



Rizzetta & Company

# Town of Kindred Community Development District

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**Board of Supervisors'  
Regular Meeting  
June 8, 2023**

District Office:  
8529 South Park Circle, Suite 330  
Orlando, Florida 32819  
407.472.2471

[www.townofkindredcdd.org](http://www.townofkindredcdd.org)

**TOWN OF KINDRED  
COMMUNITY DEVELOPMENT DISTRICT**

Osceola County Courthouse (TOHO Conference Room), located at 1  
Courthouse Square, Kissimmee, Florida 34741

<b>Board of Supervisors</b>	Byron Brown Antonio Aponte Jennifer Sanchez Jason Torres	Board Supervisor Board Supervisor Board Supervisor Board Supervisor
<b>District Manager</b>	Scott Brizendine	Rizzetta & Company, Inc.
<b>District Counsel</b>	Michelle Rigoni Sarah Sandy	Kutak Rock, LLP. Kutak Rock, LLP.
<b>District Engineer</b>	Xabier Guerricagoitia	Boyd Civil Engineering

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (407) 472-2471. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

**TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT**  
District Office · Orlando, Florida · (407) 472-2471  
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.townofkindredcdd.org

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June 1, 2023

Board of Supervisors  
**Town of Kindred Community  
Development District**

**AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Town of Kindred Community Development District will be held on **Thursday, June 08, 2023, at 10:30 a.m.** at **1 Courthouse Square, Suite 4700, (BCC TOHO Conference Room) Kissimmee, FL 34741.** The following is the tentative agenda for the meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on April 13, 2023..... Tab 1
  - B. Ratification of the Operation and Maintenance Expenditures for the Month of April 2023 ..... Tab 2
- 4. BUSINESS ITEMS**
  - A. Presentation of the Proposed Budget for Fiscal Year 2023/2024 ..... Tab 3
  - B. Consideration of Resolution 2023-10, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon..... Tab 4
  - C. Consideration of Resolution # 2023-11 Redesignating Officers of the District ..... Tab 5
  - D. Appointment of an Audit Committee and Scheduling of the First Meeting
  - E. Consideration of Proposals for Holiday Lighting and Décor ... Tab 6
    1. Nelson's Kindred Phase 1 Christmas Light Quote
    2. Noel Christmas Light Quote
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    1. District Manager Report..... Tab 7
    2. Presentation of Registered Voter Count
- 6. SUPERVISOR REQUESTS AND COMMENTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (407) 472-2471.

Very truly yours,

*Scott Brizendine*

Scott Brizendine  
District Manager

cc: Michelle Rigoni, Kutak Rock LLP

**TAB 1**

**MINUTES OF MEETING**

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT**

The Special meeting of the Board of Supervisors of the Town of Kindred Community Development District was held on **Thursday, April 13, 2023, at 10:30 a.m.** at the Osceola County Courthouse, Located at 1 Courthouse Square, Kissimmee, Florida, 34741.

Present and constituting a quorum:

<b>Antonio Aponte</b>	<b>Assistant Secretary</b>
<b>Byron Brown</b>	<b>Assistant Secretary</b>
<b>Jennifer Sanchez</b>	<b>Board Supervisor</b>
<b>Jason Torres</b>	<b>Board Supervisor</b>

Also present were:

<b>Richard Hernandez</b>	<b>District Manager, Rizzetta &amp; Company</b>
<b>Sarah Sandy</b>	<b>District Counsel, KutakRock, LLP</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Hernandez called the Special meeting to order.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no audience comments.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors Meeting Held on February 9, 2023**

Mr. Hernandez presented the minutes of the Board of Supervisors' meeting held on February 9, 2023 and asked if there were any questions. There were none.

On a motion by Mr. Aponte, seconded by Ms. Sanchez, with all in favor, the Board Approved the Minutes of the Board of Supervisors Meeting held on February 9, 2023, for the Town of Kindred Community Development District.

**FOURTH ORDER OF BUSINESS**

**Ratification of Operation and Maintenance Expenditures for January through March 2023**

Mr. Hernandez presented the operations and maintenance expenditures for the months of January, February, and March 2023, totaling \$209,657.44, and responded to questions from the Board.

On a motion by Mr. Aponte, seconded by Ms. Sanchez, with all in favor, the Board Ratified the Operation and Maintenance for the Months of January, February, and March, 2023, for the Town of Kindred Community Development District.

**FIFTH ORDER OF BUSINESS**

**Christmas Lights Quote**

Mr. Hernandez discussed the received from Noel Christmas and suggested moving forward in order to get on the schedule. The Board requested that staff obtain additional quotes. Mr. Hernandez advised that he will obtain additional quotes .

**SIXTH ORDER OF BUSINESS**

**Greenbriar Landscape Invoice**

Mr. Hernandez advised that this is not a Town of Kindred issue.

**SEVENTH ORDER OF BUSINESS**

**Louis Aveli Resignation Letter**

Mr. Hernandez presented the letter of resignation received from Mr. Louis Aveli and asked if there were any questions. There were none.

On a motion by Mr. Aponte, seconded by Ms. Sanchez, with all in favor, the Board Accepted the Resignation of Mr. Louis Aveli, for the Town of Kindred Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Matthew Stolz Resignation Letter**

On a motion by Mr. Aponte, seconded by Mr. Brown, with all in favor, the Board Accepted the Resignation of Mr. Matthew Stolz, for the Town of Kindred Community Development District.

