

Town of Kindred Community Development District

Board of Supervisors Meeting August 14, 2025

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

www.townofkindredcdd.org

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors Jason Torres Chair

Jorge Alverio Vice Chair

Antonio Aponte Assistant Secretary
Jennifer Sanchez Assistant Secretary
Byron Brown Assistant Secretary

District Manager Brian Mendes Rizzetta & Company, Inc.

District Counsel Jere Earlywine Kutak Rock LLP

District Engineer 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

<u>District Office · Orlando, Florida · (407) 472-2471</u>

Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.townofkindredcdd.org

Board of Supervisors Town of Kindred Community Development District August 13, 2025

REVISED AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the Town of Kindred Community Development District will be held on **August 14, 2025, at 2:00 p.m.** at the **Town of Kindred Clubhouse**, located at **1450 Diamond Loop Drive, Kissimmee, Florida 34744**. The following is the **final** agenda for the meeting:

	U	<u> </u>				
1. 2.	CALL TO ORDER/ROLL CALL PUBLIC COMMENT					
3.	COM	IMUNITY UPDATES				
	A.	Aquatic Maintenance Updates				
	B.	Field Manager UpdatesTab 1				
		Consideration of Square Account Upgrade				
		2. Updates of Storm Damages				
		Consideration of CDW Electrical Proposal				
		2. Consideration of CTS Repair Proposal				
		3. Insurance Claims Updates				
		Clubhouse Restoration				
		2. Verkada/CDW/Fountains				
		Clubhouse Drainage System Project				
4.	BUS	INESS ADMINISTRATION				
	A.	Consideration of the Minutes of the Board of Supervisors'				
		Meeting Held on May 1, 2025Tab 2				
	B.	Ratification of Operation and Maintenance Expenditures				
		For the Months of April – July 2025Tab 3				
5.		INESS ITEMS				
	A.	Ratification of District ItemsTab 4				
		1. Pool Sign Proposal				
		Amendment to Agreement for Leak Repair Services				
		Agreement for Pest Control Services				
		4. License Agreement (Giga Power LLC)				
		5. Mainline Rerouting Proposal				
		6. Fountain Troubleshooting Service Fee				
	Ъ	7. Water Heater Repairs Proposal				
	В. С.	Discussion of No Solicit Signs				
	C.	Consideration of Landscape RFPTab 5 1. United Land Services				
		• = =				
	D.	2. Helping Hand Lawn Care Consideration of Fountain Proposals				
	U.	Consideration of Fountain Proposals				
		Revised Fountain Repairs Proposal Fountain Timer Replacement Proposal				
		Fountain Timer Replacement Proposal				

	E.	Consideration of Gym Parts Installation Proposal	Tab 7
	F.	Consideration of Resolution 2025-10, Adopting Goals	
		& Objectives	Tab 8
	G.	Consideration of Resolution 2025-11, Spending Resolution	Tab 9
	H.	Consideration of Resolution 2025-12, Adopting FY 25-26 Meeting	
		Schedule	Tab 10
	l.	Public Hearing on Fiscal Year 2025-2026 Final Budget	
		1. Consideration of Resolution 2025-13, Adopting FY 25/26	
		Final Budget	Tab 11
	J.	Public Hearing on Fiscal Year 2025/2026 Special Assessments	
		1. Consideration of Resolution 2025-14, Imposing Special	
		Assessments	Tab 12
6.	STAF	F REPORTS	
	A.	District Counsel	
	B.	District Engineer	
	C.	District Manager	Tab 13
		1. Website Audit	
		Presentation of Registered Voter Count	
		3. Updates on TOHO/County Damages	
7.	SUPE	RVISOR REQUESTS AND COMMENTS	

ADJOURNMENT 8.

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, Brían Mendes Brian Mendes

Recapping, regarding the Square system, I had a call with them today.

After having a thorough phone meeting with the Square team, where they guided me step by step through our options and needs, I was able to gain a deeper understanding of how we can move forward with their plans.

While the free version is functional and has served us so far, this version is somewhat limited and does not fully meet our operational requirements. After learning more about the platform, I believe Square is an excellent solution for our current scheduling challenges.

In the attached report, I share the detailed findings from the call and explain why I believe we should consider adopting the Premium plan.

Moreover, this guide can serve as a reference in case Square is implemented in other locations in the future, so it can be taken into consideration.

Prepared by: Jose Rodriguez CDD Manager

Date: 7/1/2025

Purpose

The purpose of this report is to provide a clear justification for upgrading our current Square Appointments subscription to the Premium plan. This upgrade is proposed to improve our booking management capabilities, enhance client experience, and streamline business operations.

Current Situation

At present, we are using the Square Appointments Free plan, which allows basic bookings and payment processing for one location. While functional, the free plan lacks advanced features required to effectively manage client appointments, avoid conflicts, and provide a more professional and seamless experience.

One major challenge we are facing is the occurrence of multiple clients booking on the same day, which forces us to cancel or reschedule appointments. This can lead to client dissatisfaction and inefficiency in operations.

Why Consider Premium?

1. Advanced Booking Management

- The Premium plan includes more sophisticated scheduling tools, such as resource and staff management, which allows us to assign appointments to specific team members and avoid overlapping bookings.
- It also offers advanced no-show protection features, including prepayment or cancellation fees, reducing last-minute cancellations.

2. Multi-Location Support

• Premium allows us to manage appointments across multiple locations, giving us the flexibility to grow and maintain consistency across all sites, for the future when cdd 2 is also part of the board.

3. Automated Communications

 Automated reminders via email and SMS help reduce no-shows and keep clients informed, which significantly improves the client experience.

4. Enhanced Reporting and Analytics

 The Premium plan provides detailed reports on appointments, sales, and client behavior, empowering us to make data-driven decisions and better understand business trends.

5. Integrated Marketing Tools

 Premium includes access to marketing tools that allow us to promote services, send targeted campaigns, and encourage repeat business.

6. Priority Support

 Access to priority customer support ensures faster resolutions and dedicated assistance when needed.

Financial Consideration

While the Premium plan comes with a monthly subscription fee, it includes a 30-day free trial, allowing us to evaluate the additional benefits before committing financially. By reducing appointment conflicts, preventing revenue loss from no-shows, and improving operational efficiency, the Premium plan is expected to provide a positive return on investment.

Conclusion

Upgrading to the Square Appointments Premium plan will directly address the current scheduling issues we are experiencing and enhance our overall client management capabilities. By adopting this plan, we can provide a more professional service, improve customer satisfaction, and support business growth.

Recommendation

It is recommended that we initiate the 30-day free trial of the Premium plan immediately to assess its impact and benefits firsthand. Following the trial, a final decision on permanent adoption can be made based on performance outcomes and feedback.

Jose Rodriguez Field Manager Rizzetta & Company



irodriguez@rizzetta.com





• 407.483.3217 • Town of Kindred



PO Box 608121, Orlando Florida 32860 407-565-2225 cs@cdwelectrical.com http://www.cdwelectrical.com

Estimate

Date	Estimate #	Terms	
7th July 2025	27666	Due on receipt	

Lic EC13006392 Payment is due upon completion of the job.

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1450 Diamond Loop Dr, Kissimmee, FL 34744

Bill To
Brian Mendes
Town of Kindred
1450 Diamond Loop Dr,
Kissimmee, FL 34744

DESCRIPTION	Qty	Rate	Amount
Labor and materials needed to replace the 8 fixtures and lamps at big wind mill and the 3 fixtures at little wind mill out back by pool.	1	\$1,417.82	\$1,417.82
Labor and materials needed to replace the time clock motor timer for the fans around the pool deck.	1	\$303.00	\$303.00
Labor and materials needed to install a new 3-phase surge unit on the clubhouse's main panel.	1	\$1,487.53	\$1,487.53
Note: Drywall damage may occur during repair or in	stallation. Drywall	Subtotal	\$3,208.35
Note: Drywall damage may occur during repair or in repair is the responsibility of the customer.	stallation. Drywall		\$3,208.35 \$0.00
	·	Subtotal NONE	\$3,208.35 \$0.00 \$3,208.35



Town of Kindred - Lightning Damage Repair

Town of Kindred 1450, Diamond Loop Road Kissimmee, fl, 34744

Quote # 6827-1

SCOPE OF WORK

Site Address:

1450, Diamond Loop Road Kissimmee, fl, 34744

Project Overview

Town of Kindred

Panel Replacement and Surge Protection



We will provide the labor to do the following tasks

1. Introduction

The Town of Kindred experienced a lightning strike that destroyed three existing Verkada AC-41 access control panels, leaving portions of their door control system inoperative. This project will replace the damaged panels, add battery backup, and upgrade surge protection to ensure long-term reliability.

2. Project Objective

- Restore full access control functionality by replacing three (3) damaged AC-41 panels with new AC-42 4-Door Controllers.
- Provide uninterrupted operation via on-board backup batteries for each new controller.
- Harden system infrastructure with multi-stage surge protection on both AC mains and low-voltage/card-reader circuits.
- Deploy equipment appropriately at the clubhouse (2 controllers) and tennis-court NEMA 4 enclosure (1 controller).

3. Scope of Work

3.1 Hardware Replacement

- 1. Verkada AC-42 4-Door Controllers (AC42-HW) qty 3
 - Remove existing AC-41 units.
 - Install AC-42 controllers (two in clubhouse rack; one in outdoor NEMA 4 enclosure).
 - o Configure each controller in Verkada Command.
- 2. Verkada 4 AH Backup Batteries (ACC-BAT-4AH) qty 3
 - Mount and wire each battery to its corresponding AC-42.
 - Verify automatic switchover to battery upon mains loss.

3.2 Surge Protection Upgrade

- 1. Rack-Mount Network Surge Protector
 - DITEK DTK-RM12NETS qty 1
 - UltraTech 0E-RCKMTSURG 12-Outlet Surge Protector qty 1
 - Eaton/Tripp Lite SRWALLBRKT4U wall-bracket for secure installation.
- 2. Point-of-Entry PoE Protection
 - DITEK DTK-MRJPOE PoE Surge Suppressor gty 1 (installed in line to controller PoE switch).
- 3. Card-Reader Circuit Protection
 - DITEK DTK-4LVLPCR low-voltage surge protectors qty 12 (one per reader drop).
- 4. Branch-Circuit Surge Unit
 - UltraTech 0E-SPROACHW 120 VAC surge protector qty 1 (feeds clubhouse equipment rack).

3.3 Cabling & Miscellaneous

- Replace any damaged patch cables and low-voltage wire as needed.
- Terminate and label all new cabling.
- · Perform end-to-end continuity and surge testing.



3.4 Labor

- System teardown, hardware swap, surge device installation, configuration, and testing.
- · Documentation of wiring diagrams, rack elevations, and commissioning report.

4. Deliverables

- 1. Installed and fully operational AC-42 access control system (3 panels).
- 2. Verified battery-backup functionality on each controller.
- 3. Tested and commissioned surge protection at all specified points.
- 4. Final system handover and brief client training session.

5. Project Schedule

To be determined upon contract signing.

6. Assumptions & Exclusions

- Client will provide unobstructed access to equipment rooms and enclosures.
- Existing wiring is in good condition except where damaged by strike; additional repairs billed separately.
- · No electrical permit required beyond standard municipal inspection.
- Warranty on new hardware per manufacturer terms; Castaway Security Solutions warrants workmanship for 90 days.

7. Terms & Conditions

- Payment Terms: 50% upon purchase order; 50% upon project completion.
- Validity: This proposal is valid for 30 days.
- Change Orders: Any out-of-scope work will be documented and quoted separately.

Client Responsibilities



Fire Alarm Code NFPA 72 - Section 21.2.4

By accepting this quote you agree to the terms and assumptions listed and outlined in our "Fire Alarm Code". A copy of this can be viewed here.

CLIENT will be responsible for providing any 110VAC required for the proper operation of the security equipment.

CLIENT will be responsible for all City, County and State alarm permit fees.

CSS will perform the installation, conduct tests and inspections during normal business hours and days: 8AM to 5 PM Mon–Fri, using standard labor rates excluding Union and prevailing wage rates. An increased fee will apply if you require Professional Services outside the regular hours.

If required, CLIENT shall provide and install a KNOX box and conduit/raceway to facilitate wiring and connection of device.

CLIENT shall provide all conduit and raceways with pull strings. All conduits/raceways will have pull boxes installed maximum 150' apart, and conduits/raceways will terminate in an appropriate electrical box.

CLIENT is responsible for any patching, painting, replacement of ceiling tiles, and wall coverings.

CLIENT must have all items listed in the scope of work "Client Responsibilities" completed before scheduling the project installation. Once work begins, our team will require continuous access to the facilities according to the established schedule until the project is completed.

We will provide our standard insurance coverage for this project. If additional insurance is required, including "additional insureds," we reserve the right to amend our proposal to include the administrative costs associated with this request. The "additional insured" fee is established at \$575 per "additional insured."







Quote No: 6827-1

Date Created: 6/25/2025

Expiration Date: 7/25/2025

Prepared For:

Town of Kindred

Town of Kindred CDD

Town of Kindred CDD, 3434

Colwell Ave, Suite 200

Tampa

33614

bmendes@rizzetta.com

Prepared By:

Chris Jeffers

Castaway Security Solutions, LLC.

280 Fentress Blvd.

Suite 2

Daytona Beach

Item	MSRP	Discount %	Unit Price	QTY	Total + Tax
Verkada AC42 4 Door Controller	\$1,799.00	35	\$1,169.35	3	\$3,508.05
Verkada 4AH Backup Battery for AC41, AC42, AX11, and BP41	\$129.00	35	\$83.85	3	\$251.55
DITEK DTK-RM12NETS Rack Mount NeTwork Surge Protector	\$578.43	0	\$578.43	1	\$578.43
Eaton Tripp Lite SRWALLBRKT4U SmartRack Vertical Wall Mount Rack Bracket	\$130.35	0	\$130.35	1	\$130.35
UltraTech 0E-RCKMTSURG 12-Outlet Surge Protector	\$128.69	0	\$128.69	1	\$128.69
UltraTech 0E-SPROACHW 120VAC Surge Protector	\$56.24	0	\$56.24	1	\$56.24
DITEK DTK-MRJPOE RJ45 Female In/Out PoE Surge Protector	\$94.85	0	\$94.85	1	\$94.85
DITEK DTK-4LVLPCR Card Reader Surge Protector for Card Readers	\$82.00	0	\$82.00	12	\$984.00
Misc Material (Patch Cables, Misc Wire)	\$300.00	0	\$300.00	1	\$300.00
Labor	\$1,200.00	0	\$1,200.00	1	\$1,200.00

TOTAL	\$7,232.16
Sales tax	\$0.00
Sub-total	\$7,232.16



Payment Terms

1st Payment Contract Signing Product Total

2nd Payment Delivery To Site 50% of Professional Services

3rd Payment Final 50% of Professional Services

Your first invoice will detail these payments and due dates, please reach out to billing@cts-one.co if you have any questions or concerns at your earliest convenance.

By signing and accepting this quote, you agree to the terms and conditions specified in our 'Sales Contract.' You can view a copy of the contract here: Sales Contract Terms

Castaway Security Solutions LLC

Town of Kindred

Signature Client Signature

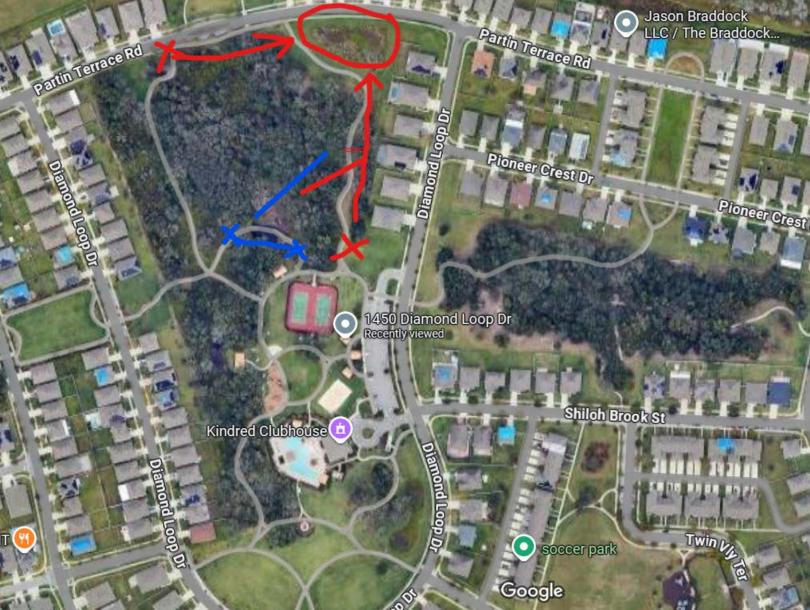
Rep Name: Chris Jeffers Name:

Date:

Client PO#:

This quotation is valid until the expiration date listed. All prices are subject to change. To accept, reply with a purchase order number. Thank you for your business!





























1 2	MINUTES OF MEETING				
3 4 5 6	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.				
7 8	TOWN OF KINDRED CO	MMUNITY DEVELOPMENT DISTRICT			
9 10 11 12 13	The meeting of the Board of Supervisors of the Town of Kindred Community Development District was held on May 1, 2025, at 2:02 p.m. at the Town of Kindred Clubhouse, located at 1450 Diamond Loop Drive, Kissimmee, Florida 34744.				
14 15	Present and constituting a quorum:				
16 17 18 19 20	Jason Torres Jorge Alverio Antonio Aponte Jennifer Sanchez Byron Brown	Board Supervisor, Chairperson Board Supervisor, Vice Chairman Board Supervisor, Assistant Secretary Board Supervisor, Assistant Secretary Board Supervisor, Assistant Secretary			
212223	Also present were:				
24 25 26 27 28 29	Brian Mendes Jose Rodriguez Bennett Davenport Xabier Guerricagoitia	District Manager, Rizzetta & Company Field Manager, Rizzetta & Company District Counsel, Kutak Rock LLP (via phone) District Engineer, Boyd Civil Engineering, Inc. (via phone)			
30 31	Audience	Present			
32 33 34	FIRST ORDER OF BUSINESS	Call to Order/Roll Call			
35 36	Mr. Mendes called the meeting to order and confirmed a quorum.				
37 38	SECOND ORDER OF BUSINESS	Public Comments			
39 40	No Public comments.				
41 42	THIRD ORDER OF BUSINESS	Aquatic Maintenance Updates			
43 44	Mr. Rodriguez reported the current pond status to the Board of Supervisors and asked if there were any questions.				

46	ivir. Rodriguez detailed the Board reg	arding maintenance of Aquagenix and Fountain			
47					
48					
49	Mr. Rodriguez commented about the invasive fish in the ponds.				
50					
51	Mr. Mendes commented about how pleco fish are beneficial for algae control.				
52 53		Mr. Brown inquired about vegetation growth in the ponds.			
55 54	·	growth in the policis.			
55		Field Manager Updates			
56		riota manager operator			
57					
58	2. Security Issues				
59	3. Vending Machine Update				
60	4. AT&T Updates				
61	5. <u>TOHO Updates</u>				
62	Consideration of Truly Nolan Pro	pposal			
63					
64	<u> </u>	upervisors regarding ATV issues and stated that			
65	9				
66					
67		rding security issues and discussed termination			
68					
69 70		egarding security and their termination.			
70 71	3 3	egarding security and their termination.			
72		ion requirements and options under section 18			
73					
74					
75		Mr. Alverio, with all in favor, the Board of			
76		move forward with the termination of Apex			
77		he Town of Kindred Community Development			
78		, ,			
79					
80		uez will monitor security services.			
81	·	·			
82	Mr. Alverio inquired about job require	ements.			
83					
84	•	Supervisors with updates regarding the vending			
85	machine in the community.				
86					
87		et issues in the clubhouse with the Board of			
88	•				
89					
90	<u> </u>	of Supervisors regarding the ongoing TOHO			
91	project.				

The Board of Supervisors discussed the TOHO project/remediation.

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94	
95	

On Motion by Ms. Sanchez, seconded by Mr. Brown, with all in favor, the Board of Supervisors approved the Truly Nolan Proposal, for the Town of Kindred Community Development District.

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FIFTH ORDER OF BUSINESS

Community Fountain Maintenance Items

99 100 101

- 1. Fountain Kings Maintenance Report
- 2. Consideration of Fountain Repairs Proposal

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Mr. Rodriguez presented the report to the Board of Supervisors and asked if there were any questions.

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Mr. Mendes reviewed items listed on the fountain report with the Board of Supervisors.

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Discussion ensued amongst the Board regarding the proposal and request a revised one be made with critical items needed.

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On Motion by Mr. Torres, seconded by Mr. Alverio, with all in favor, the Board of Supervisors approved District Staff working with Supervisor Brown to approve a NTE proposal of \$3,500 for critical item repairs, for the Town of Kindred Community Development District.

116117118

Mr. Rodriguez reported to the Board that an irrigation controller needs a repair.

119120

Mr. Torres inquired about security services.

121122

Mr. Mendes and Mr. Davenport stated that they will follow up with Supervisor Torres regarding his inquiry.

123124125

SIXTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors Meeting held on March 6, 2025

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Mr. Mendes presented the meeting minutes of the Board of Supervisors meeting held on March 6, 2025 and asked if any changes were requested. None were requested.

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On Motion by Mr. Alverio, seconded by Ms. Sanchez, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors meeting held on March 6, 2025, for the Town of Kindred Community Development District.

134 135 136

SEVENTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures for February – March 2025

	Mr. Mendes presented the Operation and Maintenance Expenditures and asked it there were any questions.				
142 143 144	Mr. Mendes reviewed TOHO expenditure	es with the Board.			
On M 146 Supe 147 (\$128	rvisors ratified the operation and main	Brown, with all in favor, the Board of tenance expenditures for February 2025.1), for the Town of Kindred Community			
	TH ORDER OF BUSINESS	Ratification of Districts Items			
153 2.	Chair's Acceptance of the FY 2024 Finar ADA Certified Playground Mulch Proposition				
154 155 156 there 1 157	Mr. Mendes presented all ratification iten were any questions. There were none.	ns to the Board of Supervisors and asked if			
158 On M 159 Supe	On Motion by Mr. Brown, seconded by Mr. Brown, with all in favor, the Board of Supervisors ratified the all the agenda Items in section 5A, for the Town of Kindred Community Development District.				
163 164	H ORDER OF BUSINESS	Consideration of Resolution 2025-08, Setting Public Hearing on Revised Amenity Rules			
	Mr. Davenport presented and reviewed the resolution with the Board and asked if there were any questions.				
168 169 170	Mr. Mendes stated that District will establish hours of operation for specific seasons.				
170 171 172	Mr. Aponte inquired about drones permissions.				
172 173 174	Mr. Davenport responded to the inquiry.				
175 On N 176 Supe	On Motion by Mr. Aponte, seconded by Ms. Sanchez, with all in favor, the Board of Supervisors adopted Resolution 2025-08, Setting Public Hearing on Revised Amenity Rules, for the Town of Kindred Community Development District.				
178 179 TENT 180 181	H ORDER OF BUSINESS	Consideration of Resolution 2025-09, Approving FY 25/26 Proposed Budget & Setting Public Hearing			

Mr. Davenport presented and reviewed the resolution with the Board and asked if there were any questions.

