



# *K-Bar Ranch III Community Development District*

**January 08, 2026  
Agenda Package**

## TEAMS MEETING INFORMATION

[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#

2005 PAN AM CIRCLE SUITE 300  
TAMPA, FLORIDA 33607

## **CLEAR PARTNERSHIPS**



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

# **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, January 08, 2026, 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 **January 08, 2026 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 Resolution 2026-03; Even Terms

### **4. CONSENT AGENDA**

A. Approval of Minutes of the December 04, 2025, Regular Meeting

B. Consideration of Operations & Maintenance November 2025

C. Acceptance of the Financials and Approval of the Check Register for November 2025

### **5. STAFF REPORTS**

A. District Counsel

B. District Engineer

C. District Manager

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

### **7. ADJOURNMENT**

## **RESOLUTION NO. 2026-03**

### **A RESOLUTION OF THE K-BAR RANCH III COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS EXTENDING THE TERMS OF THE BOARD OF SUPERVISORS' SEATS TO ALIGN WITH THE NOVEMBER GENERAL ELECTIONS IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES.**

**WHEREAS**, the K-Bar Ranch III Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, as amended (the "Act"), Chapter 190, Florida Statutes; and

**WHEREAS**, pursuant to Section 190.006 (3)(a)2.c, Florida Statutes, the District's Board of Supervisors (the "Board") is authorized to amend the terms of office for Supervisor seats for the purpose of aligning the District's election cycle with the general election held in November; and

**WHEREAS**, the Board desires to align the terms of the Supervisors with the general election cycle:

#### **NOW THEREFORE, BE IT RESOLVED THAT:**

1. The term of office for each of the District's Supervisors is hereby modified and amended to expire on the following dates:
  - a. The term for Seat #1 will expire November 2028.
  - b. The term for Seat #2 will expire November 2026.
  - c. The term for Seat #3 will expire November 2026.
  - d. The term for Seat #4 will expire November 2028.
  - e. The term for Seat #5 will expire November 2026.
2. This Resolution shall take effect immediately upon its adoption.

**Passed and adopted on January 8, 2026.**

**Attest:**

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

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Print Name: \_\_\_\_\_  
Title: Secretary/Assistant Secretary

---

Print Name: Carlos de la Ossa  
Title: Chair of the Board of Supervisors

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

1        The regular meeting of the Board of Supervisors of K-Bar Ranch III Community Development  
2        District was held on Thursday, December 4, 2025, and called to order at 2:38 pm at the offices of  
3        Inframark, which are located at 2005 Pan Am Circle Suite 300 Tampa, FL 33607.

4  
5        Present and constituting a quorum were:  
6

7        Carlos de la Ossa	Chairperson
8        Nicholas Dister	Vice Chairperson
9        Ryan Motko	Assistant Secretary
10       Alberto Viera	Assistant Secretary
11       Kyle Smith	Assistant Secretary

12       Also present were:  
13

15       Jayna Cooper	District Manager
16       Rollamay Turkoane	District Manager
17       Tonja Stewart	District Engineer
18       Brian Lamb	VP Developer Services
19       John Vericker	District Counsel
20       Kathryn Hopkinson	District Counsel

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

26       **FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

29       **SECOND ORDER OF BUSINESS**

**Public Comments**

30       There being none, the next order of business followed.

32       **THIRD ORDER OF BUSINESS**

**Business Items**

33       **A. Consideration of Arbitrage Rebate Counselors LLC Proposal – Annual Arbitrage  
34       Calculations Series 2025 Bonds**

36       On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor,  
37       Arbitrage Rebate Counselors LLC Proposal–Annual Arbitrage Calculations  
38       Series 2025 Bonds, was approved. 5-0

40       **B. Consideration of Resolution 2026-02; Designation of Officers**

41       The District officers are as follows:

43       • Carlos de la Ossa	Chairperson
44       • Nicholas Dister	Vice-Chairperson

- Brian Lamb Secretary
- Albert Viera Assistant Secretary
- Kyle Smith Assistant Secretary
- Ryan Motko Assistant Secretary
- Jayna Cooper Assistant Secretary
- Rollamay Turkoane Assistant Secretary
- Eric Davidson Treasurer

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, Resolution 2026-02: Designation of Officers, as detailed above, was adopted.