**NINTH ORDER OF BUSINESS**

**Jason Torres Bio/Resume**

Mr. Jason Torres introduced himself to the Board and provided a brief overview of his bio and experience.

On a motion by Mr. Brown, seconded by Mr. Aponte, with all in favor, the Board Appointed Mr. Jason Torres to Seat 4, for the Town of Kindred Community Development District.

Mr. Hernandez administered the Oath of Office to Mr. Torres and Ms. Sandy provided an overview of the Sunshine Laws for Mr. Torres.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

The Board discussed meeting times and locations; they advised that they would like to meet at the clubhouse and would like to keep the meeting times as was adopted for the current fiscal year. The Board advised they would like to set the August 10<sup>th</sup> budget hearing to be held at the clubhouse at 6:00 p.m. Ms. Sandy advised that she will confirm with Ms. Rigoni that there is no conflict for Counsel.

Ms. Sandy advised that she had no report.

Mr. Hernandez asked that Counsel provide a handbook.

B. District Engineer

Mr. Guerricagoitia advised he had no report but wanted to follow up on the outfall repair. Mr. Hernandez stated he sent the Engineer's comments to the sitework company and the work is still pending.

C. Amenity Center

Paul congratulated Direne for her new position as manager for CDD1.

D. District Manager

Mr. Hernandez spoke regarding the outfall repair and provided an overview of the financials.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

Mr. Brown asked Mr. Hernandez to follow up on additional trash cans and pet stations as a not to exceed was approved at the previous meeting. Mr. Hernandez advised that he would review the quotes with Mr. Brown.

Mr. Torres asked for information related to his service on the Board of Supervisors'.

Mr. Hernandez advised that the next meeting of the Board of Supervisors' is scheduled for Thursday, June 8, 2023 at 10:30 a.m., to be held at the Osceola County Courthouse, 1 Courthouse Square, Suite 4700 (BCC Shared Conference Room #4702), Kissimmee, Florida 34741.

140 **TWELFTH ORDER OF BUSINESS**

**Adjournment**

141

142 Mr. Hernandez advised that there was no further business to come before the  
143 Board and asked for a motion to adjourn.

144

145 On a motion by Mr. Aponte, seconded by Ms. Sanchez, with all in favor, the Board  
146 Adjourned the Meeting at 11:15 a.m., for the Town of Kindred Community  
147 Development District.

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151 \_\_\_\_\_  
Assistant Secretary

151 \_\_\_\_\_  
Chairman/Vice Chairman

152

153



**TAB 2**

# TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · ORLANDO, FL 32819

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.TOWNOFKINDREDCDD.ORG

## Operation and Maintenance Expenditures April 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2023 through April 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented:       **\$91,758.18**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

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

# Town of Kindred Community Development District

## Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Antonio Jose Aponte Torres	100188	AA041323	Board of Supervisors Meeting 04/13/23	\$ 200.00
Aquatic Weed Management, Inc	100179	15824	Pond Maintenance 03/23	\$ 550.00
Boyd Civil Engineering, Inc.	100183	3639	Engineering Services 04/23	\$ 430.00
Byron Brown	100189	BB041323	Board of Supervisors Meeting 04/13/23	\$ 200.00
Dallos Services, Inc.	100181	4009	Janitorial Services 03/18/23- 03/24/23	\$ 366.00
Dallos Services, Inc.	100181	4010	Janitorial Services 03/18/23- 03/24/23	\$ 184.00
Dallos Services, Inc.	100181	4011	Janitorial Services 03/18/23- 03/24/23	\$ 366.00
Dallos Services, Inc.	100181	4012	Janitorial Services 03/18/23- 03/24/23	\$ 528.00
Dallos Services, Inc.	100181	4018	Janitorial Services 03/25/23- 03/31/23	\$ 366.00
Dallos Services, Inc.	100181	4019	Janitorial Services 03/25/23- 03/31/23	\$ 184.00

# Town of Kindred Community Development District

## Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Dallos Services, Inc.	100181	4020	Janitorial Services 03/25/23-03/31/23	\$ 366.00
Dallos Services, Inc.	100181	4021	Janitorial Services 03/25/23-03/31/23	\$ 528.00
Dallos Services, Inc.	100181	4021-1	Janitorial Services 03/25/23-03/31/23	\$ 528.00
Dallos Services, Inc.	100184	4029	Janitorial Services 04/01/23 - 04/07/23	\$ 528.00
Dallos Services, Inc.	100184	4030	Janitorial Services 04/01/23 - 04/07/23	\$ 366.00
Dallos Services, Inc.	100184	4031	Janitorial Services 04/01/23 - 04/07/23	\$ 184.00
Dallos Services, Inc.	100184	4036	Janitorial Services 04/01/23 - 04/07/23	\$ 366.00
Dallos Services, Inc.	100184	4037	Janitorial Services 04/08/23 - 04/14/23	\$ 578.00
Dallos Services, Inc.	100184	4038	Janitorial Services 04/08/23 - 04/14/23	\$ 416.00
Dallos Services, Inc.	100184	4039	Janitorial Services 04/08/23 - 04/14/23	\$ 184.00

