

**K – BAR RANCH III  
COMMUNITY DEVELOPMENT  
DISTRICT**

**DECEMBER 04, 2025**

**AGENDA PACKAGE**



2005 PAN AM CIRCLE SUITE 300  
TAMPA, FL 33607

# **K-Bar Ranch III Community Development District**

## **Board of Supervisors**

Carlos de la Ossa, Chairman  
Nick Dister, Vice Chairperson  
Kyle Smith, Assistant Secretary  
Alberto Viera, Assistant Secretary  
Ryan Motko, Assistant Secretary

## **District Staff**

Jayna Cooper, District Manager  
John Vericker, District Counsel  
Tonja Stewart, District Engineer  
Rollamay Turkoane, District Manager

## **Regular Meeting Agenda**

Thursday, December 04, 2025, at 2:00 p.m.

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The Regular Meeting of the **K-Bar Ranch III Community Development District** will be held on **December 04, 2025 at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

## **[Join the meeting now](#)**

**Meeting ID:** 240 062 334 037 6 **Passcode:** wU2Sy36X

**Dial-in by phone** +1 646-838-1601 **Pin:** 311 963 193#

## **REGULAR MEETING OF THE BOARD OF SUPERVISORS**

### **1. CALL TO ORDER/ROLL CALL**

### **2. PUBLIC COMMENTS**

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

### **3. BUSINESS ITEMS**

- A. Consideration of Arbitrage Rebate Counselors LLC Proposal – Annual Arbitrage Calculations Series 2025 Bonds
- B. Consideration of Resolution 2026-02; Designation of Officers

### **4. CONSENT AGENDA**

- A. Approval of Minutes of the November 06, 2025, Regular Meeting
- B. Consideration of Operations & Maintenance October 2025
- C. Acceptance of the Financials and Approval of the Check Register for October 2025
- D. Ratification of Special Warranty Deed – Krusen-Douglas, L.L.C.
- E. Ratification of Quitclaim Deed – Krusen-Douglas, L.L.C.

### **5. STAFF REPORTS**

- A. District Counsel
- B. District Accountant
- C. District Engineer
- D. District Manager

### **6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

### **7. ADJOURNMENT**

## Arbitrage Rebate Counselors, LLC

*Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds*

November 12, 2025

K-Bar Ranch III Community Development District  
c/o Jayna Cooper, District Manager  
Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

Re: Proposal – Annual Arbitrage Calculations – K-Bar Ranch III CDD – \$15,205,000 Special Assessment Bonds, Series 2025 (the “2025 Series”)

Dear K-Bar Ranch III Community Development District:

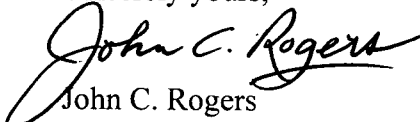
Arbitrage Rebate Counselors hereby contracts with K-Bar Ranch III Community Development District to provide annual arbitrage calculations for the above-referenced 2025 Series.

The annual arbitrage calculations for the 2025 Series will cover the one-year period July 24, 2025 to July 24, 2026, and each successive one-year period thereafter ending on July 24<sup>th</sup>.

Services to be provided include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing “spending exceptions” analysis, (6) preparing arbitrage opinion letter, and (7) assisting with arrangements for paying any arbitrage due.

Our fee to prepare each annual arbitrage calculation for the 2025 Series is \$400.00. K-Bar Ranch III CDD may terminate this contract at any time at its discretion.

Sincerely yours,

  
John C. Rogers  
President

Acknowledged and accepted:

Signed: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

32 Whitmarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: [jcrogers279@gmail.com](mailto:jcrogers279@gmail.com)

**RESOLUTION 2026-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE K-BAR RANCH III COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the K-Bar Ranch III **Community Development District (“District ”)** is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida; and

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes* **, the Board of Supervisors (“Board ”)**, shall organize by electing one of its members as Chair and by electing a Secretary, and such other officers as the Board may deem necessary.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE K-BAR RANCH III COMMUNITY DEVELOPMENT DISTRICT:**

**1. District Officers.** The District officers are as follows:

Carlos de la Ossa \_\_\_\_\_ is appointed Chairperson.

Nicholas Dister \_\_\_\_\_ is appointed Vice-Chairperson.

Brian Lamb \_\_\_\_\_ is appointed Secretary.

Alberto Viera \_\_\_\_\_ is appointed Assistant Secretary.

Kyle Smith \_\_\_\_\_ is appointed Assistant Secretary.

Ryan Motko \_\_\_\_\_ is appointed Assistant Secretary.

Jayna Cooper \_\_\_\_\_ is appointed Assistant Secretary.

Rollamay Turkoane \_\_\_\_\_ is appointed Assistant Secretary.

Eric Davidson \_\_\_\_\_ is appointed Treasurer.

**2. Conflicts.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**3. Effective Date.** This Resolution shall become effective immediately upon its adoption. Adopted this 4<sup>th</sup>

day of December, 2025.

Attest:

**K-Bar Ranch III Community Development District**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair of the Board of Supervisors

**MINUTES OF MEETING  
K-BAR RANCH III  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of K-Bar Ranch III Community Development District was held on Thursday, November 6, 2025, and called to order at 2:48 pm at the offices of Inframark, which are located at 2005 Pan Am Circle Suite 300 Tampa, FL 33607.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson
Nicholas Dister	Vice Chairperson ( <i>via phone</i> )
Ryan Motko	Assistant Secretary
Alberto Viera	Assistant Secretary
Kyle Smith	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
Rollamay Turkoane	District Manager
Vivek Babbar	District Counsel
Kathryn Hopkinson	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. Turkoane called the meeting to order, and a quorum was established.

Mr. de la Ossa commented on the termination of *Heidt Design LLC* and requested Tonya Stewart-Stantec Engineering be recognized as the District Engineer for the District.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being none, the next order of business followed.

**THIRD ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Partial Assignment of Development Acquisition Agreement**

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, Partial Assignment of Development Acquisition Agreement, was approved. 5-0
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**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Approval of Minutes of the October 02, 2025, Regular Meeting**

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

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

**B. District Engineer**

**C. District Manager**

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

**SIXTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and Comments**

There being none, the next order of business followed.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, meeting adjourned at 2:50 pm. 5-0

\_\_\_\_\_  
Jayna Cooper/Rollamay Turkoane  
District Manager

\_\_\_\_\_  
Carlos de la Ossa  
Chairperson

**K-Bar Ranch III CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
INFRAMARK	10/8/2025	160753	\$1,458.33		ACCOUNTING SERVICES
INFRAMARK	10/8/2025	160753	\$2,083.33		DISTRICT MANAGEMENT SERVICES
INFRAMARK	10/8/2025	160753	\$125.00		WEBSITE ADMIN
INFRAMARK	10/8/2025	160753	\$291.67		FINANCIAL & REVENUE COLLECTION
INFRAMARK	10/8/2025	160753	\$416.67		ASSESSMENT ROLL
INFRAMARK	10/8/2025	160753	\$416.67	\$4,791.67	DISSEMINATION SERVICES
<b>Monthly Contract Subtotal</b>			<b>\$4,791.67</b>	<b>\$4,791.67</b>	
<b>Variable Contract</b>					
STRALEY ROBIN VERICKER	10/14/2025	27323	\$2,916.00	\$2,916.00	DISTRICT COUNSEL SERVICES
STRALEY ROBIN VERICKER	10/14/2025	27324	\$1,260.00	\$1,260.00	DISTRICT COUNSEL SERVICES
<b>Variable Contract Subtotal</b>			<b>\$4,176.00</b>	<b>\$4,176.00</b>	
<b>Regular Services</b>					
ALBERTO VIERA	10/2/2025	AV-100225	\$200.00	\$200.00	BOARD 10/02/25
CARLOS DE LA OSSA	10/2/2025	CO-100225	\$200.00	\$200.00	BOARD 10/02/25
EGIS INSURANCE ADVISORS LLC	9/26/2025	30223	\$509.46	\$509.46	INSURANCE
FLORIDA COMMERCE	10/1/2025	93689	\$175.00	\$175.00	DISTRICT FILING FEES
IPFS CORPORATION	9/29/2025	092925-1319	\$542.07	\$542.07	INSURANCE MONTHLY PAYMENT
KUTAK ROCK LLP	4/8/2025	3551172	\$717.50	\$717.50	DISTRICT COUNSEL
KUTAK ROCK LLP	9/9/2025	3613666	\$3,089.63	\$3,089.63	DISTRICT COUNSEL SERVICES
KUTAK ROCK LLP	7/31/2025	3599872	\$1,557.50	\$1,557.50	DISTRICT COUNSEL
KYLE SMITH	10/2/2025	KS-100225	\$200.00	\$200.00	BOARD 10/02/25
NICHOLAS J DISTER	10/2/2025	ND-100225	\$200.00	\$200.00	BOARD 10/02/25
RYAN MOTKO	10/2/2025	RM-100225	\$200.00	\$200.00	BOARD 10/02/25
<b>Regular Services Subtotal</b>			<b>\$7,591.16</b>	<b>\$7,591.16</b>	

<p><b>K-Bar Ranch III CDD</b></p> <p><b>Summary of Operations and Maintenance Invoices</b></p>
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TOTAL			\$16,558.83	\$16,558.83	





2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

160753

**DATE**

10/8/2025

**CUSTOMER ID**

C7218

**NET TERMS**

Due On Receipt

**PO#****DUE DATE**

10/8/2025

**BILL TO**

K-Bar Ranch III CDD  
2654 Cypress Ridge Blvd Ste 101  
Wesley Chapel FL 33544-6322  
United States

Services provided for the Month of: October 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
Assessment Roll	1	Ea	416.67		416.67
Dissemination Services	1	Ea	416.67		416.67
<b>Subtotal</b>					<b>4,791.67</b>

