
Accounts Payable	$ 11,252	$ -	$ -	$ -	$ 11,252
Bonds Payable - Series 2025	-	-	-	15,950,000	15,950,000
TOTAL LIABILITIES	**11,252**	**-**	**-**	**15,950,000**	**15,961,252**
FUND BALANCES					
Restricted for:					
Debt Service	-	1,037,217	-	-	1,037,217
Capital Projects	-	-	11,963,870	-	11,963,870
Unassigned:	21,567	-	-	-	21,567
TOTAL FUND BALANCES	**21,567**	**1,037,217**	**11,963,870**	**-**	**13,022,654**
TOTAL LIABILITIES & FUND BALANCES	**$ 32,819**	**$ 1,037,217**	**$ 11,963,870**	**$ 15,950,000**	**$ 28,983,906**

KINGS CREEK I

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2025

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Special Assmnts- CDD Collected	$ 118,425	$ 39,547	$ (78,878)	33.39%
Developer Contribution	-	77,638	77,638	0.00%
TOTAL REVENUES	**118,425**	**117,185**	**(1,240)**	**98.95%**
EXPENDITURES				
Administration				
Supervisor Fees	3,000	3,600	(600)	120.00%
ProfServ-Dissemination Agent	4,200	1,250	2,950	29.76%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Trustee Fees	6,500	250	6,250	3.85%
Assessment Roll	-	833	(833)	0.00%
District Counsel	9,500	5,301	4,199	55.80%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	-	4,500	0.00%
District Management	25,000	24,042	958	96.17%
Accounting Services	9,000	11,792	(2,792)	131.02%
Auditing Services	6,000	-	6,000	0.00%
Onsite Staff	100	-	100	0.00%
Website Compliance	1,800	6,025	(4,225)	334.72%
Postage, Phone, Faxes, Copies	500	4	496	0.80%
Rentals and Leases	1,200	-	1,200	0.00%
Insurance - General Liability	3,200	-	3,200	0.00%
Public Officials Insurance	2,500	-	2,500	0.00%
Legal Advertising	3,500	310	3,190	8.86%
Misc-Admin Fee (%)	250	-	250	0.00%
Bank Fees	200	531	(331)	265.50%
Financial & Revenue Collections	1,200	875	325	72.92%
Meeting Expense	4,000	-	4,000	0.00%
Misc-Contingency	10,000	-	10,000	0.00%
Website Administration	1,200	1,262	(62)	105.17%
Dues, Licenses, Subscriptions	175	-	175	0.00%
Total Administration	109,425	56,075	53,350	51.25%
Other Physical Environment				
Accounting/Financial Services	9,000	-	9,000	0.00%
Total Other Physical Environment	9,000	-	9,000	0.00%
TOTAL EXPENDITURES	**118,425**	**56,075**	**62,350**	**47.35%**
Excess (deficiency) of revenues Over (under) expenditures	-	61,110	61,110	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**(39,543)**		
FUND BALANCE, ENDING		**$ 21,567**		

KINGS CREEK I

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2025

Series 2025 Debt Service Fund (200)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 10,444	$ 10,444	0.00%
Special Assmnts- CDD Collected	-	462,229	462,229	0.00%
TOTAL REVENUES	**-**	**472,673**	**472,673**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	472,673	472,673	0.00%
OTHER FINANCING SOURCES (USES)				
Bond Proceeds	-	1,129,088	1,129,088	0.00%
Operating Transfers-Out	-	(564,544)	(564,544)	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**564,544**	**564,544**	**0.00%**
Net change in fund balance	$ -	$ 1,037,217	$ 1,037,217	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		**$ 1,037,217**		