181 182

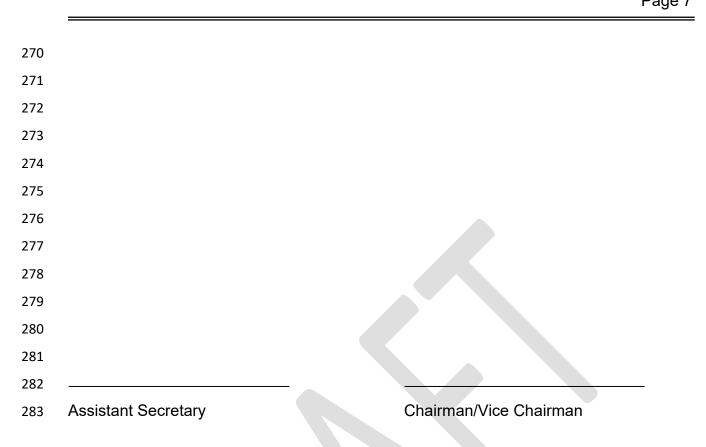
183

400		
186	Mr. D	avenport reviewed annual budget legal information and requirements with the
187	Board.	
188		
189	Mr. D	avenport mentioned the District's need for an assessment hearing due to
190	assessment	increases for the District.
191		
192	Mr. M	lendes reviewed the budget along with each line item in detail with Board of
193		and asked if there were any questions. There were none.
194	·	
195	Discu	ssion ensued amongst the Board of Supervisors regarding assessment
196	increases.	
197		
198	Discu	ssion ensued amongst the Board regarding different assessment prices for
199		nd single family home residents.
200		The string of th
201	Mr D	avenport stated that he will review the Board's inquiry and debt assessments
202	with the Boa	· ·
203	Wild allo Boa	
204	Mr M	endes stated that he will follow up with Rizzetta regarding general management
205		st to remain the same at \$13,200.
206	oversignt oo.	st to remain the same at \$10,200.
207	The F	soard set the public hearing to be held on July 10, 2025 at 6:00PM.
208	THEL	oald set the public healing to be held off buly 10, 2025 at 0.001 W.
	O 14 (;	
209		by Mr. Alverio, seconded by Mr. Torres, with all in favor, the Board of
210		adopted Resolution 2025-09, Approving FY 25/26 Proposed Budget &
211	Setting Pub	lic Hearing, for the Town of Kindred Community Development District.
212		
242		
213	ELEVENTH	ORDER OF BUSINESS Staff Reports
214		
	ELEVENTH A.	ORDER OF BUSINESS Staff Reports District Counsel
214		<u>District Counsel</u>
214 215		
214215216		<u>District Counsel</u>
214215216217		<u>District Counsel</u>
214 215 216 217 218		District Counsel 1. Utility Negotiations
214 215 216 217 218 219 220		District Counsel 1. Utility Negotiations Mr. Davenport reviewed utility negotiations with Board of Supervisors and
214 215 216 217 218 219 220 221		District Counsel 1. Utility Negotiations Mr. Davenport reviewed utility negotiations with Board of Supervisors and briefed them regarding efforts thus far.
214 215 216 217 218 219 220 221 222		District Counsel 1. Utility Negotiations Mr. Davenport reviewed utility negotiations with Board of Supervisors and
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214 215 216 217 218 219 220 221 222 223 224		District Counsel 1. Utility Negotiations Mr. Davenport reviewed utility negotiations with Board of Supervisors and briefed them regarding efforts thus far.
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214 215 216 217 218 219 220 221 222 223 224 225 226 227	A.	District Counsel 1. Utility Negotiations Mr. Davenport reviewed utility negotiations with Board of Supervisors and briefed them regarding efforts thus far. Ms. Sanchez inquired about fees as it relates to assessments. District Engineer
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TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT May 1, 2025 - Minutes of Meeting Page 6

Superv	Mr. M Superv otion by Mr. visors approv of Kindred Co	Alverio, seco	onded by Nation crite	Ms. Sanche ria for the L	z, with	all in fa	avor, the	Board of
	TH ORDER	•	•		Public	& Supe	rvisor C	omments
ſ	Mr. Alverio in	quired about	the no sol	icit sign.				
ſ	Mr. Rodrigue	z stated that	he will pro	vide a map.				
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TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT May 1, 2025 - Minutes of Meeting Page 7



TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT

<u>DISTRICT OFFICE · ORLANDO, FL 32819</u>

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

WWW.TOWNOFKINDREDCDD.ORG

Operation and Maintenance Expenditures April 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2025 through April 30, 2025. This does not include expenditures previously approved by the Board.

The total iter	\$159,717.11	
Approval of I	Expenditures:	
	Chairperson	
	Vice Chairperson	
	Assistant Secretary	

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoid	ce Amount
Apex Security and Convention	300034	27900	Security Services 02/24/25-03/02/25	\$	882.00
Services, Inc. Apex Security and Convention Services, Inc.	300034	27928	Security Services 03/03/25-03/09/25	\$	840.00
Apex Security and Convention Services, Inc.	300041	27953	Security Services 03/10/25-03/16/25	\$	588.00
Apex Security and Convention Services, Inc.	300050	27984	Security Services 03/17/25-03/23/25	\$	588.00
Apex Security and Convention Services, Inc.	300050	28015	Security Services 03/24/25-03/30/25	\$	588.00
Apex Security and Convention	300055	28044	Security Services 03/31/25-04/06/25	\$	988.00
Services, Inc. Aquatic Weed Management, Inc	300037	19427	Pond Maintenance 03/25	\$	750.00
Boyd Civil Engineering, Inc.	300040	04329	Engineering Services 03/25	\$	495.45
Commercial Fitness Products,	300057	AC04077	Fitness Equipment Repair 04/25	\$	49.98
Inc. Dallos Services, Inc.	300058	5074	Janitorial Services 11/24	\$	1,728.50

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	Invo	ice Amount
Dallos Services, Inc.	300058	5077	Pool Attendant 11/24	\$	4,249.45
Dallos Services, Inc.	300058	5080	Janitorial Services 11/24	\$	2,750.00
Dallos Services, Inc.	300035	5130	Janitorial Services 12/24	\$	1,936.00
Dallos Services, Inc.	300035	5165	Janitorial Services 01/25	\$	1,760.00
Dallos Services, Inc.	300035	5195	Janitorial Services 02/25	\$	1,760.00
Dallos Services, Inc.	300035	5229	Janitorial Services 03/25	\$	2,620.00
Dallos Services, Inc.	300035	5237	Janitorial Services 03/25	\$	1,760.00
Dallos Services, Inc.	300035	5240	Pool Attendant 03/25	\$	4,340.00
Dehlinger Construction, LLC	300038	2025-7374 Deposit	Deposit - Pond Work 03/25	\$	17,250.00
Dehlinger Construction, LLC	300043	2025-7632 Balance	Balance - Pond Work 04/25	\$	17,250.00
Florida Department of Revenue	20250407-1	58-8017611456-4 03/25 ACH	58-8017611456-4 Sales & Use Tax 03/25	\$	7.67

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	Inv	oice Amount
Hidden Eyes, LLC	300047	752888	Video Monitoring Services & Maintenance 04/25	\$	138.08
IPFS Corporation	300044	GAA-D60425 Payment #7 04/25	GAA-D60425 Payment #7 04/25	\$	3,995.51
Kissimmee Utility Authority	20250402-1	Monthly Summary 02/25 ACH 157	Electric Services 02/25	\$	14,178.16
Kutak Rock, LLP	300051	3541523	Legal Services 02/25	\$	843.50
Resort Pool Services	300033	26833	Monthly Pool Maintenance 12/24	\$	3,120.00
Resort Pool Services	300042	27057	Monthly Pool Maintenance 04/25	\$	3,120.00
Resort Pool Services	300059	27179	Pool Repairs 04/25	\$	1,425.00
Resort Pool Services	300059	27181	Pool Repairs 04/25	\$	120.00
Rizzetta & Company, Inc.	300032	INV0000098225	Personnel Reimbursement 03/25	\$	2,363.32
Rizzetta & Company, Inc.	300031	INV0000098234	District Management Fees 04/25	\$	5,115.33
Rizzetta & Company, Inc.	300046	INV0000098378	Cell Phone, Auto Mileage & Travel 03/25	\$	95.56

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	<u>In</u> v	voice Amount
Rizzetta & Company, Inc.	300045	INV0000098402	Personnel Reimbursement, General Management & Oversight 04/25	\$	3,439.81
Rizzetta & Company, Inc.	300056	INV0000098847	Personnel Reimbursement 04/25	\$	2,602.30
School Now	300053	INV-SN-715	Website & Compliance Services FY 24/25	\$	384.38
Spectrum	20250422-1	168536301032125 04/25 ACH	Cable & Internet 04/25	\$	220.00
SunScape Landscape Management Services, Inc.	300054	13564	Landscape Maintenance 04/25	\$	1,550.00
TIGRIS Aquatic Services, LLC	300052	3861051	Pond Maintenance 04/25	\$	900.00
Toho Water Authority	20250430-1	002604313-033284889 03/25 ACH B	002604313-033284889 03/25	\$	780.47
Toho Water Authority	20250421-1	Monthly Summary I 03/25 ACH 157	Monthly Water Summary I 03/25	\$	1,898.38
Toho Water Authority	20250403-1	Monthly Summary II 02/25 ACH 157	Water - Sewer Services 02/25	\$	10,911.40
Town of Kindred CDD	DC040325	DC040325	Debit Card Replenishment 04/03/25	\$	666.37
Town of Kindred CDD	DC040825	DC040825	Debit Card Replenishment 04/08/25	\$	504.10

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	<u> Ir</u>	voice Amount
Town of Kindred CDD	DC043025	DC043025	Debit Card Replenishment 04/30/25	\$	1,063.01
Trinity Fire Systems, Inc.	300048	06162	Fire Extinguisher Services 03/25	\$	260.00
Trinity Fire Systems, Inc.	300036	06168	Fire Extinguisher Services 03/25	\$	455.00
Truly Nolan Branch 711	300049	711199197	Pest Control 04/25	\$	82.00
Truly Nolan Branch 711	300049	711199198	Pest Control 04/25	\$	77.00
Truly Nolan Branch 711	300049	711200392	Pest Control - Playgrounds 04/25	\$	157.00
United Land Services	300039	138986	Landscape Maintenance 03/25	\$	35,669.92
Waste Connections of Florida	20250423-1	1547162W460 ACH	Account # 6460-132920 Waste Disposal Services 05/25	\$	400.46
Report Total				\$	159,717.11

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ORLANDO, FL 32819

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

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Operation and Maintenance Expenditures May 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2025 through May 31, 2025. This does not include expenditures previously approved by the Board.

The total items	s being presented:	\$106,315.77
Approval of Ex	penditures:	_
	Chairperson	
	Vice Chairperson	
	Assistant Secretary	

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoi	ce Amount
Antonio Jose Aponte Torres	300065	AA050125	Board of Supervisors Meeting 05/01/25	\$	200.00
Apex Security and Convention	300062	28075	Security Services 04/07/25-04/13/25	\$	988.00
Services, Inc. Apex Security and Convention Services, Inc.	300072	28103	Security Services 04/14/25-04/20/25	\$	988.00
Apex Security and Convention Services, Inc.	300077	28131	Security Services 04/21/25-04/27/25	\$	988.00
Apex Security and Convention Services, Inc.	300082	28161	Security Services 04/28/25-05/04/25	\$	988.00
Boyd Civil Engineering, Inc.	300066	04356	Engineering Services 04/25	\$	236.25
Byron Brown	300067	BB050125	Board of Supervisors Meeting 05/01/25	\$	200.00
Castaway Security Solutions, LLC	300083	5421	Vehicle Access Cards 05/25	\$	450.00
Dallos Services, Inc.	300060	5274	Janitorial Services 04/25	\$	2,620.00
Dallos Services, Inc.	300060	5275	Janitorial Services 04/25	\$	1,892.00
Dallos Services, Inc.	300060	5276	Pool Attendant 04/25	\$	4,340.00

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	<u>In</u>	voice Amount
Florida Department of Revenue	20250506-1	58-8017611456-4 04/25 ACH	58-8017611456-4 Sales & Use Tax 04/25	\$	11.16
Fountain Kings, Inc.	300068	INV-0656	Bi-Annual Maintenance 03/25	\$	905.00
Hidden Eyes, LLC	300084	754526	Video Monitoring Services & Maintenance 05/25	\$	514.66
Hidden Eyes, LLC	300079	755338	Video Monitoring Services & Maintenance 06/25	\$	514.66
IPFS Corporation	300085	GAA-D60425 Payment #8 05/25	GAA-D60425 Payment #8 05/25	\$	3,995.51
Jason Torres	300069	JT050125	Board of Supervisors Meeting 05/01/25	\$	200.00
Jennifer Sanchez	300070	JS050125	Board of Supervisors Meeting 05/01/25	\$	200.00
Jorge Luis Alverio Nunez	300071	JA050125	Board of Supervisors Meeting 05/01/25	\$	200.00
Kissimmee Utility Authority	20250505-1	Monthly Summary 03/25 ACH 157	Electric Services 03/25	\$	14,325.86
Kutak Rock, LLP	300073	3553328	Legal Services 03/25	\$	3,311.35
Orlando Sentinel Communications	300080	115790451000	Account# CU00517632 Legal Advertising 04/25	\$	590.69
Resort Pool Services	300063	27404	Monthly Pool Maintenance 05/25	\$	3,120.00

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	!	nvoice Amount
Rizzetta & Company, Inc.	300061	INV0000098859	District Management Fees 05/25	\$	5,115.33
Rizzetta & Company, Inc.	300064	INV0000099000	Cell Phone, Auto Mileage & Travel 04/25	\$	246.98
Rizzetta & Company, Inc.	300076	INV0000099029	Personnel Reimbursement, General Management & Oversight 05/25	\$	3,815.77
Spectrum	20250523-1	168536301042125 05/25 ACH	Cable & Internet 05/25	\$	220.00
SunScape Landscape Management Services, Inc.	300086	13666	Landscape Maintenance 05/25	\$	1,550.00
TIGRIS Aquatic Services, LLC	300081	3861052	Pond Maintenance 05/25	\$	900.00
Toho Water Authority	20250529-1	002604313-033284889 04/25 ACH	002604313-033284889 04/25	\$	772.97
Toho Water Authority	20250521-1	Monthly Summary I 04/25 ACH 157	Monthly Water Summary I 04/25	\$	3,662.56
Toho Water Authority	20250502-1	Monthly Summary II 03/25 ACH 157	Water - Sewer Services 03/25	\$	11,146.64
Truly Nolan Branch 711	300075	711200947	Pest Control 05/25	\$	82.00
Truly Nolan Branch 711	300075	711200948	Pest Control 05/25	\$	77.00
Truly Nolan Branch 711	300075	711202133	Pest Control - Playgrounds 05/25	\$	157.00

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	Ir	voice Amount
United Land Services	300074	145408	Landscape Maintenance 04/25	\$	35,669.92
United Land Services	300078	147146	Playground Mulch Refresh 04/25	\$	720.00
Waste Connections of Florida	20250520-1	1551315W460 ACH	Account # 6460-132920 Waste Disposal Services 06/25	\$	400.46
Report Total				\$	106,315.77

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT

<u>DISTRICT OFFICE · ORLANDO, FL 32819</u>

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

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Operation and Maintenance Expenditures June 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:	\$162,806.28	
Approval of Expenditures:		
Chairperson		
Vice Chairperson		
Assistant Secretary		

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoi	ce Amount
Apex Security and Convention	300088	28189	Security Services 05/05/25-05/11/25	\$	988.00
Services, Inc. Apex Security and Convention	300090	28221	Security Services 05/12/25-05/18/25	\$	960.00
Services, Inc. Apex Security and Convention Services, Inc.	300090	28250	Security Services 05/19/25-05/26/25	\$	1,065.00
Apex Security and Convention	300094	28283	Security Services 05/26/25-06/01/25	\$	396.00
Services, Inc. Boyd Civil Engineering, Inc.	300101	04409	Engineering Services 05/25	\$	430.00
Castaway Security Solutions,	300089	5530	Exit Station w/ Electronic Timer 05/25	\$	966.50
LLC Dallos Services, Inc.	300092	5315	Janitorial Services 05/25	\$	2,620.00
Dallos Services, Inc.	300092	5321	Pool Attendant 05/25	\$	4,617.50
Dallos Services, Inc.	300092	5322	Janitorial Services 05/25	\$	2,090.00
Florida Department of Revenue	20250606-1	58-8017611456-4 05/25	58-8017611456-4 Sales & Use Tax 05/25	\$	6.28
Hidden Eyes, LLC	300095	ACH 756513	Video Monitoring Services & Maintenance 07/25	\$	514.66

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoi	ce Amount
IPFS Corporation	300093	GAA-D60425 Payment 9 06/25	GAA-D60425 Payment 9 06/25	\$	3,995.51
Kissimmee Utility Authority	20250603-1	Monthly Summary 04/25	Electric Services 04/25	\$	13,415.81
Kutak Rock, LLP	300091	ACH 157 3567878	Legal Services 04/25	\$	1,897.14
Kutak Rock, LLP	300107	3581933	Legal Services 05/25	\$	1,500.50
OnSight Industries LLC	300106	W000400230 Deposit	Additional Pool Rule Signs 06/25	\$	446.30
Resort Pool Services	300096	27739	Monthly Pool Maintenance 06/25	\$	3,120.00
Rizzetta & Company, Inc.	300103	INV0000099627	Personnel Reimbursement 05/25	\$	2,875.46
Rizzetta & Company, Inc.	300087	INV0000099636	District Management Fees 06/25	\$	5,115.33
Rizzetta & Company, Inc.	300100	INV0000099785	Personnel Reimbursement, General	\$	3,490.51
Rizzetta & Company, Inc.	300104	INV0000099807	Management & Oversight 06/25 Cell Phone, Auto Mileage & Travel, and	\$	115.03
Rizzetta & Company, Inc.	300105	INV0000099822	EE Recruiting 05/25 Mass Mailing - Budget Notice 06/25	\$	1,441.35

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	In	voice Amount
Rizzetta & Company, Inc.	300107	INV0000100266	Personnel Reimbursement 06/25	\$	2,655.94
Spectrum	20250624-1	168536301052125 06/25 ACH	Cable & Internet 06/25	\$	220.00
SunScape Landscape	300097	13754	Landscape Maintenance 06/25	\$	1,550.00
Management Services, Inc. TIGRIS Aquatic Services, LLC	300098	3861053	Pond Maintenance 06/25	\$	900.00
Toho Water Authority	20250630-1	002604313-033284889 05/25 ACH	002604313-033284889 05/25	\$	765.47
Toho Water Authority	20250620-2	Monthly Summary I 05/25 ACH 157	Monthly Water Summary I 05/25	\$	6,715.01
Toho Water Authority	20250603-2	Monthly Summary II 04/25 ACH 157	Water - Sewer Services 04/25	\$	25,168.76
Truly Nolan Branch 711	300102	711202677	Pest Control 06/25	\$	82.00
Truly Nolan Branch 711	300102	711202678	Pest Control 06/25	\$	77.00
Truly Nolan Branch 711	300102	711203835	Pest Control - Playgrounds 06/25	\$	157.00
United Land Services	300099	150465	Landscape Maintenance 05/25	\$	35,669.92

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Invoice Description

Invoice Amount

Check Number Invoice Number

Vendor Name

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United Land Services	300108	155265	Landscape Maintenance 06/25	\$	35,669.91
Valley National Bank	20250626-1	CC053125-157 ACH	Credit Card Expenses 05/25	\$	707.93
Waste Connections of Florida	20250620-1	1555429W460 ACH	Account # 6460-132920 Waste Disposal Services 07/25	\$	400.46
Report Total				<u>\$</u>	162,806.28

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT

<u>DISTRICT OFFICE · ORLANDO, FL 32819</u>

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

WWW.TOWNOFKINDREDCDD.ORG

Operation and Maintenance Expenditures July 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:	\$74,294.46	
Approval of Expenditures:		
Chairperson		
Vice Chairperson		
Assistant Secretary		

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	n <u>vo</u>	ice Amount
Commercial Fitness Products, Inc.	300111	AC06114	Fitness Equipment Preventative Maintenance 06/25	\$	430.00
Commercial Fitness Products, Inc.	300120	AC06182	Service Call 06/25	\$	422.50
Dallos Services, Inc.	300112	5341	Janitorial Services 06/25	\$	2,742.00
Dallos Services, Inc.	300112	5352	Pool Attendant 06/25	\$	4,673.00
Dallos Services, Inc.	300112	5353	Janitorial Services 06/25	\$	2,200.00
Florida Department of Revenue	20250714-1	58-8017611456-4 06/25 ACH	58-8017611456-4 Sales & Use Tax 06/25	\$	6.98
Hidden Eyes, LLC	300122	757654	Video Monitoring Services & Maintenance 08/25	\$	514.66
IPFS Corporation	300113	GAA-D60425 Payment #10 07/25		\$	3,995.51
Kissimmee Utility Authority	20250707-1	Monthly Summary 05/25 ACH 157	Electric Services 05/25	\$	13,129.08
Kutak Rock, LLP	300129	3596149	Legal Services 06/25	\$	940.50
OnSight Industries LLC	300114	436332 Balance	Additional Pool Rule Signs 07/25	\$	311.30

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	n <u>voi</u>	ice Amount
Orlando Sentinel	300130	119452339000	Account# CU00517632 Legal	\$	2,271.28
Communications Resort Pool Services	300110	27889	Advertising 06/25 Pool Repairs 06/25	\$	160.00
Resort Pool Services	300115	28063	Monthly Pool Maintenance 07/25	\$	3,120.00
Rizzetta & Company, Inc.	300109	INV0000100450	District Management Fees 07/25	\$	5,115.33
Rizzetta & Company, Inc.	300118	INV0000100589	Personnel Reimbursement, General	\$	3,751.38
Rizzetta & Company, Inc.	300117	INV0000100649	Management & Oversight 07/25 Cell Phone, Auto Mileage & Travel	\$	102.93
Rizzetta & Company, Inc.	300119	INV0000100706	06/25 Personnel Reimbursement 07/25	\$	2,980.43
Rizzetta & Company, Inc.	300124	INV0000101154	Mass Mailing - Budget Notice 07/25	\$	1,514.01
School Now	300121	INV-SN-817	Website & Compliance Services 06/25	\$	1,537.52
Spectrum	20250723-1	168536301062125 07/25	Cable & Internet 07/25	\$	220.00
SunScape Landscape Management Services, Inc.	300133	ACH 13852	Landscape Maintenance 07/25	\$	1,550.00

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	n <u>vo</u>	ice Amount
TIGRIS Aquatic Services, LLC	300123	3861054	Pond Maintenance 07/25	\$	900.00
Toho Water Authority	20250731-1	002604313-033284889 06/25 ACH	002604313-033284889 06/25	\$	765.47
Toho Water Authority	20250721-2	Monthly Summary I 06/25 ACH 157	Monthly Water Summary I 06/25	\$	3,698.51
Toho Water Authority	20250708-1	Monthly Summary II 05/25 ACH 157	Water - Sewer Services 05/25	\$	14,286.77
Truly Nolan Branch 711	300116	711204428	Pest Control 07/25	\$	82.00
Truly Nolan Branch 711	300116	711204429	Pest Control 07/25	\$	77.00
Truly Nolan Branch 711	300116	711205588	Pest Control - Playgrounds 07/25	\$	157.00
United Land Services	300134	159827	Flush Cut Damaged Trees 07/25	\$	565.00
Valley National Bank	20250728-1	CC063025-157 ACH	Credit Card Expenses 06/25	\$	1,673.84
Waste Connections of Florida	20250721-1	1559580W460 ACH	Account # 6460-132920 Waste Disposal Services 08/25	<u>\$</u>	400.46
Report Total				\$	74,294.46





Customer:

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT 3434 Colwell ave, Suite 200 Tampa FL 33614 Location:

TOWN OF KINDRED 1450 Diamond Loop DRIVE KISSIMMEE FL 34744 Invoice No.: 436332

Invoice Date: 7/7/2025

Payment Terms:

Order No: W000400230

Ordered By: BMENDES@RIZZETT

Purchase Order:

Salesperson: NIKITA AMBERSLEY

Project Name: ADDITIONAL POOL RULE SIGNS

No.	Item	Description	Quantity	Unit Price	Net Price
1	M000989	ITEM-SIGNAGE / DISPLAY-M000989	4.000	189.40	757.60
	SIGNAGE / DIS	PLAY IJ180 VINYL SIGN FACE ONLY TO 3MM DIBOND	CUSTOM. 36"X48" POOL	POLICIES SIGNS	
2	L002097	LABOR/CUSTOMER PICK-UP	1.000	0.00	0.00
		LLATION CUSTOMER PICK-UP PARK DRIVE, SANFORD FL 32771			

Remit To:

ONSIGHT INDUSTRIES, LLC 900 CENTRAL PARK DR SANFORD FL 32771 407-830-8861



Sales Amount: 757.60

Sales Tax: 0.00

Prepaid Amount: 446.30

Total: 311.30

Invoice: 436332 Page 1 of 1

AMENDMENT TO THE AGREEMENT FOR LEAK REPAIR SERVICES

This **Amendment** (the "Amendment") is made and entered into as of this 23rd day of July 2025, by and between:

Town of Kindred Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Osceola County, Florida, with an address of 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the "District"); and

BMS Cat of Florida, LLC, a Texas limited liability company, with a mailing address of 5718 Airport Freeway, Haltom City, Texas 76117 (the "Contractor" and, together with the District, the "Parties").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the Parties previously entered into that certain Agreement for Leak Repair Services, dated July 16, 2025 ("Agreement"); and

WHEREAS, Section 10 of the Agreement provides that the Parties may amend the Agreement when such amendment is in writing and authorized by both Parties; and

WHEREAS, the Parties now desire to amend the Agreement to provide for clubhouse restoration and water heater repair services, as described in further detail in **Exhibit A** to this Amendment (the "Additional Services"), as set forth in more detail below.