5-0

#### FOURTH ORDER OF BUSINESS

## 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.

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 2:40 pm. 5-0

Jayna Cooper/Rollamay Turkoane  
District Manager

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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	Vendor Total	Comments/Description
<b>Monthly Contract</b>						
INFRAMARK	9/29/2025	159789	\$1,458.33			ACCOUNTING SERVICES
INFRAMARK	9/29/2025	159789	\$2,083.33			DISTRICT MANAGEMENT
INFRAMARK	9/29/2025	159789	\$125.00			WEBSITE ADMIN
INFRAMARK	9/29/2025	159789	\$291.67			FINANCIAL & REVENUE COLLECTION
INFRAMARK	9/29/2025	159789	\$416.67			ASSESSMENT ROLL
INFRAMARK	9/29/2025	159789	\$416.67	\$4,791.67		DISSEMINATION SERVICES
INFRAMARK	11/11/2025	163595	\$1,458.33			ACCOUNTING SERVICES
INFRAMARK	11/11/2025	163595	\$416.67			ASSESSMENT ROLL
INFRAMARK	11/11/2025	163595	\$416.67			DISSEMINATION SERVICES
INFRAMARK	11/11/2025	163595	\$2,083.33			DISTRICT MANAGEMENT
INFRAMARK	11/11/2025	163595	\$291.67			FINANCIAL & REVENUE COLLECTION
INFRAMARK	11/11/2025	163595	\$125.00	\$4,791.67	\$9,583.34	WEBSITE ADMIN
<b>Monthly Contract Subtotal</b>			<b>\$9,583.34</b>			
<b>Variable Contract</b>						
STRALEY ROBIN VERICKER	11/14/2025	27488	\$867.00			PROFESSIONAL SERVICES
<b>Variable Contract Subtotal</b>			<b>\$867.00</b>			
<b>Regular Services</b>						
ALBERTO VIERA	11/6/2025	AV-110625	\$200.00			BOARD 11/06/25
CARLOS DE LA OSSA	11/6/2025	CO-110625	\$200.00			BOARD 11/06/25
IPFS CORPORATION	11/11/2025	111125-D81319	\$328.93			INSURANCE MONTHLY PAYMENT
IPFS CORPORATION	11/11/2025	111125-D81319	\$213.14	\$542.07	\$542.07	INSURANCE MONTHLY PAYMENT
KYLE SMITH	11/6/2025	KS-110625	\$200.00			BOARD 11/06/25
NICHOLAS J DISTER	11/6/2025	ND-110625	\$200.00			BOARD 11/06/25
RYAN MOTKO	11/6/2025	RM-110625	\$200.00			BOARD 11/06/25
<b>Regular Services Subtotal</b>			<b>\$1,542.07</b>			
<b>TOTAL</b>			<b>\$11,992.41</b>			



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

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

**INVOICE#**

159789

**DATE**

9/29/2025

**CUSTOMER ID**

C7218

**NET TERMS**

Due On Receipt

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

9/29/2025

Services provided for the Month of: September 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>

<b>Subtotal</b>	\$4,791.67
<b>Tax</b>	\$0.00
<b>Total Due</b>	<b>\$4,791.67</b>

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.



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

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

INVOICE#  
163595

DATE  
11/11/2025

CUSTOMER ID  
C7218

NET TERMS  
Due On Receipt

PO#

DUE DATE  
11/11/2025

Services provided for the Month of: November 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,458.33		1,458.33
Assessment Roll	1	Ea	416.67		416.67
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Financial & Revenue Collection	1	Ea	291.67		291.67
Website Maintenance / Admin	1	Ea	125.00		125.00
<b>Subtotal</b>					<b>4,791.67</b>

<b>Subtotal</b>	\$4,791.67
<b>Tax</b>	\$0.00
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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