KINGS CREEK I

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2025

Series 2025 Capital Projects Fund (300)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 103,801	$ 103,801	0.00%
TOTAL REVENUES	**-**	**103,801**	**103,801**	**0.00%**
EXPENDITURES				
Administration				
ProfServ-Dissemination Agent	-	3,500	(3,500)	0.00%
ProfServ-Trustee Fees	-	11,950	(11,950)	0.00%
Disclosure Report	-	85,000	(85,000)	0.00%
District Counsel	-	47,500	(47,500)	0.00%
District Manager	-	38,500	(38,500)	0.00%
Postage, Phone, Faxes, Copies	-	1,750	(1,750)	0.00%
Cost of Issuance	-	15,000	(15,000)	0.00%
Total Administration	-	203,200	(203,200)	0.00%
Construction In Progress				
Construction in Progress	-	3,000,468	(3,000,468)	0.00%
Total Construction In Progress	-	3,000,468	(3,000,468)	0.00%
TOTAL EXPENDITURES	**-**	**3,203,668**	**(3,203,668)**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	(3,099,867)	(3,099,867)	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	564,544	564,544	0.00%
Bond Proceeds	-	14,499,193	14,499,193	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**15,063,737**	**15,063,737**	**0.00%**
Net change in fund balance	$ -	$ 11,963,870	$ 11,963,870	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		**$ 11,963,870**		

Bank Account Statement

Kings Creek I

Bank Account No.	9709		
Statement No.	08-25	**Statement Date**	08/31/2025

G/L Account No. 101002 Balance	32,819.22	**Statement Balance**	36,627.55
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	36,627.55
Subtotal	32,819.22	**Outstanding Checks**	-3,808.33
Negative Adjustments	0.00	**Ending Balance**	32,819.22
Ending G/L Balance	32,819.22		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
08/29/2025		JE000044	Interest - Investments	Interest Income	0.05	0.05	0.00
Total Deposits					0.05	0.05	0.00
Checks							
							0.00
08/06/2025	Payment	1030	KUTAK ROCK LLP	Check for Vendor V00003	-1,444.50	-1,444.50	0.00
08/26/2025		JE000043	Bank Fees	FY'25 Truist Bank Fees -	-531.24	-531.24	0.00
08/28/2025	Payment	1032	CARLOS DE LA OSSA	Check for Vendor V00008	-200.00	-200.00	0.00
Total Checks					-2,175.74	-2,175.74	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
08/14/2025	Payment	1031	INFRAMARK LLC	Check for Vendor V00004			-3,208.33
08/28/2025	Payment	1033	DANIEL R. PICKETT	Check for Vendor V00010			-200.00
08/28/2025	Payment	1034	KEITH HYATT	Check for Vendor V00011			-200.00
08/28/2025	Payment	1035	NICHOLAS J. DISTER	Check for Vendor V00009			-200.00
Total Outstanding Checks							-3,808.33
Outstanding Deposits							
Total Outstanding Deposits							

Kings Creek I
Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2025

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

KINGS CREEK I

Balance Sheet

As of September 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2025 DEBT SERVICE FUND	SERIES 2025 CAPITAL PROJECTS FUND	GENERAL LONG TERM DEBT FUND	TOTAL
ASSETS					
Cash In Bank	$ 41,298	$ -	$ -	$ -	$ 41,298
Investments:					
Acquisition & Construction Account	-	-	10,087,084	-	10,087,084
Construction Fund	-	-	1,917,485	-	1,917,485
Cost of Issuance Fund	-	-	82	-	82
Reserve Fund	-	564,544	-	-	564,544
Revenue Fund	-	476,119	-	-	476,119
Amount To Be Provided	-	-	-	15,950,000	15,950,000
TOTAL ASSETS	**$ 41,298**	**$ 1,040,663**	**$ 12,004,651**	**$ 15,950,000**	**$ 29,036,612**
LIABILITIES					
Accounts Payable	$ 9,876	$ -	$ -	$ -	$ 9,876
Bonds Payable - Series 2025	-	-	-	15,950,000	15,950,000
TOTAL LIABILITIES	**9,876**	**-**	**-**	**15,950,000**	**15,959,876**
FUND BALANCES					
Restricted for:					
Debt Service	-	1,040,663	-	-	1,040,663
Capital Projects	-	-	12,004,651	-	12,004,651
Unassigned:	31,422	-	-	-	31,422
TOTAL FUND BALANCES	**31,422**	**1,040,663**	**12,004,651**	**-**	**13,076,736**
TOTAL LIABILITIES & FUND BALANCES	**$ 41,298**	**$ 1,040,663**	**$ 12,004,651**	**$ 15,950,000**	**$ 29,036,612**