Now, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which are hereby acknowledged, the Parties agree as follows:

- **SECTION 1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and are incorporated as a material part of this Amendment.
- **SECTION 2. AMENDMENT OF AGREEMENT.** Exhibit A of the Agreement is hereby amended and the Additional Services described in **Exhibit A** attached hereto shall be added to the scope of Exhibit A to the Agreement.
- **SECTION 3. AFFIRMATION OF THE AGREEMENT.** The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Amendment, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, indemnification, and sovereign immunity provisions, remain in full effect and fully enforceable.

SECTION 4. AUTHORIZATION. The execution of this Amendment has been duly authorized by the appropriate body or official of the Parties, both Parties have complied with all the requirements of law, and both the Parties have full power and authority to comply with the terms and provisions of this Amendment.

SECTION 5. EXECUTION IN COUNTERPARTS. This Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

IN WITNESS WHEREOF, the Parties execute this Amendment the day and year First written above.

Attest:	TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT
Secretary/Assistant Secretary	Chairman, Board of Supervisors
	BMS CAT OF FLORIDA, LLC
Witness	By: Print: Rochelle A. Richardson
	Its: General Manager, BMS CAT ORL

Exhibit A: Additional Services

EXHIBIT A

Additional Services



BMSCAT of Florida,LLC

Water-Fire-Mold-General Contractor 200 Outlook Point Dr. #100 Orlando, Fl. 32809 1-877-899-0676 LIC# CBC-1257711 TAX ID# 61-1537529

Insured: Town Of Kindred CDD - Rizzetta

Property: 1450 Diamond Loop Drive

Kindred, FL 34744

Estimator: Eduardo Pereira Business: (689) 305-0196

E-mail: bmendes@rizzetta.com

Position: PJC / Estimator

Company: Blackmon & Mooring BMS CAT Business: 200 Outlook Point Dr, STE 100

Orlando, FL 32809

Claim Number: Policy Number: Type of Loss:

Date of Loss: 7/16/2025 6:00 AM Date Received: 7/16/2025 10:00 AM Date Inspected: 7/16/2025 3:00 PM Date Entered: 7/18/2025 9:16 AM

Price List: FLOR8X_JUL25

Restoration/Service/Remodel Estimate: TOWN_OF_KINDRED_

CLUB

This is a Reconstruction Estimate. On behalf of BMS CAT, we would like to thank you for the opportunity to assist in your recovery process.

Project Duration: 4 to 5 days
 Areas to be serviced: Clubhouse



Water-Fire-Mold-General Contractor 200 Outlook Point Dr. #100 Orlando, Fl. 32809 1-877-899-0676 LIC# CBC-1257711 TAX ID# 61-1537529

TOWN_OF_KINDRED_CLUB

TOWN_OF_KINDRED_CLUB

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Heat, Vent, & Air Conditioning (Bid Item)	1.00 EA	0.00	5,900.00	0.00	1,180.00	7,080.00

This Bid Item includes the following scope of work:

- Rebuild the plenum box for the HVAC system
- Perform functionality testing on both HVAC units
- Replace the evaporator coil in the second air handler

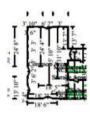
Pricing is based on our vendor's quote, inclusive of a 20% markup for overhead and profit.

Contingency Note:

If the Carrier air handler requires full replacement following the functionality test (post-plenum rebuild), the evaporator coil replacement will be excluded from the scope. In that event, the revised total for this line item will be \$7,000.00, which includes a 5-year warranty on the new unit.

Total: TOWN OF KINDRED CLUB				0.00	1,280.10	7,680,58
Haul debris - per pickup truck load - including dump fees	1.00 EA	179.48	0.00	0.00	35.90	215.38
Commercial Supervision / Project Management - per hour	4.00 HR	0.00	80.25	0.00	64.20	385.20

Main Level



Common Area Height: 13'

1,701.92 SF Walls 2,807.21 SF Walls & Ceiling 122.81 SY Flooring 130.92 LF Ceil. Perimeter 1,105.29 SF Ceiling 1,105.29 SF Floor 130.92 LF Floor Perimeter

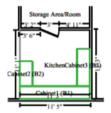
Missing Wall	11' 1" X 13'		Opens into KITCHEN			
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
4. Contents - move out then reset	1.00 EA	0.00	88.29	0.00	17.66	105.95
5. Floor protection - heavy paper and tape	72.00 SF	0.00	0.53	0.38	7.72	46.26
Mask and prep for paint - plastic, paper, tape (per LF)	130.92 LF	0.00	1.61	2.65	42.70	256.13
7. Baseboard - 4 1/4"	12.00 LF	0.00	5.59	2.65	13.96	83.69
8. Seal (1 coat) & paint (2 coats) baseboard	12.00 LF	0.00	2.57	0.19	6.20	37.23
9. Paint baseboard - one coat	118.92 LF	0.00	1.16	1.07	27.82	166.84



Water-Fire-Mold-General Contractor 200 Outlook Point Dr. #100 Orlando, Fl. 32809 1-877-899-0676 LIC# CBC-1257711 TAX ID# 61-1537529

CONTINUED - Common Area

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
10. Final cleaning - construction - Commercial	1,105.29 SF	0.00	0.33	32.83	72.96	470.54
Totals: Common Area				39.77	189.02	1,166.64



Kitchen Height: 13'

> 438.75 SF Walls 563.44 SF Walls & Ceiling 13.85 SY Flooring 33.75 LF Ceil. Perimeter

124.69 SF Ceiling 124.69 SF Floor

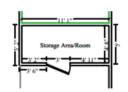
33.75 LF Floor Perimeter

Missing Wall	11' 1" X 13' Opens into COMMON_AREA					
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
11. Contents - move out then reset	1.00 EA	0.00	88.29	0.00	17.66	105.95
12. Floor protection - heavy paper and tape	124.69 SF	0.00	0.53	0.65	13.36	80.10
 Mask and prep for paint - plastic, paper, tape (per LF) 	33.75 LF	0.00	1.61	0.68	11.00	66.02
 Cabinet knobs or pulls - Detach & reset 	6.00 EA	0.00	3.28	0.00	3.94	23.62
 Countertop - solid surface/granite - Detach & reset 	18.00 SF	0.00	43.48	0.16	156.56	939.36
R&R Cabinetry - lower (base) units	5.00 LF	11.19	282.78	86.77	311.34	1,867.96
17. Paint the walls - one coat	438.75 SF	0.00	0.80	5.59	71.32	427.91
18. Baseboard - 4 1/4"	4.00 LF	0.00	5.59	0.88	4.66	27.90
19. Seal (1 coat) & paint (2 coats) baseboard	4.00 LF	0.00	2.57	0.06	2.08	12.42
20. Paint baseboard - one coat	3.00 LF	0.00	1.16	0.03	0.70	4.21
21. Toe kick - pre-finished wood - 1/2"	17.00 LF	0.00	10.98	5.46	38.44	230.56
22. Final cleaning - construction - Commercial	124.69 SF	0.00	0.33	3.71	8.24	53.10
Totals: Kitchen				103.99	639.30	3,839.11

BM5 CAT

BMSCAT of Florida,LLC

Water-Fire-Mold-General Contractor 200 Outlook Point Dr. #100 Orlando, Fl. 32809 1-877-899-0676 LIC# CBC-1257711 TAX ID# 61-1537529



Storage Area/Room

Height: 13'

409.50 SF Walls 461.22 SF Walls & Ceiling 5.75 SY Flooring

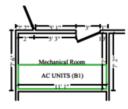
3.73 ST Flooring

51.72 SF Floor 31.50 LF Floor Perimeter

51.72 SF Ceiling

31.50 LF Ceil. Perimeter

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
23. Contents - move out then reset	1.00 EA	0.00	88.29	0.00	17.66	105.95
24. Floor protection - heavy paper and tape	51.72 SF	0.00	0.53	0.27	5.54	33.22
25. Mask wall - plastic, paper, tape (per LF)	31.50 LF	0.00	1.89	0.64	12.02	72.20
26. Mask and prep for paint - plastic, paper, tape (per LF)	31.50 LF	0.00	1.61	0.64	10.26	61.62
27. 1/2" drywall - hung, taped, ready for texture	63.00 SF	0.00	3.01	3.40	38.60	231.63
28. Texture drywall - smooth / skim coat	409.50 SF	0.00	2.06	4.91	169.70	1,018.18
29. Texture drywall - machine	409.50 SF	0.00	0.92	1.84	75.70	454.28
30. Baseboard - 4 1/4"	31.50 LF	0.00	5.59	6.95	36.62	219.66
31. Seal more than the floor perimeter w/PVA primer - one coat	94.50 SF	0.00	0.69	0.43	13.12	78.76
32. Seal (1 coat) & paint (2 coats) baseboard	31.50 LF	0.00	2.57	0.50	16.30	97.76
33. Paint the walls - two coats	409.50 SF	0.00	1.19	9.52	99.36	596.19
34. Final cleaning - construction - Commercial	51.72 SF	0.00	0.33	1.54	3.42	22.03
Totals: Storage Area/Room				30.64	498.30	2,991.48



Mechanical Room

Height: 13'

470.17 SF Walls 547.75 SF Walls & Ceiling 8.62 SY Flooring 77.58 SF Ceiling 77.58 SF Floor

36.17 LF Ceil. Perimeter

36.17 LF Floor Perimeter

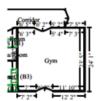
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
35. Contents - move out then reset	1.00 EA	0.00	88.29	0.00	17.66	105.95



Water-Fire-Mold-General Contractor 200 Outlook Point Dr. #100 Orlando, Fl. 32809 1-877-899-0676 LIC# CBC-1257711 TAX ID# 61-1537529

CONTINUED - Mechanical Room

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
36. Floor protection - heavy paper and tape	77.58 SF	0.00	0.53	0.41	8.30	49.83
 Mask wall - plastic, paper, tape (per LF) 	36.17 LF	0.00	1.89	0.73	13.82	82.91
38. Mask and prep for paint - plastic, paper, tape (per LF)	36.17 LF	0.00	1.61	0.73	11.78	70.74
39. 1/2" drywall - hung, taped, ready for texture	72.33 SF	0.00	3.01	3.91	44.32	265.94
40. Texture drywall - smooth / skim coat	470.17 SF	0.00	2.06	5.64	194.84	1,169.03
41. Texture drywall - machine	470.17 SF	0.00	0.92	2.12	86.94	521.62
42. Baseboard - 4 1/4"	36.17 LF	0.00	5.59	7.98	42.04	252.21
43. Seal more than the floor perimeter w/PVA primer - one coat	108.50 SF	0.00	0.69	0.49	15.08	90.44
44. Seal (1 coat) & paint (2 coats) baseboard	36.17 LF	0.00	2.57	0.57	18.72	112.25
45. Paint the walls - two coats	470.17 SF	0.00	1.19	10.93	114.08	684.51
46. Final cleaning - construction - Commercial	77.58 SF	0.00	0.33	2.30	5.12	33.02
Totals: Mechanical Room				35.81	572.70	3,438,45



Gym Height: 13'

1,258.83 SF Walls 1,844.25 SF Walls & Ceiling 65.05 SY Flooring 96.83 LF Ceil. Perimeter 585.42 SF Ceiling 585.42 SF Floor 96.83 LF Floor Perimeter

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
47. Content Manipulation charge - per hour	4.00 HR	0.00	60.16	0.00	48.12	288.76
48. Flooring Installer - per hour	4.00 HR	0.00	99.51	0.00	79.60	477.64
This line item covers the labor required two hours, to glue down the mat using a					g installers, each	working
49. Baseboard - 4 1/4"	13.00 LF	0.00	5.59	2.87	15.12	90.66
50. Seal (1 coat) & paint (2 coats) baseboard	13.00 LF	0.00	2.57	0.20	6.72	40.33
51. Paint baseboard - one coat	96.83 LF	0.00	1.16	0.87	22.64	135.83



Water-Fire-Mold-General Contractor 200 Outlook Point Dr. #100 Orlando, Fl. 32809 1-877-899-0676 LIC# CBC-1257711 TAX ID# 61-1537529

CONTINUED - Gym

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
52. Final cleaning - construction - Commercial	585.42 SF	0.00	0.33	17.39	38.64	249.22
Totals: Gym				21.33	210.84	1,282.44
Total: Main Level				231.54	2,110.16	12,718.12
Line Item Totals: TOWN OF KINDRED CLUB				231.54	3,390.26	20,398.70

Grand Total Areas:

5,150.17	SF Walls	2,123.59	SF Ceiling	7,273.76	SF Walls and Ceiling
2,123.59	SF Floor	235.95	SY Flooring	396.17	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	396.17	LF Ceil. Perimeter
2,123.59	Floor Area	2,225.67	Total Area	5,150.17	Interior Wall Area
2,973.53	Exterior Wall Area	213.67	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		



Water-Fire-Mold-General Contractor 200 Outlook Point Dr. #100 Orlando, Fl. 32809 1-877-899-0676 LIC# CBC-1257711 TAX ID# 61-1537529

Summary for Dwelling

Line Item Total		16,776.90
Material Sales Tax		173.77
Subtotal		16,950.67
Overhead		1,695.13
Profit		1,695.13
Total Cleaning Tax		57.77
Replacement Cost Value		\$20,398.70
Net Claim		\$20,398.70
	Eduardo Pereira	

PJC / Estimator

9

SCOPE OF WORK

BMS CAT provided all supervision, labor, materials and equipment to perform the services outlined below the different areas of the building.

Contents Manipulation

To facilitate access to affected structural materials and ensure proper mitigation, BMS CAT technicians carefully moved and secured contents stored within the exterior storage room. Items were relocated to a dry area within the facility and evaluated for signs of moisture or secondary damage.

All contents were handled with care and inventoried as needed to maintain chain of custody. Protective measures were taken to avoid cross-contamination and minimize disruption. Once mitigation activities were completed, contents were returned to their original location.

Extract Standing Water on the Floor

Technicians utilized specialized extraction equipment to remove standing water from the concrete floor surface of the exterior storage room. The objective was to quickly eliminate pooled water and reduce ongoing absorption into porous materials.

Water extraction was performed thoroughly to prevent microbial growth and to accelerate the structural drying process. This step was critical in mitigating further damage to the saturated drywall, insulation, and framing components.

Remove Affected Insulation, Drywall and Baseboards

Due to confirmed moisture levels up to two feet high and visible saturation, affected insulation, drywall and baseboards were carefully removed and bagged for disposal. BMS CAT technicians used controlled demolition methods to minimize dust and preserve unaffected areas.

Insulation behind the removed drywall was also evaluated for saturation and removed as needed. The goal of this removal was to eliminate materials that could harbor mold or impede drying and to prepare the space for efficient dehumidification and restoration.

Mitigation Cleaning

Following the demolition and extraction phases, BMS CAT conducted mitigation cleaning of all impacted surfaces. This included wiping down exposed framing, floors, and any other surfaces using antimicrobial solutions approved for restoration environments.

Cleaning was performed to reduce microbial presence, remove visible contaminants, and prepare the area for drying. The cleaning phase plays a vital role in the overall water mitigation process and ensures a sanitary condition is maintained during equipment operation.

Set Up Drying Equipment

Drying equipment was strategically placed to target high-moisture areas identified during the inspection. Equipment included low-grain refrigerant dehumidifiers and air movers positioned to create optimal airflow across affected structural materials.

Technicians monitored humidity and temperature to maintain proper drying conditions per IICRC standards. Equipment remained operational for the duration necessary to achieve moisture reduction goals and prevent secondary damage or microbial growth.

Final Cleaning

Once drying goals were met and equipment was demobilized, BMS CAT conducted a final cleaning of the workspace. This included sweeping, HEPA vacuuming, and surface wiping to remove dust and residual debris generated during mitigation.

Final cleaning ensured the area was left in a clean, safe, and presentable condition for occupancy or subsequent repairs. This step marked the conclusion of BMS CAT's emergency response services for this project.

SCHEDULE & MANPOWER

BMS CAT will mobilize upon approval, and work will commence on agreed date. BMS CAT will work one (6)-hour shift each day, with an estimated crew of 2 in order to complete the work in a timely manner. Additional personnel may be added, as needed, to complete the work. BMS CAT estimates that the work will take 3 days to complete.

HEALTH & SAFETY

Safety is the most important aspect of any project. BMS CAT will conduct daily safety meetings at the beginning of each shift. All work will be performed in a manner that adheres to Federal OSHA regulations.

SPECIAL POINTS

- BMS CAT requests that Rizzetta & Company appoint a designated representative for all
 communication between the two parties. A regular meeting should be held to discuss
 progress, changes in priorities, or other pertinent information with the project
 management team.
- BMS CAT requests that Rizzetta & Company provide plant services, specifically water and electrical services.
- BMS CAT will require an area in which a supply and equipment distribution can be maintained.
- BMS CAT will work with the appropriate contact person to coordinate an entrance and exit, along with other security procedures.
- This scope of work does not include repairs.
- As scoped, BMS CAT will provide all equipment and materials necessary to complete this
 project, unless otherwise specified.
- Exclusions: Plumbing repairs



PRICING

These water mitigation services will be performed on a time and materials basis, per the BMS CAT 2023 Preferred Rate Schedule. As outlined in this scope, the "Budgetary" price for the work and services will be \$5,979.43

Project Duration: 3 days

Labor (1 PJC, 1 PM & 2 GRS)	\$2,660.00
Materials (Cleaning and demolition supplies)	\$885.63
Equipment (Trucks, HEPA Vac, Dehumidifier, Air Mover, Extraction Machine)	\$1,828.80
Reimbursables (Allowance for Plumbing Inspection & Evaluation)	\$601.00

Total: \$5,979.43

This "A ree \square ent", dated \square the 17 \square 202 \square is by and bet \square en \square Town of Kindred Community Development District
("□istrict") □a local unit of special-purpose government established pursuant to Chapter 190 □Florida Statutes □□ith a mailing
address of □29 South Par□Circle□Suite 330□Orlando□Florida 32□19□and <i>Truly Nolen Exterminating, Inc.</i> ("Contractor"), an
Ari ⊡ona corporation iith a mailing address of □32 S iilliams Blvd □ Γucson Ari □ona □ 111 □
1 □ □□□□CTI□□ □AT□□The Agreement shall be deemed effective as of the date of the date first □ritten above□
2□ SC□□□□ S□□IC□S□The Contractor agrees to provide the "Ser ces" outlined in □ hibit A□ Contractor hereby
covenants to the District that it shall perform the Services its best sill and udgment and in accordance ith generally
accepted professional standards and diain compliance of the all applicable federal state county municipal building and coning a
land use environmental public safety non-discrimination and disability accessibility lascodes ordinances rules and
regulations permits and approvals for all required basic disciplines that it shall perform hile providing the Services the
Contractor shall assign such staff as may be required and such staff shall be responsible for coordinating expediting and
controlling all aspects to assure completion of the Services Contractor shall solely be responsible for the means manner and
methods by \Box hich its duties \Box obligations and responsibilities are met to the satisfaction of the District \Box
3□ T□□□ □Contractor shall provide the Services beginning upon the full execution of this Agreement and continue through
September 30 unless terminated earlier pursuant to the terms of this Agreement This Agreement shall automatically rene for
one-year periods beginning October 1 (i.e., based on the District's fiscal year), unless terminated pursuant to the terms herein.
\square C \square \square SATI \square As compensation for the Services described in this Agreement \square the District agrees to pay the
Contractor Three undred Sinteen ollars and or o Cents open month as set forth in more detail in other A. The
Contractor shall maintain records conforming to usual accounting practices Further the Contractor agrees to render monthly
invoices to the District in Iriting hich shall be delivered or mailed to the District by the fifth the day of the next succeeding
month Each monthly invoice shall contain at a minimum the District name the Contractor name the invoice date an invoice
number an itemi ed listing of all costs billed on the invoice aith a description of each sufficient for the District to approve each
cost the time frame ithin hich the services ere provided and the address or ban information to hich payment is to be
remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are
due and payable _ithin forty-fivedays of receipt by the District
□ CA□□□□IST□ICT□□□□□T□□Contractor shall use all due care to protect the property of the District□ts patrons□
lando ners and authori ded guests from damage by Contractor or its employees or agents Contractor agrees to repair any damage
resulting from the Services \square ithin t \square enty-four \square 2 \square hours \square Not \square ithstanding the immediately preceding sentence \square the District shall
give the Contractor a reasonable amount of time to perform said repairs if the materials required are not available in time for the
Contractor to complete such repairs \square ithin a $2\square$ -hour period. Any such repairs shall be at Contractor's sole expense, unless
other lise agreed in litting by the District
6 STA A CA CA CALCIO COntractor shall use reasonable care in performing the services and
shall be responsible for any harm of any kind to persons or property resulting from Contractor's actions or inactions. The Contractor
□ arrants to the District that all services and materials shall be of good quality and free from faults and defects □ Contractor agrees
to defend indemnify and hold harmless the District and its officers agents employees successors assigns members affiliates
or representatives from any and all liability claims actions suits liens demands costs interest expenses damages penalties
fines \understand did did in habitity \understand did did did did did did did did did d
connection \Box ith the services to be performed by Contractor \Box its subcontractors \Box its employees and agents in connection \Box ith this
Agreement including litigation mediation arbitration appellate or settlement proceedings the respect thereto.
indemnification rights herein contained shall be cumulative of and in addition to any and all rights remedies and recourse to
□hich the District shall be entitled □hether pursuant to some other provision of this Agreement □at la □ □ or in equity □The provisions
of this Section shall survive the termination or expiration of this Agreement \(\subseteq \text{Nothing in this Section is intended to } \subseteq \text{aire provisions} \)
any other remedies that the District may have as against the Contractor
7□ I□S□□A□C□□ The Contractor or any subcontractor performing the □or□described in this Agreement shall maintain
throughout the term of this Agreement the insurance identified in the Certificate of Insurance attached hereto as \Box The
Contractor shall furnish the District \square ith the Certificate of Insurance evidencing compliance \square ith this requirement \square No certificate
shall be acceptable to the District unless it provides that any change or termination \Box ithin the policy periods of the insurance
coverage as certified shall not be effective shall give a coverage shall
be from a reputable insurance carrier licensed to conduct business in the State of Florida The District and its staff and Board
Supervisors shall be considered Additional Insureds under the insurance set forth in \Box hibit \Box
S□□□□I□□ I□□□IT□□ Contractor further agrees that nothing in the Agreement bet □een the parties shall
constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes or other
statute
9 T T I ATI The Agreement may be terminated immediately by the District for cause or for any or no reason
upon 1 days dritten notice by either party Contractor shall not be entitled to lost profits or any other damages of any find resulting
from any such termination by the District provided ho ever that Contractor shall be entitled to payment for any or provided
through the effective date of termination subject to any offsets
10 \(\subseteq \subseteq \text{Contractor understands and agrees that all documents of any \(\subseteq \text{ind provided to the District in } \)
connection \Box ith this Agreement may be public records \Box and \Box accordingly \Box contractor agrees to comply \Box ith all applicable provisions
of Florida la in handling such records including but not limited to Section 110 0701 Florida Statutes.