# Town of Kindred Community Development District

## Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Dallos Services, Inc.	100184	4044	Janitorial Services 04/08/23 - 04/14/23	\$ 416.00
Innersync Studio, Ltd	100182	21204	Website & Compliance Services 04/23	\$ 384.38
IPFS Corporation	100194	GAA-D21546 Payment 7 of 11- 05/23	GAA-D21546 Payment 7 of 11- 05/23	\$ 2,575.39
Jason Torres	100190	JT041323	Board of Supervisors Meeting 04/13/23	\$ 200.00
Jennifer Sanchez	100191	JS041323	Board of Supervisors Meeting 04/13/23	\$ 200.00
Kissimmee Utility Authority	EFT	Monthly Summary 02/23 Autopay 157	Electric Services 02/23	\$ 13,864.51
One Stop Pool Pros, Inc.	100185	INVFL0000270	Pool Maintenance 02/23	\$ 3,000.00
One Stop Pool Pros, Inc.	100185	INVFLN0000269	Pool Maintenance 04/23	\$ 2,025.00
Phoenix Systems	100180	A522678-IN1	Alarm Monitoring 02/23	\$ 659.40
Rizzetta & Company, Inc.	100178	INV0000078796	District Management Fees 04/23	\$ 4,400.00

# Town of Kindred Community Development District

## Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Security And Investigation, Inc.	100186	1426	Patrolling Services 03/17/23 - 03/23/23	\$ 2,598.75
Security And Investigation, Inc.	100186	1427	Patrolling Services 03/31/23 - 04/06/23	\$ 2,598.75
Spectrum	EFT	168536301032123 03/23 Autopay 157	Cable & Internet 03/23	\$ 315.09
SunScape Landscape Management Services, Inc.	100187	11317	Landscape Maintenance 04/23	\$ 1,500.00
Toho Water Authority	EFT	Monthly Summary 02/23 Autopay 157-2	Water-Sewer Services 02/23	\$ 5,275.70
Toho Water Authority	EFT	Monthly Summary 03/23 Autopay 157	Water-Sewer Services 03/23	\$ 3,395.01
Truly Nolan Branch 711	100193	71159493	Pest Control Services 04/23	\$ 73.00
Truly Nolan Branch 711	100193	71159494	Mosquito Control Services 04/23	\$ 73.00
United Land Services	100192	21912	Sod Installation 04/23	\$ 3,784.20
United Land Services	100192	21913	Landscape Maintenance 04/23	\$ 34,677.00

# Town of Kindred Community Development District

## Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
United Land Services	100192	23716	Tree Removal 04/23	\$ 765.00
United Land Services	100192	23720	Replace Sod 04/23	\$ 637.50
United Land Services	100192	23722	Property Improvements 04/23	<u>\$ 922.50</u>
<b>Report Total</b>				<b><u>\$ 91,758.18</u></b>

**TAB 3**





Rizzetta & Company

# Town of Kindred Community Development District

[Townofkindredcdd.org](http://Townofkindredcdd.org)

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**Proposed Budget for Fiscal Year 2023-2024**

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**Proposed Budget  
Town of Kindred Community Development District  
General Fund  
Fiscal Year 2023/2024**