KINGS CREEK I

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2025

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 84	$ 84	0.00%
Special Assmnts- CDD Collected	118,425	39,547	(78,878)	33.39%
Developer Contribution	-	92,638	92,638	0.00%
TOTAL REVENUES	**118,425**	**132,269**	**13,844**	**111.69%**
EXPENDITURES				
Administration				
Supervisor Fees	3,000	3,600	(600)	120.00%
Dissemination Agent/Reporting	4,200	1,667	2,533	39.69%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
Trustees Fees	6,500	250	6,250	3.85%
Assessment Roll	-	833	(833)	0.00%
District Counsel	9,500	5,301	4,199	55.80%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	-	4,500	0.00%
District Management	25,000	26,125	(1,125)	104.50%
Accounting Services	9,000	13,667	(4,667)	151.86%
Auditing Services	6,000	-	6,000	0.00%
Onsite Staff	100	-	100	0.00%
Website ADA Compliance	1,800	6,025	(4,225)	334.72%
Postage, Phone, Faxes, Copies	500	150	350	30.00%
Rentals and Leases	1,200	-	1,200	0.00%
General Liability	3,200	-	3,200	0.00%
Public Officials Insurance	2,500	-	2,500	0.00%
Legal Advertising	3,500	310	3,190	8.86%
Misc Admin	250	-	250	0.00%
Bank Fees	200	674	(474)	337.00%
Financial/Revenue Collections	1,200	1,167	33	97.25%
Meeting Expense	4,000	147	3,853	3.68%
MISC Contingency	10,000	-	10,000	0.00%
Website Admin Services	1,200	1,387	(187)	115.58%
Dues, Licenses & Fees	175	-	175	0.00%
Total Administration	109,425	61,303	48,122	56.02%
Other Physical Environment				
Accounting/Financial Services	9,000	-	9,000	0.00%
Total Other Physical Environment	9,000	-	9,000	0.00%
TOTAL EXPENDITURES	**118,425**	**61,303**	**57,122**	**51.77%**
Excess (deficiency) of revenues Over (under) expenditures	-	70,966	70,966	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**(39,544)**		
FUND BALANCE, ENDING		**$ 31,422**		

KINGS CREEK I

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2025

Series 2025 Debt Service Fund (200)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 13,890	$ 13,890	0.00%
Special Assmnts- CDD Collected	-	462,229	462,229	0.00%
TOTAL REVENUES	**-**	**476,119**	**476,119**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	476,119	476,119	0.00%
OTHER FINANCING SOURCES (USES)				
Bond Proceeds	-	1,129,088	1,129,088	0.00%
Operating Transfers-Out	-	(564,544)	(564,544)	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**564,544**	**564,544**	**0.00%**
Net change in fund balance	$ -	$ 1,040,663	$ 1,040,663	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		**$ 1,040,663**		

KINGS CREEK I

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2025

Series 2025 Capital Projects Fund (300)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 144,582	$ 144,582	0.00%
TOTAL REVENUES	**-**	**144,582**	**144,582**	**0.00%**
EXPENDITURES				
Administration				
Dissemination Agent/Reporting	-	3,500	(3,500)	0.00%
Trustees Fees	-	11,950	(11,950)	0.00%
Disclosure Report	-	85,000	(85,000)	0.00%
District Counsel	-	47,500	(47,500)	0.00%
District Manager	-	38,500	(38,500)	0.00%
Postage, Phone, Faxes, Copies	-	1,750	(1,750)	0.00%
Cost of Issuance	-	15,000	(15,000)	0.00%
Total Administration	-	203,200	(203,200)	0.00%
Construction In Progress				
Construction in Progress	-	3,000,468	(3,000,468)	0.00%
Total Construction In Progress	-	3,000,468	(3,000,468)	0.00%
TOTAL EXPENDITURES	**-**	**3,203,668**	**(3,203,668)**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	(3,059,086)	(3,059,086)	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	564,544	564,544	0.00%
Bond Proceeds	-	14,499,193	14,499,193	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**15,063,737**	**15,063,737**	**0.00%**
Net change in fund balance	$ -	$ 12,004,651	$ 12,004,651	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		**$ 12,004,651**		