$11 \square A \square \square \square \square \square \square \square TS \square Amendments to and \square aivers of the$	provisions contained in this Agreement may be made only by an
instrument in □riting □hich is executed by both the Parties□	
	final and complete expression of this Agreement bet □een the
	greement and supersedes all prior agreements bet \square een the parties \square
	is required to enforce this Agreement by court proceedings or
other ise then the parties agree that the prevailing party shall t	be entitled to recover from the other all fees and costs incurred
including reasonable attorneys ☐fees and costs for trial ☐alternative	
	that it is not in violation of section 2 \$\sum 13\$ \$\sum Florida Statutes\$ and
is not prohibited from doing business □ith the District under Flor	
Activities in Sudan List or Scrutini ☐ed Companies ☐ith Activities	
to have submitted a false statement has been placed on the Scruti-	
	ist $□$ or has been engaged in business operations in Cuba or Syria $□$
or is no□ or in the future on the Scrutini ded Companies that Boyo	cott Israel List or engaged in a boycott of Israel the District may
immediately terminate this Agreement□	
	e Contractor does not use coercion for labor or services as defined
	ied \square and agrees to comply \square ith the provisions of Section $7\square 7 \square 6 \square$
Florida Statutes	
	m all applicable provisions of Section 1109 11Florida Statutes
	for shall register □ith and use the □nited States Department of
Homeland Security's E-□erify system to verify the □or□authori	
all requirements of Section 1109 11 Florida Statutes as to the u	
	ractor has no ingly violated Section 1091 Florida Statutes
By entering into this Agreement the Contractor represents that n	
under Section 1109 12 1c Florida Statutes ithin the year im	
this document controls	this Agreement are in conflict □ith the provisions of □□hibit A□
uns document controis	
I□ □ IT□□SS □ □□□□□□□the parties execute the foregoin	ng Agreement□
	TOOOD OOD OOAD OOICAGOCO
	By
By ason Torres	Its
Its Chairperson Board of Supervisors	
its Lenan person Board of Supervisors	
□ Inibit A□ Proposal	
□ hibit □ Insurance Certificate □ ith	n Endorsements

	mercial Services
TOLEN PART CONTINUE.	
Service Address	Billing Information
Company Town of Kindred Community Dev. Company To	wn of Kindred Community Dev.
Contact Person Kathy Clark Contact Person	Kathy Clark
Address 1450 Diamond Loop Dr Address 3434	Colwell Ave Ste 200
City/State/Zip Kissimmee FL 34744-6020 City/State/Zip	ampa FL 33614-8390
	813-994-1001 ■ mobile
Secondary Phone mobile landline Secondary Pho	ne mobile landline
Email cddinvoice@rizzetta.com Email cddinv	oice@rizzetta.com
TEPS Account ■ Yes No Governing Body Portal Access	■ Yes No
	ddinvoice@rizzetta.com
SATISFACTION GUARANTEE: TRULY NOLEN guarantees your "SATISFACTION." If there is a problem with an charge until you are "SATISFIED" or you will be issued a full credit for your last scheduled service (not applicable callbacks with a 24-hour response time should your pest problems persist between services.	part of your service, we will continue to service your business at no extra to special services or monitoring programs). We provide complimentary
This is a 12-month agreement that renews on a service-to-service basis. TRULY NOLEN will provide continegular treatments and additional visits as deemed necessary by the technician or requested by the custom tote: Termites are a structural problem and treatment is not covered by this agreement. We recommend a	r in order to maintain control of crawling insects on the covered property
TRULY Commercial Services	al Pest Program
PROFESSIONAL PROTECTION	Monthly Other (frequency)
PROFESSIONAL PROTECTION	■ Monthly Other (frequency)
PROFESSIONAL PROTECTION	■ Monthly
Initial Start-up Cash Receipt	■ Monthly
Initial Start-up Sales Tax (if applicable) Total Due to Start Monthly/Other Service Pate \$316.00	Monthly Other (frequency)
Initial Start-up Sales Tax (if applicable) Total Due to Start Monthly/Other Service Rate \$316.00 ACH/EFT	Monthly Other (frequency) Insulation - Separate Agreement Check # DEDUCTION Account #
Initial Start-up Sales Tax (if applicable) Total Due to Start Monthly/Other Service Rate Exclusion Renewal(s) (if applicable)** Terms of this Agreement: This agreement covers area(s) as defined within the original Sc pe of Work as indicated in the accepted proposal and/or the agreement and the Terms & Conditions for this service as indicated on the reverse side of this agreement. By signing below, the customer acknowledges that he/she has read, understands and has agreed to the stated Terms & Conditions, TRULY NOLEN reserves the right Routing #	Monthly Other (frequency) Insulation - Separate Agreement Check # DEDUCTION Account #
Initial Start-up Sales Tax (if applicable) Total Due to Start Monthly/Other Service Rate Exclusion Renewal(s) (if applicable)** Terms of this Agreement: This agreement covers area(s) as defined within the original Sc pe of Work as indicated in the accepted proposal and/or the agreement and the Terms & Conditions for this service as indicated on the reverse side of this agreement. By signing below, the customer acknowledges that he/she has read, understands and has agreed to the stated Terms & Conditions, TRULY NOLEN reserves the right Routing #	Monthly Other (frequency)



Service Summary

noich	Customer Town of Kindred Community Dev.
PEST CONTROL TERMITES	Location Number 71120408
TERMITES 1	200410111111111111111111111111111111111
PEST CONTROL SE	
	# Services per Month_1 Service Frequency
RODENT CONTROL	OPTIONS
\$	Complete Rodent Control - Truly's best value - includes exclusion, trapping, vector control & sanitation
\$	Trapping & Exclusion - Eliminate rodent access openings in conjunction with trapping & removal service until structure is rodent-free. One year renewable warranty available.
	Trapping Schedule: Visits per Weekx Number of Weeks
\$	Sanitation/Vector Treatment - Treatment to rodent infected surfaces to prevent spread of disease and other health issues. Applied to accessible areas only.
□ \$	Trapping Only - No guarantee
₽ > \$	Monthly Bait Box Service - Most effective when done in conjunction with mechanical trapping &
	exclusion Number of Devices (Exterior) 8 x \$8 Purchase
	Number of Devices (Interior) x \$ Purchase Lease
Initial Service Instruc	
	est control application for the clubhouse. Provide pest control application for 4 d 8 exterior rodent prevention stations. Install160 monthly64
Service Instructions	est control application for the clubhouse. Provide pest control application for 4
	intain/bait 8 exterior rodent prevention stations.



Additional Service Summary

TRULY NOLEN PEST CONTROL	Customer Town of Kindred Commun Location Number 71120408		
pecial Services Mosq Retail	uito Service	Other	Monthly Monthly
Retail		Other	Monthly
losquitoe prevention	application around the exterior of th	le clubriouse	
ervice Instructions			
losquitoe prevention	application around the exterior of th	e clubhouse	

TRULY NOLEN COMMERCIAL GRAPH

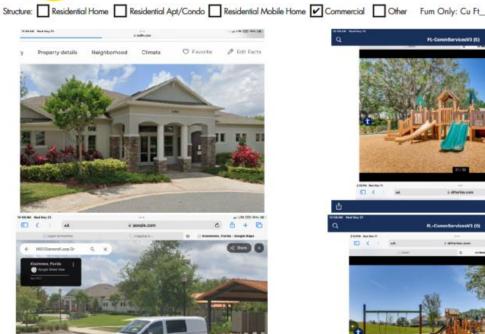
TRULY	Name Town of Kindred Comm	unity Dev.		ate 05/21/2025	5
nolen	Address 1450 Diamond Loo		CityKissimmee	State FL	Zip 34744-6020
PEST CONTROL TERMITES	Phone(Bus) 407-472-2471	(Cell)	City	(E-Mail) cddinvoid	e@rizzetta.com
12:54PM Fri Apr 18	2000000 100171	***			util LTE 74%
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		n			
				service 4 playo	rounds
	misquitos	treatment			2
CR Cod		Exclusion RB Rodent Box			sive Moisture ged Drain
		C Tin Cat		C Caulk	
R Rat	_ 1			D Debris	
F Flies		GB Glue Board	l I		nt Entry
BB Bed		Monitors	T	PE Pest E	
B Bees		T Pheromone	Iraps	O Other	



10 (

TRULY NOLEN COMMERCIAL PHOTOS

Name Town of Kindred Community Dev.		Date 05/21/2025		
Treating Address 1450 Di	amond Loop Dr			
CityKissimmee		State FL	Zip 34744-6020	
Phone 407-472-2471	Inspected By James Hutchens	Sq Ft 3-5 k	Lin Ft	





□ hibit □ □ Certificate of Insurance

OICOOSO AO OOOO OOT OOT OOO TOO O OOOOOOO OOT OOOOOO
This License Agreement ("Agreement") is made and entered into as of the \$ $\!$
T
□ I□ A□□□□□□□C□a Dela□are limited liability company □ith mailing address of 311 S□A□ard Street□21st Floor□Dallas□Texas 7□202 [hereinafter "Licensee").
\Box \Box CITA \Box S
$\label{eq:constraint} \square \square \square \square \square AS \square \ \text{the District on soperates} \ \square \ \text{and maintains certain improvements } \square \ \text{ithin its boundaries} \ \square \ \text{and}$
\square \square \square \square AS \square the District desires to enter into an agreement \square ith Licensee to allo \square for Licensee to enter the District's property to install, construct, repair and maintain its fiber optic network improvements (the "Improvements") on District property \square and
$\Box\Box\Box\Box\Box\Box\Box\Box\Box\Box\Box\Box\Box$ in consideration of the mutual covenants \Box promises and agreements contained herein and for other good and valuable consideration \Box the receipt and sufficiency of \Box hich are hereby ac \Box no \Box ledged by the parties hereto \Box the District and Licensee hereby agree as follo \Box s \Box
\square \square CITA \square S \square The \square ecitals set forth above are true and correct and are incorporated herein as a material part of this Agreement \square
□□□TS A□□□□TI□S□ Licensee is entitled to enter the District's property and for the purpose of installing□construction repairing or maintaining the Improvements□Licensee agrees to use all due care to protect the property of the District□ts residents□and lando□ners from damage□Licensee agrees that it shall assume responsibility for any and all damage to the District property as a result of Licensee's use of District property under this Agreement□In the event that any damage to the District property occurs□ Licensee shall notify the District of such damage□Licensee agrees to repair any such damage□If Licensee fails to promptly effect such repairs□District may elect to ma□e □hatever arrangements necessary□in its sole discretion□to promptly ma□e any such repairs as are necessary to preserve the health□safety□and□elfare of the District's facilities□residents and lando□ners□Licensee agrees to reimburse the District for any such repairs □ithin thirty □30□days of receipt of an invoice from the District reflecting the cost of such repairs□
\square T \square \square This Agreement shall be effective upon execution and shall continue in effect until December 31, 2025 (the "Initial Term"), unless terminated in accordance \square ith this Section 3 \square Either the District or Licensee may terminate this Agreement after the expiration of the Initial Term \square ith thirty \square days \square ritten notice \square
a□ Licensee agrees to indemnify and hold the District harmless from and against any and all damages □osses □or claims □including but not limited to legal fees and expenses □to the extent that such damages □losses □or claims are attributable to actions □omissions □or

\square C \square T \square \square \square \square \square A \square This Agre controlled according to the la \square s of the State of Floring	ement shall be construed ☐ interpreted ☐ and rida ☐			
	stands and agree that all documents of any ind lection ith this Agreement are public records			
S D D A I D T D The invalidity or u of this Agreement shall not affect the validity or e Agreement or any part of this Agreement not held	• • • • • • • • • • • • • • • • • • • •			
Covenants and conditions contained herein shall be parties hereto and their respective successors and p	C 1			
A T O I ATI O By execution be been duly authori d by the appropriate body or of Agreement and that each party has complied of the and authority to comply of the terms and provision	all the requirements of la□ and has full po□er			
☐4☐ A☐☐☐☐☐☐TS☐Amendments to an Agreement may be made only by an instrument in	nd □aivers of the provisions contained in this □riting □hich is executed by all parties hereto □			
□□ □□TI□□ A□□□□□□T□ This instrument shall constitute the final and complete expression of the agreement bet □een the parties relating to the sub oct matter of this Agreement □ This Agreement is not intended to create an interest in real property □				
$I \square \square IT \square \square SS \square \square \square \square \square \square$ the parties hereto have signed and sealed this Agreement on the day and year first \square ritten above \square				
ATT□ST□	T			
Secretary	Chairperson Board of Supervisors			
ATT signed by:	I A C C Signed by:			
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Proposal #180367

Date: 7/30/2025

Cupertino Iniguez Ramirez

Customer:	

Mainline re-route due to turn lane install located on corner of Neptune and Cross Prairie Pkwy

Re-route mainline due to turn lane install located on Cross Prairie Pkwy and Neptune.

Price Break-Out

Labor 120 hours x \$65.00 = \$7,800.00

Materials = \$2,550.00

Equipment Rental = \$2,250.00

Default (Group		\$12,060.00	
Property	Improvements		\$12,060.00	
		PROJECT TOTA	AL: \$12,060.00	
	Terms 8	Conditions		
Ву		Ву		
	Cupertino Iniguez Ramirez			
Date	7/30/2025	Date		
_	United Land Services	Town of	Town of Kindred 1	



INVOICE

Town of Kindred CDD

Attention: Town of Kindred CDD C/O Rizzetta & Company

8529 Southpark Circle, #330

ORLANDO FL 33819 **UNITED STATES**

Invoice Date Aug 1, 2025

Fountain Kings Inc. 5668 Fishhawk Crossing

Invoice Number

INV-0832

Blvd #155 LITHIA FL 33547 **UNITED STATES**

Delivery Address

Attention: Town of Kindred CDD

1450 Diamond Loop Dr KINDRED FL 34744

USA

Item	Description	Quantity	Unit Price	Amount USD
TSF	Service Fee for #4N fountain troubleshoot completed on 7/31/2025.	1.00	175.00	175.00
			Subtotal	175.00
			TOTAL TAX	0.00
			TOTAL USD	175.00

Due Date: Aug 31, 2025

Terms:Net30

Make checks payable to: Fountain Kings Inc. 5668 Fishhawk Crossing Blvd #155, Lithia, FL 33547

^{*}Payment is due net 30, late payments are subject to a late fee up to 5%











View and pay online now

BM5 CAT

BMSCAT of Florida, LLC

Water-Fire-Mold-General Contractor 200 Outlook Point Dr. #100 Orlando, Fl. 32809 1-877-899-0676 LIC# CBC-1257711 TAX ID# 61-1537529

Insured: Town Of Kindred CDD - Rizzetta E-mail: bmendes@rizzetta.com

Property: 1450 Diamond Loop Drive

Kindred, FL 34744

Estimator: Eduardo Pereira Business: (689) 305-0196

Position: PJC / Estimator

Company: Blackmon & Mooring BMS CAT Business: 200 Outlook Point Dr, STE 100

Orlando, FL 32809

Claim Number: Type of Loss:

Date of Loss: 7/20/2025 6:00 AM Date Received: 7/20/2025 10:00 AM Date Inspected: 7/20/2025 3:00 PM Date Entered: 7/20/2025 9:16 AM

Price List: FLOR8X_JUL25

Restoration/Service/Remodel TOWN_OF_KINDRED_WH

This is a Reconstruction Estimate. On behalf of BMS CAT, we would like to thank you for the opportunity to assist in your recovery process.

- **Project Duration:** 3 days

Estimate:

- Areas to be serviced: Water Heater Room

The following Reconstruction Estimate outlines work to be performed at 1450 Diamond Loop Drive, Kindred, FL.

- **Please note:** This estimate is based on a site visit take off - All measurements (lineal and square footages) are approximate.

The cost for repairs is based on market conditions established by Xactware as outlined in the individual line items

If you have any questions, or require additional information, please do not hesitate to contact me (689) 305-0196

Best regards, Eduardo Pereira



BMSCAT of Florida,LLC

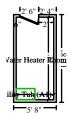
Water-Fire-Mold-General Contractor 200 Outlook Point Dr. #100 Orlando, Fl. 32809 1-877-899-0676 LIC# CBC-1257711 TAX ID# 61-1537529

TOWN_OF_KINDRED_WH

TOWN_OF_KINDRED_WH

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Commercial Supervision / Project Management - per hour	4.00 HR	0.00	80.25	0.00	64.20	385.20
2. Haul debris - per pickup truck load - including dump fees	1.00 EA	179.48	0.00	0.00	35.90	215.38
Total: TOWN_OF_KINDRED_WH				0.00	100.10	600.58

Main Level



Water Heater Room Height: 8'

256.00 SF Walls311.00 SF Walls & Ceiling6.11 SY Flooring32.00 LF Ceil. Perimeter

55.00 SF Ceiling55.00 SF Floor32.00 LF Floor Perimeter

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
3. Content Manipulation charge - per hour	2.00 HR	0.00	60.16	0.00	24.06	144.38
The above line item accounts for 2 techn	icians working 1 l	hour each to reset	all the contents previ	iously located in th	ne Water Heater I	Room
4. Floor protection - heavy paper and tape	55.00 SF	0.00	0.53	0.29	5.90	35.34
5. Mask and prep for paint - plastic, paper, tape (per LF)	32.00 LF	0.00	1.61	0.65	10.44	62.61
6. Mask wall - plastic, paper, tape (per LF)	32.00 LF	0.00	1.89	0.65	12.24	73.37
7. 1/2" drywall - hung, taped, ready for texture	64.00 SF	0.00	3.01	3.46	39.22	235.32
8. Tape joint for new to existing drywall - per LF	32.00 LF	0.00	12.49	1.01	80.14	480.83
9. Seal the surface area w/PVA primer - one coat	96.00 SF	0.00	0.69	0.43	13.32	79.99
10. Texture drywall - smooth / skim coat	256.00 SF	0.00	2.06	3.07	106.10	636.53
11. Texture drywall - machine	256.00 SF	0.00	0.92	1.15	47.34	284.01
12. Paint the walls - two coats	256.00 SF	0.00	1.19	5.95	62.12	372.71
13. Batt insulation - 4" - R13 - unfaced batt	64.00 SF	0.00	1.06	3.26	14.22	85.32
14. Cove base molding - rubber or vinyl, 4" high	32.00 LF	0.00	2.58	3.50	17.22	103.28

TOWN_OF_KINDRED_WH

7/22/2025

Page: 2

BMSCAT of Florida,LLC



Water-Fire-Mold-General Contractor 200 Outlook Point Dr. #100 Orlando, Fl. 32809 1-877-899-0676 LIC# CBC-1257711 TAX ID# 61-1537529

CONTINUED - Water Heater Room

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
15. Final cleaning - construction - Commercial	55.00 SF	0.00	0.33	1.63	3.64	23.42
16. Plumbing (Bid Item)	1.00 EA	0.00	2,910.05	0.00	582.02	3,492.07

Westbrook proposes to furnish and install one (1) exact replacement electric water heater in place of the existing leaking unit. Scope of work includes:

- Drain and remove the existing water heater
- Haul away and properly dispose of the old unit
- Relocate the existing recirculation pump and secure it to the wall behind the new water heater using Unistrut and clamps
- Transition from existing plastic piping to copper tubing, per the customer's request
- Position and install the new water heater
- Rework hot and cold water supply lines, temperature/pressure relief line, and recirculation lines to accommodate the new unit
- Modify and reconnect electrical service to ensure proper operation of the new water heater

All work will be performed in a clean and professional manner in compliance with applicable codes and industry standards.