	Chart of Accounts Classification	Actual YTD through 04/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	<b>REVENUES</b>							
3								
4	Special Assessments							
5	Tax Roll*	\$ 1,233,554	\$ 1,054,101	1,224,030	\$ (169,929)	\$ 1,294,050.14	\$ 70,020	
6								
7	Other Miscellaneous Revenues							
8	Miscellaneous Revenues	\$ 4,921	\$ 8,436	\$ -	\$ 8,436	\$ 5,000	\$ 5,000	
9								
10	Other Misc. Revenue	\$ 3,776	\$ 6,473	\$ -	\$ 6,473	\$ -		
11	<b>TOTAL REVENUES</b>	<b>\$ 1,242,251</b>	<b>\$ 1,069,010</b>	<b>\$ 1,224,030</b>	<b>\$ (155,020)</b>	<b>\$ 1,299,050.14</b>	<b>\$ 75,020</b>	
12								
13	Balance Forward from Prior Year	\$ -		\$ -	\$ -	\$ -	\$ -	
14								
15	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 1,242,251</b>	<b>\$ 1,069,010</b>	<b>\$ 1,224,030</b>	<b>\$ (155,020)</b>	<b>\$ 1,299,050</b>	<b>\$ 75,020</b>	
16								
17	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
18								
19								
20	<b>EXPENDITURES - ADMINISTRATIVE</b>							
21								
22	Legislative							
23	Supervisor Fees	\$ 1,600	\$ 2,743	\$ -	\$ (2,743)	\$ 9,600	\$ 9,600	4 New Supervisors
24	Financial & Administrative							
25	Administrative Services	\$ 2,625	\$ 4,500	\$ 4,500	\$ -	\$ 4,680	\$ 180	4 % Increase
26	District Management	\$ 13,125	\$ 22,500	\$ 22,500	\$ -	\$ 23,400	\$ 900	4 % Increase
27	District Engineer	\$ 812	\$ 10,000	\$ 10,000	\$ -	\$ 10,000	\$ -	
28	Disclosure Report	\$ 6,000	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ -	Required per bond indenture.
29	Trustees Fees	\$ 8,620	\$ 8,620	\$ 8,620	\$ -	\$ 8,620	\$ -	
30	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,200	\$ 200	4 % Increase
31	Financial & Revenue Collections	\$ 2,625	\$ 4,500	\$ 4,500	\$ -	\$ 5,200	\$ 700	4 % Increase
32	Accounting Services	\$ 11,725	\$ 20,100	\$ 20,100	\$ -	\$ 20,904	\$ 804	4 % Increase
33	Auditing Services	\$ 484	\$ 4,100	\$ 4,100	\$ -	\$ 4,100	\$ -	Pending Audit RFP
34	Arbitrage Rebate Calculation	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	\$500 per bond issuance
35	Miscellaneous Mailings	\$ -	\$ 400	\$ 400	\$ -	\$ 400	\$ -	
36	Public Officials Liability Insurance	\$ 1,941	\$ 1,941	\$ 3,356	\$ 1,415	\$ 3,308	\$ (48)	
37	Legal Advertising	\$ 2,622	\$ 4,495	\$ 2,500	\$ (1,995)	\$ 4,500	\$ 2,000	
38	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 451	\$ 276	\$ 175	\$ (276)	DEO Fees
39	Website Hosting, Maintenance, Backup	\$ 1,853	\$ 3,638	\$ 3,638	\$ -	\$ 2,738	\$ (901)	Campus Suites Agreement and Technology Agreement
40	Legal Counsel							
41	District Counsel	\$ 9,936	\$ 17,033	\$ 20,000	\$ 2,967	\$ 20,000	\$ -	
42								
43	<b>Administrative Subtotal</b>	<b>\$ 69,143</b>	<b>\$ 116,745</b>	<b>\$ 116,665</b>	<b>\$ (80)</b>	<b>\$ 129,825</b>	<b>\$ 13,159</b>	
44								
45	<b>EXPENDITURES - FIELD OPERATIONS</b>							
46								
47	Security Operations							
48	Security Services and Patrols	\$ 8,094	\$ 13,875	\$ 30,508	\$ 16,633	\$ 56,056	\$ 25,548	SAI - 8 hours a day x \$ 19.25 per hour 7 days a week. Est. 2912 hours per year
49	Security & Fire Monitoring Services	\$ 4,215	\$ 7,226	\$ 1,500	\$ (5,726)	\$ 6,841	\$ 5,341	Security Alarm monitoring @ \$659.40 yr. & @ \$90 qtr.plus Envera \$ 485.12 per month.
50	Electric Utility Services							
51	Utility Services	\$ 53,591	\$ 91,870	\$ 102,500	\$ 10,630	\$ 102,500	\$ -	Est.
52	Street Lights	\$ 37,807	\$ 64,812	\$ 76,000	\$ 11,188	\$ 76,000	\$ -	
53	Garbage/Solid Waste Control Services							
54	Garbage - Recreation Facility	\$ 1,728	\$ 2,962	\$ 3,000	\$ 38	\$ 3,000	\$ -	8 cuyd dumpster
55	Water-Sewer Combination Services							
56	Utility Services	\$ 48,514	\$ 83,167	\$ 115,000	\$ 31,833	\$ 90,000	\$ (25,000)	
57	Stormwater Control							
58	Aquatic Maintenance	\$ 17,569	\$ 30,118	\$ 10,200	\$ (19,918)	\$ 16,600	\$ 6,400	\$550 per month - Aquatic Weed Control plus allowance for bank repa
59	Other Physical Environment							
60	General Liability/Property Insurance	\$ 19,123	\$ 19,123	\$ 29,934	\$ 10,811	\$ 39,554	\$ 9,620	Projected Egis Insurance Estimated Increase
61	Entry & Walls Maintenance	\$ -	\$ -	\$ 550	\$ 550	\$ 550	\$ -	
62	Landscape Maintenance	\$ 164,838	\$ 282,579	\$ 338,546	\$ 55,967	\$ 394,137	\$ 55,591	New agreement as of Jan 1, 2023 with United Land Services Oct thru December \$ 96,381 and \$ 297,756 for Jan thru September
63	Landscape Inspections	\$ -	\$ -	\$ 17,922	\$ -	\$ 18,720	\$ 798	Sunscape Consulting
64	Irrigation Repairs	\$ 8,565	\$ 14,683	\$ 40,000	\$ 25,317	\$ 40,000	\$ -	
65	Landscape - Mulch	\$ -	\$ -	\$ 23,000	\$ 23,000	\$ 23,000	\$ -	Not included in existing agreement
66	Landscape Replacement Plants, Shrubs, Trees	\$ 13,275	\$ 22,757	\$ 62,434	\$ 39,677	\$ 62,434	\$ -	
67	Landscape Irrigation - Maintenance	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ (25,000)	
68	Parks & Recreation							
69	Management Contract	\$ 29,592	\$ 50,729	\$ 67,196	\$ 16,467	\$ 70,556	\$ 3,360	For on-site amenity/lifestyle staffing- Inc. Included
70	Pool Permits	\$ -	\$ -	\$ 325	\$ 325	\$ 325	\$ -	\$325 annually.
71	Pest Control	\$ 1,022	\$ 1,752	\$ 1,700	\$ (52)	\$ 1,752	\$ 52	
72	Fitness Equipment Maintenance & Repairs	\$ 1,293	\$ 2,217	\$ 9,500	\$ 7,283	\$ 9,500	\$ -	
73	Clubhouse - Facility Janitorial Service	\$ 42,391	\$ 72,670	\$ 20,000	\$ (52,670)	\$ 28,600	\$ 8,600	