**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.*

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

K-Bar Ranch III CDD  
Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

October 14, 2025

Client: 001653

Matter: 000001

Invoice #: 27323

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
8/1/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
8/5/2025	LC	PREPARE BOND INFORMATION SHEET AND POST-CLOSING ITEMS REQUIRED BY FIRST SUPPLEMENTAL TRUST INDENTURE.	2.3	\$448.50
8/6/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
8/7/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$243.00
8/7/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.5	\$187.50
8/21/2025	CAW	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE REGARDING DEED FOR COMMON AREA TRACTS; REVIEW PLATS AND PROPERTY INFORMATION.	0.6	\$225.00
8/21/2025	MS	RECEIVE AND REVIEW EMAIL CORRESPONDENCE FROM KUTAK RE SPECIAL WARRANTY DEEDS AND QUIT CLAIM DEEDS; REVIEW SPECIAL WARRANTY DEED AND QUIT CLAIM DEED; CONFER WITH J. VERICKER AND C. WEBSTER RE NEXT STEPS; PROCESS AND REVIEW RESEARCH DOCUMENTS REGARDING SPECIAL WARRANTY DEED AND QUIT CLAIM DEED FROM PREVIOUS COUNSEL.	1.4	\$273.00
8/22/2025	CAW	REVIEW TITLE REPORT FOR SEGMENT G COMMON AREA TRACTS TO BE TRANSFERRED TO THE DISTRICT; RESEARCH INFORMATION ON EASTON PARK CDD.	0.6	\$225.00
8/25/2025	CAW	EMAIL CORRESPONDENCE WITH T. MACKIE.	0.2	\$75.00

October 14, 2025  
Client: 001653  
Matter: 000001  
Invoice #: 27323

Page: 2

## SERVICES

Date	Person	Description of Services	Hours	Amount
8/26/2025	JMV	REVIEW EMAIL FROM T. MACKIE; REVIEW CDD BUDGET AND ASSESSMENT DOCUMENTS.	0.7	\$283.50
8/26/2025	KCH	REVIEW SERIES 2025 BONDS FINAL TRANSCRIPT.	0.8	\$300.00
8/28/2025	JMV	REVIEW FUNDING ISSUES.	0.3	\$121.50
8/28/2025	CAW	REVIEW BOUNDARY MAPS FOR K-BAR III AND EASTON PARK CDD.	0.3	\$112.50
8/28/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
Total Professional Services			9.4	\$2,916.00
Total Services			\$2,916.00	
Total Disbursements			\$0.00	
Total Current Charges				\$2,916.00
Previous Balance				\$3,663.00
<b>PAY THIS AMOUNT</b>				<b>\$6,579.00</b>

***Please Include Invoice Number on all Correspondence***

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
26997	August 15, 2025	\$3,663.00	\$0.00	\$0.00	\$0.00	\$6,579.00
Total Remaining Balance Due						\$6,579.00

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$2,916.00	\$3,663.00	\$0.00	\$0.00

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

K-Bar Ranch III CDD  
Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

October 14, 2025

Client: 001653

Matter: 000001

Invoice #: 27324

Page: 1

RE: General

For Professional Services Rendered Through September 30, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
9/2/2025	CAW	PHONE CALL WITH J. MAHONEY REGARDING BACKGROUND ON EASTON PARK CDD ENCUMBRANCE ON COMMON AREAS.	0.3	\$112.50
9/3/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$162.00
9/4/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	\$162.00
9/4/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.4	\$150.00
9/9/2025	LC	REVIEW CORRESPONDENCE FROM J. COOPER RE DEVELOPER BUDGET FUNDING AGREEMENT; REVIEW BUDGET; PREPARE DRAFT BUDGET FUNDING AGREEMENT.	0.9	\$175.50
9/11/2025	LC	FINALIZE BUDGET FUNDING AGREEMENT; PREPARE CORRESPONDENCE TO J. COOPER RE SAME.	0.2	\$39.00
9/11/2025	KCH	REVIEW FISCAL YEAR 2026 BUDGET AND BUDGET FUNDING AGREEMENT.	0.5	\$187.50
9/26/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
9/29/2025	JMV	REVIEW EMAILS FROM J. COOPER RE: CDD BUDGET; REVIEW CDD BUDGET AND ASSESSMENTS.	0.3	\$121.50
Total Professional Services			3.8	\$1,260.00

October 14, 2025  
Client: 001653  
Matter: 000001  
Invoice #: 27324

Page: 2

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Total Services	\$1,260.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,260.00
Previous Balance		\$6,579.00
<b>PAY THIS AMOUNT</b>		<b>\$7,839.00</b>

*Please Include Invoice Number on all Correspondence*

**Outstanding Invoices**

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
26997	August 15, 2025	\$3,663.00	\$0.00	\$0.00	\$0.00	\$4,923.00
27323	October 14, 2025	\$2,916.00	\$0.00	\$0.00	\$0.00	\$4,176.00
Total Remaining Balance Due						\$7,839.00

*AGED ACCOUNTS RECEIVABLE*

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$4,176.00	\$3,663.00	\$0.00	\$0.00

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

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District Name: K-Bar Ranch III CDD

Board Meeting Date: October 02, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nick Dister	X	\$200
3	Ryan Motko	X	\$200
4	Albert Vierra	X	\$200
5	Kyle Smith	X	\$200

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

Approved for payment:

Jayna Cooper  
District Manager Signature

10/02/2025  
Date

**\*\* PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE \*\***



**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: K-Bar Ranch III CDD

Board Meeting Date: October 02, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nick Dister	X	\$200
3	Ryan Motko	X	\$200
4	Albert Vierra	X	\$200
5	Kyle Smith	X	\$200

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

Approved for payment:

Jayna Cooper  
District Manager Signature

10/02/2025  
Date

**\*\* PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE\*\***



# INVOICE

<b>Customer</b>	K-Bar Ranch III Community Development District
<b>Acct #</b>	1548
<b>Date</b>	09/26/2025
<b>Customer Service</b>	Christina Wood
<b>Page</b>	1 of 1

**K-Bar Ranch III Community Development District**  
**c/o Inframark**  
**2005 Pan Am Circle Suite 300**  
**Tampa, FL 33607**

Payment Information	
<b>Invoice Summary</b>	\$ 509.46
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#30223
1001251162	

**Thank You**

Please detach and return with payment



Customer: K-Bar Ranch III Community Development District

Invoice	Effective	Transaction	Description	Amount
30223	10/01/2025	Renew policy	Policy #1001251162 10/01/2025-10/01/2026 Florida Insurance Alliance  Package - Renew policy PF - FC pays Company - Renew policy Due Date: 9/26/2025	6,065.00 -5,555.54

Please Remit Payment To:  
 Egis Insurance and Risk Advisors  
 P.O. Box 748555

**Total**

\$ 509.46

**Thank You**

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349  
 TO PAY VIA ACH: Accretive Global Insurance Services LLC  
 Routing ACH: 121000358 Account: 1291776914

**Remit Payment To: Egis Insurance Advisors**

(321)233-9939

**Date**

P.O. Box 748555  
 Atlanta, GA 30374-8555

accounting@egisadvisors.com

09/26/2025

GAA.PROCESSING@IPFS.COM  
 400 NORTHRIDGE ROAD SUITE 450  
 ATLANTA, GA 30350  
 (877)513-9487 FAX: (770)225-2866  
 CUSTOMER SERVICE: (800)584-9969

## PREMIUM FINANCE AGREEMENT

IPFS CORPORATION

<b>A</b>	<b>CASH PRICE (TOTAL PREMIUMS)</b>	<b>\$6,065.00</b>	<b>AGENT</b> (Name & Place of business) EGIS INSURANCE & RISK ADVISORS  150 E PALMETTO PARK RD SUITE 705 BOCA RATON, FL 33432-4827 (561)693-4515 FAX:	<b>INSURED</b> (Name & Residence or business) K-Bar Ranch III CDD c/o Inframark 2005 Pan Am Cir Ste 300  Tampa, FL 33607-6008 (813)608-8242 jayna.cooper@inframark.com
<b>B</b>	<b>CASH DOWN PAYMENT</b>	<b>\$509.46</b>		
<b>C</b>	<b>PRINCIPAL BALANCE (A MINUS B)</b>	<b>\$5,555.54</b>		
<b>D</b>	<b>DOC STAMP</b>	<b>\$19.60</b>		

Commercial

Account #: \_\_\_\_\_

## LOAN DISCLOSURE

Quote Number: 32328308

<b>ANNUAL PERCENTAGE RATE</b> The cost of your credit as a yearly rate.	<b>FINANCE CHARGE</b> The dollar amount the credit will cost you.	<b>AMOUNT FINANCED</b> The amount of credit provided to you or on your behalf.	<b>TOTAL OF PAYMENTS</b> The amount you will have paid after you have made all payments as scheduled
13.650%	\$387.63	\$5,575.14	\$5,962.77

**YOUR PAYMENT SCHEDULE WILL BE**

<b>Number Of Payments</b> 11	<b>Amount Of Payments</b> \$542.07	<b>When Payments Are Due</b> Beginning: MONTHLY 11/01/2025
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**ITEMIZATION OF THE AMOUNT FINANCED: THE AMOUNT FINANCED IS FOR APPLICATION TO THE PREMIUMS SET FORTH IN THE SCHEDULE OF POLICIES UNLESS OTHERWISE NOTED.**

**Security:** Refer to paragraph 1 below for a description of the collateral assigned to Lender to secure this loan.

**Late Charges:** A late charge will be imposed on any installment in default 5 days or more. This late charge will be 5.00% of the installment due.

**Prepayment:** If you pay your account off early, you may be entitled to a refund of a portion of the finance charge in accordance with Rule of 78's or as otherwise allowed by law. The finance charge includes a predetermined interest rate plus a non-refundable service/origination fee of \$20.00. See the terms below and on the next page for additional information about nonpayment, default and penalties.

POLICY PREFIX AND NUMBER	EFFECTIVE DATE OF POLICY	SCHEDULE OF POLICIES INSURANCE COMPANY AND GENERAL AGENT	COVERAGE	MINIMUM EARNED PERCENT	POL TERM	PREMIUM
1001251162	10/01/2025	LLOYD'S LONDON - CERTAIN UNDERWRITE FLORIDA INSURANCE ALLIANCE	PACKAGE	0.000%	12	6,065.00
Broker Fee:						\$0.00
TOTAL:						\$6,065.00

The undersigned insured directs IPFS Corporation (herein, "Lender") to pay the premiums on the policies described on the Schedule of Policies. In consideration of such premium payments, subject to the provisions set forth herein, the insured agrees to pay Lender at the branch office address shown above, or as otherwise directed by Lender, the amount stated as Total of Payments in accordance with the Payment Schedule, in each case as shown in the above Loan Disclosure. The named insured(s), on a joint and several basis if more than one, hereby agree to the following provisions set forth on pages 1 and 2 of this Agreement: **1. SECURITY:** To secure payment of all amounts due under this Agreement, insured assigns Lender a security interest in all right, title and interest to the scheduled policies, including (but only to the extent permitted by applicable law): (a) all money that is or may be due insured because of a loss under any such policy that reduces the unearned premiums (subject to the interest of any applicable mortgagee or loss payee), (b) any unearned premium under each such policy, (c) dividends which may become due insured in connection with any such policy and (d) interests arising under a state guarantee fund. **2. POWER OF ATTORNEY:** Insured irrevocably appoints its Lender attorney-in-fact with full power of substitution and full authority upon default to cancel all policies above identified. The insured agrees that Lender may endorse the insured's name on any check or draft received from the insuring company and apply the same as payment of this Agreement, returning any excess to the insured only if such excess is equal to or greater than \$1.00.