Cost on this line item is based on our subcontractor quote plus our 20% markup for Overhead and Profit

Line Item Totals: TOWN_OF_KINDRED_WH	25.05	1,118.08	6,709.76
Total: Main Level	25.05	1,017.98	6,109.18
Totals: Water Heater Room	25.05	1,017.98	6,109.18

Grand Total Areas:

256.00	SF Walls	55.00	SF Ceiling	311.00	SF Walls and Ceiling
55.00	SF Floor	6.11	SY Flooring	32.00	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	32.00	LF Ceil. Perimeter
55.00	Floor Area	66.11	Total Area	256.00	Interior Wall Area
309.11	Exterior Wall Area	34.67	Exterior Perimeter of		
			Walls		
0.00	Saufa an Auna	0.00	Number of Communication	0.00	Total Davins stan I an ath
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		

TOWN_OF_KINDRED_WH 7/22/2025 Page: 3

BM5 CAT

BMSCAT of Florida,LLC

Water-Fire-Mold-General Contractor 200 Outlook Point Dr. #100 Orlando, Fl. 32809 1-877-899-0676 LIC# CBC-1257711 TAX ID# 61-1537529

Summary for Dwelling

Line Item Total	5,566.63
Material Sales Tax	23.42
Subtotal	5,590.05
Overhead	559.04
Profit	559.04
Total Cleaning Tax	1.63
Replacement Cost Value	\$6,709.76
Net Claim	\$6,709.76

Eduardo Pereira PJC / Estimator

TOWN_OF_KINDRED_WH

7/22/2025

BMSCAT of Florida,LLC



Water-Fire-Mold-General Contractor 200 Outlook Point Dr. #100 Orlando, Fl. 32809 1-877-899-0676 LIC# CBC-1257711 TAX ID# 61-1537529

Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)	Material Sales Tax (7.5%)	Cleaning Mat Tax (7.5%)	Total Cleaning Tax (7.5%)	Laundering Tax (2%)	Manuf. Home Tax (6%)	Storage Rental Tax (7.5%)
Line Item	ns							
	559.04	559.04	23.42	0.00	1.63	0.00	0.00	0.00
Total								
	559.04	559.04	23.42	0.00	1.63	0.00	0.00	0.00

TOWN_OF_KINDRED_WH 7/22/2025 Page: 5

BM5 CAT

BMSCAT of Florida,LLC

Water-Fire-Mold-General Contractor 200 Outlook Point Dr. #100 Orlando, Fl. 32809 1-877-899-0676 LIC# CBC-1257711 TAX ID# 61-1537529

Recap by Room

Estimate: TOWN_OF_KINDRED_WH	500.48	8.99%
Area: Main Level		
Water Heater Room	5,066.15	91.01%
Area Subtotal: Main Level	5,066.15	91.01%
Subtotal of Areas	5,566.63	100.00%
Total	5,566.63	100.00%

 $TOWN_OF_KINDRED_WH$

7/22/2025

BMSCAT of Florida,LLC



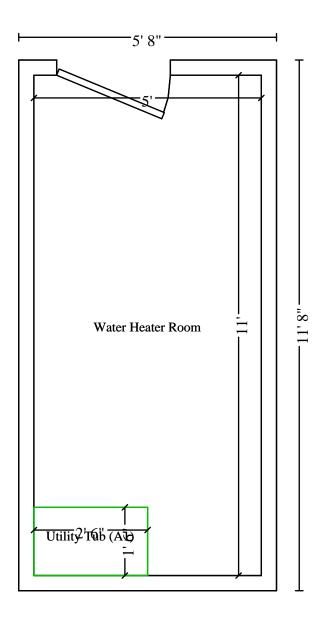
Water-Fire-Mold-General Contractor 200 Outlook Point Dr. #100 Orlando, Fl. 32809 1-877-899-0676 LIC# CBC-1257711 TAX ID# 61-1537529

Recap by Category

O&P Items	Total	%
CLEANING	18.15	0.27%
CONTENT MANIPULATION	120.32	1.79%
GENERAL DEMOLITION	179.48	2.67%
DRYWALL	1,415.68	21.10%
FLOOR COVERING - VINYL	82.56	1.23%
INSULATION	67.84	1.01%
LABOR ONLY	321.00	4.78%
PLUMBING	2,910.05	43.37%
PAINTING	451.55	6.73%
O&P Items Subtotal	5,566.63	82.96%
Material Sales Tax	23.42	0.35%
Overhead	559.04	8.33%
Profit	559.04	8.33%
Total Cleaning Tax	1.63	0.02%
Total	6,709.76	100.00%

On behalf of BMS CAT, we would like to thank you for the opportunity to assist in your recovery process. If you have any questions, or require additional information, please do not hesitate to contact me at 689-305-0196.

TOWN_OF_KINDRED_WH 7/22/2025 Page: 7





Main Level

TOWN_OF_KINDRED_WH 7/22/2025 Page: 8

Uniting partners through exceptional landscape services



UNITED Land Services

Town of Kindred



Town of Kindred

Proposal For Landscape & Irrigation Maintenance

May 2025
Pricing Valid for 90 Days Upon Receipt



5/21/25

Town of Kindred

c/o Rizzetta

RE: Landscape Maintenance & Irrigation Proposal

Dear Brian.

Thank you for considering United Land Services as your landscape maintenance service provider. We sincerely appreciate every opportunity presented to build a lasting relationship with our clients. Our proposal has been uniquely crafted to address your community's specific needs and expectations. We call this your Community Road MapTM because it was designed to illustrate the steps to take your community from its current state to one your residents will be proud of for years to come.

Included in your *Community Road Map*™ you will find the following sections:

- Company History: Information about our company's experience, capabilities and core values.
- **Development Strategy:** Our transition plan includes the actions we will take in the first 30/60/90 days of service to improve both your specific areas of concern and items we have noted during our inspection that will provide an immediate impact to the appearance of the property.
- **Scope of Services Summary:** This section outlines our scope of services, derived from industry established Best Management Practices and our years of experience in the field.
- Agreement & Investment: Our service agreement and pricing for the services we'll provide to your property.

If you have any questions after reviewing our proposal, please do not hesitate to contact me at any time. I am always available to provide solutions and discuss any aspect of property's needs directly.

Sincerely,

Chris Marquess
Client Relations and Business Development cmarquess@unitedlandservices.com



Company History, Experience & Services



Company History

Field Support Office

12276 San Jose Blvd Jacksonville, FL 32223 (904) 829-9255

Total Number of Employees

1500+

Our History

How It All Started

The Company was founded by Bob Bland-

ford in 2001 as United Landscapes, a name that has come to be synonymous with best-in-class landscape design, installation and maintenance services across the Jacksonville and St. Johns County area. Today, the Company has over 1500 employees working daily with hundreds of commercial customers throughout Florida. Each location is capable of independently managing and enhancing a variety of complex landscape projects.

Services Offered & Approach

At United Land Services, we meet the highly specific needs of our clients by offering a comprehensive selection of services — from the design to the installation to the ongoing maintenance. Our landscape service divisions are equipped to handle a wide variety of properties, including masterplan communities, condominiums, golf clubs, office complexes, retail establishments and resorts. We perform these services with your distinct needs at the forefront of everything we do. We are local owners and operators committed to delivering excellent service at the highest levels of quality and craftsmanship.

United Land Services takes a proactive approach when it comes to the landscape. We become trusted partners for all your landscape needs while providing quality landscapes in line with University of Florida Best Management Practices.

Additional Areas Served

Alabama

Montgomery

Florida

Central Florida

Ocala

Ft. Peirce

Fernandina Beach

Tampa

Bradenton

lacksonville,

Ft. Lauderdale

Panama City

West Palm

North Carolina

Greensboro

Charlotte

Raleigh

South Carolina

Myrtle Beach

Georgia

Savannah

Atlanta











Products & Services

We Are Your All-Inclusive Service Provider



Landscape Maintenance

Our crews will arrive on schedule, work on your property conscientiously and respectfully, and always leave your landscape looking beautiful and tidy.



Outdoor Lighting

Landscape lighting can increase your property's safety, make it easier to navigate, and allow clients, residents, and guests to enjoy it late into the evening.



Commercial Installation

We provide large scale Commercial Landscape and Irrigation Installation at the highest level. From initial design through value engineering and buildout.



Sod Installation

United takes your lawns from withering to wonderful. We offer expert sod-laying and seeding services as well as over-seeding to thicken up your turf.



Landscape Design

The design and planning phase is critical to a successful project. Our design team offers complete landscape architecture services that ensure a seamless process and a beautiful final product.



Irrigation Systems

Enjoy lush lawns, healthy trees and gardens for the entire growing season, without having to lift a finger.



Hardscapes

Our crews will arrive on schedule, work on your property conscientiously and respectfully, and always leave your landscape looking beautiful and tidy.



Driveways & Entranceways

Welcome clients, customers, residents and guests to your property with a well-kept and attractive entrance.



Irrigation Experts

Your Team of Certified & Licensed Specialists





Installation, Maintenance & Repairs

 Installation - At United Land Services, our irrigation experts are certified and licensed to install the most sophisticated, water wise irrigation systems. Our team has had over 25 years of installing systems across the Southeast.



Maintenance - Monthly irrigation inspections and adjustments keep your system performing effectively and efficiently. United Land Services conducts routine wet checks with monthly reports to ensure proper coverage is being maintained to protect your investment.



 Improvements - Whether you have an old or new irrigation system, you can trust United Land Services to conduct a full audit and clearly communicate any deficiencies found to be repaired.
 Our team is ready to serve you.



Agronomics Program

Certified Pest Control Operators









Fertilization, Pest Control & Agronomy Management

- Fertilization We understand the importance of curb appeal. We
 also understand that investing in the correct agronomics plan is an
 investment in your community. United Land Services takes pride in
 operating the fertilization and pest control throughout the Southeast
- **Pest Control** United Land Services has developed a reputation for creating and maintaining thriving landscape environments for the Southeast's most demanding clients.
- Agronomy Management We have a catered approach to all of our property's because not one size fits all. Our certified pest control specialists will customize an integrated plan to keep your community flourishing.



Hurricane Preparedness

Plan of Action

United Land Services is able and ready to handle any and all necessary storm cleanup related work. We address the cleanup & remediation process in a three phase approach to get customers back online quickly.

Phase I

- Phase 1 to begin immediately following the storm once safe and legal for our team to do so. Our main goal is to create as safe an environment as possible.
- Clear main entrances of any obstructions inhibiting traffic.
- Clear secondary roadways of any obstructions inhibiting traffic.
- Clear parking areas located at common areas and common area structures.
- Clear sidewalks, walking paths and thorough- fares in common areas

Phase 2

- Assessment of total clean-up needed and associated total costs of Phases
 1-3.
- Removal of any debris generated and stock- piled from Phase 1 upon approval.
- Clearing and removal of debris from common
- Area parks, dog parks and playgrounds upon approval.

Phase 3

- Clear and remove debris from turf and landscape areas.
- Post storm tree work to remove "hangers",



2025 Hurricane & Storm Cleanup Rates



Dear Valued Customer,

In preparation for hurricane season and the potential for storm damage at your property we would like to inform you of our processes and pricing in regards to storm cleanup. In the event that our region is impacted by a storm, United Land Services is able and ready to handle any and all necessary storm cleanup related work. We address the cleanup & remediation process in a three phase approach:

Phase 1

- * Phase 1 to begin immediately following the storm once safe and legal for our team to do so at labor prices listed. Main goal is to create as safe an environment as possible.
- Clear main entrances of any obstructions inhibiting traffic.
- Clear secondary roadways of any obstructions inhibiting traffic.
- Clear parking areas located at common areas and common area structures.
- Clear sidewalks, walking paths and thoroughfares in common areas.

Phase 2

- Assessment of total clean-up needed and associated total costs of Phases 1-3.
- Removal of any debris generated and stockpiled from Phase 1 upon approval.
- Clearing and removal of debris from common area parks, dog parks and playgrounds upon approval.

Phase 3

- Clear and remove debris from turf and landscape areas.
- Post storm tree work to remove "hangers", hazard wood and damaged and hazardous trees remaining.

Rates

Supervisor—\$100/hr

Crew Leader—\$80/hr

Laborer-\$70/hr

Debris Removal—\$750+ (TBD based on amount and removal method)

Equipment (Lifts, trucks, chippers, loaders, skid steer, etc.)—\$ TBD based on requirements

*All rates charged portal to portal

Property Info
Property
Pre Approval Amount \$
Name (Primary)
Phone (Primary)
Email (Primary)
Name (Alternate)
Phone (Alternate)
Email (Alternate)



Prioritizing Safety

Minimizing Risks

With safety as our top priority, United Land Services continually updates its trainings, communications, and assessments to ensure that team members are prepared to perform their jobs with minimal risk to themselves or others.

Our dedicated safety officers conduct regular inspections to ensure employees maintain professional behavior and remain alert to all potential hazards.

- Strict Compliance to OSHA Regulations
- **Dedicated Safety Officers**
- Weekly Safety Meetings
- Annual Safety Rodeo with **Industry Safety Experts**
- Personal Protection **Equipment Requirements**
- Ongoing MVR Tracking and Reporting
- Post Accident Drug Testing















Vehicle Safety

Minimizing Risks

ONBOARDING SAFETY TRAINING

Safety starts the moment a team member is hired with a comprehensive training on proper vehicle, equipment and operational training. Our goal is to ensure the crew and public are safe from leaving the branch, parking the vehicle to driving through a community. United Land equips our fleet and crews with the proper attire, markers and equipment to redirect traffic in safe manner so a job can be completed safely.





SOFTWARE MONITORING SYSTEMS:

Along with visual inspection, there are software system United Land has established to ensure the safety of our team and the public.

- Our ongoing MVR tracking and reporting application to review driver eligibility using a point system.
- Our GPS Monitoring Program allows our safety and fleet team to monitor speed and

DAILY VEHICLE INSPECTION:

A daily vehicle inspection is completed each morning to identify items that could pose risk to our employees and the general public. This inspection is then completed again upon return to the branch to ensure each vehicle and trailer are safe while on the road.

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Exclusive Partnership













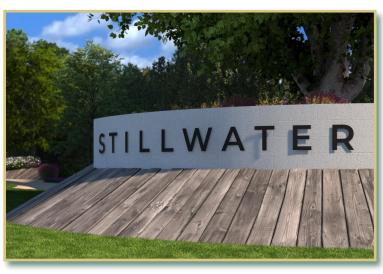
Exclusive Partnership











United Land Services References

Property: Country Club at Champions Gate

Name: Stephanie Taylor

Email: Stephanie.taylor@fsresidential.com

Address: 8977 Dove Valley Way Four Corners, FI 33896

Service: Maintenance free community consisting of 995

homes servicing the landscape maintenance, irrigation and

Agronomics.



Property: Bridgewater at Viera HOA

Name: Chris Parkhurst

Email: <u>cparkhurst@lelandmanagement.com</u>

Address: Great Belt Circle Melbourne, Fl 32940

Service: Landscape maintenance and irrigation for all

common areas



Property: Town of Kindred

Name: Paul Almonte

Contact: palmonte@artemislifestyles.com

Address: 1508 Park Side Ave Kissimmee, FL 32738

Service: Landscape Maintenance, Irrigation and agronomics for all

common areas



Name: Swan and Dolphin Resort at Walt Disney

Name: Eric Oprion—COO

Email: eopron@tishman.com

Service: Landscape maintenance and irrigation for all common areas



Property: Heathrow Master

Name: Deanna Simms—Asst. Division Manager

Email: dsimms@sentrymgt.com

Value: 550,000

Address: 995 Heathrow Blvd Heathrow, Florida 32746

Service: Landscape maintenance and irrigation for all

common areas and roadways.



Property: Harmony West CDD and HOA

Name: Shelley Kaercher

Email: <u>shelleykaercher@forestar.com</u>

Address: 6756 Alder Rd, St Cloud, FL 34773

Service: Landscape maintenance, irrigation and agronomics

irrigation for the CDD and HOA Clubhouse.



Property: Celebration CDD

Name: Angel Montagna

Email: <u>Angel.Montagna@inframark.com</u>

Address: 313 Campus Street Celebration, Fl 34747

Service: Landscape maintenance and irrigation for common area































CONDEV

April 23, 2024

To whom it may concern:

We are pleased to write this letter on behalf of the team at United Land Services. Our company has been working closely with United on several development projects both on the new landscape installation and maintenance fronts with great results.

United's responsiveness and attention to detail set them apart in the industry and have been a welcome addition to our development process. We now include United very early in the process when contemplating landscape design for new projects. We have found this very beneficial.

We highly recommend United Land Services when considering a dedicated landscape installation and maintenance team.

If we can provide any further information regarding our experience with United Land Services, please do not hesitate to contact us.

Regards,

CONDEV COMPANIES

Christopher J. Gardner

President



210 N University Drive; Suite 702 Coral Springs, Florida 33071 954-603-0033

To whom it may concern,

April 18, 2024

I am writing to provide information on our working relationship on behalf of Inframark for United Land Services. Inframark has been working closely with United on several of our accounts, and we have consistently experienced their professionalism and exceptional responsiveness.

Whenever issues arise, United Land Services has shown great proficiency in handling them efficiently and effectively. Their prompt and thorough approach to problem-solving has been instrumental in maintaining the smooth operation of our projects.

Working with United Land Services has been a pleasure for the Inframark teams. Their commitment to delivering high-quality services and their dedication to customer satisfaction have greatly contributed to our successful partnership.

We highly recommend United Land Services for any future collaborations and can assure you that their expertise and professionalism will be a valuable asset to your organization.

Should you require any further information or have any specific inquiries, please do not hesitate to contact me.

Angel Montagna

Vide President of District Services

Inframark

To □ hom it □ ay Concern □
I am □riting to □holeheartedly recommend □nited Land Services for any landscaping pro ects you may be considering □As the Property □ anager for □ aterleigh Phase □Single Family & To□nhome HOA's □ have had the pleasure of □or □ing closely □ith □nited Land Services on multiple occasions □and I can confidently attest to their exceptional professionalism □expertise □ and commitment to excellence □
One example of their commitment to excellence is \Box hen a homeo \Box ner called at $7A\Box$ on a non-maintenance day with a broken mail line, United's Team displayed remarkable efficiency and professionalism \Box ithin \Box ithin \Box to hours of the call \Box they \Box ere onsite and s \Box iffly completed the necessary repairs \Box Their prompt response not only prevented further damage but also minimi \Box inconvenience for the homeo \Box ner \Box Such dedication and commitment to customer service are truly commendable and reflect positively on United's reputation.
\Box oreover \Box nited Land Services consistently demonstrates a genuine passion for their craft \Box evident in every aspect of their \Box or \Box Their dedication to customer satisfaction is unparalleled \Box and they go above and beyond to ensure that their clients \Box visions are not only reali \Box dbut exceeded \Box
In addition to their technical s \Box lls the team at \Box nited Land Services is a pleasure to \Box or \Box ith \Box They are approachable \Box responsive \Box and collaborative \Box ma \Box ing the entire process smooth from start to finish \Box
Based on my experiences \square have complete confidence in United Land Services' ability to deliver outstanding results on any landscaping project they underta \square e \square Their professionalism \square creativity \square and commitment to excellence ma \square e them a truly exceptional partner \square
If you have any further questions or require additional information \Box please do not hesitate to contact me \Box am more than happy to provide any assistance I can \Box
I am certain that you \Box ill be as impressed \Box ith their \Box or \Box as I have been \Box
$Sincerely \square$
Heather Burch, LCAM
Property □ anager
Access anagement
161 □ Pebble Bluff Loop □ inter □arden □ FL 3 □ 7 □ 7
E hburch access difference com $P \square 07-60 \square \square$



352.331.9988 5950 NW 1st Place Suite 160 Gainesville, FL 32607 VestaPropertyServices.com

To Whom It May Concern:

I am pleased to offer the following comments regarding United Land Services. United Land Services is contracted to provide lawn and landscape services for the Longleaf Homeowners Association located in Gainesville, Florida.

Company services were initiated on January 1, 2024, and services continue to the present time. The transition to United Land Services from our former provider was better than anticipated. Such transitions may be a challenge however United Land Services' direct communications made the process easier.

United Land Services' management team continues to meet with the HOA Board President and myself monthly to ensure the proper delivery of landscape services as well as special projects. The company implemented an on-line work order system known as *issuetrak*. I am optimistic this work order system will provide direct communications between the company and HOA owners.

Please do not hesitate to contact me should you require additional information regarding United Land Services' performance.

Kind Regards,

Jessica Felver

Jessica Felver

C.A.M.

Vesta Property Services 5950 NW 1st Place Gainesville, FL 32607 352-331-9988

longleaf@vestapropertyservices.com



Development Strategy



Phased Development Strategy

Best Management Practices

This is a custom designed plan using Florida Best Management Practices to exceed your desired look for this property. We have outlined the initial tasks that our Landscape Maintenance teams will perform as we begin our partnership regarding this property.

We have broken the tasks down into distinct phases to cover the first 90 days of this transition. This will provide an easy way to monitor and measure our progress as we formulate our joint strategy for the best results.



Premier Landscape Platform

A Reputation of Excellence



Full-Suite of Services



Experienced Management Team



Relationship-Oriented Service



Phased Development Strategy

Plan of Action

Phase I (Days I-30)

- Meet with Property Manager and Board Committee Members to review our Three Phase Plan and Scope of Work.
- Complete an Irrigation Evaluation of system and report deficiencies and needed corrective actions.
- Establish consistent schedule for mowing, detailing and agronomics and implement accordingly.
- Perform first turf fertilizer application if possible (Blackout Period).
- Identify any areas of concern and concentrate efforts for immediate improvement. (Entrance features, weeding beds, sidewalk edging)
- Spot treat weeds in turf areas where needed.
- Formulate options for turf areas needing restoration.
- Implement weed control program in planting beds.
- Fertilize weak shrubs throughout the property.
- Start insect and disease program on all plant material.
- Evaluate the health of ailing plant material and propose improvement plan.
- Discuss any site-specific enhancement ideas.
- Perform monthly walk with Property Manager and Community Members.





Phased Development Strategy

Plan of Action

Phase 2 & 3 (Days 31-90)

- Examine Phase I results and modify "Plan of Action" if necessary.
- Carry on with Irrigation Inspections and Improvements.
- Carry on with Scheduled Maintenance plan i.e., mowing, blowing, and edging.
- Evaluate need for second turf fertilization dependent on condition and time of year (Blackout period).
- Carry on with weed control applications in both turf and plant beds.
- Evaluate insect and disease program and make necessary adjustments.
- Implement approved site-specific enhancements.
- Perform monthly walk through with Property Manager and continue to identify areas of opportunity or concern.