**Proposed Budget**  
**Town of Kindred Community Development District**  
**General Fund**  
**Fiscal Year 2023/2024**

	Chart of Accounts Classification	Actual YTD through 04/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
74	Pool/Fountain Service Contract	\$ 20,025	\$ 34,329	\$ 43,200	\$ 8,871	\$ 37,420	\$ (5,780)	Pool maintenance \$ 3000 per month. Fountain quarterly maintenance.
75	Pool Repairs	\$ 1,325	\$ 2,271	\$ 5,000	\$ 2,729	\$ 5,000	\$ -	
76	Fountain Repairs	\$ 1,050	\$ 13,000	\$ 15,000	\$ 2,000	\$ 15,000	\$ -	
77	Facility A/C & Heating Maintenance & Repair	\$ 3,000	\$ 5,143	\$ 5,500	\$ 357	\$ 5,200	\$ (300)	
78	Sidewalk Maintenance & Repair	\$ 10,716	\$ 18,370	\$ 32,000	\$ 13,630	\$ 30,000	\$ (2,000)	
79	Furniture Repair/Replacement	\$ -	\$ -	\$ 2,750	\$ 2,750	\$ 7,000	\$ 4,250	Increased to include costs for replacement of pool cushions and clubhouse tables
80	Playground Equipment and Maintenance	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
81	Athletic/Park Court/Field Repairs	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	Utilize for misc. repairs, net replacements, etc.
82	Cable Television, Internet & Telephone	\$ 2,168	\$ 3,717	\$ 3,400	\$ (317)	\$ 3,781	\$ 381	Spectrum @ \$ 315.09 per month
83	Access Control Maintenance & Repair	\$ 1,144	\$ 1,961	\$ 5,700	\$ 3,739	\$ 5,700	\$ -	Access control repairs- doors, gates, access system
84	Dog Waste Station Supplies	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	Supplies purchased thru Amazon and coded to line # 77
85	Special Events						\$ -	
86	Special Events/Lifestyle	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	
87	Contingency							
88	Miscellaneous Contingency	\$ 4,531	\$ 7,767	\$ 15,000	\$ -	\$ 15,000	\$ -	Holiday Lighting to be paid from this line item.
89	<b>Field Operations Subtotal</b>	<b>\$ 495,576</b>	<b>\$ 847,100</b>	<b>\$ 1,107,365</b>	<b>\$ 210,111</b>	<b>\$ 1,169,226</b>	<b>\$ 61,861</b>	
90								
91	<b>Contingency for County TRIM Notice</b>							
92								
93	<b>TOTAL EXPENDITURES</b>	<b>\$ 564,719</b>	<b>\$ 963,844</b>	<b>\$ 1,224,030</b>	<b>\$ 210,031</b>	<b>\$ 1,299,050.14</b>	<b>\$ 75,020</b>	
94								
95	<b>EXCESS OF REVENUES OVER</b>	<b>\$ 677,532</b>	<b>\$ 105,166</b>	<b>\$ (0)</b>	<b>\$ 55,011</b>	<b>\$ -</b>	<b>\$ 0</b>	

**Town of Kindred Community Development District  
Debt Service  
Fiscal Year 2023/2024**

Chart of Accounts Classification	Series 2016	Series 2017	Budget for 2023/2024
<b>REVENUES</b>			
Special Assessments			
Net Special Assessments <sup>(1)</sup>	\$227,066.40	\$275,457.60	\$502,524.00
<b>TOTAL REVENUES</b>	<b>\$227,066.40</b>	<b>\$275,457.60</b>	<b>\$502,524.00</b>
<b>EXPENDITURES</b>			
<b>Administrative</b>			
Debt Service Obligation	\$227,066.40	\$275,457.60	\$502,524.00
<b>Administrative Subtotal</b>	<b>\$227,066.40</b>	<b>\$275,457.60</b>	<b>\$502,524.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$227,066.40</b>	<b>\$275,457.60</b>	<b>\$502,524.00</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Osceola County Collection Costs (2%) and Early Payment Discounts (4%): 6.0%

**Gross assessments:** **\$534,600.00**

**Notes:**

Tax Roll Collection Costs (2%) and Early Payment Discounts (4% ) are a total 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

<sup>(1)</sup> Maximum Annual Debt Sservice less any Prepaid Assessments received.

**TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

2023/2024 O&M Budget		\$1,294,050.14
Collection Costs @	2%	\$27,532.98
Early Payment Discount @	4%	<u>\$55,065.96</u>
2023/2024 Total:		<b>\$1,376,649.08</b>

2022/2023 O&M Budget	\$1,224,030.05
2023/2024 O&M Budget	\$1,294,050.14

Total Difference:	<u><b>\$70,020.09</b></u>
-------------------	---------------------------