November 14, 2025  
Client: 001653  
Matter: 000001  
Invoice #: 27488

Page: 1

RE: General

For Professional Services Rendered Through October 31, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
10/1/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
10/2/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$202.50
10/2/2025	KCH	ATTEND BOS MEETING IN PERSON.	0.3	\$112.50
10/7/2025	AM	RECEIVE AND REVIEW FLORIDA COMMERCE FY 2025-2026 SPECIAL DISTRICT STATE FEE INVOICE.	0.2	\$39.00
10/9/2025	JMV	REVIEW AND FILE FLORIDA DEPARTMENT OF COMMERCE REGISTERED AGENT FORM.	0.3	\$121.50
10/9/2025	AM	RECEIVE AND PROCESS EXECUTED FLORIDA COMMERCE INVOICE TO THE DISTRICT MANAGER WITH INSTRUCTIONS.	0.2	\$39.00
10/30/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
10/31/2025	JMV	REVIEW EMAIL FROM B. CARPIO; REVIEW LEGAL NOTICE.	0.2	\$81.00
Total Professional Services				2.4 \$867.00

November 14, 2025  
Client: 001653  
Matter: 000001  
Invoice #: 27488

Page: 2

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Total Services	\$867.00
Total Disbursements	\$0.00
Total Current Charges	\$867.00
Previous Balance	\$7,839.00
<i>Less Payments</i>	<i>(\$3,663.00)</i>
<b>PAY THIS AMOUNT</b>	<b>\$5,043.00</b>

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

**Outstanding Invoices**

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
27323	October 14, 2025	\$2,916.00	\$0.00	\$0.00	\$0.00	\$3,783.00
27324	October 14, 2025	\$1,260.00	\$0.00	\$0.00	\$0.00	\$2,127.00
<b>Total Remaining Balance Due</b>						<b>\$5,043.00</b>

**AGED ACCOUNTS RECEIVABLE**

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$867.00	\$4,176.00	\$0.00	\$0.00

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: K-Bar Ranch III CDD

Board Meeting Date: November 06, 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

\_\_\_\_\_  
November 06, 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: November 06, 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

November 06, 2025  
\_\_\_\_\_  
Date

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

**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	DUUE DATE
11/11/25	GAA-D81319	12/01/25

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.

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

CURRENT BALANCE	PAYMENT DUE
\$5,420.70	\$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.

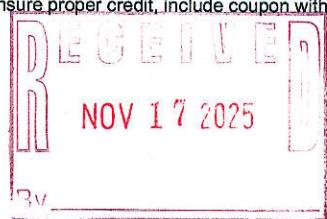
Please see the coupon for the overnight, priority, or other special delivery address. Do not use the P.O. Box address for these services as it may cause a delay in receipt.

**Make payments, view account information or register for eForms at [ipfs.com](http://ipfs.com).**

First time users please use access code L99J7GFCD to register.

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 To ensure proper credit, include coupon with payment.



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

PREBIL (10/16) Copyright 2018 IPFS Corporation

PAYMENT COUPON		
PAYMENT NO.	ACCOUNT NUMBER	DUUE DATE
2	GAA-D81319	12/01/25

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

PAYMENT DUE:	\$542.07
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IF RECEIVED AFTER 12/06/25 5:00 PM CENTRAL TIME A LATE FEE WILL APPLY PLEASE PAY THIS AMOUNT	\$27.10 \$569.17
---	---------------------



**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: K-Bar Ranch III CDD

Board Meeting Date: November 06, 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

November 06, 2025  
\_\_\_\_\_  
Date

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

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

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Board Meeting Date: November 06, 2025

	Name	In Attendance Please X	Paid
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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

November 06, 2025  
\_\_\_\_\_  
Date

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

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

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Board Meeting Date: November 06, 2025

	Name	In Attendance Please X	Paid
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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

November 06, 2025  
\_\_\_\_\_  
Date

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

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

Financial Statements  
(Unaudited)

Period Ending  
November 30, 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 November 30, 2025