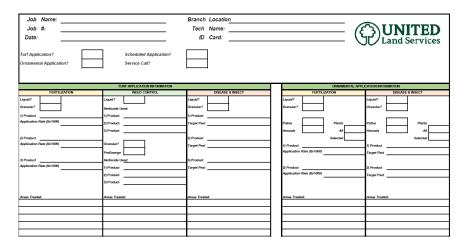


Closing the Communication Gap

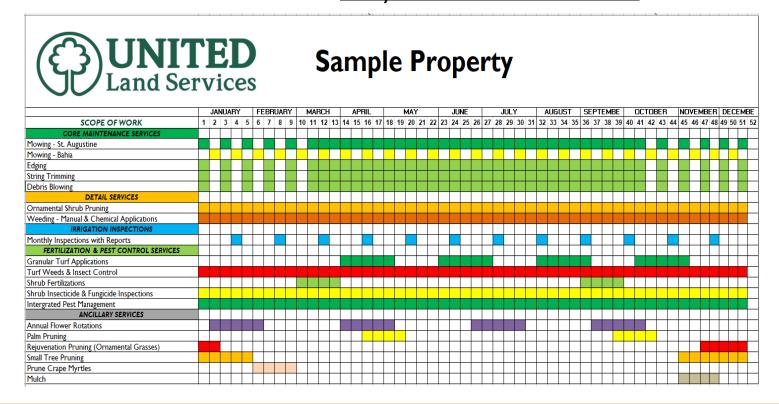
Alignment, Execution & Building Partnerships

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Lateral Line Clogged
Drip Line Clogged
Drip Line Repair
Lateral Line Break .5-1"
Lateral Line 1.5"-
Main Line Repair
Valve Repair / Replacement
Broken Valve Box
Decoder
Solenoid
Valve Inoperable
NEEDED UPGRADES
Opray Head 4 to 6"
Opray Head 6 to 12"
Rotor 4 to 5"
Raise / Lower Head Turf
Raise / Lower Head Shrub Relocate Head or Lateral

Agronomics and Irrigation Inspection Reports



Yearly Service Calendar Guideline

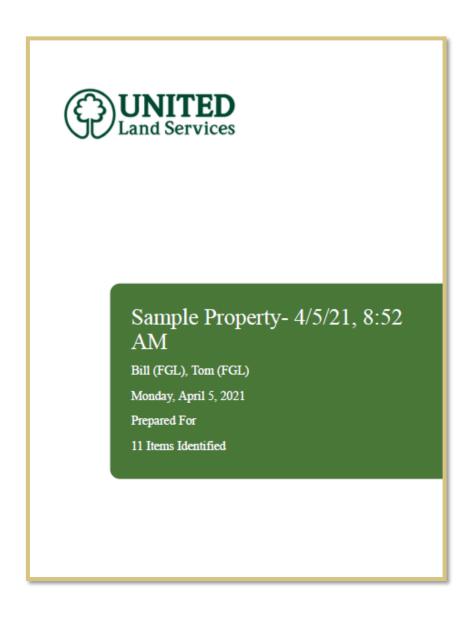




Closing the Communication Gap

Alignment, Execution & Building Partnerships

Communication is key to any strong partnership. In an effort to stay connected internally with our team and externally with our partners, our team utilizes Site Audit Pro. The program allows us to send visual communication though pictures along with a detailed explanation of the issue. Site Audit Pro is key in ensuring everyone is on the same page in helping to form the best possible solution.





SAMPLE

Closing the Communication Gap

Alignment, Execution & Building Partnerships





Issue I
Selectively remove tall stalks on White BOP in a sectional manor.
Removals tagged with orange tape



Issue 2 Remove Mags on Cody Chase



Issue 5 Queen Palm on 46A dead from Ganoderma



Declining Washingtonian on Cody Chase



Issue 6
Possible irrigation issue on Podocarpus along 46A units



Issue 4 Remove staking kit



Issue 7
Replace declining Pittisporum with turf



Issue 8
Proposal for method to attach Jasmine to columns / pergola



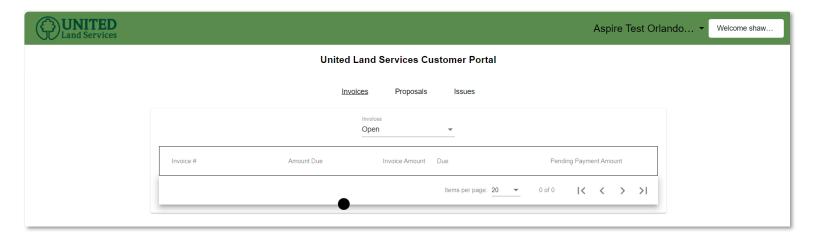
Work Order Software

Accountability, Communication and Productivity

United Land Services Work Order System Powered by:



United Land Services is dedicated to ensuring our valued partners receive the highest level of communication for a success long term partnership. Our work order system gives the client all the tools needed to stay informed on their property. The Aspire work order system is a user friendly software system that compliments our strong level of communication while providing accountability for our dedicated team.



FEATURES:

- View Invoices
- Pay Invoices
- View Proposals
- View Past Work Orders
- Review Updates on Work Orders
- View Landscape Experts Notes
- Sign Proposals
- Create Issues
- Submit Work Orders

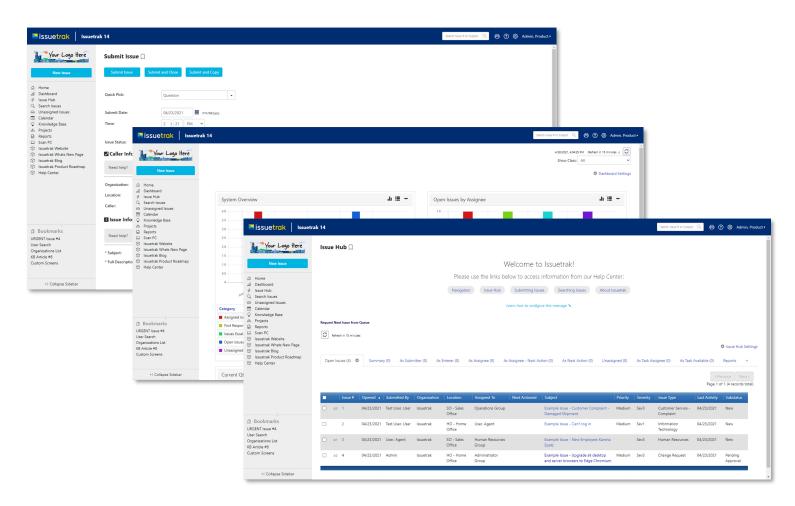


Work Order Software

Alignment, Execution & Building Partnerships

United Land Services Full Service Work Order System Powered by:





FEATURES:

- View Invoices
- Pay Invoices
- View Proposals
- View Open /Past Work Orders
- Review Updates on Work Orders
- View Landscape Experts Notes
- Sign Proposals
- Create Issues
- Submit Work Orders



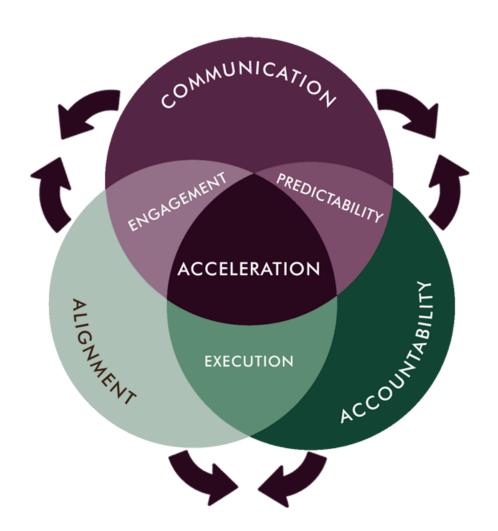
Closing the Communication Gap

Alignment, Execution & Building Partnerships

Constant, open communication between the board members, landscape committee (if applicable) and your ULS team will help to ensure expectations are set and goals are met. We plan to accomplish this through:

- Clear understanding of milestones to improve the landscape quality.
- Constant communication with HOA Management, Board Members and Committees.
- Weekly progress updates throughout the initial transition.
- Property inspections with Management and Board Members at predetermined intervals.
 (Sample report on pages below).

Our goal is to tailor this communication plan to meet your needs and the needs of the community.









Certification

Your Agronomics and Irrigation Specialists



State of Horida Horida Department of Agriculture and Consumer Services Bureau of Licensing and Enforcement

CERTIFIED PEST CONTROL OPERATOR

Cartificate Number: IE107522

Joel Winternitz

This is to certify that the individual named above is a Certified Pest Control Operator and is privileged to practice

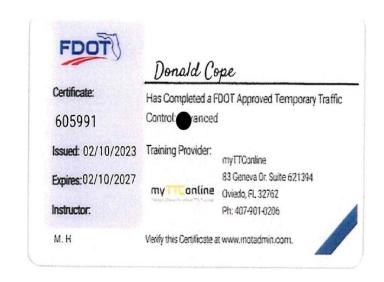
Lawn and Ornamental

in conformity with an Act of the Legislature of the State of Florida regulating the practice of Pest Control and imposing penalties for violations.



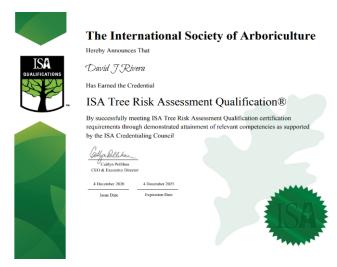


Issue Date: 05/30/2025 Expiration Date: 06/01/2026













Certification

Your Agronomics and Irrigation Specialists











Certification

Your Agronomics and Irrigation Specialists

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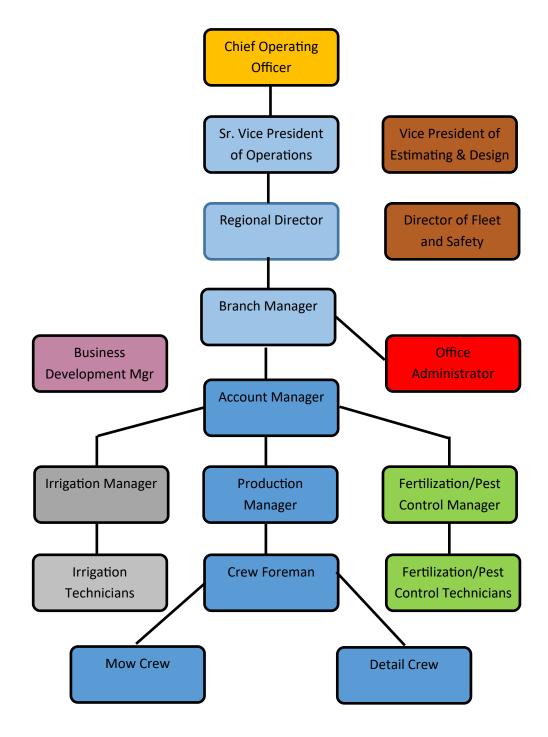
Key Management and Personnel



Personnel

Corporate Structure

United Land Services operates with a multi-layered accountability system, extending from our CEO to our crew members. This structure ensures robust support for our team and delivers top-notch service to our clients. By setting clear expectations, providing training, and fostering a culture of excellence, we empower each member to excel in their role, guaranteeing professionalism and quality in every interaction. Our commitment to accountability not only strengthens internal cohesion but also ensures that clients receive the utmost satisfaction in every project.

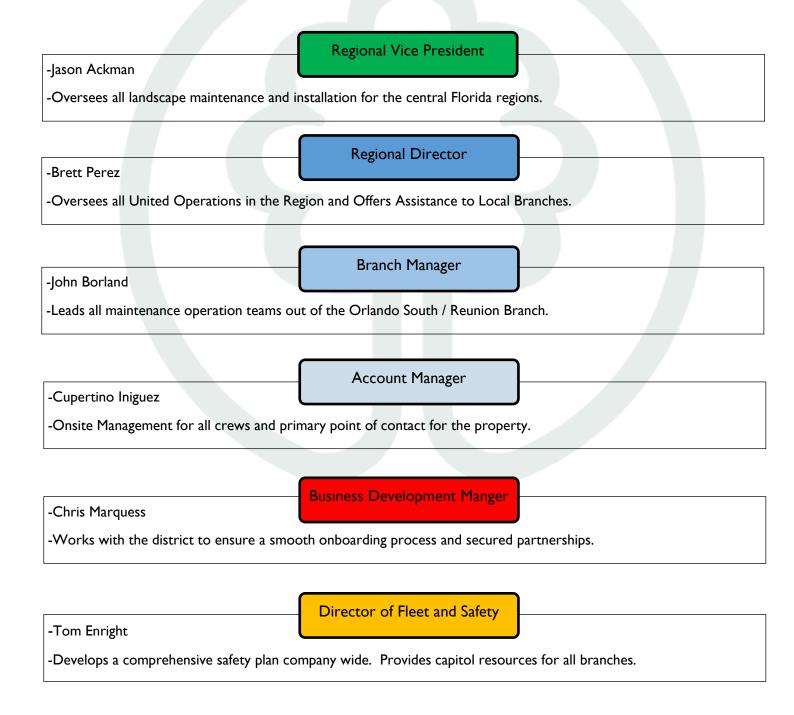




Personnel

Meet Your Leadership Team

United Land Services has diligently prioritized hiring top-quality staff members since 2002. This commitment ensures that we consistently deliver superior services and maintain open, effective communication channels with our clients. Our dedicated team remains the cornerstone of our success, driving excellence in every aspect of our operations.



Bob Blandford

Chief Executive Officer



Bob Blandford leads our team as an accomplished executive with more than 25 years of experience in the landscape industry. Bob believes in our mission, our people, and our products as well as providing the best possible customer service. He is driven to do whatever it takes to be the best partner with the best company culture in the business.

Experience

2019 - Present

United Land Services - Chief Executive Officer

- Oversee executive leadership, public relations of the company and all company-related training
- Effectively manage a team of more than 450 employees in 8 different locations throughout the Southeast
- Develop and accomplish short-term goals and long-term objectives that further the company's growth

1998 - 2019

<u>United Landscapes – Owner</u>

At the age of 16, Bob Blandford started working for a commercial lawn maintenance company servicing customer such as Barnett Bank, TPC Sawgrass, and Jacksonville Golf and Country Club. In 1998, he went into business for himself, performing all facets of commercial construction and maintenance. Over the years, Bob built a company that now employs over 400 employees. They service customers such as HOA, CDD, commercial developers, and ten different national home builders. Bob Blandford also holds a Commercial Building Contractor's License and a Florida Irrigation License.

Licenses & Skills

- Certified General Contractor
- Certified Pest Control Operator
- Certified Irrigation Contractor
- Certified Dealer In Agriculture
- Leadership & Growth Mindset
- Business Strategy & Planning

Contact

I 2276 San Jose Blvd. Ste, 747 Jacksonville, FL 32223 904-829-9255 bblandford@unitedlandservices.com

Ray Leach

Chief Operating Officer



Ray Leach is the driving force behind the day-to-day operations. At United Land Services his role includes law and finances, strategic planning, analytical thinking, business development and operations management. His extensive knowledge in the landscape industry has made Ray a successful, demonstrated leader over his 30-year industry tenure.

Experience

2021 - Present

United Land Services – Chief Operating Officer

- Formulate business strategy with others in the executive team
- Design policies that align with overall strategy
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts
- Oversee expenses and budgeting to help the organization optimize costs and benefits

1994 - 2021

Southern Scapes - President

- Directing and overseeing an organization's budgetary and financial activities
- Analyzing performance indicators, financial statements and sales reports
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts
- Identifying areas to cut costs while improving programs, performance and policies

Licenses & Skills

- Certified Irrigation Contractor
- Strategic Planning & Execution
- Personnel Development
- Acquisition Integrations

Contact

I 2276 San Jose Blvd. Ste, 747 Jacksonville, FL 32223 904-829-9255 rleach@unitedlandservices.com linkedin.com/in/ray-leach-8bb505174/

Donnie Cope

Vice President of Operations



Accomplished and goal-driven Vice President with more than 7 years' experience in strategic and tactical business leadership. Expertise includes managing business process change to achieve maximum results with effective planning, organization and communication skills as well as a solutions-oriented approach to problem-solving.

Experience

2015 - Current

United Land Services - VP of Operations

- Establishes, implements, and communicates the strategic direction of the organizations operations division.
- Collaborates with executive leadership to develop and meet company goals
 while supplying expertise and guidance on operations projects and systems.
- Collaborates with other divisions and departments to carry out the organization's goals and objectives.
- Identifies, recommends, and implements new processes, technologies, and systems to improve and streamline organizational processes and use of resources and materials.
- Designed and manages Northeast Florida operations with a diverse staff of qualified project managers

2016 - 2020

Florida Turf Grass - Owner

Sod sales, installation and grading services for Northeast Florida.

2014 - 2016

Outdoor Concepts - Owner

• Landscape design and construction services for Northeast Florida.

Education

2001 - 2003

A.A. Business Administration and Management

St. John's Community College

Licenses & Skills

- Creativity
- Leadership
- Organization
- Problem solving
- Teamwork

Contact

I 2276 San Jose Blvd. Ste, 747
Jacksonville, FL 32223
904-829-9255
dcope@unitedlandservices.com
linkedin.com/in/donnie-cope-69677b20/

Jason Ackman

Regional Vice President

Jason has joined the ULS team as the Regional Vice President of Operations, bringing about 30 years of commercial landscape experience and knowledge to the team. Jason has held a variety of roles in the green industry from operations to owner which plays an integral part in the companies goal to continuously improve for our future and current clients. His expertise will prove as an asset as we continue to grow in commercial landscape industry.



Experience

2023 - Present

United Land Services - Regional Vice President

- Formulate best practices in the green industry with all branches
- Implement efficient policies and procedures
- Coordinate labor operations and find ways to ensure customer retention
- Evaluate risk and lead quality assurance efforts
- Develop and oversee budgets and PNL
- Drive an ever improving safety culture

2022-2023

Benchmark Landscaping - President/ Owner

- Directing and overseeing an organization's budgetary and financial activities
- Analyzing performance indicators, financial statements and sales reports
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts
- Identifying areas to cut costs while improving programs, performance and policies

2021-2022

Greenleaf Landscaping - President

- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts
- Identifying areas to cut costs while improving programs, performance and policies

2017-2021

Vesteco Management – President/Owner of Multifamily Management

2015-2017

Yellowstone – Area Field Director

1996-2017

Ackman Brothers Landscape- President/ Owner

Licenses & Skills

- Leadership
- Strategic Planning & Execution
- Personnel Development
- Acquisition Integrations

Contact

407-435-9554

jackman@unitedlandservices.com

Brett Perez

Regional Manager of Maintenance



Brett serves as our South Florida Regional Manager of maintenance. He has extensive knowledge in the green industry. Brett brings over 16 years of experience to the table. He takes pride in his attention to detail and customer service, a quality that he instills throughout his entire team. He strives to meet and exceed the needs of every customer, no matter how big or small.

Experience

2023 - Current

United Land Services – Regional Manager

- Achieving business goals and revenue targets.
- Overseeing daily operations, managing budgets, and setting performance objectives.
- Recruiting, training, and supporting branch managers
- Developing and implementing best practices in the green industry
- Planning, evaluating, and optimizing operations to be efficient and costeffective.
- Dealing with escalated customer issues and incident reports.

2023-2023

Benchmark Landscaping -Chief Operating Officer

- Formulate business strategy with others in the executive team
- Design policies that align with overall strategy
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws

2021-2023

Inframark Management Services - Area Field Director

- Lead staff by communicating job expectations; planning, monitoring, and appraising job results;
- Design, develop, implement strategic site standards to address the Company's standards and client
- Instructing field crews on season specific work such as fall pruning, fertilizations, weed treatments, mulching, etc.

Buckhorn Springs Golf and Country Club -Golf Course Superintendent

2015-2021

Yellowstone Landscape -Branch Manager

2013-2015

Austin Outdoor -Branch Manager

2010-2012

Education

B.S. of Science **Turf Science**

University of Florida

Licenses & Skills

- Organization
- Problem solving
- **Teamwork**
- Leadership

Contact

813-784-1162

bperez@unitedlandservices.com

John Borland

Branch Manager



John has been in the Green Industry for 33 years. He has an extensive background and experience in both landscape architecture and landscape management. John takes pride in his attention to detail and customer service, a quality that he instills throughout his entire branch. He strives to meet and exceed the needs of every customer, no matter how big or small.

Experience

2021 - Present

United Land Services – Branch Manager

- Planning, scheduling, and implementation of all landscape and enhancement operations throughout the branch.
- · Quality control, safety, and routine training.
- Client relations and service

2020-2021

The Greenery - Senior Branch Manager

- Develops and maintains long-term relationships with customers oversee and coordinate all operations
- Leading, facilitating or assisting in the resolution of customer problems or concerns
- Responsible for setting objectives, managing policies and revenue growth

2018-2020

Sun State Nursery - General Manager

- Sustain and grow existing business
- Staff training and development of account managers and labor
- Improving quality and operating efficiencies.

2007-2018

Brightview (formally ValleyCrest) - Branch Manager

- Mentor account managers for growth and development
- Oversee team for efficient processes, safety, and metrics
- Responsible for growth of contracts, retention of clients and services to commercial clients

2000-2007

Green Heron Landscapes, Inc - General Manager/ Vice President

1990-2007

Clarence & David Company - Branch Manager / Landscape Architect

Education

1990

B.S. Landscape Architecture

Michigan State University

Licenses & Skills

- Creativity
- Leadership
- Organization
- Teamwork
- Strategic Planning
- Client Resolution

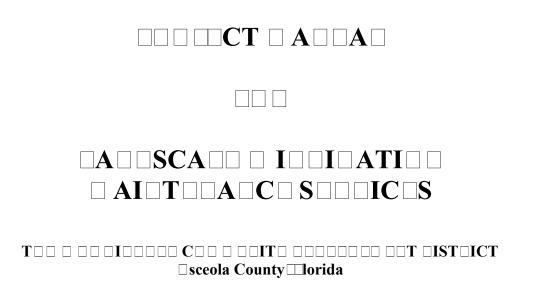
Contact

6386 Beth Road Orlando, Fl 32824 904-855-5383

jborland@unitedlandservices.com



Project Manuel & Bid Forms



$P \square O \square ECT \square AN \square AL$ TABLE OF CONTENTS

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	Exhibit A – Scope of Services Exhibit B – Landscape □ aintenance □ ap Exhibit C – Fee Summary Exhibit D – Form of □ or □ Authori □ ation

I. PUBLIC NOTICE

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T = = = = I = = = = = = = = = = = = = =
Notice is hereby given that the To nof indred Community Development District ("listrict") will accept proposals from qualified firms ("rolosers") interested in providing landscape and irrigation maintenance services all as more specifically set forth in the Prolect nual The Prolect nual including among other materials contract documents prolect scope and any technical specifications ill be available for public inspection and may be obtained by sending an email to be be mendes in the trial and hold all required state and federal licenses in good standing and have at least five reserves of experience had landscape maintenance prolects. The District reserves the right in its sole discretion to make changes to the Prolect nanual up until the time of the proposal opening and to provide notice of such changes only to those Proposers ho have notified the District that they have pic dup a Prolect nanual
There \square ill be a pre-bid proposal conference on $A\square$ ril \square 0 \square 0 \square 0 \square 1 at \square 000 $A\square$ 1 \square 1 Prospective Proposers attending the pre-bid meeting are encouraged to reach out to the District \square 2 anager \square 3 endes \square 3 to the District \square 3 anager \square 3 endes \square 4 at bmendes \square 5 ri \square 4 etta \square 5 comparison \square 5 or additional information \square 5
Firms desiring to provide services for this protect must submit an electronic proposal in PDF on a flash-drive no later than ay at 000 at 000 a strong ST to circle Suite 330 Orlando Florida 32 9 Attention Brian endes Proposals shall be submitted in a sealed pacage shall bear the name of the Proposer on the outside of the pacage and shall clearly identify the protect Proposals cill be publicly opened at the time and date stipulated above those received after the time and date stipulated above may be returned unopened to the Proposer Any proposal not completed as specified or missing the required proposal documents may be disqualified.
Any protest regarding the Proect anual including but not limited to protests relating to the proposal notice the proposal instructions the proposal forms the contract form the scope of or the maintenance map the specifications the evaluation criteria the evaluation process or any other issues or items relating to the Proect anual must be filed in riting thin seventy-to 2 hours excluding Saturdays Sundays and state holidays after a proposer receives the Proect anual or any addenda thereto. The formal protest setting forth the particularity the facts and anual or any addenda the protest is based shall be filed thin seven calendar days after the initial notice of protest as filed failure to timely file a notice of protest or failure to timely file a formal ritten protest shall constitute a aiver of any right to object or protest to aforesaid plans specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District anager.