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Series 2016 Debt Service - Townhome	\$330.00	\$330.00	\$0.00	0.00%
Operations/Maintenance - Townhome	\$655.50	\$693.00	\$37.50	5.72%
<b>Total</b>	<b>\$985.50</b>	<b>\$1,023.00</b>	<b>\$37.50</b>	<b>3.81%</b>
<hr/>				
Series 2016 Debt Service - Single Family	\$660.00	\$660.00	\$0.00	0.00%
Operations/Maintenance - Single Family	\$1,638.76	\$1,732.51	\$93.75	5.72%
<b>Total</b>	<b>\$2,298.76</b>	<b>\$2,392.51</b>	<b>\$93.75</b>	<b>4.08%</b>
<hr/>				
Series 2017 Debt Service - Townhome	\$330.00	\$330.00	\$0.00	0.00%
Operations/Maintenance - Townhome	\$655.50	\$693.00	\$37.50	5.72%
<b>Total</b>	<b>\$985.50</b>	<b>\$1,023.00</b>	<b>\$37.50</b>	<b>3.81%</b>
<hr/>				
Series 2017 Debt Service - Single Family	\$660.00	\$660.00	\$0.00	0.00%
Operations/Maintenance - Single Family	\$1,638.76	\$1,732.51	\$93.75	5.72%
<b>Total</b>	<b>\$2,298.76</b>	<b>\$2,392.51</b>	<b>\$93.75</b>	<b>4.08%</b>

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,294,050.14
COLLECTION COSTS @	2%	\$27,532.98
EARLY PAYMENT DISCOUNT @	4%	\$55,065.96
<b>TOTAL O&amp;M ASSESSMENT</b>		<b>\$1,376,649.08</b>

LOT SIZE	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT			PER UNIT ASSESSMENTS				
	O&M	SERIES 2016 DEBT SERVICE <sup>(1)</sup>	SERIES 2017 DEBT SERVICE <sup>(2)</sup>	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2016 DEBT SERVICE <sup>(3)</sup>	SERIES 2017 DEBT SERVICE <sup>(4)</sup>	Total <sup>(5)</sup>
<b>SERIES 2016</b>											
Townhome	58	58	0	0.40	23	2.92%	\$40,194.13	\$693.00	\$330.00	\$0.00	\$1,023.00
Single Family	337	337	0	1.00	337	42.41%	\$583,854.44	\$1,732.51	\$660.00	\$0.00	\$2,392.51
<b>SERIES 2017</b>											
Townhome	106	0	106	0.40	42	5.34%	\$73,458.24	\$693.00	\$0.00	\$330.00	\$1,023.00
Single Family	392	0	391	1.00	392	49.33%	\$679,142.26	\$1,732.51	\$0.00	\$660.00	\$2,392.51
<b>Total</b>	<b>893</b>	<b>395</b>	<b>497</b>		<b>794.60</b>	<b>100.00%</b>	<b>\$1,376,649.08</b>				

LESS: Osceola County Collection Costs (2%) and Early Payment Discounts (4%): (\$82,598.94)

**Net Revenue to be Collected:** \$1,294,050.14

<sup>(1)</sup> Reflects the total number of lots with Series 2016 debt outstanding.

<sup>(2)</sup> Reflects the total number of lots with Series 2017 debt outstanding.

<sup>(3)</sup> Annual debt service assessment per lot adopted in connection with the Series 2016 bond issue. Annual assessment includes principal, interest, Osceola County collection costs and

<sup>(4)</sup> Annual debt service assessment per lot adopted in connection with the Series 2017 bond issue. Annual assessment includes principal, interest, Osceola County collection costs and

<sup>(5)</sup> Annual assessment that will appear on November 2023 Osceola County property tax bill. Amount shown includes all applicable collection costs (2%) and early payment discounts (up to 4% if paid early).

## GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Interest Earnings:** The District may earn interest on its monies in the various operating accounts.

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

**Facilities Rentals:** The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

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### EXPENDITURES – ADMINISTRATIVE:

**Supervisor Fees:** The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.



**Administrative Services:** The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

**District Management:** The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

**District Engineer:** The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

**Disclosure Report:** The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

**Trustee's Fees:** The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

**Assessment Roll:** The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

**Financial & Revenue Collections:** Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**Accounting Services:** Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

**Auditing Services:** The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

**Arbitrage Rebate Calculation:** The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

**Public Officials Liability Insurance:** The District will incur expenditures for public officials' liability insurance for the Board and Staff.

**Legal Advertising:** The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

**Bank Fees:** The District will incur bank service charges during the year.

**Dues, Licenses & Fees:** The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

**Miscellaneous Fees:** The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

**Website Hosting, Maintenance and Email:** The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

**District Counsel:** The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

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## **EXPENDITURES - FIELD OPERATIONS:**

**Security Services and Patrols:** The District may wish to contract with a private company to provide security for the District.

**Streetlights:** The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

**Garbage - Recreation Facility:** The District will incur expenditures related to the removal of garbage and solid waste.

**Water-Sewer Utility Services:** The District will incur water/sewer utility expenditures related to district operations.

**Aquatic Maintenance:** Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Fountain Service Repairs & Maintenance:** The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

**General Liability Insurance:** The District will incur fees to insure items owned by the District for its general liability needs

**Property Insurance:** The District will incur fees to insure items owned by the District for its property needs

**Entry and Walls Maintenance:** The District will incur expenditures to maintain the entry monuments and the fencing.

**Landscape Maintenance:** The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

**Irrigation Maintenance:** The District will incur expenditures related to the maintenance of the irrigation systems.

**Irrigation Repairs:** The District will incur expenditures related to repairs of the irrigation systems.

**Landscape Replacement:** Expenditures related to replacement of turf, trees, shrubs etc.

**Field Services:** The District may contract for field management services to provide landscape maintenance oversight.

**Miscellaneous Fees:** The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

**Sidewalk Repair & Maintenance:** Expenses related to sidewalks located in the right of way of streets the District may own if any.

