

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.

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**

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**

The regular meeting of the Board of Supervisors of K-Bar Ranch III Community Development District was held on Thursday, December 4, 2025, and called to order at 2:38 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
Ryan Motko	Assistant Secretary
Alberto Viera	Assistant Secretary
Kyle Smith	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
Rollamay Turkoane	District Manager
Tonja Stewart	District Engineer
Brian Lamb	VP Developer Services
John Vericker	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.

SECOND ORDER OF BUSINESS

Public Comments

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Business Items

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

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

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

The District officers are as follows:

- | | |
|---------------------|------------------|
| • Carlos de la Ossa | Chairperson |
| • Nicholas Dister | Vice-Chairperson |

- 45 • Brian Lamb Secretary
- 46 • Albert Viera Assistant Secretary
- 47 • Kyle Smith Assistant Secretary
- 48 • Ryan Motko Assistant Secretary
- 49 • Jayna Cooper Assistant Secretary
- 50 • Rollamay Turkoane Assistant Secretary
- 51 • Eric Davidson Treasurer

52

53 On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor,
 54 Resolution 2026-02; Designation of Officers, as detailed above, was adopted.
 55 5-0

56

57 **FOURTH ORDER OF BUSINESS**

57 **Consent Agenda**

- 58 A. Approval of Minutes of the November 06, 2025, Regular Meeting
- 59 B. Consideration of Operations & Maintenance October 2025
- 60 C. Acceptance of the Financials and Approval of the Check Register for October 2025
- 61 D. Ratification of Special Warranty Deed – Krusen-Douglas, L.L.C.
- 62 E. Ratification of Quitclaim Deed – Krusen-Douglas, L.L.C.
- 63

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

66

67 **FIFTH ORDER OF BUSINESS**

67 **Staff Reports**

- 68 A. District Counsel
- 69 B. District Engineer
- 70 C. District Manager

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

72

73 **SIXTH ORDER OF BUSINESS**

73 **Board of Supervisors' Requests and
 74 Comments**

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

76

77 **SEVENTH ORDER OF BUSINESS**

77 **Adjournment**

78 There being no further business,

79

80 On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor,
 81 meeting adjourned at 2:40 pm. 5-0

82

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86 Jayna Cooper/Rollamay Turkoane

87 District Manager

85

86 Carlos de la Ossa

87 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
Monthly Contract						
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
Monthly Contract Subtotal			\$9,583.34			
Variable Contract						
STRALEY ROBIN VERICKER	11/14/2025	27488	\$867.00			PROFESSIONAL SERVICES
Variable Contract Subtotal			\$867.00			
Regular Services						
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
Regular Services Subtotal			\$1,542.07			
TOTAL						
			\$11,992.41			



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

159789

DATE

9/29/2025

CUSTOMER ID

C7218

NET TERMS

Due On Receipt

PO#**DUE DATE**

9/29/2025

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: 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
Subtotal					4,791.67

Subtotal \$4,791.67

Tax \$0.00

Total Due \$4,791.67

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

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

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

163595

DATE

11/11/2025

CUSTOMER ID

C7218

NET TERMS

Due On Receipt

PO#**DUE DATE**

11/11/2025

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: November 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
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District Management	1	Ea	2,083.33		2,083.33
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Subtotal					4,791.67

Subtotal \$4,791.67

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Total Due \$4,791.67

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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

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

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

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
Total Remaining Balance Due						\$5,043.00

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
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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

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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
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.

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.

337271 0.4800 1112 11175 34191 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
\$5,420.70	\$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.

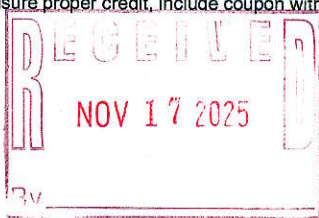
First time users please use access code **L99J7GFCD** to register.

DETACH HERE

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

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



PREBIL (10/16) Copyright 2018 IPFS Corporation

PAYMENT COUPON

PAYMENT NO.	ACCOUNT NUMBER	DUE 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

IF RECEIVED AFTER 12/06/25
 5:00 PM CENTRAL TIME

A LATE FEE WILL APPLY \$27.10

PLEASE PAY THIS AMOUNT \$569.17

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



GAA0D813195 00000569178

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

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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

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>K-Bar Ranch III CDD</u>
Board Meeting Date:	<u>November 06, 2025</u>

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
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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	SERIES 2025	GENERAL	TOTAL
	DEBT SERVICE	CAPITAL	LONG-TERM		
	ACCOUNT	PROJECTS	DEBT		
	FUND	FUND	FUND	GROUP FUND	
ASSETS					
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
TOTAL ASSETS	\$ 633,500	\$ 1,499,417	\$ 12,036,059	\$ 15,205,000	\$ 29,373,976
LIABILITIES					
Accounts Payable	\$ 66,022	\$ -	\$ -	\$ -	\$ 66,022
Bonds Payable - Series 2025	-	-	-	15,205,000	15,205,000
TOTAL LIABILITIES	66,022	-	-	15,205,000	15,271,022

K-BAR RANCH III COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2025

(In Whole Numbers)

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

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
<u>REVENUES</u>				
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%
TOTAL REVENUES	787,342	616,469	(170,873)	78.30%

EXPENDITURES

Administration

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%
Total Administration	157,997	28,238	129,759	17.87%

Utility Services

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%
Total Utility Services	126,529	-	126,529	0.00%

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
<u>Other Physical Environment</u>				
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%
Total Other Physical Environment	397,034	-	397,034	0.00%
<u>Amenities</u>				
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%
Total Amenities	105,782	-	105,782	0.00%
TOTAL EXPENDITURES	787,342	28,238	759,104	3.59%
Excess (deficiency) of revenues				
Over (under) expenditures	-	588,231	588,231	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		(20,753)		
FUND BALANCE, ENDING		\$ 567,478		

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
<u>REVENUES</u>				
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%
TOTAL REVENUES	890,814	950,096	59,282	106.65%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	205,000	-	205,000	0.00%
Interest Expense	685,814	240,894	444,920	35.13%
Total Debt Service	890,814	240,894	649,920	27.04%
TOTAL EXPENDITURES	890,814	240,894	649,920	27.04%
Excess (deficiency) of revenues Over (under) expenditures	-	709,202	709,202	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	4	4	0.00%
Operating Transfers-Out	-	(3,475)	(3,475)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(3,471)	(3,471)	0.00%
Net change in fund balance	\$ -	\$ 705,731	\$ 705,731	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		793,686		
FUND BALANCE, ENDING		\$ 1,499,417		

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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 75,923	\$ 75,923	0.00%
TOTAL REVENUES	-	75,923	75,923	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	75,923	75,923	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	3,475	3,475	0.00%
Operating Transfers-Out	-	(4)	(4)	0.00%
TOTAL FINANCING SOURCES (USES)	-	3,471	3,471	0.00%
Net change in fund balance	\$ -	\$ 79,394	\$ 79,394	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		11,956,665		
FUND BALANCE, ENDING		\$ 12,036,059		

Bank Account Statement

K-Bar Ranch III CDD

Monday, December 22, 2025
Page 1

Bank Account No. 3042

Statement No. 11_25

Statement Date 11/30/2025

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

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
11/28/2025		JE000079	Interest - Investments	Interest Earned	30.07	30.07	0.00
Total Deposits					30.07	30.07	0.00
Checks							
							0.00
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
Total Checks					-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
Total Outstanding Checks							-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
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Total Checks Paid	\$1,542.07
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