**NOTICE: A. Do not sign this agreement before you read it or if it contains any blank space. B. You are entitled to a completely filled in copy of this agreement. C. Under the law, you have the right to pay in advance the full amount due and under certain conditions to obtain a partial refund of the finance charge. D. Keep your copy of this agreement to protect your legal rights.**

The undersigned hereby warrants and agrees to Agent's Representations set forth herein.

Signed by:  
  
 CC0CB251E795481...  
 Signature of Insured or Authorized Agent

9/26/2025  
 DATE

Signed by:  
  
 C3B6B944D09A40B...  
 Signature of Agent

9/26/2025  
 DATE

**DELINQUENT PAYMENTS:** Insured will be in default if a payment is not made when it is due. The acceptance by Lender of one or more late payments from the insured shall not estop Lender or be a waiver of the rights of Lender to exercise all of its rights hereunder or under applicable law in the event of any subsequent late payment. **6. CANCELLATION:** Lender may cancel the scheduled policies after providing at least 10 days notice of its intent to cancel or any other required statutory notice if the insured does not pay any installment according to the terms of this Agreement or transfers any of the scheduled policies to a third party and the unpaid balance due to Lender shall be immediately due and payable by the insured. Lender at its option may enforce payment of this debt without recourse to the security given to Lender. **7. CANCELLATION CHARGES:** If cancellation occurs, the insured agrees to pay a finance charge on the outstanding indebtedness at the maximum rate authorized by applicable state law in effect on the date of cancellation until the outstanding indebtedness is paid in full or until such other date as required by law. **8. INSUFFICIENT FUNDS (NSF) CHARGES:** If an insured's payment is dishonored for any reason, the insured will pay to Lender a fee, if permitted by law, equal to \$15.00 or the maximum amount permitted by law. **9. MONEY RECEIVED AFTER CANCELLATION:** Any payments made to Lender after Lender's Notice of Cancellation of the insurance policy(ies) has been mailed may be credited to the insured's account without any obligation on the part of Lender to request reinstatement of any policy. Any money Lender receives from an insurance company shall be credited to the balance due Lender with any surplus refunded to whomever is entitled to the money. In the event that Lender does request a reinstatement of the policy(ies) on behalf of the insured, such a request does not guarantee that coverage under the policy(ies) will be reinstated or continued. Only the insurance company has authority to reinstate the policy(ies). The insured agrees that Lender has no liability to the insured if the policy(ies) is not reinstated. **10. ASSIGNMENT:** The insured agrees not to assign this Agreement or any policy listed hereon or any interest therein (except for the interest of mortgagees or loss payees), without the written consent of Lender, and that Lender may sell, transfer and assign its rights hereunder or under any policy without the consent of the insured, and that all agreements made by the insured hereunder and all rights and benefits conferred upon Lender shall inure to the benefit of Lender's successors and assigns (and any assignees thereof). **11. INSURANCE AGENT OR BROKER:** The insured agrees that the insurance agent or broker soliciting the policies or through whom the policies were issued is not the agent of Lender; and the agent or broker named on the front of this Agreement is neither authorized by Lender to receive installment payments under this Agreement nor to make representations, orally or in writing, to the insured on Lender's behalf (except to the extent expressly required by applicable law). As and where permissible by law, Lender may compensate your agent/broker for assisting in arranging the financing of your insurance premiums. If you have any questions about this compensation you should contact your agent/broker. **12. FINANCING NOT A CONDITION:** The law does not require a person to enter into a premium finance agreement as a condition of the purchase of insurance. **13. COLLECTION COSTS:** Insured agrees to pay attorney fees and other collection costs to Lender, not to exceed 20% of the amount due, if this Agreement is referred to an attorney or collection agency who is not a salaried employee of Lender, to collect any money insured owes under this Agreement. **14. LIMITATION OF LIABILITY:** The insured agrees that Lender's liability to the insured, any other person or entity for breach of any of the terms of this Agreement for the wrongful or improper exercise of any of its powers under this Agreement shall be limited to the amount of the principal balance outstanding, except in the event of Lender's gross negligence or willful misconduct. Insured recognizes and agrees that Lender is a lender only and not an insurance company and that in no event does Lender assume any liability as an insurer hereunder or otherwise. **15. CLASSIFICATION AND FORMATION OF AGREEMENT:** This Agreement is and will be a general intangible and not an instrument (as those terms are used in the Uniform Commercial Code) for all purposes. Any electronic signature or electronic record may be used in the formation of this Agreement, and the signatures of the insured and agent and the record of this Agreement may be in electronic form (as those terms are used in the Uniform Electronic Transactions Act). A photocopy, a facsimile or other paper or electronic record of this Agreement shall have the same legal effect as a manually signed copy. **16. REPRESENTATIONS AND WARRANTIES:** The insured represents that (a) the insured is not insolvent or presently the subject of any insolvency proceeding (or if the insured is a debtor of bankruptcy, the bankruptcy court has authorized this transaction), (b) if the insured is not an individual, that the signatory is authorized to sign this Agreement on behalf of the insured, (c) all parties responsible for payment of the premium are named and have signed this Agreement, and (d) there is no term or provision in any of the scheduled policies that would require Lender to notify or get the consent of any third party to effect cancellation of any such policy. **17. ADDITIONAL PREMIUM FINANCING:** Insured authorizes Lender to make additional advances under this premium finance agreement at the request of either the Insured or the Insured's agent with the Insured's express authorization, and subject to the approval of Lender, for any additional premium on any policy listed in the Schedule of Policies due to changes in the insurable risk. If Lender consents to the request for an additional advance, Lender will send Insured a revised payment amount ("Revised Payment Amount"). Insured agrees to pay the Revised Payment Amount, which may include additional finance charges on the newly advanced amount, and acknowledges that Lender will maintain its security interest in the Policy with full authority to cancel all policies and receive all unearned premium if Insured fails to pay the Revised Payment Amount. **18. PRIVACY:** Our privacy policy may be found at <https://ipfs.com/Privacy>. **19. ENTIRE DOCUMENT / GOVERNING LAW:** This document is the entire Agreement between Lender and the insured and can only be changed in writing and signed by both parties except that the insured authorizes Lender to insert or correct on this Agreement, if omitted or incorrect, the insurer's name and the policy number(s). Lender is also authorized to correct patent errors and omissions in this Agreement. In the event that any provision of this Agreement is found to be illegal or unenforceable, it shall be deemed severed from the remaining provisions, which shall remain in full force and effect. The laws of the State of Florida will govern this Agreement. **20. AUTHORIZATION:** The insurance company(ies) and their agents, any intermediaries and the agent / broker named in this Agreement and their successors and assigns are hereby authorized and directed by insured to provide Lender with full and complete information regarding all financed insurance policy(ies), including without limitation the status and calculation of unearned premiums, and Lender is authorized and directed to provide such parties with full and complete information and documentation regarding the financing of such insurance policy(ies), including a copy of this Agreement and any related notices. **21. WAIVER OF SOVEREIGN IMMUNITY:** The insured expressly waives any sovereign immunity available to the insured, and agrees to be subject to the laws as set forth in this Agreement (and the jurisdiction of federal and/or state courts) for all matters relating to the collection and enforcement of amounts owed under this Agreement and the security interest in the scheduled policies granted hereby.

#### AGENT/BROKER REPRESENTATIONS

The agent/broker executing this, and any future, agreements represents, warrants and agrees: (1) installment payments totaling \$0.00 and all applicable down payment(s) have been received from the insured in immediately available funds, (2) the insured has received a copy of this Agreement; if the agent/broker has signed this Agreement on the insured's behalf, the insured has expressly authorized the agent/broker to sign this Agreement on its behalf or, if the insured has signed, to the best of the undersigned's knowledge and belief such signature is genuine, (3) the policies are in full force and effect and the information in the Schedule of Policies including the premium amounts is correct, (4) no direct company bill, audit, or reporting form policies or policies subject to retrospective rating or to minimum earned premium are included, except as indicated, and the deposit of provisional premiums is not less than anticipated premiums to be earned for the full term of the policies, (5) the policies can be cancelled by the insured or Lender (or its successors and assigns) on 10 days notice and the unearned premiums will be computed on the standard short rate or pro rata table except as indicated, (6) there are no bankruptcy, receivership, or insolvency proceedings affecting the insured, (7) to hold Lender, its successors and assigns harmless against any loss or expense (including attorney fees) resulting from these representations or from errors, omissions or inaccuracies of agent/broker in preparing this Agreement, (8) to pay the down payment and any funding amounts received from Lender under this Agreement to the insurance company or general agent (less any commissions where applicable), (9) to hold in trust for Lender or its assigns any payments made or credited to the insured through or to agent/broker directly or indirectly, actually or constructively by the insurance companies and to pay the monies, as well as the unearned commissions to Lender or its assigns upon demand to satisfy the outstanding indebtedness of the insured, (10) all material information concerning the insured and the financed policies necessary for Lender to cancel such policies and receive the unearned premium has been disclosed to Lender, (11) no term or provision of any financed policy requires Lender to notify or get the consent of any third party to effect cancellation of such policy, and (12) to promptly notify Lender in writing if any information on this Agreement becomes inaccurate.

# AutoPay

Enroll in AutoPay on ipfs.com

IPFS Corporation® has made it easier than ever to pay your insurance coverages with AutoPay. Enrolling in AutoPay is easy and provides peace of mind by allowing you to set up recurring ACH or credit card payments to make your monthly installment payment automatically. After you have received your web access code, visit ipfs.com, view your account status page, and select Set Up to get started with AutoPay\*!

AutoPay Method

Set Up

Set Up

Set Up

Set Up

Getting signed up is as easy as clicking the words **Set Up** on your **Account Status** page in column labeled the **AutoPay Method**.

Account Status

Message Center

Settings

Help

Account Status

Active AutoPay

Inactive AutoPay

Filter Records by: ☐ Active ☐ Inactive ☐ Pending ☐ Other ☐ Pending Payment ☐ Over Payment

Filter by: ☐ All ☐ Pending ☐ Over Payment

Table with 10 columns: Account, Policy, Insurer, Insured, Policy Type, Status, AutoPay Method, AutoPay Amount, Over Payment, Over Payment Date

\*Fees may apply.