**General Liability Insurance:** The District will incur fees to insure items owned by the District for its general liability needs

**Property Insurance:** The District will incur fees to insure items owned by the District for its property needs

**Entry and Walls Maintenance:** The District will incur expenditures to maintain the entry monuments and the fencing.

**Landscape Maintenance:** The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

**Irrigation Maintenance:** The District will incur expenditures related to the maintenance of the irrigation systems.

**Irrigation Repairs:** The District will incur expenditures related to repairs of the irrigation systems.

**Landscape Replacement:** Expenditures related to replacement of turf, trees, shrubs etc.

**Field Services:** The District may contract for field management services to provide landscape maintenance oversight.

**Miscellaneous Fees:** The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

**Sidewalk Repair & Maintenance:** Expenses related to sidewalks located in the right of way of streets the District may own if any.

**Employees - Salaries:** The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

**Employees - P/R Taxes:** This is the employer's portion of employment taxes such as FICA etc.

**Employee - Workers' Comp:** Fees related to obtaining workers compensation insurance.

**Management Contract:** The District may contract with a firm to provide for the oversight of its recreation facilities.

**Maintenance & Repair:** The District may incur expenses to maintain its recreation facilities.

**Facility Supplies:** The District may have facilities that required various supplies to operate.

**Gate Maintenance & Repairs:** Any ongoing gate repairs and maintenance would be included in this line item.

**Telephone, Fax, Internet:** The District may incur telephone, fax and internet expenses related to the recreational facilities.

**Office Supplies:** The District may have an office in its facilities which require various office related supplies.

**Clubhouse - Facility Janitorial Service:** Expenses related to the cleaning of the facility and related supplies.

**Pool Service Contract:** Expenses related to the maintenance of swimming pools and other water features.

**Pool Repairs:** Expenses related to the repair of swimming pools and other water features.

**Security System Monitoring & Maintenance:** The District may wish to install a security system for the clubhouse

**Clubhouse Miscellaneous Expense:** Expenses which may not fit into a defined category in this section of the budget

**Athletic/Park Court/Field Repairs:** Expense related to any facilities such as tennis, basketball etc.

**Trail/Bike Path Maintenance:** Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

**Special Events:** Expenses related to functions such as holiday events for the public enjoyment

**Miscellaneous Fees:** Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

**Miscellaneous Contingency:** Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.

## RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

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### EXPENDITURES:

**Capital Reserve:** Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.

## DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Special Assessments:** The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

---

### EXPENDITURES – ADMINISTRATIVE:

**Bank Fees:** The District may incur bank service charges during the year.

**Debt Service Obligation:** This would a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

**TAB 4**



**RESOLUTION 2023-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Town of Kindred Community Development District (“**District**”) prior to June 15, 2023, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING PUBLIC HEARINGS.** Pursuant to Chapters 190 and 197, Florida Statutes, public hearings on said approved Proposed Budget and related special assessments are hereby declared and set for the following date, hour and location:

DATE:	August 10, 2022
HOUR:	6:00 p.m.
LOCATION:	1450 Diamond Loop Drive Kissimmee, Florida 34744

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PROVISION OF NOTICE.** Notice of the public hearings shall be provided in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 8th day of June 2023.**

ATTEST:

**TOWN OF KINDRED COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Proposed Budget

**TAB 5**

**RESOLUTION 2023-11**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT APPOINTING AND REMOVING OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Town of Kindred Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Osceola County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint and remove Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. \_\_\_\_\_ is appointed Chairman.

Section 2. \_\_\_\_\_ is appointed Vice Chairman.

Section 3. \_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

Belinda Blandon is appointed Assistant Secretary.

Brian Mendez is appointed Assistant Secretary.

Melissa Dobbins is appointed Assistant Secretary.

Scott Brizendine is appointed Assistant Secretary.

Section 4. This Resolution supersedes any prior appointments made by the Board for Chairman and Vice-Chairman

Section 5. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 8<sup>th</sup> DAY OF JUNE 2023.**

**ATTEST:**

**TOWN OF KINDRED COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**SECRETARY / ASSIST. SECRETARY**

\_\_\_\_\_  
**CHAIRMAN / VICE CHAIRMAN**

**TAB 6**



## Christmas Light Proposal



Phase I - Entrance

Item	Location	Cost
C9 LED Lights	Monument Sign (28')	
C9 LED Lights	Monument Wall (132')	
C9 LED Lights	Landscape Bed (42')	
18" Bows (2)	Monument Sign	
Tax		\$93.80
Total		\$1,433.80



**Phase I - Red Canyon Entrance**

Item	Location	Cost
C9 LED Lights	Monument Sign	
18" Bows	Monument Sign	
Tax		26.20
Total		\$406.20



**Clubhouse**

<b>Item</b>	<b>Location</b>	<b>Cost</b>
<b>C9 LED Lights</b>	<b>Roofline - Building Entrance</b>	
<b>14" Lit Garland</b>	<b>Pillars</b>	
<b>18" Bows</b>	<b>Side Columns</b>	
<b>Tax</b>		<b>\$78.82</b>
<b>Total</b>		<b>\$1,204.82</b>



Materials, Installation and removal:	\$2,846.00
Storage:	\$ 200.00
Tax:	\$ 213.22
Grand Total:	\$3,259.22

The grand total for installation, removal and storage for upcoming years, if approved by the board, is **\$2,140**.