□an □ings □ill be made based on the Evaluation Criteria contained □ithin the Pro □ct □ anual □Price □ill be one factor used in determining the proposal that is in the best interest of the District □but the District explicitly reserves the right to ma □e such a □ard to other than the lo □est price proposal □ The District has the right to re □ct any and all proposals and □aive any technical errors □ informalities or irregularities if it determines in its discretion it is in the best interest of the District to do so □Any and all questions relative to this pro □ct shall be directed in □riting by e-mail only to Brian □ endes at bmendes □ ri □etta □com □
All proposals \Box ill be publicly opened at a meeting to be held at \Box 0 \Box 0 a \Box \Box ST \Box 1 ay \Box 10 \Box 2 at the offices of \Box 1 \Box 2 tta & Company \Box 1 nc \Box 2 South Par \Box 2 Circle Suite 330 \Box 0 rlando Florida 32 \Box 19 Proposals \Box 1 be publicly opened at that time and place \Box 1 ith Proposer names and total pricing announced at that time \Box 1 provided that Proposals may be maintained on a confidential basis to the extent permitted by Florida law. No decisions of the District's Board of Supervisors \Box 1 be made at that time \Box
The meeting is open to the public and \square ill be conducted in accordance \square ith the provisions of Florida la \square There may be occasions \square hen one or more Board Supervisors or staff members \square ill participate by telephone \square At the above location \square ill be present a spea \square er telephone so that any Board Supervisor or staff member can attend the meeting and be fully informed of the discussions ta \square ing place either in person or by telephone communication \square The meeting may be continued in progress \square ithout additional notice to a time \square date \square and location stated on the record \square
Any person requiring special accommodations to participate in this meeting is as \Box ed to advise the District Office at \Box 07- \Box 1- \Box 2 \Box at least \Box hours before the meetings \Box If you are hearing or speech impaired \Box please contact the Florida \Box elay Service by dialing 7-1-1 \Box or 1- \Box 00-9 \Box 1771 \Box 17 \Box 10-1- \Box 1770 \Box 100-9 \Box 1770 \Box 100-1770 \Box 100-17
To □n of □indred Community Development District Brian □ endes □District □ anager

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II. INSTRUCTIONS TO PROPOSERS

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Inst	ructions to □ro□osers				
□□□□□AT□□ Sealed proposals "□ro□osals" □must be received from interested parties "□ro□osers" □no later than □ ay □□□□□at □0 00 a □□□ST□at the offices of □i□etta & Company □nc□□□29 South Par□Circle□Suite 330 □Orlando□Florida 32 □19 □Attention□Brian □ endes□					
Summary of Schedul though certain dates may be subject to determine the	LE \square The District anticipates the follo \square ing \square FP schedule \square change \square				
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April 21 □202 □ to □ ay 16 □202 □	Site inspections available □				
April 30 □ 202 □ at 10 00 a m □	Pre-Bid □ eeting				
□ ay 16□202□at □00 pm□	Deadline for questions □				
□ ay 23 □202 □ at 10 00 a m □	Proposals submittal deadline□				
□ ay 23 □202 □at 10 000 a m □	Public meeting to open bids □				
□uly 10□202□	Board □ eeting to evaluation proposals received □				
30 □ 202 □ at 10 a m □ Please contact the information □ The pre-proposal conference ontract requirements □ inspections □ evands cape consultants □ ill be present to all prospective Proposers of record such	□□□□□□□ A pre-proposal conference □ill be held on April ne District □ anager at bmendes□ ri □etta com for more ence may include □but not be limited to □a discussion of valuations □ and submittal requirements □ The District's discuss the pro ct □ The District □ anager □ill transmit to n Addenda □ as the District □ anager considers necessary in sting □ Oral statements shall not be relied upon and □ill not				
all forms affidavits and ac no ledgme the proposal is made by an individual, to made by a partnership the name and lo partnership shall be sho n If made by	A C C C C C C C C C C C C C C C C C C C				

proposal shall bear the seal of the corporation \square Anyone signing the proposal as agent shall file \square ith the proposal legal evidence of his the authority to do so \square All proposals must be completed in pen and in \square or type \square ritten \square No erasures are permitted \square If a correction is necessary \square dra \square a single line through the entered figure and enter the corrected figure above it \square Corrections must be initialed by the person signing the proposal \square
FAMILIARITY WITH THE PROJECT. The Proposer by and through the submission of the Proposal agrees that he shall be held responsible for having heretofore examined the proæct site the location of all proposed or and for having satisfied himself from his on personal objects and experience or professional advice as to the character conditions and location of the site the nature of the turf shrubs trees palms vegetation edges sprinters and irrigation systems roads side als and paved paths ground surface and subsurface and any other conditions surrounding and affecting the or any obstruction the nature of any existing construction and all other physical characteristics of the obin order that the Proposer may include in the prices thich the Proposer proposes all costs pertaining to the or and thereby provide for the satisfactory landscape and irrigation maintenance thereof The Proposer agrees to accept the site in an "as is" condition and hold its prices for the period set forth in this proposal pacage regardless of any changes to the site that may occur from the time of Proposal submission and through the time of contract a ard and the start of any or under the contract The Proposer in preparing the Proposal shall take into consideration that or by other contractors may be in progress at or near the site and that the Proposer shall not interfere the or done by such other contractors.
$7 \Box$ \Box $A \Box$ $I \Box$ $IA \Box$ $IT \Box$ \Box $IT \Box$ \Box $A \Box$ \Box By submitting a Proposal the Proposer is assumed to be familiar \Box ith all federal state \Box and local la \Box s \Box ordinances \Box rules and regulations that in any manner affect the \Box or \Box as well as the District's operating rules and procedures \Box I Ignorance on the part of the Proposer \Box ill in no \Box ay relieve it from responsibility to perform the \Box or \Box covered by the proposal in compliance \Box ith all such la \Box s \Box ordinances and regulations \Box
8□ □□□□CT □ A□□A□□The "Pro\(\bar{c}\)ct □ anual" and any addenda thereto □ \(\bar{c}\) ill be available from the District's Manager by sending an email to \(\begin{array}{c} \begin{array}{c} \
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Substitute of the District has reason to believe that collusion may exist among the Proposers of the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract or for failure to demonstrate proper licensure and business organication

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	ect □ anual up until the time of the Proposal opening□ Interpretations or
	ered necessary in response to questions or in other ise in order to clarify the
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	e-mail □Only questions ans □ered by formal □ritten Addenda □ill be binding □
-	ill be given verbally ☐ No inquiries ☐ ill be accepted from subcontractors ☐ the
Proposer shall be res	ponsible for all queries□
□□ S □□□	ISSI□□□□□□SA□□ Submit one □□□digital PDF copy □flash drive
required □along □itl	n other requested attachments at the time and place indicated herein hich
shall be enclosed in a	an opaque sealed envelope ☐mar ☐ed ☐ith the pro ☐ct title and name and address
of the Proposer and	accompanied by the required documents If the Proposal is sent through the
mail or other deliver	y system the sealed envelope shall be enclosed in a separate envelope □ith a
notation " ESPON	SE TO DEDDEST FOD POPOSALS To n of dindred Community
	et – Landscape & Irrigation □ aintenance □ENCLOSED" on the face of it □All
costs to prepare and	l submit a response shall be borne by the Proposer □All proposals □ill be
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Turaru III arter oper	ing for a period of finitely 50 Eddy5
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its Proposal Leach Pro	oposer represents that it has read and understands the Pro lect □ anual and that
the Proposal is made	in accordance there ith including verification of the contents of the Pro ect
$\ \square$ anual against the	Table of Contents□ Proposer shall provide in their Proposal a complete
brea do n of both u	nit quantities and unit costs for each separate item associated □ith landscaping
	nance plan and technical specifications The quantities and unit costs for
landscaping material	ls shall be provided by the Proposer in accordance □ith the Proect □ anual□
Failure to supply ar	ny requested information and submit fully completed forms may result in
disqualification The	District reserves the right to request additional information if clarification is
necessary□	
	□SA□I□□□□□ ATI□□□All Proposals should include the follo□ing information□
among other things	1
	npleted and executed Proposal Form \square ith all of its parts and any attachments \square
	ell as executed copies of the Affidavit Degarding Proposal and the Affidavit
for In	tegrity in Public Contracting and Purchasing Œ-□erify and Non-Collusion □

В□	A listing of the position \square title and corporate responsibilities of \square ey management or supervisory personnel \square forms attached \square Include resumes for each person listed \square and list years of experience in present position for each party listed and years of related experience \square
$C\square$	Describe proposed staffing levels including information on current operations administrative maintenance and management staffing of both a professional and technical nature including resumes for staff at or above the project manager level.
D□	Information related to other proæcts of similar si e and scope for hich Proposer has provided or is currently providing landscape and irrigation maintenance services over the past three years forms attached including the scope of services provided the name of the proæct o ner and a contact name and phone number
$\mathbf{E}\square$	A list of the total annual dollar value of \Box or \Box completed for the last three \Box \Box years \Box
$F\square$	A list of all other contracts related to the provision of services by the Proposer in \Box hich the company is presently engaged \Box
	At least three references from protects of similar site and scope \Box The Proposer should include information relating to the \Box or \Box it conducted for each reference as \Box ell as a name \Box address and phone number of a contact person \Box The references may \Box but are not required to \Box overlap \Box ith the protects or current contracts as listed under items $E\Box$ and $F\Box$
Н□	A narrative description of the Proposer's approach to providing the services as described in the scope of services provided herein limited to five lipages
IΠ	Completed proposal pricing sheet All responses must itemi the cost for each of the items described in the Protect annual and brea out all costs such as the number of modings by month dollar value by event to mit costs for mulch and annuals including installation should be provided but not included in the contract amount as these services shall be rendered at the discretion of the District's Board of Supervisors If additional services are added during the term of the contract compensation for such services shall be based on the unit prices provided
	A current Certificate of Insurance and proof of financial capability \square as specified herein \square
requirements s notified of a□ officers □empl	I□S□□A□C□□ All Proposers shall include as part of their proposal a current Insurance demonstrating the company's ability to meet the insurance coverage set forth in the attached contract form provided herein□In the event the Proposer is lard□it shall provide proof of the insurance coverage identifying the District□its oyees and agents as additional insureds□as stated in the contract form provided fifteen □□□calendar days after notification□or □ithin such approved extended

period as the District may grant \square Failure to provide proof of insurance coverage shall constitute a default \square
☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐
■ ASIS ■ A ■ A ■ ■ T T ■ ■ CT ■ The District reserves the right to relect any and all proposals in its sole and absolute discretion male modifications to the □ or □ and □ aive any informalities or irregularities in proposals as it is deemed in the best interests of the District □
Cottact Act Acceptation as other is extended by the District the Proposer shall enter into and execute a Contract in substantially the form included in the Procet anual of a Proposer to hom a contract is a arded forfeits and fails to execute a contract agreement of the acree and is annulled the District may at its sole discretion and the contract to the next highest ranced Proposer for the contract or re-advertise perform the or by day temporary labor or through in-house operations. The District and the selected contractor ("Contractor") will execute a contract for a specified term pon expiration or termination of any existing contract for landscape maintenance services. Contractor frequested by the District agrees to perform the services on a month-to-month basis until either party has provided the other party ritten notice of its election to rene or terminate the contract agreement. This of Posen ot guarantee that a contract of lill be a arded. The District reserves the exclusive right to refect any and all Proposals.
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□□ □I□ITATI□□ □□ □IA□I□IT□□Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in section 768.28, <i>Florida Statutes</i> □or other statute or la□□

presented in the Evaluation Criteria sheets contained ithin the Prolect anual Price ill be one factor used in determining the proposal that is in the District's best interest, but the District explicitly reserves the right to male such a ard to other than the lolest priced proposal The Board shall revie and evaluate the Proposals in their individual discretion and male any final determination ith respect to the a ard of a final contract that is in the best interests of the District Proposals may be held by the District for a period not to exceed ninety 90 days from the date of proposal opening for the purposes of revie ing the proposals and investigating the qualifications of the Proposers prior to executing a contract agreement During this time all provisions of the submitted proposal must be in effect, including pricing. The District may visit the Proposer's facilities as part of the evaluation process The District also reserves the right to see clarification from prospective firms on any issue in a response invite specific firms for site visits or oral presentations or ta e any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response
C□□□SI□□□ Proposers shall be disqualified and their proposals relected if the District has reason to believe that collusion may exist among the Proposers the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract or for failure to demonstrate proper licensure and business organi ation
□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□
PRICING. Proposers shall submit their price information on the supplied forms □ith all blan □ spaces completed □ Proposers shall also sign the required form □ Each line item shall be clearly stated and cover all charges including incidental expenses □ applicable taxes □ insurance □ overhead and profit □ Proposers □ ill not be allo □ ed to ma □ e any substitutions in materials □ quantities or frequencies during the proposal process □ Proposers shall guarantee that their pricing to the District shall not increase throughout the term of the contract agreement executed □
$\Box 7 \Box \Box \Box \Box \Box C \Box T \Box \Box S \Box$ Any headings in this document are for the purposes of reference only and shall not limit or other \Box is eaffect the meaning thereof \Box Any reference to gender shall be construed to include all genders \Box firms \Box partnerships and corporations \Box \Box eferences in the singular shall be construed to include the plural and references in the plural shall be construed to include the singular \Box

included □ith the proposal response shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal submitted either purposefully through intent or design or inadvertently appearing separately it transmitting letters specifications □iterature □price lists or □arranties □it is understood and agree the general and special conditions in this solicitation are the only conditions applicable to this proposal and the Proposer's authorized signature affixed to the proposal attests to this.
□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□
□□□□□□□□□□□□Any proposer □ho files a Notice of Protest protesting the Protect □ anual □ a proposal relection □ or a proposal a □ ard shall post □ ith the District at the time of filing a protest bond payable to the District □ he protest bond for protesting the Protect □ anual shall be in the amount of ten thousand dollars (\$10,000.00). Notwithstanding the District's operating rules the protest bond for protesting a proposal relection or proposal a □ ard shall be in an amount equato ten percent □ 0 □ □ of the value of the solicitation □ but in no case less than ten thousand dollar (\$10,000.00). Bonds shall be by a U.S. postal service money order, certified, cashier's check of such other form of surety as the District's Staff may approve. All bonds shall be made payable to the District □ failure to post such bond □ ithin the requested time period shall result in the protest being dismissed by the District □ ith the proposer afforded no relief □
If the person or firm protesting the a ard prevails the bond shall be returned to the protestor bo ever fafter completion of a formal protest hearing in thich the District prevails the bond shall be applied to payment of the costs and attorney fees incurred by the District relative to the protest the entire amount of the bond shall be forfeited if the District determines that protest as filed for a frivolous or improper purpose including but not limited to the purpose of harassing causing unnecessary delay or causing needless cost for the District or other parties proposer shall be entitled to recover any costs of proposal preparation from the District regardles of the outcome of any protest

III. EVALUATION CRITERIA

	<u> □ersonnel □ □ui □□ ent</u>	□0 □oints □ossible□ □□□□□□□oints A□arded□
□ho □ capabi equipr pro ec	ssigned personnel including the property present illity of performing the or geoment etc Sill set includes certits Please include resumes certific	ing criteria s ill set and experience of ey management ro et manager and other specifically trained individuals ability to manage this pro et proposed staffing levels graphic location subcontractor listing inventory of all fication technical training and experience ith similar ations etc ith proposal Please also provide evidence as and be responsive to client needs.
	<u>□</u> <u>□</u> <u>erience</u>	□0 □oints □ossible□ □□□□□□oints A□arded□
pro ec etc □		current record and experience of the Proposer in similar rded to the firm past performance in any other contracts
	□nderstandin □Sco □e of □□□	□0 □oints □ossible□ □□□□□□oints A□arded□
as req clearly Does	standing of the District's needs for uested by the District including py the ability to perform these service the proposal as a \Box hole appear to	ollo □ing issues □ Does the proposal demonstrate and the services requested? Does it provide all information pricing □scheduling □staffing □etc □ Does it demonstrate tes? Were any suggestions for "best practices" included? To be feasible □in light of the scope of □or □ Did the he Pro □ect □ anual in responding to the proposal □
4□	<u> </u>	■0 □oints □ossible □ □□□□□□oints A□arded □
should	ces and stability as a business entity	the Proposer has demonstrated that it has the financial y necessary to implement and execute the \square or \square Proposer insurance coverage as required by the District as \square ell as information \square
	<u>_rice</u>	□0 □oints □ossible□ □□□□□□□oints A□arded□
CONS	I — □ [the Contract Amount IAN A SIDE □ ED □ HEN A□ A□DIN□ I	e a arded to the Proposer submitting the lo est bid for A = A = OF ALL FI = EA = S P = ICIN = IS TO BE POINTS FO = P = ICIN = - THE INITIAL TE = AND Ill other proposers = Ill receive a percentage of this amount

based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation □
E \square A \square PLE \square Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and \square ill receive the full 20 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (25). (210,000/265,000) x 25 = 19.81, therefore, Contractor "B" will receive 19.81 of 25 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (25). \square 210 \square 000 \square 2 \square 000 \square x 2 \square 12 \square 3 \square therefore, Contractor "C" will receive 12.35 of 25 points.
<u>Proposer's Total Score</u>
Additional Infor ation e ardin aluation
Once proposals are received, the District's Board of Supervisors will review each proposal and score each based on the evaluation criteria information provided in response to reference chec and any other information available to the District and permitted to be used under la the District's award will be based on the proposal that is most advantageous to the District
The District reserves the right to see clarification from prospective firms on any issue in a response for the District invite specific firms for site visits or oral presentations or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response
Do not attempt to contact any District Board member \square staff member or any person other than the appointed staff for questions relating to this $\square FP \square$ Anyone attempting to lobby District representatives \square ill be disqualified \square

IV. AFFIDAVIT REGARDING PROPOSAL

STAT D D Florida C D D T D D Orange
Before me the undersigned authority appeared the affiant Marquess and having ta en an oath affiant based on personal on ledge deposes and states
I am over eighteen \(\preceq \preceq \preceq \text{years of age and competent to testify as to the matters contained herein \(\preceq \) I serve in the capacity of \(\text{Business Development Mgr} \) for \(\preceq \preceq \text{United Land Services} \) \(\text{Services} \) The proposer \(\preceq \text{and am authoriced to male this Affidavit \(\preceq \text{garding Proposal on behalf of Proposer } \)
I assisted with the preparation of, and have reviewed, the Proposer's proposal "Proposal" provided in response to the To n of indred Community Development District 's "District" request for proposals for landscape and irrigation maintenance services All of the information provided therein is full and complete and truthful and accurate I understand that intentional inclusion of false deceptive or fraudulent statements or the intentional failure to include full and complete ans ers may constitute fraud and that the District may consider such action on the part of the Proposer to constitute good cause for reaction of the proposal
$3\Box$ I do hereby certify that the Proposer has not \Box either directly or indirectly \Box participated in collusion or proposal rigging \Box
The Proposer agrees through submission of the Proposal to honor all pricing information for ninety 90 days from the opening of the proposals and if a arded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Proect anual
☐ The Proposer ac ☐ no ☐ ledges the receipt of the complete Pro ☐ anual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the follo ☐ ing Addenda ☐
Addendum Nodated
Addendum Nodated
Addendum Nodated
Addendum Nodated
By signing belo the Proposer ac no ledges that the Proposer has read understood and accepted the Project anual the Proposer has had an opportunity to consult the legal counsel regarding the Project anual the Proposer has agreed to the terms of the Project anual this is an informal bid and no protest rights or other procurement rights the afforded to the Proposer and the Proposer has agreed any right to challenge any matter

relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

7. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit Regarding Proposal and that the foregoing is true and correct.

the foregoing fifther it fogurants froposar and the	it the foregoing is true and correct.
Dated this 215th day of May	, 2025.
	ser: United Land Services Chris Marques Client Relations & Business Development
online notarization this 21st day of MAY personally k as identificati Notary Print N Comm	perfore me by means of physical presence or physica



V. PROPOSAL FORMS

P□OPOSAL FO□□ FO□ LANDSCAPE AND I□□I□ATION □ AINTENANCE SE□□ICES TO BE S□B□ ITTED TO□ $TO \square N OF \square IND \square ED CO \square \square \square NIT \square DE \square ELOP \square ENT DIST \square ICT$ □i □etta & Company □nc □ on or before □ ay 23 □ 202 □ at 10 □ 00 a m □ EST □ $TO\square$ To □n of □indred Community Development District Florida ULS Operating, LLC DBA United Land Services $F\square O\square \square$ **Proposer**□ In accordance \Box ith the \Box equest for Proposals for Landscape and Irrigation \Box aintenance for To \Box n of \Box indred Community Development District \Box the undersigned proposes to provide all services as described in the detailed Scope and or Specifications for the District All proposals shall be in accordance □ith the Proect □ anual□ Proposal Form Contents□ **Proposal Summary** Part I − □eneral Information Part II – Personnel and Equipment Part III – Experience Part $I \square$ – Pricing Signature Page

Comp		ENTIN□ United Land Services
Ι□	Contract □ro □osal A□ ount □ (Please provide an average of all five years of pricing)	468,520
	Annual Total □ear □	441,240
	Annual Total □ear □	454,477
	Annual Total □ ear □	468,111
	Annual Total □ear 4□	482,154
	Annual Total □ear □	496,619
and for year to Term	our annual rene □als □the parties have terms ("Additional Terms"). Adjust	e and Irrigation □ aintenance Agreement's initial term e the option to rene □ the agreement for additional onements to the annual fee schedule for the Additional e Index Ad ustment and or other relevant factors and rties □
		d _l Land Services
	ESS 6386 Beth Rd Orlando Fl	
PHO	NE - 407-515-5262	FA D D D D D D D D D D D D D D D D D D D
SI□N	IAT DE THE Chris Manguess	
P□IN	TED NA 🗆 E 🗆 Chris Marquess 🕕	
TITL	E Business Developmen	t Manager
DAT:	E 5/21/25	

PROPOSAL FORM PART I – GENERAL INFORMATION

Proposer General Information: Florida ULS Operating, LLC DBA United Land Services, LLC Proposer Name Street Address 12276 San Jose Blvd P. O. Box (if any) ____ State Florida Jacksonville Zip Code 32223 Telephone <u>904-829</u>-9255 Fax no. Title CEO **Bob Blandford** 1st Contact Name Ray Leach COO 2nd Contact Name Title Parent Company Name (if any) __United Land Services Operating 12276 San Jose Blvd Suite 747 Street Address N/A P. O. Box (if any) City Jacksonville Florida State ____ Zip Code <u>32223</u> Telephone 904-829-9255 ___ Fax no. 904-203-1250 Jason Lamb 1st Contact Name Title CFO Donnie Cope 2nd Contact Name Title VP Company Standing: Limited Liability Company Proposer's Corporate Form: (e.g., individual, corporation, partnership, limited liability company, etc.) ____ Date 2020 Delaware In what State was the Proposer organized? Is the Proposer in good standing with that State? Yes X No

V. PROPOSAL FORMS

N/A

If no, please explain ___

If no, please explai	n N/A
What are the Proposer's c	urrent insurance limits?
General Liability Automobile Liability Workers Compensation Expiration Date	\$\ \ \begin{aligned} \ 1,000,000 \\ \ \ \ \ 1,000,000 \\ \ \ \ \ \ \ \ \ \ \ \ \ \ \
licenses are presently in go	applicable state and federal licenses, and state whether such od standing: the proposal, all are up to date.