## AutoPay Benefits:

- 

Easily maintain coverage
- 

No risk of forgetting to make a payment
- 

Less paperwork

Please visit [ipfs.com](https://ipfs.com) for more information



\*Our payment processing service provider may charge a technology fee, where allowed by law, related to processing a payment. IPFS's payment processing service provider may charge a fee to set up AutoPay on behalf of a borrower. Imperial PFS® is a trade name affiliated with IPFS Corporation (IPFS®), a premium finance company. Loans remain subject to acceptance by IPFS in its sole discretion; issuance of a quote does not constitute an offer to lend. Access to products and services described herein may be subject to change and is subject to IPFS's standard terms and conditions in all respects, including the terms and conditions specifically applicable to use the of IPFS's website and mobile applications, as applicable, and IPFS's eForms Disclosure and Consent Agreement. IPFS is not responsible for insufficient funds or overdraft fees. Copyright © 2023 IPFS Corporation. All rights reserved.



**AUTOMATIC DEBIT AUTHORIZATION****Name & Address of Insured/Borrower:** K-Bar Ranch III CDD

2005 Pan Am Cir Ste 300 Tampa, FL 33607-6008

**Telephone Number:** (813)608-8242

Name &amp; Address of Account Holder (If different from above):

Telephone Number: ( ) -

Email Address:

**IPFS Use Only: Quote No.:** GAA-32328308**Debit Begins:** 11/01/2025

**Please verify with your bank that the bank routing number for ACH transactions is the same as listed on your check or deposit slip.**

Bank Account Title(Name): \_\_\_\_\_ ☐ Checking or ☐ Savings

Financial Institution: \_\_\_\_\_ ABA #/Routing #: \_\_\_\_\_

Address (City, State, ZIP): \_\_\_\_\_ Acct No: \_\_\_\_\_

**Number of Payments:** 11 **Payment Amount:** \$542.07 **First Payment Due:** 11/01/2025**AGREEMENT**

I hereby authorize IPFS Corporation (IPFS) to initiate electronic debit entries to the account indicated on this form, from the financial institution identified above (BANK). I authorize BANK to honor the debit entries initiated by IPFS and debit the same to such account. This authority pertains to all financial obligations existing from time to time under the Premium Finance Agreement (PFA) I enter into with IPFS, including but not limited to scheduled payments and the cash down payment described in the PFA (or) revised payment amounts resulting from revisions to the PFA or otherwise, and applicable fees and charges. I understand and agree that enrollment for the IPFS AutoPay program is available at no cost if completed from my account at ipfs.com. I further understand and agree that I can print this form and send to IPFS at the address below, and that the electronic payment processor for IPFS, AndDone, will assess a \$10.00 fee for setting up the enrollment into the IPFS program which will be processed at the time the enrollment is completed, or a \$0.00 per transaction technology fee.

The debits for scheduled payments will be in accordance with the schedule of payments disclosed in the PFA, with a debit occurring on the First Payment Due Date, and on the subsequent same day of each month (or per the PFA Schedule of payments if different) thereafter, until all scheduled payments have been made. **If the payment due date falls on a weekend or holiday, IPFS will debit the account on the following business day.** I understand that funds must be available in the account on the date the debit is made.

I understand and agree that each time the BANK rejects a debit entry for Non-Sufficient Funds (NSF) or Account Closed, my account with IPFS will be assessed the maximum NSF fee permitted by law not to exceed \$40.00. The NSF Fee may be electronically debited from my BANK account indicated on this form. I also understand and agree that IPFS may re-initiate a debit returned NSF up to two more times, and the re-initiated debit may occur on a date other than my regular payment due date.

I also understand and agree that this authorization is to remain in force until (1) IPFS receives from me a signed written notice of revocation, sent to the IPFS address set forth below by first class mail postage prepaid in such time and manner as to afford IPFS a reasonable opportunity to act on it; OR (2) I have received written notification from IPFS that this authorization and agreement is terminated for any reason.

By: \_\_\_\_\_ Date \_\_\_\_\_  
(Account Holder or Authorized Signatory of Account Holder)

Printed or Typed Name: \_\_\_\_\_ DBA \_\_\_\_\_

## **ACH (Automated Clearing House) GUIDELINES & PROCEDURES**

1. For an account to be set up on ACH, insured needs to sign an automatic debit authorization form.
  - 1a. If form is electronically signed, keep for your records only and do not mail to IPFS.
2. IPFS Needs authorization at least two business days before the next payment due date. If authorization is received less than two business days before the next payment due date, insured has to send in a payment for that period and (IPFS) will initiate debit transactions for the following installment due date.

**\*\*Send back to:**

IPFS Corporation

GAA.PROCESSING@IPFS.COM ATLANTA, GA 30350

Phone: (877)513-9487

FAX: (770)225-2866

# FloridaCommerce, Special District Accountability Program

## Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 93689
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

**STEP 1:** Review the following profile and make any needed changes.

**1. Special District's Name, Registered Agent's Name and Registered Office Address:**

### K-Bar Ranch III Community Development District

Mr. John M. Vericker  
Straley Robin Vericker  
1510 West Cleveland Street  
Tampa, Florida 33606



- 2. Telephone:** 813-223-9400 Ext:
- 3. Fax:**
- 4. Email:** jvericker@srvlegal.com
- 5. Status:** Independent
- 6. Governing Body:** Elected
- 7. Website Address:** kbarranch3cdd.net www.kbarranchiiicdd.org
- 8. County(ies):** Hillsborough
- 9. Special Purpose(s):** Community Development
- 10. Boundary Map on File:** 01/14/2023
- 11. Creation Document on File:** 01/14/2023
- 12. Date Established:** 11/28/2022
- 13. Creation Method:** Local Ordinance
- 14. Local Governing Authority:** City of Tampa
- 15. Creation Document(s):** City Ordinance 2022-208
- 16. Statutory Authority:** Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds:** Yes
- 18. Revenue Source(s):** Assessments

**STEP 2:** Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: [Signature] Date 10/9/2025

**STEP 3:** Pay the annual state fee or certify eligibility for zero annual fee.

**a. Pay the Annual Fee:** Pay the annual fee by following the instructions at [www.FloridaJobs.org/SpecialDistrictFee](http://www.FloridaJobs.org/SpecialDistrictFee).

**b. Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,
2. This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ Reason: \_\_\_\_\_

**STEP 4:** Make a copy of this document for your records.

**STEP 5:** Email this document to [SpecialDistricts@Commerce.fl.gov](mailto:SpecialDistricts@Commerce.fl.gov) or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.



## MEMORANDUM

**To:** All Special District Registered Agents  
**From:** Jack Gaskins Jr., Special District Accountability Program  
**Date:** October 1, 2025  
**Subject:** Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code - Fiscal Year 2025 – 2026 Special District State Fee Invoice and Profile Update  
**Due by 11:59 p.m. on December 2, 2025**

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This memorandum contains the guidance for complying with the annual state fee and update requirements using the enclosed *Fiscal Year 2025 – 2026 Special District State Fee Invoice and Profile Update* (invoice).

### The Annual State Fee

Chapter 189, Florida Statutes, the Uniform Special District Accountability Act (Act), assigns duties to the Special District Accountability Program administered by FloridaCommerce and requires FloridaCommerce to annually collect a state fee from each special district to cover the costs of administering the Act. For additional information, visit [www.FloridaJobs.org/SpecialDistricts](http://www.FloridaJobs.org/SpecialDistricts).

The Fiscal Year 2025 – 2026 state fee is now due and remains \$175, unless the special district certifies that it is eligible for a zero annual fee by executing "Step 3.b." on the invoice. FloridaCommerce requests payment by Visa, MasterCard or electronic check at [www.FloridaJobs.org/SpecialDistrictFee](http://www.FloridaJobs.org/SpecialDistrictFee). This website is the only acceptable portal for paying the state fee, and is fast, free and convenient. From this website, you may also download a duplicate invoice and FloridaCommerce's W-9 Form. Payment must be completed by 11:59 p.m. on December 2, 2025. Otherwise, a \$25 late fee will automatically be assessed on December 3, 2025. **Late fees are authorized by law and will not be waived by FloridaCommerce.**

### Update Requirements

The Act, along with Rule Chapter 73C-24, Florida Administrative Code, requires each special district to maintain and update specific information with FloridaCommerce and requires FloridaCommerce to make that information available through the *Official List of Special Districts* ([www.FloridaJobs.org/OfficialList](http://www.FloridaJobs.org/OfficialList)). The Florida Legislature, state agencies, and local government officials use that information to monitor special districts, coordinate activities, collect and compile financial and other information, and make informed policy decisions. To help ensure completeness and accuracy, each special district's registered agent must annually review the profile printed on the invoice, identify any needed corrections or updates by marking directly on the invoice, provide any missing information, sign and date the invoice and return the invoice to FloridaCommerce at [SpecialDistricts@Commerce.fl.gov](mailto:SpecialDistricts@Commerce.fl.gov).

### The Florida Special District Handbook

The *Florida Special District Handbook* ([www.FloridaJobs.org/SpecialDistrictHandbook](http://www.FloridaJobs.org/SpecialDistrictHandbook)) covers the accountability and general operating requirements specified in the Act. FloridaCommerce encourages all special district staff and governing body members to regularly review the handbook.

### Thank You

Thank you in advance for complying with the state fee and profile update requirements. Detailed instructions follow on the opposite side of this memorandum.

**(TURN OVER FOR INSTRUCTIONS)**

**Instructions: Complete the following five steps by 11:59 p.m. on December 2, 2025:**

**STEP 1: Review the special district's profile on the invoice:**

- ☐ Directly on the invoice, identify any needed changes by striking through the outdated or incorrect information and hand-writing the new or correct information.
- ☐ Complete any missing or unknown information.
- ☐ Provide any noted missing documents, such as the boundary map, creation document or amendments not referenced on the profile.

**STEP 2: Certify accuracy and completeness by signing and dating where indicated.**

**STEP 3: Pay the state fee, or certify eligibility for the zero annual fee:**

- ☐ **STEP 3.a.: If paying the state fee:**
  - ☐ Pay with a Visa, MasterCard or electronic check by visiting the official state fee website listed below and following the instructions.
  - ☐ Write "Paid Online" on the invoice.
  - ☐ In the event of a hardship preventing online payment, visit the official state fee website listed below and see, "Instructions for Paying by Check".
- ☐ **STEP 3.b.: If certifying eligibility for the zero annual fee pursuant to Rule 73C-24.003(3)(e), Florida Administrative Code:**
  - ☐ Initial **both** statements.
  - ☐ For those special districts not required to file an Annual Financial Report covering Fiscal Year 2023 – 2024 (e.g., newly created special districts or housing authorities), provide an income statement verifying \$3,000 or less in revenues for the current fiscal year.