**A 50% deposit is required to schedule installation.** Installations are scheduled in the order in which deposits are received.

Checks and credit cards are acceptable forms of payment.

Service calls are responded to within 48 hours.

Damage to decorations caused by human error, pets, rodents, acts of God, theft or vandalism will be repaired at product replacement and billed to customer.

A signed and dated copy of this proposal must be returned in a timely manner before installation is scheduled. This proposal may be withdrawn from our company if not accepted within one month of submittal.

**Acceptance of Proposal** - The prices, specifications and conditions listed herein are satisfactory and are hereby accepted. Nelson's Christmas Decorating is authorized to perform the work as specified.

\_\_\_\_\_ Date \_\_\_\_\_

Kindred Representative



# QUOTE

Kindred HOA

**Date**  
Feb 21, 2023

**Expiry**  
Mar 13, 2023

**Quote Number**  
QU-0391

**Reference**  
1900428

NOEL CHRISTMAS  
LIGHTS PROFESSIONAL  
INC.  
P.O. BOX 610372  
North Miami FL 33261  
Tax Number: 812683691  
Lighting and Decor  
Specialists  
24/7 FULL MAINTENANCE  
SERVICES  
1(888)-217-7413

Description	Quantity	Unit Price	Discount	Tax	Amount USD
Clubhouse:  (1) Clubhouse front roofline outlined using 150 ft of C7 Commercial Grade LED Lighting in warm white.	150.00	8.00			1,200.00
Clubhouse:  (4) Columns wrapped using (7) sets of 5mm Commercial Grade LED Lights in warm white each, totaling 28.	28.00	27.00	30.00%		529.20
Entrance:  (1) Monument sign outlined using (150ft) of C7 Commercial Grade LED Lighting in warm white.	150.00	8.00			1,200.00
Entrance:  (2) Tree trunk wrapped using (3) sets of 5mm Commercial Grade LED Lights in warm white each, totaling 6.	6.00	27.00	10.00%		145.80
Entrance:  (2) Tree canopies lit using twinkly lights and C7 Commercial Grade LED Lights in warm white.	1.00	180.00			180.00
**Optional/Bonus** Entrance: Flowerbed in front of the monument sign outline with stake lighting using (30ft) of C7	0.00	8.00			0.00

Description	Quantity	Unit Price	Discount	Tax	Amount USD
Commercial Grade LED Lighting in warm white.					
Labor	1.00	1,000.00	15.00%		850.00
(2) Cross Prairie Parkway monument sign using (35) ft of C7 Commercial Grade LED Lighting in warm white each, totaling 70.	70.00	8.00			560.00
(2) Hedges around the Cross Prairie Parkway monument sign using (5) sets of Net Lights Commercial Grade Lights in warm white each, totaling 10.	10.00	38.00	15.00%		323.00
Monument Sign:	50.00	8.00			400.00
(1) Monument sign outline using (50) ft of C7 Commercial Grade LED Lighting in warm white each, totaling 50.					
**Optional**	0.00	8.00			0.00
Second Entrance:					
(1) Monument sign outlined using (50) ft of C7 Commercial Grade LED Lighting in warm white.					
Subtotal (includes a discount of 450.00)					5,388.00
TOTAL BREVARD 1%					45.38
TOTAL FLORIDA 6%					272.28
<b>TOTAL USD</b>					<b>5,705.66</b>

## Terms

Thank you for your business.

Check out our other services below!

INSTALLATION-DESIGN-DECOR  
(YOUR AMBIANCE CREATORS)

. SERVICE - WE ARE A 24/HOUR SERVICE WITH FULL MAINTENANCE SERVICE.

. PERMANENT & TEMPORARY INSTALL

QUESTIONS? PLEASE TEXT 305-504-9368

PLEASE SEE THE ATTACHMENT BELOW

**TAB 7**



Rizzetta & Company

**UPCOMING DATES TO REMEMBER**

- **Next Meeting: August 10, 2023 \* Please note meeting location change.**
- **FY 2021-2022 Audit Completion Deadline: June 2023**
- **Next Election (Seats 3,4,&5 ): November 5, 2024**

**District  
Manager's  
Report**

May 30

**2023**

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<u>FINANCIAL SUMMARY</u>	<u>4/30/2023</u>
General Fund Cash & Investment Balance:	\$686,625
Debt Service Fund & Investment Balance:	\$820,481
Capital Projects Fund & Investment Balance:	\$1,235
<b>Total Cash and Investment Balances:</b>	<b>\$1,508,341</b>
<b>General Fund Expense Variance: \$173,657</b>	<b>Under Budget</b>



Rizzetta & Company

**Supervisor Reference Manuals** – District Manager is working on reference manuals for the new Supervisors. Once completed they will be mailed to each Supervisor.

**Action Item List:** The District Manager has been asked regarding the creation of an ongoing action item list. District Management can prepare an ongoing list if the Board would like this added to the meeting packages.