Bank Account Statement

Kings Creek I

Bank Account No.	9709		
Statement No.	09-25	**Statement Date**	09/30/2025

G/L Account No. 101002 Balance	41,298.39	**Statement Balance**	44,506.72
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	44,506.72
Subtotal	41,298.39	**Outstanding Checks**	-3,208.33
Negative Adjustments	0.00	**Ending Balance**	41,298.39
Ending G/L Balance	41,298.39		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
09/03/2025	Payment	BD00006	Developer Contribution	Deposit No. BD00006 - EPG Developer Funding	15,000.00	15,000.00	0.00
09/30/2025		JE000059	Interest - Investments	Interest Income	82.33	82.33	0.00
Total Deposits					15,082.33	15,082.33	0.00
Checks							
							0.00
08/28/2025	Payment	1033	DANIEL R. PICKETT	Check for Vendor V00010	-200.00	-200.00	0.00
08/28/2025	Payment	1034	KEITH HYATT	Check for Vendor V00011	-200.00	-200.00	0.00
08/28/2025	Payment	1035	NICHOLAS J. DISTER	Check for Vendor V00009	-200.00	-200.00	0.00
09/10/2025	Payment	1036	KUTAK ROCK LLP	Check for Vendor V00003	-81.50	-81.50	0.00
09/29/2025	Payment	1037	INFRAMARK LLC	Check for Vendor V00004	-6,378.75	-6,378.75	0.00
09/22/2025		JE000058	Bank Fees	Bank Fees	-142.91	-142.91	0.00
Total Checks					-7,203.16	-7,203.16	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
08/14/2025	Payment	1031	INFRAMARK LLC	Check for Vendor V00004			-3,208.33
Total Outstanding Checks							-3,208.33
Outstanding Deposits							
Total Outstanding Deposits							

KINGS CREEK I

Payment Register by Fund

For the Period from 08/01/2025 to 08/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1030	08/06/25	KUTAK ROCK LLP	3597546	COMMERCIAL TRACT BOUNDARY AMENDMENT	DISTRICT COUNSEL	531146-51401	$94.50
001	1030	08/06/25	KUTAK ROCK LLP	3597545	GENERAL COUNSEL JUNE 2025	GENERAL COUNSEL	531146-51401	$1,350.00
001	1031	08/14/25	INFRAMARK LLC	150856	June 2025 Management Fees	MANAGEMENT FEE	532001-51301	$1,000.00
001	1031	08/14/25	INFRAMARK LLC	150856	June 2025 Management Fees	MANAGEMENT FEE	531150-51301	$2,083.33
001	1031	08/14/25	INFRAMARK LLC	150856	June 2025 Management Fees	MANAGEMENT FEE	549936-51301	$125.00
001	1032	08/28/25	CARLOS DE LA OSSA	CO-082625	BOARD 8/26/25	Supervisor Fees	511100-51101	$200.00
001	1033	08/28/25	DANIEL R. PICKETT	DP-082625	BOARD 8/26/25	Supervisor Fees	511100-51101	$200.00
001	1034	08/28/25	KEITH HYATT	KH-082625	BOARD 8/26/25	Supervisor Fees	511100-51101	$200.00
001	1035	08/28/25	NICHOLAS J. DISTER	ND-082625	BOARD 8/26/25	Supervisor Fees	511100-51101	$200.00
							Fund Total	**$5,452.83**
							Total Checks Paid	**$5,452.83**

KINGS CREEK I

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	1036	09/10/25	V00003	KUTAK ROCK LLP	3623372	DISTRICT COUNSEL - COMMERCIAL TRACT BOUNDARY AMENDMENT	DISTRICT COUNSEL	531146-51101	$81.50
001	1037	09/29/25	V00004	INFRAMARK LLC	153059	July 2025 District Mgmt Svcs	MANAGEMENT FEE	532001-51301	$4,166.68
001	1037	09/29/25	V00004	INFRAMARK LLC	153059	July 2025 District Mgmt Svcs	MANAGEMENT FEE	531150-51301	$2,083.33
001	1037	09/29/25	V00004	INFRAMARK LLC	153059	July 2025 District Mgmt Svcs	7/2025 Web hosting FEE	549936-51301	$125.00
001	1037	09/29/25	V00004	INFRAMARK LLC	157230	Kings Creek 1 Mail Notices Sent - 7/24/25	Notice Mailings - 7/24/25	541024-51301	$3.74
								Fund Total	**$6,460.25**

Total Checks Paid	**$6,460.25**