**STEP 4: Make a copy of the completed invoice for your records.**

**STEP 5: Email the completed invoice and any other requested documents to**

[SpecialDistricts@Commerce.fl.gov](mailto:SpecialDistricts@Commerce.fl.gov).

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**Official State Fee Website (process payment and download a duplicate invoice, previous memorandums and instructions, and FloridaCommerce's W-9 Form)**

[www.FloridaJobs.org/SpecialDistrictFee](http://www.FloridaJobs.org/SpecialDistrictFee)

**Special District Accountability Program Contact**

Jack Gaskins Jr.  
850-717-8430  
[SpecialDistricts@Commerce.fl.gov](mailto:SpecialDistricts@Commerce.fl.gov)

**IPFS CORPORATION**  
P.O. BOX 412086  
KANSAS CITY, MO 64141-2086  
PHONE: (800)584-9969 - FAX: (770)225-2866  
ipfs.com

**NOTICE OF PAYMENT DUE**

DATE MAILED	ACCOUNT NUMBER	DUE DATE
10/13/25	GAA-D81319	11/01/25

FOR QUESTIONS, PLEASE CALL: (800)584-9969

**IMPORTANT**

To protect your account please make sure that your payment is made on or before the payment due date shown by 5:00 PM Central Time

MAKE CHECK OR MONEY ORDER PAYABLE to IPFS CORPORATION and return the payment and this notice to the address shown on coupon.

**Go Green!**

Register for eForms today. Instead of paper bills and documents, you'll receive email notices from IPFS Corporation. Visit us at ipfs.com to learn more.

332318 0.4800 1014 18083 55665 1/1 BIN:0



K-BAR RANCH III CDD  
C/O INFRAMARK  
2005 PAN AM CIR STE 300  
TAMPA, FL 33607-6008

CURRENT BALANCE	PAYMENT DUE
\$5,962.77	\$542.07

**PLEASE MAKE ALL PAYMENTS TO ONE OF THE ADDRESSES NOTED BELOW.**

To ensure proper credit, please send the coupon below with your payment and write your account number on your check.

Please see the coupon for the overnight, priority, or other special delivery address. Do not use the P.O. Box address for these services as it may cause a delay in receipt.

**Make payments, view account information or register for eForms at ipfs.com.**

First time users please use access code **L99J7GFCD** to register.

DETACH HERE

Written notations on this coupon will NOT be received.  
To ensure proper credit, include coupon with payment.

PREBIL (10/16) Copyright 2018 IPFS Corporation

K-BAR RANCH III CDD  
C/O INFRAMARK  
2005 PAN AM CIR STE 300  
TAMPA, FL 33607-6008

For any overnight or priority delivery,  
please mail to:  
IPFS CORPORATION  
1055 BROADWAY  
11TH FLOOR  
KANSAS CITY, MO 64105

MAKE CHECK PAYABLE AND REMIT TO:  
**IPFS CORPORATION**  
**P.O. BOX 730223**  
**DALLAS, TX 75373-0223**

**PAYMENT COUPON**

PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
1	GAA-D81319	11/01/25

PAYMENT DUE: \$542.07  
OUTSTANDING FEES DUE: \$0.00  
PAST DUE AMOUNT: \$0.00

**PAYMENT DUE:**

\$542.07

IF RECEIVED AFTER 11/06/25

5:00 PM CENTRAL TIME

A LATE FEE WILL APPLY

\$27.10

PLEASE PAY THIS AMOUNT

\$569.17

GAA0D813195 00000569178



**IPFS CORPORATION**

(IPFS)  
400 NORTHDRIDGE ROAD  
SUITE 450  
ATLANTA, GA 30350  
(800)584-9969 - FAX: (770)225-2866

**NOTICE OF ACCEPTANCE AND OF ASSIGNMENT**

REFER TO THIS  
ACCOUNT NO. IN ALL  
CORRESPONDENCE

ACCOUNT NUMBER

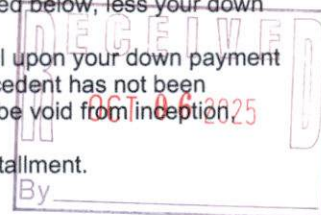
**GAA-D81319**

Dear Customer,

Thank you for the opportunity to finance your insurance premium. Subject to confirmation that the down payment has been paid in full by immediately available funds, and per your request, we will pay the premium balance due on the policy listed below, less your down payment, to either the insurer or your agent as instructed by your agent.

This notice of acceptance (and, therefore, the effectiveness of the premium finance agreement) is conditional upon your down payment not being returned or rejected. If the down payment is returned or rejected for any reason, this condition precedent has not been satisfied and this notice of acceptance and the premium finance agreement will have no legal effect and will be void from inception which may cause your insurance policies to not be in force.

Your payment schedule is shown below. If payment coupons are not enclosed, you will be billed for each installment.



329866 0.6400 0929 12640 42827 1/2 BIN:0

**INSURED**

K-BAR RANCH III CDD  
C/O INFRAMARK  
2005 PAN AM CIR STE 300  
TAMPA, FL 33607-6008

**AGENT**

EGIS INSURANCE & RISK ADVISORS  
150 E PALMETTO PARK RD  
SUITE 705  
BOCA RATON, FL 33432-4827

DISCLOSURE	
TOTAL PREMIUMS	\$6,065.00
DOWN PAYMENT	\$509.46
AMOUNT FINANCED	\$5,555.54
FINANCE CHARGE	\$387.63
ASSESSMENTS	\$19.60
TOTAL PAYMENTS	\$5,962.77
NUMBER OF PAYMENTS	11
PAYMENT AMOUNT	\$542.07
ANNUAL % RATE	13.650
ACCEPTANCE DATE	09/29/25

SCHEDULE OF PAYMENTS		
PYMT NO.	DUE DATE	AMOUNT
1	11/01/25	\$542.07
2	12/01/25	\$542.07
3	01/01/26	\$542.07
4	02/01/26	\$542.07
5	03/01/26	\$542.07
6	04/01/26	\$542.07
7	05/01/26	\$542.07
8	06/01/26	\$542.07
9	07/01/26	\$542.07
10	08/01/26	\$542.07
11	09/01/26	\$542.07

The terms and conditions of your premium finance agreement govern this loan. If for any reason you did not authorize this request for financing of your insurance premium, notify us immediately at the address or telephone number shown above.

**Payment Instructions:**

1. All payments must be made payable to IPFS CORPORATION
2. To ensure proper credit to your account, write your account number on your check and return the proper coupon with your payment.
3. Be sure your payment is mailed in time to reach our office by your due date.
4. Mail your payment to the address on the coupon.

Make online payments or view account information at [ipfs.com](http://ipfs.com).  
Please use access code L99J7GFCD to register (first time users).

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**SCHEDULE A**

**NOTICE OF ACCEPTANCE AND OF ASSIGNMENT**

REFER TO THIS  
ACCOUNT NO. IN ALL  
CORRESPONDENCE

ACCOUNT NUMBER

**GAA-D81319**

**INSURED**

K-BAR RANCH III CDD  
C/O INFRAMARK  
2005 PAN AM CIR STE 300  
TAMPA, FL 33607-6008

**AGENT**

EGIS INSURANCE & RISK ADVISORS  
150 E PALMETTO PARK RD  
SUITE 705  
BOCA RATON, FL 33432-4827

**SCHEDULE OF POLICIES**

POLICY PREFIX AND NUMBER	EFFECTIVE DATE	FULL NAME OF INSURER AND GENERAL AGENT OTHER THAN SUBMITTING PRODUCER TO WHOM COPY OF THIS NOTICE WAS SENT	COVERAGE	POLICY TERM IN MONTHS COVERED BY PREM.	PREMIUM FINANCED
			FIRE, AUTO MAR, I.M., CAS		
1001251162	10/01/25	LLOYD'S LONDON - CERTAIN UNDERWRITE FLORIDA INSURANCE ALLIANCE	PKG	12	\$6,065.00



**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 8, 2025

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3551172

Client Matter No. 29923-1

Notification Email: eftgroup@kutakrock.com

KBar Ranch III CDD

c/o Inframark

313 Campus Street

Celebration, FL 34747

Invoice No. 3551172

29923-1

Re: General Counsel

## For Professional Legal Services Rendered

02/03/25	T. Mackie	0.20	70.00	Conference with de la Ossa
02/05/25	T. Mackie	0.80	280.00	Prepare for and attend meeting with Cohen to discuss shared amenities
02/08/25	J. Johnson	0.50	192.50	Monitor legislative process relating to matters impacting special districts
02/10/25	T. Mackie	0.30	105.00	Review correspondence from Cohen and conference with de la Ossa regarding same
02/11/25	T. Mackie	0.20	70.00	Review correspondence from de la Ossa

TOTAL HOURS 2.00

TOTAL FOR SERVICES RENDERED \$717.50

TOTAL CURRENT AMOUNT DUE \$717.50

September 18, 2025

K-Bar Ranch III Community Development District  
c/o Inframark  
2005 Pan Am Circle, Suite 300  
Tampa FL 33607

Re: K-Bar Ranch III Community Development District Final Invoice

Enclosed is Kutak Rock's final invoice for professional services rendered for K-Bar Ranch III Community Development District dated September 9, 2025 (Invoice No. 3613666). In addition, I have enclosed courtesy copies of those prior invoices which remain outstanding as of the dated date of this letter (Invoice Nos. 3551172, 3551174, 3555921, 3555922, 3579975, 3579976, 3583137, and 3599872). Should you have any questions, please do not hesitate to contact me.