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL		SERIES 2025		GENERAL		LONG-TERM	
	GENERAL		SERIES 2025		CAPITAL		DEBT	
	FUND	FUND	DEBT SERVICE	PROJECTS	FUND	ACCOUNT	GROUP FUND	TOTAL
<b>ASSETS</b>								
Cash In Bank	\$ 17,083	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,083	
Accounts Receivable	-	56,077	-	-	-	-	56,077	
Accounts Receivable - Off-Roll	616,417	889,481	-	-	-	-	1,505,898	
Investments:								
Acq. & Construction Account (Phase 1)	-	-	-	7,781,319	-	-	7,781,319	
Acquisition & Construction Account	-	-	-	2,486,258	-	-	2,486,258	
Escrow Fund	-	-	-	1,768,482	-	-	1,768,482	
Reserve Fund	-	548,114	-	-	-	-	548,114	
Revenue Fund	-	5,745	-	-	-	-	5,745	
Amount To Be Provided	-	-	-	-	15,205,000	15,205,000		
<b>TOTAL ASSETS</b>	<b>\$ 633,500</b>	<b>\$ 1,499,417</b>	<b>\$ 12,036,059</b>	<b>\$ 15,205,000</b>	<b>\$ 29,373,976</b>			
<b>LIABILITIES</b>								
Accounts Payable	\$ 66,022	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,022	
Bonds Payable - Series 2025	-	-	-	-	15,205,000	15,205,000		
<b>TOTAL LIABILITIES</b>	<b>66,022</b>	<b>-</b>	<b>-</b>	<b>15,205,000</b>	<b>15,271,022</b>			

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

**Balance Sheet**

As of November 30, 2025

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL		SERIES 2025 CAPITAL PROJECTS	GENERAL		
	SERIES 2025			LONG-TERM DEBT	ACCOUNT	
	GENERAL	DEBT SERVICE				
ACCOUNT DESCRIPTION	FUND	FUND	FUND	GROUP FUND	TOTAL	
<b>FUND BALANCES</b>						
Restricted for:						
Debt Service	-	1,499,417		-	1,499,417	
Capital Projects	-		12,036,059	-	12,036,059	
Unassigned:	567,478	-	-	-	567,478	
<b>TOTAL FUND BALANCES</b>	<b>567,478</b>	<b>1,499,417</b>	<b>12,036,059</b>	<b>-</b>	<b>14,102,954</b>	
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 633,500</b>	<b>\$ 1,499,417</b>	<b>\$ 12,036,059</b>	<b>\$ 15,205,000</b>	<b>\$ 29,373,976</b>	

**K-BAR RANCH III COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 52	\$ 52	0.00%
Special Assmnts- CDD Collected	-	616,417	616,417	0.00%
Developer Estimated Contribution	787,342	-	(787,342)	0.00%
<b>TOTAL REVENUES</b>	<b>787,342</b>	<b>616,469</b>	<b>(170,873)</b>	<b>78.30%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	9,600	2,000	7,600	20.83%
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	1,250	3,750	25.00%
Disclosure Report	3,500	1,250	2,250	35.71%
District Counsel	15,000	867	14,133	5.78%
District Engineer	12,500	-	12,500	0.00%
District Management	25,000	6,250	18,750	25.00%
Accounting Services	17,500	4,375	13,125	25.00%
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	967	3,108	23.73%
Public Officials Insurance	2,475	627	1,848	25.33%
Property & Casualty Insurance	28,215	-	28,215	0.00%
Legal Advertising	1,500	8,897	(7,397)	593.13%
Bank Fees	200	330	(130)	165.00%
Financial/Revenue Collections	3,500	875	2,625	25.00%
Misc Admin	250	-	250	0.00%
Website Admin Services	1,500	375	1,125	25.00%
Onsite Office Supplies	100	-	100	0.00%
Dues, Licenses & Fees	175	175	-	100.00%
<b>Total Administration</b>	<b>157,997</b>	<b>28,238</b>	<b>129,759</b>	<b>17.87%</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 November 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
<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>28,238</b>	<b>759,104</b>	<b>3.59%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	588,231	588,231	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>(20,753)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 567,478</b>		

**K-BAR RANCH III COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 4,538	\$ 4,538	0.00%
Special Assmnts- Tax Collector	890,814	-	(890,814)	0.00%
Special Assmnts- CDD Collected	-	945,558	945,558	0.00%
<b>TOTAL REVENUES</b>	<b>890,814</b>	<b>950,096</b>	<b>59,282</b>	<b>106.65%</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	240,894	444,920	35.13%
<b>Total Debt Service</b>	<b>890,814</b>	<b>240,894</b>	<b>649,920</b>	<b>27.04%</b>
<b>TOTAL EXPENDITURES</b>	<b>890,814</b>	<b>240,894</b>	<b>649,920</b>	<b>27.04%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	709,202	709,202	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	4	4	0.00%
Operating Transfers-Out	-	(3,475)	(3,475)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(3,471)</b>	<b>(3,471)</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 705,731	\$ 705,731	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>793,686</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,499,417</u></b>		