Sincerely,

  
Tucker F. Mackie

Enclosures

cc: [inframarkcms@payableslockbox.com](mailto:inframarkcms@payableslockbox.com)  
[brian.lamb@inframark.com](mailto:brian.lamb@inframark.com)

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 9, 2025

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3613666

Client Matter No. 29923-1

Notification Email: eftgroup@kutakrock.com

KBar Ranch III CDD

c/o Inframark

313 Campus Street

Celebration, FL 34747

Invoice No. 3613666

29923-1

Re: General Counsel

## For Professional Legal Services Rendered

07/03/25	T. Mackie	1.00	350.00	Review agenda package and prepare for Board meeting
07/07/25	T. Mackie	0.40	140.00	Review correspondence from Mahoney; conference with de la Ossa
07/09/25	T. Mackie	1.00	350.00	Review agenda package and prepare for July Board meeting
07/10/25	T. Mackie	1.00	350.00	Prepare for and attend Board meeting by phone; follow-up from meeting; conference with Mahoney
07/14/25	T. Mackie	0.40	140.00	Conference with Pargov and District staff
07/17/25	T. Mackie	0.20	70.00	Follow up with District manager regarding delinquency of filing of audit and annual financial report with auditor general
07/21/25	T. Mackie	1.50	525.00	Prepare for and attend Board meeting



**KUTAK ROCK LLP**

KBar Ranch III CDD  
September 9, 2025  
Client Matter No. 29923-1  
Invoice No. 3613666  
Page 2

07/24/25	T. Mackie	1.00	350.00	by phone; follow-up from meeting Conference regarding matters pertaining to transition to Straley Robin; conference regarding request for review of bond related documents
07/25/25	T. Mackie	0.40	140.00	Review correspondence from de la Ossa
07/28/25	T. Mackie	0.50	175.00	Conference regarding transfer of client files to Straley Robin and related close out matters; conference with Vericker
07/28/25	D. Wilbourn	0.50	87.50	Coordinate transition of files
07/30/25	T. Mackie	1.10	385.00	Review request for information pertaining to District boundary and respond to same

TOTAL HOURS 9.00

TOTAL FOR SERVICES RENDERED \$3,062.50

**DISBURSEMENTS**

Freight and Postage 27.13

TOTAL DISBURSEMENTS 27.13

TOTAL CURRENT AMOUNT DUE \$3,089.63

**UNPAID INVOICES:**

April 8, 2025	Invoice No. 3551172	717.50
April 30, 2025	Invoice No. 3555921	1,410.00
June 6, 2025	Invoice No. 3579975	957.95
June 24, 2025	Invoice No. 3583137	1,742.91
July 31, 2025	Invoice No. 3599872	1,557.50

TOTAL DUE \$9,475.49

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 31, 2025

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3599872

Client Matter No. 29923-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

KBar Ranch III CDD

c/o Inframark

313 Campus Street

Celebration, FL 34747

Invoice No. 3599872

29923-1

Re: General Counsel

## For Professional Legal Services Rendered

06/04/25	T. Mackie	0.50	175.00	Review agenda package and prepare for Board meeting
06/05/25	T. Mackie	0.60	210.00	Prepare for and attend Board meeting by phone; follow-up from meeting
06/10/25	T. Mackie	0.50	175.00	Review FY 26 Budget and conference with District manager regarding same; conference with Mahoney
06/11/25	D. Wilbourn	0.80	140.00	Prepare fiscal year budget documents
06/13/25	T. Mackie	0.30	105.00	Confer with de la Ossa
06/19/25	T. Mackie	0.30	105.00	Review correspondence from de la Ossa
06/20/25	T. Mackie	0.40	140.00	Review correspondence from Mahoney and conference regarding same
06/23/25	T. Mackie	0.30	105.00	Prepare FY 26 budget document and conference with Inframark regarding same
06/24/25	T. Mackie	0.20	70.00	Review correspondence from Mahoney; prepare FY 25 assessment notices and resolution

**KUTAK ROCK LLP**

KBar Ranch III CDD  
July 31, 2025  
Client Matter No. 29923-1  
Invoice No. 3599872  
Page 2

06/25/25	D. Wilbourn	0.50	87.50	Update and revise fiscal year budget documents
06/30/25	T. Mackie	0.70	245.00	Conference with Inframark and provide edits to mailed and published notices

TOTAL HOURS 5.10

TOTAL FOR SERVICES RENDERED \$1,557.50

TOTAL CURRENT AMOUNT DUE \$1,557.50

**UNPAID INVOICES:**

April 8, 2025	Invoice No. 3551172	717.50
April 30, 2025	Invoice No. 3555921	1,410.00
June 6, 2025	Invoice No. 3579975	957.95
June 24, 2025	Invoice No. 3583137	1,742.91

TOTAL DUE \$6,385.86

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name:	<u>K-Bar Ranch III CDD</u>
Board Meeting Date:	<u>October 02, 2025</u>

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nick Dister	X	\$200
3	Ryan Motko	X	\$200
4	Albert Vierra	X	\$200
5	Kyle Smith	X	\$200

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

Approved for payment:

Jayna Cooper  
District Manager Signature

10/02/2025  
Date

**\*\* PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE\*\***

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: K-Bar Ranch III CDD

Board Meeting Date: October 02, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nick Dister	X	\$200
3	Ryan Motko	X	\$200
4	Albert Vierra	X	\$200
5	Kyle Smith	X	\$200

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

Approved for payment:

Jayna Cooper  
District Manager Signature

10/02/2025  
Date

**\*\* PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE\*\***

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name:	<u>K-Bar Ranch III CDD</u>
Board Meeting Date:	<u>October 02, 2025</u>

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nick Dister	X	\$200
3	Ryan Motko	X	\$200
4	Albert Vierra	X	\$200
5	Kyle Smith	X	\$200

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

Approved for payment:

Jayna Cooper  
District Manager Signature

10/02/2025  
Date

**\*\* PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE\*\***

# **K-Bar Ranch III Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
October 31, 2025

Prepared by:



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

**K-BAR RANCH III COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of October 31, 2025

*(In Whole Numbers)*

					GENERAL	
					LONG-TERM	
					DEBT	
					ACCOUNT	
	GENERAL	SERIES 2025	SERIES 2025			
	FUND	DEBT SERVICE	CAPITAL			
ACCOUNT DESCRIPTION	FUND	FUND	PROJECTS	GROUP FUND		TOTAL
<b>ASSETS</b>						
Cash In Bank	\$ 18,787	\$ -	\$ -	\$ -	\$ -	\$ 18,787
Accounts Receivable	-	56,077	-	-	-	56,077
Investments:						
Acq. & Construction Account (Phase 1)	-	-	7,756,663	-	-	7,756,663
Acquisition & Construction Account	-	-	2,476,643	-	-	2,476,643
Escrow Fund	-	-	1,762,878	-	-	1,762,878
Reserve Fund	-	548,114	-	-	-	548,114
Revenue Fund	-	246,012	-	-	-	246,012
Amount To Be Provided	-	-	-	15,205,000	-	15,205,000
<b>TOTAL ASSETS</b>	<b>\$ 18,787</b>	<b>\$ 850,203</b>	<b>\$ 11,996,184</b>	<b>\$ 15,205,000</b>	<b>\$ -</b>	<b>\$ 28,070,174</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ 51,466	\$ -	\$ -	\$ -	\$ -	\$ 51,466
Bonds Payable - Series 2025	-	-	-	15,205,000	-	15,205,000
<b>TOTAL LIABILITIES</b>	<b>51,466</b>	<b>-</b>	<b>-</b>	<b>15,205,000</b>	<b>-</b>	<b>15,256,466</b>
<b>FUND BALANCES</b>						
Restricted for:						
Debt Service	-	850,203	-	-	-	850,203
Capital Projects	-	-	11,996,184	-	-	11,996,184
Unassigned:	(32,679)	-	-	-	-	(32,679)
<b>TOTAL FUND BALANCES</b>	<b>(32,679)</b>	<b>850,203</b>	<b>11,996,184</b>	<b>-</b>	<b>-</b>	<b>12,813,708</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 18,787</b>	<b>\$ 850,203</b>	<b>\$ 11,996,184</b>	<b>\$ 15,205,000</b>	<b>\$ -</b>	<b>\$ 28,070,174</b>



**K-BAR RANCH III COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 21	\$ 21	0.00%
Developer Estimated Contribution	787,342	-	(787,342)	0.00%
<b>TOTAL REVENUES</b>	<b>787,342</b>	<b>21</b>	<b>(787,321)</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	9,600	1,000	8,600	10.42%
Field Management	14,257	-	14,257	0.00%
Trustees Fees	4,000	-	4,000	0.00%
Special Services	2,500	-	2,500	0.00%
Assessment Roll	5,000	833	4,167	16.66%
Disclosure Report	3,500	833	2,667	23.80%
District Counsel	15,000	-	15,000	0.00%
District Engineer	12,500	-	12,500	0.00%
District Management	25,000	4,167	20,833	16.67%
Accounting Services	17,500	2,917	14,583	16.67%
Auditing Services	5,200	-	5,200	0.00%
Website ADA Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	150	-	150	0.00%
General Liability	4,075	638	3,437	15.66%
Public Officials Insurance	2,475	413	2,062	16.69%
Property & Casualty Insurance	28,215	-	28,215	0.00%
Legal Advertising	1,500	-	1,500	0.00%
Bank Fees	200	138	62	69.00%
Financial/Revenue Collections	3,500	583	2,917	16.66%
Misc Admin	250	-	250	0.00%
Website Admin Services	1,500	250	1,250	16.67%
Onsite Office Supplies	100	-	100	0.00%
Dues, Licenses & Fees	175	175	-	100.00%
<b>Total Administration</b>	<b>157,997</b>	<b>11,947</b>	<b>146,050</b>	<b>7.56%</b>
<b><u>Utility Services</u></b>				
Water/Waste	12,540	-	12,540	0.00%
Utility - All Others	18,810	-	18,810	0.00%
Street Lights	94,050	-	94,050	0.00%
Amenity Internet	1,129	-	1,129	0.00%
<b>Total Utility Services</b>	<b>126,529</b>	<b>-</b>	<b>126,529</b>	<b>0.00%</b>

**K-BAR RANCH III COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 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
<b><u>Other Physical Environment</u></b>				
Landscape Maintenance - Contract	253,465	-	253,465	0.00%
Aquatics - Contracts	51,540	-	51,540	0.00%
Landscaping - Annuals	23,042	-	23,042	0.00%
Landscaping - Mulch	18,294	-	18,294	0.00%
Landscaping - R&M	9,217	-	9,217	0.00%
Landscaping - Plant Replacement Program	27,651	-	27,651	0.00%
Irrigation Maintenance	13,825	-	13,825	0.00%
<b>Total Other Physical Environment</b>	<b>397,034</b>	<b>-</b>	<b>397,034</b>	<b>0.00%</b>
<b><u>Amenities</u></b>				
Janitorial - Contract	13,825	-	13,825	0.00%
Pool Maintenance-Contract	20,957	-	20,957	0.00%
Garbage Dumpster - Rental/Collection	9,217	-	9,217	0.00%
Facility AC	1,746	-	1,746	0.00%
Amenity R&M	18,434	-	18,434	0.00%
Entrance Monuments, Gates, Walls R&M	9,217	-	9,217	0.00%
Sidewalk, Pavement, Signage R&M	11,060	-	11,060	0.00%
Pool Treatments & Other R&M	4,366	-	4,366	0.00%
Playground Equipment and Maintenance	3,687	-	3,687	0.00%
Access Control R&M	3,493	-	3,493	0.00%
Holiday Decorations	4,366	-	4,366	0.00%
Special Events	873	-	873	0.00%
Janitorial - Supplies/Others	1,310	-	1,310	0.00%
Dog Waste Station	2,620	-	2,620	0.00%
Pool Permits	611	-	611	0.00%
<b>Total Amenities</b>	<b>105,782</b>	<b>-</b>	<b>105,782</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>787,342</b>	<b>11,947</b>	<b>775,395</b>	<b>1.52%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(11,926)	(11,926)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>(20,753)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (32,679)</b>		

**K-BAR RANCH III COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 2,169	\$ 2,169	0.00%
Special Assmnts- Tax Collector	890,814	-	(890,814)	0.00%
Special Assmnts- CDD Collected	-	56,077	56,077	0.00%
<b>TOTAL REVENUES</b>	<b>890,814</b>	<b>58,246</b>	<b>(832,568)</b>	<b>6.54%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	205,000	-	205,000	0.00%
Interest Expense	685,814	-	685,814	0.00%
<b>Total Debt Service</b>	<b>890,814</b>	<b>-</b>	<b>890,814</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>890,814</b>	<b>-</b>	<b>890,814</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	58,246	58,246	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	4	4	0.00%
Operating Transfers-Out	-	(1,733)	(1,733)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(1,729)</b>	<b>(1,729)</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 56,517	\$ 56,517	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>793,686</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 850,203</b>		

**K-BAR RANCH III COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 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
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 37,790	\$ 37,790	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>37,790</b>	<b>37,790</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	37,790	37,790	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>				
Interfund Transfer - In	-	1,733	1,733	0.00%
Operating Transfers-Out	-	(4)	(4)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>1,729</b>	<b>1,729</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 39,519	\$ 39,519	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>11,956,665</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 11,996,184</b>		

# Bank Account Statement

K-Bar Ranch III CDD

Bank Account No. 3042

Statement No. 10-25

Statement Date

10/31/2025

<b>G/L Account No. 101002 Balance</b>	18,786.80	<b>Statement Balance</b>	27,169.77
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	27,169.77
<b>Subtotal</b>	18,786.80	<b>Outstanding Checks</b>	-8,382.97
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	18,786.80
<b>Ending G/L Balance</b>	18,786.80		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
10/20/2025		JE000054	Accounts Receivable	EPG Investment Co. - Ck #1913 - 10/17/2025 - KBIII-	30,000.00	30,000.00	0.00
10/31/2025		JE000062	Interest - Investments	Interest Income	22.39	22.39	0.00
<b>Total Deposits</b>					30,022.39	30,022.39	0.00
<b>Checks</b>							
							0.00
09/17/2025	Payment	1026	BUSINESS OBSERVER	Check for Vendor V00012	-94.06	-94.06	0.00
10/02/2025	Payment	1027	EGIS INSURANCE ADVISORS LLC	Check for Vendor V00018	-509.46	-509.46	0.00
10/24/2025	Payment	1028	CARLOS DE LA OSSA	Check for Vendor V00006	-600.00	-600.00	0.00
10/24/2025	Payment	1029	ALBERTO VIERA	Check for Vendor V00007	-600.00	-600.00	0.00
10/24/2025	Payment	1030	KYLE SMITH	Check for Vendor V00008	-600.00	-600.00	0.00
10/24/2025	Payment	1033	STRALEY ROBIN VERICKER	Check for Vendor V00014	-3,663.00	-3,663.00	0.00
10/24/2025	Payment	1034	IPFS CORPORATION	Check for Vendor V00019	-542.07	-542.07	0.00
10/24/2025	Payment	1035	FLORIDA COMMERCE	Check for Vendor V00020	-175.00	-175.00	0.00
10/21/2025		JE000063	Bank Fees	Bank Fees	-138.33	-138.33	0.00
<b>Total Checks</b>					-6,921.92	-6,921.92	0.00
<b>Adjustments</b>							
<b>Total Adjustments</b>							
<b>Outstanding Checks</b>							
08/12/2025	Payment	1013	RYAN MOTKO	Check for Vendor V00010			-1,200.00
10/24/2025	Payment	1031	NICHOLAS J DISTER	Check for Vendor V00009			-600.00
10/24/2025	Payment	1032	RYAN MOTKO	Check for Vendor V00010			-600.00
10/30/2025	Payment	1036	KUTAK ROCK LLP	Check for Vendor V00005			-3,557.95

# Bank Account Statement

K-Bar Ranch III CDD

<b>Bank Account No.</b>		3042		<b>Statement Date</b>		10/31/2025
<b>Statement No.</b>		10-25				
10/30/2025	Payment	1037	WRATHELL, HUNT & ASSOCIATES, LLC	Check for Vendor V00017		-2,425.02
<b>Total Outstanding Checks</b>						-8,382.97
<b>Outstanding Deposits</b>						
<b>Total Outstanding Deposits</b>						

**K-BAR RANCH III COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 10/01/2025 to 10/31/2025

(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
<b>GENERAL FUND - 001</b>									
001	1027	10/02/25	V00018	EGIS INSURANCE ADVISORS LLC	30223	INSURANCE-POLICY# 1001251162 10/01/25-10/01/26	INSURANCE	155100-51301	\$509.46
001	1028	10/24/25	V00006	CARLOS DE LA OSSA	CO-120524	BOARD 12/5/24	Supervisor Fees	511100-51301	\$200.00
001	1028	10/24/25	V00006	CARLOS DE LA OSSA	CO-090425	BOARD 9/4/25	Supervisor Fees	511100-51301	\$200.00
001	1028	10/24/25	V00006	CARLOS DE LA OSSA	CO-100225	BOARD 10/02/25	Supervisor Fees	511100-51301	\$200.00
001	1029	10/24/25	V00007	ALBERTO VIERA	AV-120524	BOARD 12/5/24	Supervisor Fees	511100-51301	\$200.00
001	1029	10/24/25	V00007	ALBERTO VIERA	AV-090425	BOARD 9/4/25	Supervisor Fees	511100-51301	\$200.00
001	1029	10/24/25	V00007	ALBERTO VIERA	AV-100225	BOARD 10/02/25	Supervisor Fees	511100-51301	\$200.00
001	1030	10/24/25	V00008	KYLE SMITH	KS-120524	BOARD 12/5/24	Supervisor Fees	511100-51301	\$200.00
001	1030	10/24/25	V00008	KYLE SMITH	KS-090425	BOARD 9/4/25	Supervisor Fees	511100-51301	\$200.00
001	1030	10/24/25	V00008	KYLE SMITH	KS-100225	BOARD 10/02/25	Supervisor Fees	511100-51301	\$200.00
001	1031	10/24/25	V00009	NICHOLAS J DISTER	ND-120524	BOARD 12/5/24	Supervisor Fees	511100-51301	\$200.00
001	1031	10/24/25	V00009	NICHOLAS J DISTER	ND-090425	BOARD 9/4/25	Supervisor Fees	511100-51301	\$200.00
001	1031	10/24/25	V00009	NICHOLAS J DISTER	ND-100225	BOARD 10/02/25	Supervisor Fees	511100-51301	\$200.00
001	1032	10/24/25	V00010	RYAN MOTKO	RM-120524	BOARD 12/5/24	Supervisor Fees	511100-51301	\$200.00
001	1032	10/24/25	V00010	RYAN MOTKO	RM-090425	BOARD 9/4/25	Supervisor Fees	511100-51301	\$200.00
001	1032	10/24/25	V00010	RYAN MOTKO	RM-100225	BOARD 10/02/25	Supervisor Fees	511100-51301	\$200.00
001	1033	10/24/25	V00014	STRALEY ROBIN VERICKER	26997	DISTRICT COUNSEL THROUGH 07/31/25	DISTRICT COUNSEL	531146-51301	\$3,663.00
001	1034	10/24/25	V00019	IPFS CORPORATION	092925-1319	INSURANCE MONTHLY PAYMENT	Property & Casualty Insurance	545009-51325	\$542.07
001	1035	10/24/25	V00020	FLORIDA COMMERCE	93689	FY 26-DISTRICT FILING FEES	DISTRICT FILING FEES	554020-51301	\$175.00
001	1036	10/30/25	V00005	KUTAK ROCK LLP	3551174	dist counsel February 2025	district counsel Feb 2025	531146-51301	\$472.50
001	1036	10/30/25	V00005	KUTAK ROCK LLP	3555921	DISTRICT COUNSEL MARCH 2025	DISTRICT COUNSEL	531146-51301	\$1,410.00
001	1036	10/30/25	V00005	KUTAK ROCK LLP	3579975	GENERAL COUNSEL APRIL 2025	DISTRICT COUNSEL APRIL 2025	531146-51301	\$957.95
001	1036	10/30/25	V00005	KUTAK ROCK LLP	3551172	DISTRICT COUNSEL THROUGH 02/11/25	DISTRICT COUNSEL	531146-51301	\$717.50
001	1037	10/30/25	V00017	WRATHELL, HUNT & ASSOCIATES, LLC	2025-1075	DISTRICT MANAGEMENT OCTOBER 2024	DISTRICT MANAGEMENT	531151-51301	\$808.34
001	1037	10/30/25	V00017	WRATHELL, HUNT & ASSOCIATES, LLC	2025-1571	DISTRICT MANAGEMENT DECEMBER 2024	DISTRICT MANAGEMENT	531151-51301	\$808.34
001	1037	10/30/25	V00017	WRATHELL, HUNT & ASSOCIATES, LLC	2025-1349	DISTRICT MANAGEMENT NOVEMBER 2024	DISTRICT MANAGEMENT	531151-51301	\$808.34
<b>Fund Total</b>									<b>\$13,872.50</b>

<b>Total Checks Paid</b>	<b>\$13,872.50</b>
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PREPARED BY AND RETURN TO:

Tucker F. Mackie, Esq.  
KUTAK ROCK LLP  
107 West College Avenue  
Tallahassee, Florida 32301

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is executed as of this 6<sup>th</sup> day of November 2025, by **KRUSEN-DOUGLAS, L.L.C.**, a Florida limited liability company, whose address is 1414 W. Swann Avenue, Suite 100, Tampa, Florida, 33606, (hereinafter called the "grantor"), in favor of **K-BAR RANCH III COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government organized and existing under Chapter 190, *Florida Statutes*, with a mailing address of 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (hereinafter called the "grantee").