**K-BAR RANCH III COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 75,923	\$ 75,923	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>75,923</b>	<b>75,923</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures		75,923	75,923	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	3,475	3,475	0.00%
Operating Transfers-Out	-	(4)	(4)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>3,471</b>	<b>3,471</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ -</u>	<u>\$ 79,394</u>	<u>\$ 79,394</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>11,956,665</b>		
<b>FUND BALANCE, ENDING</b>			<b><u>\$ 12,036,059</u></b>	

# Bank Account Statement

Monday, December 22, 2025  
Page 1

K-Bar Ranch III CDD

**Bank Account No.** 3042

**Statement No.** 11\_25

**Statement Date** 11/30/2025

<b>G/L Account No. 101002 Balance</b>	17,082.68	<b>Statement Balance</b>	18,824.75
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	17,082.68	<b>Subtotal</b>	18,824.75
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-1,742.07
<b>Ending G/L Balance</b>	17,082.68	<b>Ending Balance</b>	17,082.68

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
11/28/2025		JE000079	Interest - Investments	Interest Earned	30.07	30.07	0.00
<b>Total Deposits</b>							
					30.07	30.07	0.00
<b>Checks</b>							
10/24/2025	Payment	1031	NICHOLAS J DISTER	Check for Vendor V00009	-600.00	-600.00	0.00
10/24/2025	Payment	1032	RYAN MOTKO	Check for Vendor V00010	-600.00	-600.00	0.00
10/30/2025	Payment	1036	KUTAK ROCK LLP	Check for Vendor V00005	-3,557.95	-3,557.95	0.00
10/30/2025	Payment	1037	WRATHELL, HUNT & ASSOCIATES, LLC	Check for Vendor V00017	-2,425.02	-2,425.02	0.00
11/11/2025	Payment	1038	CARLOS DE LA OSSA	Check for Vendor V00006	-200.00	-200.00	0.00
11/11/2025	Payment	1039	ALBERTO VIERA	Check for Vendor V00007	-200.00	-200.00	0.00
11/11/2025	Payment	1040	KYLE SMITH	Check for Vendor V00008	-200.00	-200.00	0.00
11/11/2025	Payment	1041	NICHOLAS J DISTER	Check for Vendor V00009	-200.00	-200.00	0.00
11/11/2025	Payment	1042	RYAN MOTKO	Check for Vendor V00010	-200.00	-200.00	0.00
11/21/2025		JE000078	Bank Fees	Bank Fees	-192.12	-192.12	0.00
<b>Total Checks</b>							
					-8,375.09	-8,375.09	0.00

## Adjustments

### Total Adjustments

#### Outstanding Checks

08/12/2025	Payment	1013	RYAN MOTKO	Check for Vendor V00010	-1,200.00
11/25/2025	Payment	1043	IPFS CORPORATION	Check for Vendor V00019	-542.07
<b>Total Outstanding Checks</b>					
					-1,742.07

#### Outstanding Deposits

### Total Outstanding Deposits

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

**Payment Register by Fund**

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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**GENERAL FUND - 001**

001	1038	11/11/25	CARLOS DE LA OSSA	CO-110625	BOARD 11/06/25	Supervisor Fees	511100-51301	\$200.00
001	1039	11/11/25	ALBERTO VIERA	AV-110625	BOARD 11/06/25	Supervisor Fees	511100-51301	\$200.00
001	1040	11/11/25	KYLE SMITH	KS-110625	BOARD 11/06/25	Supervisor Fees	511100-51301	\$200.00
001	1041	11/11/25	NICHOLAS J DISTER	ND-110625	BOARD 11/06/25	Supervisor Fees	511100-51301	\$200.00
001	1042	11/11/25	RYAN MOTKO	RM-110625	BOARD 11/06/25	Supervisor Fees	511100-51301	\$200.00
001	1043	11/25/25	IPFS CORPORATION	111125-D81319	INSURANCE MONTHLY PAYMENT	General Liability	545002-51325	\$328.93
001	1043	11/25/25	IPFS CORPORATION	111125-D81319	INSURANCE MONTHLY PAYMENT	Public Officials Insurance	545008-51325	\$213.14

**Fund Total** \$1,542.07

**Total Checks Paid** \$1,542.07