[Wherever used herein, the terms "grantor" and "grantee" shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, as the context requires.]

**WITNESSETH:**

That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hillsborough County, Florida, further described in **Exhibit A** attached hereto. Subject to restrictions, covenants, conditions and easements, of record, including those obligations of grantee set forth on the plat of K-Bar Ranch Parkway Segment G, as recorded in Plat Book 148, Pages 73 through 81, of the Public Records of Hillsborough County, Florida; however, reference hereto shall not be deemed to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under grantor.

**Note to Recorder:** This deed conveys unencumbered property to a local unit of special-purpose government for no taxable consideration. Accordingly, pursuant to Rule 12B-4.014, F.A.C., only minimal documentary stamp tax is being paid hereon.



IN WITNESS WHEREOF, the grantor has hereunto set its hand and seal the day and year first above written.

**"GRANTOR"**

Signed, sealed and delivered

**KRUSEN-DOUGLAS, L.L.C.,**  
a Florida limited liability company

Doyle, H G  
Print Name: DOUGLAS N JONES  
Address: 1414 W SWANN AVE #100  
TAMPA, FL 33606

By: W. Andrew Krusen, Jr.  
W. Andrew Krusen, Jr., Manager

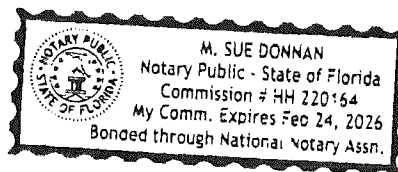
McJ  
Print Name: Matthew Josey  
Address: 1414 W. Swann Ave. #100  
Tampa, FL 33606

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

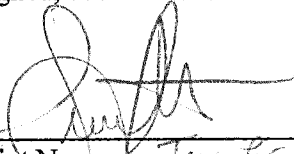
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of SEPTEMBER, 2025, by W. Andrew Krusen, Jr., as Manager of Krusen-Douglas, L.L.C., a Florida limited liability company, who ☐ is personally known to me or ☐ produced \_\_\_\_\_ as identification.


M. Sue Donnan  
NOTARY PUBLIC, STATE OF FLORIDA

M. SUE DONNAN  
(Print, Type or Stamp Commissioned Name of  
Notary Public)




Signed, sealed and delivered

  
\_\_\_\_\_  
Print Name: Jennifer Wincan  
Address: 302A W 12th St  
New York, NY 10014

  
\_\_\_\_\_  
Print Name: Frank Salazar  
Address: 302A W 12th St  
10014

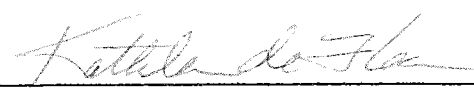
**"GRANTOR"**

**KRUSEN-DOUGLAS, L.L.C.,**  
a Florida limited liability company

By:   
\_\_\_\_\_  
Andra Douglas, Manager

STATE OF NY  
COUNTY OF New York

The foregoing instrument was acknowledged before me by means of ☒ physical presence  
or ☐ online notarization this 22 day of August, 2025, by Andra Douglas, as  
Manager of Krusen-Douglas, L.L.C., a Florida limited liability company, who ☐ is personally  
known to me or ☒ produced FL as identification.  
driver license

  
\_\_\_\_\_  
NOTARY PUBLIC  
KATHLEEN DEFLAUN  
Notary Public, State of New York  
No. 01DE6195369  
Qualified in New York County  
Commission Expires October 26, 2028  
(Print, Type or Stamp Commissioned Name of  
Notary Public)

**ACCEPTED BY GRANTEE:**

Signed, sealed and delivered

**K-BAR RANCH III COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government organized and existing under Chapter 190, *Florida Statutes*

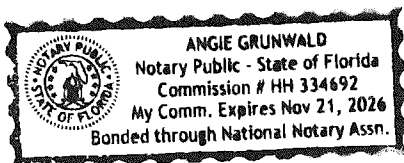
[Signature]  
Print Name: STUS CILLOTELLI  
Address: 111 S. Armenia Ave  
Tampa, FL 33609

By: [Signature]  
Carlos de la Ossa, Chairman

[Signature]  
Print Name: Lisa Walker  
Address: 111 S. Armenia Ave.  
Tampa, FL 33609

STATE OF Florida  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 19th day of June, 2025, by Carlos de la Ossa, as Chairman of K-Bar Ranch III CDD, a local unit of special-purpose government organized and existing under Chapter 190, *Florida Statutes*, who ☒ is personally known to me or ☐ produced \_\_\_\_\_ as identification.



[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA

[Signature]  
(Print, Type or Stamp Commissioned Name of Notary Public)

**Exhibit A**  
**Legal Description**

TRACTS B-1, B-2, B-3 AND B-4, K-BAR RANCH PARKWAY SEGMENT G, according to the plat thereof as recorded in Plat Book 148, Pages 73 through 81, of the Public Records of Hillsborough County, Florida.

LESS AND EXCEPT, any portion of said Tract B-1 and B-2, K-BAR RANCH PARKWAY SEGMENT G, according to the plat thereof as recorded in Plat Book 148, Pages 73 through 81 lying within the "Future Collector Road," according to the plat of EASTON PARK PHASE 3, as recorded in Plat Book 115, Pages 104 through 117, of the Public Records of Hillsborough County, Florida.

PREPARED BY AND RETURN TO:

Tucker F. Mackie, Esq.  
KUTAK ROCK LLP  
107 West College Avenue  
Tallahassee, Florida 32301

**QUITCLAIM DEED**

THIS QUITCLAIM DEED is executed as of this 6th day of November 2025, by **KRUSEN-DOUGLAS, L.L.C.**, a Florida limited liability company, whose address is 1414 W. Swann Avenue, Suite 100, Tampa, Florida, 33606, (hereinafter called the "grantor"), in favor of **K-BAR RANCH III COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government organized and existing under Chapter 190, *Florida Statutes*, with a mailing address of 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (hereinafter called the "grantee").

[Wherever used herein, the terms "grantor" and "grantee" shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, as the context requires.]

**WITNESSETH:**

That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hillsborough County, Florida, further described in **Exhibit A** attached hereto. Subject to restrictions, covenants, conditions and easements, of record, including those obligations of grantee set forth on the plat of K-Bar Ranch Parkway Segment G, as recorded in Plat Book 148, Pages 73 through 81, of the Public Records of Hillsborough County, Florida; however, reference hereto shall not be deemed to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under grantor.

**Note to Recorder:** This deed conveys unencumbered property to a local unit of special-purpose government for no taxable consideration. Accordingly, pursuant to Rule 12B-4.014, F.A.C., only minimal documentary stamp tax is being paid hereon.

IN WITNESS WHEREOF, the grantor has hereunto set its hand and seal the day and year first above written.

**"GRANTOR"**

Signed, sealed and delivered

**KRUSEN-DOUGLAS, L.L.C.,**  
a Florida limited liability company

W. Andrew Krusen, Jr.  
Print Name: DOUGLAS H JONES  
Address: 1414 W SWANN AVE #100  
TEMPA, FL 33606

By: W. Andrew Krusen, Jr.  
W. Andrew Krusen, Jr., Manager

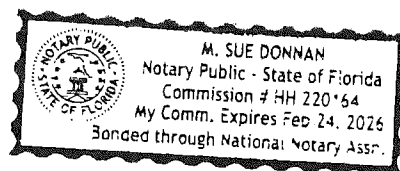
M. Sue Donnan  
Print Name: M. Sue Donnan  
Address: 1414 W. Swann Ave #100  
TEMPA, FL 33606

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH


The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 2ND day of SEPTEMBER, 2025, by W. Andrew Krusen, Jr., as Manager of Krusen-Douglas, L.L.C., a Florida limited liability company, who ☐ is personally known to me or ☐ produced \_\_\_\_\_ as identification.


M. Sue Donnan  
NOTARY PUBLIC, STATE OF FLORIDA

M. SUE DONNAN  
(Print, Type or Stamp Commissioned Name of  
Notary Public)



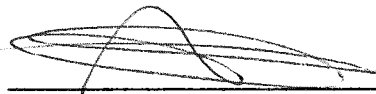
Signed, sealed and delivered

  
Print Name: Jennifer Rymasz  
Address: 302A W 12TH ST  
NY, NY 10014

  
Print Name: Frank Salazar  
Address: 302A W 12TH ST  
10014

**"GRANTOR"**

**KRUSEN-DOUGLAS, L.L.C.,**  
a Florida limited liability company

By:   
Andra Douglas, Manager

STATE OF NY  
COUNTY OF New York

The foregoing instrument was acknowledged before me by means of ☒ physical presence  
or ☐ online notarization this 22<sup>nd</sup> day of August, 2025, by Andra Douglas, as  
Manager of Krusen-Douglas, L.L.C., a Florida limited liability company, who ☐ is personally  
known to me or ☒ produced FL as identification.

driver license

  
NOTARY PUBLIC

KATHLEEN DEFLAUN  
Notary Public, State of New York  
No. 01DE6195369

(Print, Type or Stamp Commissioned Name of  
Notary Public) Kathleen DeFlaun  
Commission Expires October 20, 2028

Signed, sealed and delivered

Rollamay Turkoane  
Print Name: Rollamay Turkoane  
Address: 11532 Polony Lakes Blvd  
New Port Richey, FL 34654

Brooke Chapman  
Print Name: Brooke Chapman  
Address: 11431 Green Harvest Dr  
Riverdale, FL 33578

STATE OF Florida  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6th day of November, 2025, by Carlos de la Ossa, as Chairman of K-Bar Ranch III CDD, a local unit of special-purpose government organized and existing under Chapter 190, *Florida Statutes*, who ☒ is personally known to me or ☐ produced \_\_\_\_\_ as identification.



**ACCEPTED BY GRANTEE:**

**K-BAR RANCH III COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government organized and existing under Chapter 190, *Florida Statutes*

By: Carlos de la Ossa  
Carlos de la Ossa, Chairman

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA

\_\_\_\_\_  
(Print, Type or Stamp Commissioned Name of Notary Public)



**Exhibit A**  
**Legal Description**

TRACTS B-1, B-2, B-3 AND B-4, K-BAR RANCH PARKWAY SEGMENT G, according to the plat thereof as recorded in Plat Book 148, Pages 73 through 81, of the Public Records of Hillsborough County, Florida.