PROPOSAL FORM PART II – PERSONNEL AND EQUIPMENT

•	List the location of the	he Proposer's office, which woul	d perform work for the District.
	Street Address	6386 Beth Rd	
	P. O. Box (if any)	N/A	
	City Orlando	StateFlorida	Zip Code32824
	Telephone 407-	515-5265 Fax no.	
	1st Contact Name	John Borland	Title Branch Manager
	2nd Contact Name	Brett Perez	Title Regional Manager
•	Proposed Staffing Le	evels - Landscape and irrigation	maintenance staff will include the
	1 1 6	Supervisors, who will be onsit Technical personnel, who will Laborers, who will be onsite	be onsite 4 days per week; and
•		he Proposer's Officers and Supe	ete the pages that follow at the end of visory Personnel, and attach resumes
•	who have expertise horticulture, or other	e in pesticide application, he	employ any other technical personnel prbicide application, arboriculture, es No If yes, please provide ditional sheets if necessary):
	Name: Micheal .	Jackson	
	Position / Certification	ons: Director of Agronomics	
	Duties / Responsibil	ities: Helping over see our AG dep	artment as we bring this service in house completle
	% of Time to Be Dec	dicated to This Project:10	_%
	Please describe the p	person's role in other projects on ion: Champions Gate	behalf of the Proposer:
	Contact: Stephanie	e Taylor Contact Phone: 407-	787-8890
	Project Type/Descrip	ption: 996 homes and common	area, full service

Di	uties / Responsibilities: Maintenance, Irrigation and Agronomics
D	ollar Amount of Contract: 1.3M
	oposer's Scope of Services for Project: We are on property 51 weeks of the year, in charge
<u>of</u>	all aspects of landscape. 42 mows, 17 detail cycles and 12 irrigation inspections. We als
m	anage our work order system where homeowners can submit requests or concerns.
D	ates Serviced: January 2023-Current
th	becontractors – Does the Proposer intend to use any subcontractors in connection with e work? Yes X No X For each subcontractor, please provide the following formation (attach additional sheets if necessary):
St	abcontractor Name Great Day Lawn and Ornamental
	reet Address 3117 Mandolin Dr
P.	O. Box (if any)
Ci	ty Kissimmee State Florida Zip Code 34744
Te	elephone 321-695-5171 Fax no. N/A
1s	t Contact Name Mitch Tannenbaum Title Owner
2n	d Contact Name Title
Pr	oposed Duties / Responsibilities: Apply AG according to the scope
P1	ease describe the subcontractor's role in other projects on behalf of the Proposer:
Pr	oject Name/Location: Enders
Co	ontact: Scott Murrell Contact Phone: 689-333-2374
Pr	oject Type/Description: Apartment
D	ollar Amount of Contract: 77,416
	oposer's Scope of Services for Project:
	pply AG to turf and shrubs according to the scope of work

Security Measures - Please describe any background checks or other security measures
that were taken with respect to the hiring and retention of the Proposer's personnel who
will be involved with this project, and provide proof thereof to the extent permitted by law.
Our team members must pass a back ground check and are e-verified

• Equipment – Please complete the pages that follow at the end of this Part regarding the Proposer's Equipment that will be used in connection with this project.

OFFICERS

PROPOSER:	United Land Services	DATE:_	2/6/25
-----------	----------------------	--------	--------

Provide the following information for key officers of the Proposer and parent company, if any.

Trovide the following information for key officers c	T the Froposer una purent	t company, it any.	
NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Bob Blandford	CEO	Oversees all divisions	Jacksonville, Florida
Ray Leach	COO	Oversees all divisions	Jacksonville, Florida
Jason Lamb	CFO	Oversee all Financial	Jacksonville, Florida
FOR PARENT COMPANY (if applicable)			
Bob Blandford	CEO	Oversees all divisions	Jacksonville, Florida
Jason Lamb	CFO	Oversee all Financial	Jacksonville, Florida
			•

II	l	

SUPERVISORY PERSONNEL WHO WILL BE INVOLVED WITH THE WORK

PROPOSER: United Land Services DATE: 2/6/25

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT /# OF DAYS ON-SITE PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Chris Marquess	CRM	Client Relations	Orlando	5%, .5 days	2	15
John Borland	Branch Manager	Oversees operations	Orlando	10%, 1 day	5	35
Cupertino Iniguez	Account Manage	r Oversees Crew	Orlando	100%, 4 days	1	12
Tony Roberts	Irrigation Mgr	Oversees Irrigation team	Orlando	5%, .5 days	1	18
Brett Perez	Regional Mgr	Helps oversee Branch	Tampa	5% .5 days	1	17
					_	

COMPANY OWNED MAJOR EQUIPMENT TO BE USED IN CONNECTION WITH THE WORK

PROPOSER:	United Land Servoces	DATE: 2/6/25
PROPOSER:_		DATE: 210123

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
1	Izuzu NPR	1	Orlando
1	72' JD mower	1	Orlando
1	60' JD Mower	1	Orlando
1	52' JD Mower	1	Orlando
4	Stihl Back pack blower	1	Orlando
4	Stihl String trimmer	1	Orlando
4	Stihl Edger	1	Orlando
4	Stihl hedge trimmer	1	Orlando

PROPOSAL FORM SIGNATURE PAGE

Under penalties of perjury under the	laws of the State of Florida, I represent that I have authority
to sign this Proposal Form (ir	ncluding Parts I through IV) on behalf of
	"Proposer") and declare that I have read the foregoing
	IV) and that all of the questions are fully and completely
answered, and all of the information provid	,
answered, and an or the information provid	od is true and correct.
Deted this 1) day of	Mas , 2025.
Dated this \lambda\ day of	, 2023.
	D
	Proposer: United Lend Somicas By: Chris Maguzs
	By: Chris Magues
m1 10	Title: Chart Relations + Bustiness Navelypourt
STATE OF Floricis	•
STATE OF Florida COUNTY OF Orenege	
\bigcirc	
The foregoing instrument was sworn to	o (or affirmed) and subscribed before me by means of \square physical
presence or □ online notarization this 215 day	of MAY, 2025, by Chris Marguess of
United Land Services, who is 's pers	onally known to me or \square who has produced
	entification, and \(\square\) did or \(\square\) did not take the oath.
	1/2 Wareh
THE HAVERLAND	Notary Public, State of Florida
KEELY RENEE HAVERLAND Notary Public - State of Florida	Print Name: Kely Haverland
Mills (TN) =: cincide (F HH 34041)	Commission No.:
My Comm. Expires Oct 1, 2028 Bonded through National Notary Assn.	My Commission Expires:
politica tili orginisa	-

VI. AFFIDAVIT FOR INTEGRITY IN PUBLIC CONTRACTING AND PURCHASING, E-VERIFY, AND NON-COLLUSION

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Name of Proposer	United Land Services
I am authori æd to ma that□	□ this affidavit on behalf of my firm and its o ner directors and officers state
Cha⊑ter □87 □□lorid	a Statutes on Inte □rity of □ublic Contractin □ and □urchasin □
the following a Second b Second c Second d Second eccond 2 I understand certain criter entities, inclu 3 I understand District's Rec ("Project") an Based on info	Sections ("Public Integrity Laws"): ction 2 13 13 Florida Statutes titled Public entity crime; denial or revocation the right to transact business with public entities to transact companies to the right to transact business titled Prohibition against contracting with public entities and to the right to transact business with public entities; denial of the public benefits and to the right to transact business with public entities of foreign antries of concern prohibited that the Public Integrity Laus titled Contracting with entities that meet a from bidding on or entering into or rene ing a contract that the public Integrity Laus public the bidding documents applicable to the quest for Proposals for Landscape and Irrigation Maintenance Services Project of the contract to be executed in connection with the Project. The public Integrity Laus public that I have mared belouristrue in relation to submitting this such statement indicate in the statement applies.
X	Neither the entity submitting this sorn statement on any of its officers directors executives partners shareholders employees members or agents ho are active in the management of the entity nor any affiliate of the entity meets any of the Prohibited Criteria. Thus the entity is not prohibited from bidding on or entering into or rene ing a contract oith the District.
	The entity submitting this sorn statement one of its officers directors executives partners shareholders employees members or agents ho are active in the management of the entity or an affiliate of the entity meets one or more of the Prohibited Criteria

If this statement is mar \[\text{ed} \] the Proposer may provide additional information
regarding the same in the space provided directly belo \square for by attaching a separate sheet and indicating this method in the space provided directly belo \square Such additional information may be related to the Proposer's alleged basis for
additional information may be related to the Proposer's alleged basis for entitlement to an exception from the prohibition on bidding or contracting to the
extent one is permissible under Florida la□□
☐ If a ☐ arded the contract ☐ the Proposer ☐ ill immediately notify the District in ☐ riting if either the Proposer ☐ any of its officers ☐ directors ☐ executives ☐ partners ☐ shareholders ☐ employees ☐ members ☐ or agents ☐ ho are active in the management of the entity ☐ or any affiliate of the entity ☐ meets any of the Prohibited Criteria after a ☐ ard of the contract or during the term of the contract ☐
1 □ I understand that □pursuant to Section □□□09 □2 □□Florida Statutes □□e must comply □ith
Florida's E- □erify la□ in order to enter into an agreement □ith a public employer□ 2□ Our firm is registered with and uses the United States Department of Homeland Security's E-
□erify system to verify the □or□ authori□ation status of all employees hired on or after □anuary 1 □2021 □
3 □ No public employer has terminated a contract □ith our firm under Section □□09□2□c□□
Florida Statutes ithin the year immediately preceding the date of our proposal ☐ ☐ Our firm is currently in compliance and ☐ill remain in compliance ☐for the duration of the
agreement □ ith all requirements of Section □ □ 09 □ 2 □ Florida Statutes □
☐ I understand that ☐ if there is a good faith belief that our firm has ☐ no ☐ ingly violated Section ☐ ☐ 09 ☐ ☐ Florida Statutes ☐ there is an obligation to terminate the agreement pursuant to Section ☐ ☐ 09 ☐ 2 ☐ ☐ Florida Statutes ☐
6□ I understand that if there is a good faith belief that one of our subcontractor is has ino ingly
violated the Section □□09 □ □Florida Statutes □but our firm has other □ise complied □ith its
obligations thereunder ☐then our firm ☐ill be required to immediately terminate its contract ☐ith the subcontractor in order to continue providing services to a public employer ☐
on Collusion
1 □ The price □ and amount □ of in our proposal have been arrived at independently and □ ithout consultation □ communication □ or agreement □ ith any other proposer □ potential proposer □
proposal □or potential proposal □ 2 □ Neither the price □s □ nor the amount □s □ in our proposal □ have been disclosed to any other firm or
person □ho is a proposer or potential proposer and they □ill not be disclosed before opening of all proposals □
3□ No attempt has been made or □ill be made to induce any firm or persons to refrain from
submitting a proposal or to submit a price higher that the prices in our proposal or to submit any intentionally high or noncompetitive price or other form of complementary
proposal ☐ ☐ Our proposal is made in good faith and not pursuant to any agreement or discussion ☐ith ☐or

- inducement from, any firm or person to submit a complementary or other noncompetitive proposal.
- 5. Our firm, its affiliates, subsidiaries, officers, director, and employees are not currently under investigation, by any governmental agency and have not in the last 3 years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to any public contract, except as disclosed.

I state that I and the named firm understand and acknowledge that the above representations are material and important and will be relied on by the Town of Kindred Community Development District for which our proposal is submitted. I understand and my firm understands that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the District of the true facts relating to the submission of proposals for this work.

Signature of Authorized Signatory of Proposer

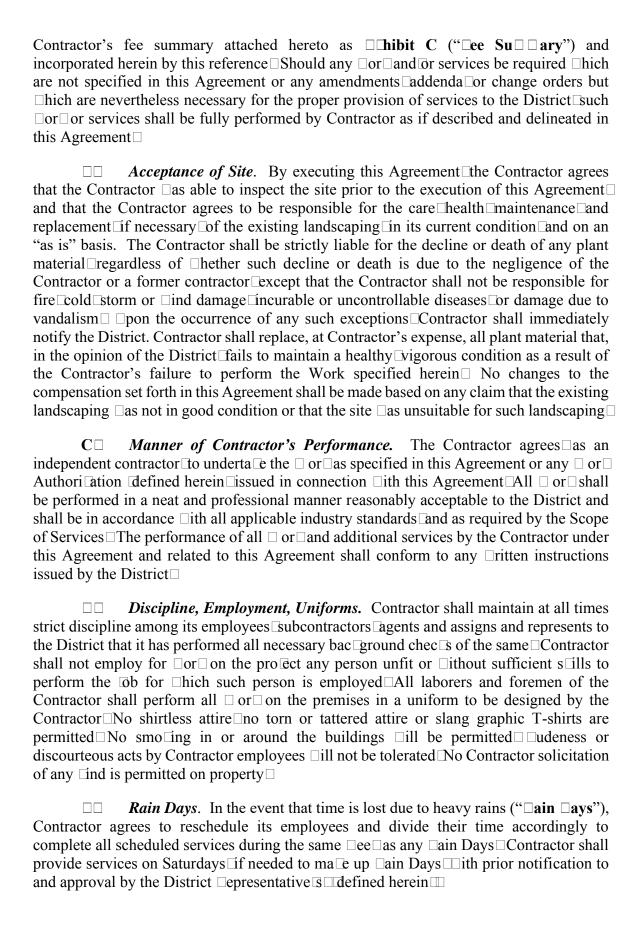
Sworn before me on 21st , 2025

Notary Public Signature



Notary Stamp

VII. FORM OF LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES AGREEMENT

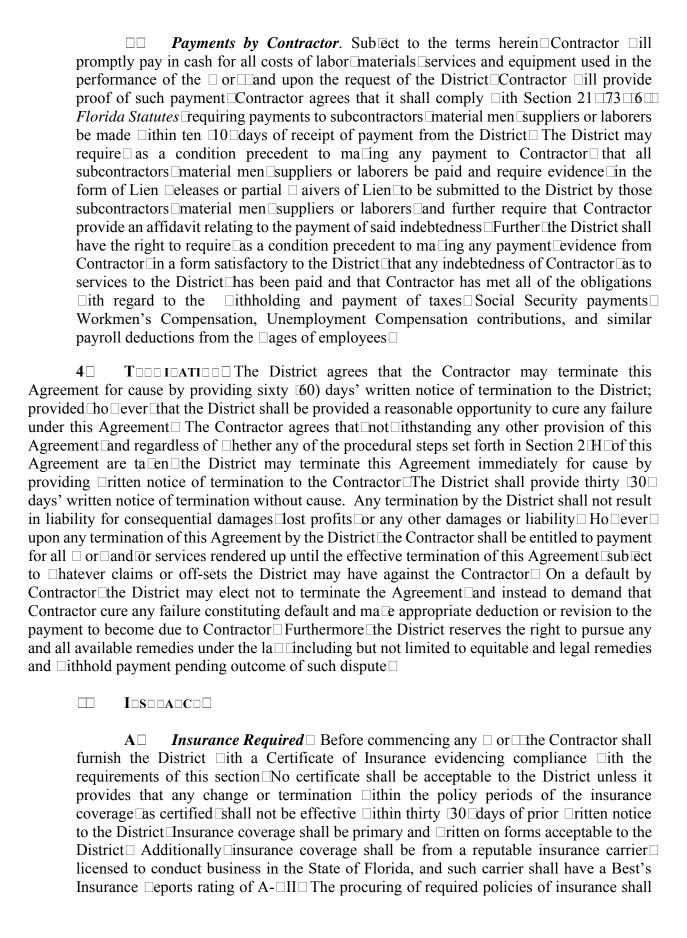


Protection of Property. Contractor shall use all due care to protect against
any harm to persons or property while performing the Work. If Contractor's acts or omissions result in any damage to property \(\percolon\) ithin the District \(\percolon\) including but not limited to damage to landscape lighting and irrigation system components \(\percolon\) entry monuments \(\percolon\) etc \(\percolon\) the Contractor shall immediately notify the District and promptly repair all damage – and \(\parcolon\) promptly replace damaged property – to the sole satisfaction of the District \(\percolon\) If Contractor fails to do so \(\percolon\) the District reserves the right to ma \(\percolon\) e such repairs and Contractor shall reimburse the costs of such repair or replacement \(\percolon\)
□□ District Representative; Reporting □ The District shall designate in □riting a person to act as the District □epresentative □ith respect to the □ or □ to be performed under this Agreement □ The District □epresentative shall have complete authority to transmit instructions □receive information, interpret and define the District's policies and decisions □ith respect to materials □ equipment □ elements □ and systems pertinent to Contractor's services, including the Work.
i□ The District hereby designates the District □ anager or his or her designee □ to act as the District □ epresentative □
ii The District shall have the right to change its designated \Box epresentative \Box ith \Box ritten notice to Contractor \Box
iii \square Contractor agrees to meet with the District's representative no less than bi- \square ee \square y to \square al \square the property and discuss conditions \square schedules \square and items of concern regarding this Agreement and to provide a monthly \square ritten report summari \square ng \square at minimum \square the \square or \square performed during the month \square any issues and \square or areas of concern and the schedule of \square or \square to be performed for the upcoming month \square
$i\Box$ Contractor agrees to attend the regularly scheduled meetings of the Board of Supervisors of the District \Box upon request \Box
□□ Deficiencies□ Contractor shall identify and promptly notify the District □epresentative of any deficient areas by □ritten communication□ including any explanations of proposed actions to remedy such deficiencies□ □pon approval by the District □epresentative□ the Contractor shall ta□ such actions as are necessary to address the deficiencies □ithin a reasonable time period specified by the District □epresentative□ or if no time is specified by the District□ ithin three □3□ days and prior to submitting any invoices to the District□ Contractor and the District recogni□ that time is of the essence □ith this Agreement and that the District □ill suffer financial loss if the deficiencies are not timely addressed□ Should the Contractor fail to address any deficiencies □ithin the time set forth by the District □epresentatives□ the District shall have the rights to□ among other remedies available at la□ or in equity□ fine the Contractor one hundred dollars □100 00 □ per day□ to □ithhold some or all of the Contractor's compensation under this Agreement□ and to contract □ ith outside sources to perform necessary □ or □ □ ith all charges for such services to be reimbursed by Contractor or deducted from the Contractor's compensation □

$\mathbf{I} \square$	Compliance with Laws □The Contractor shall □eep□observe□and perform
all requirement	s of applicable local state and federal la s rules regulations ordinances
permits □icense	es or other requirements or approvals Further the Contractor shall notify
the District in	□riting □ithin five □□□days of the receipt of any notice□order□required to
comply notice	or a report of a violation or an alleged violation ☐made by any local ☐state ☐
	rnmental body or agency or subdivision thereof □ith respect to the services
	under this Agreement or any act or omission of the Contractor or any of its
	s □employees □or material men □or appliances □or any other requirements
applicable to p	rovision of services Additionally the Contractor shall promptly comply
	rement of such governmental entity after receipt of any such notice order
	oly notice or report of a violation or an alleged violation □
-	
	Safety □ Contractor shall provide for and oversee all safety orders □
	d programs necessary for the □ or □ Contractor shall maintain an adequate
	to ensure the safety of employees and any other individuals □or □ing under
_	t□Contractor shall comply □ith all OSHA standards□Contractor shall ta □e
	all times to protect any persons and property in performing the \square or \square
utili ing safety	equipment including but not limited to bright vests and traffic cones□
ПП	<i>Environmental Activities</i> ☐ The Contractor agrees to use best management
	stent \square ith presently accepted industry standards \square ith respect to the storage \square
	se of chemicals egulfertililers pesticides etc and fuels. The Contractor
	equipment clean eguichemical sprayers and properly dispose of aste
-	
	ntractor shall immediately notify the District of any chemical or fuel spills
	shall be responsible for any environmental cleanup replacement of any turf
	ed from chemical burns and correcting any other harm resulting from the
□ or □ to be per	formed by Contractor□
	Payment of Taxes; Procurement of Licenses and Permits. Contractor
	wes required by $la \square$ in connection \square ith the \square or \square including sales \square use \square and
	nd shall secure all licenses and permits necessary for proper completion of
	ng the fees therefore and ascertaining that the permits meet all requirements
	ederal state and local la s or requirements
or applicable re	detailstate and local lais of requirements.
	Subcontractors □ Contractor shall not assign any portion of the □ or □ to
	□ithout prior □ritten approval of the District □ In the event any portions of
	signed to subcontractors Contractor shall be responsible for the satisfactory
	Such □or □ by subcontractors □ Nothing in this Agreement shall be construed
	ractual relationship bet □een any subcontractor and the District □
	Independent Contractor Status ☐ In all matters relating to this Agreement ☐
	l be acting as an independent contractor Neither Contractor nor employees
	if there are any are employees of the District under the meaning or
	any Federal or State □nemployment or Insurance La□s or Old Age La□s or
	ntractor agrees to assume all liabilities or obligations imposed by any one or
	als lith respect to employees of Contractor if any in the performance of
this Agreement	□Contractor shall not have any authority to assume or create any obligation □

represent the District as an agent employee or in any other capacity unless other ise set forth in this Agreement□ C = C = C**Term** ☐ The term of this Agreement shall be from ☐☐☐☐☐202☐to September 30 □ 2026 ("□ear □") □unless terminated earlier in accordance □ith the terms of this Agreement □ Thereafter this Agreement □ill automatically rene □ in additional □one □ □year terms □for up to four □□□additional annual rene □als □unless terminated earlier in accordance □ith the terms of this Agreement □ **Compensation** \square As compensation for the \square or \square the District agrees to pay Contractor an amount not-to-exceed ______ollars ____per year for □ear 1 □all in accordance □ith the Fee Summary attached hereto as □□hibit C□ Compensation for the \square or \square in subsequent rene \square all years shall be in accordance \square ith the □ith the Fee Summary attached hereto as □□hibit C□ $C\square$ Additional Work. Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and/or irrigation systems eg additional services or services for other areas not specified in this Agreement □ such additional □or □ and or services shall be fully performed by the Contractor after prior approval of a required □ or □ Authori □ ation □ The Contractor agrees that the District shall not be liable for the payment of any additional \Box or \Box and $\overline{\bigcirc}$ r services unless the District first authori Les the Contractor to perform such additional □or □ and lor services through an authori ded and fully executed □ or □ Authori dation a form of □ hich is attached hereto as $\Box \Box$ hibit $\Box \Box$ The Contractor shall be compensated for such agreed additional □or□and or services based upon a payment amount derived from the prices set forth in the Contractor's Fee Summary attached hereto as □□hibit C□ If pricing for any such additional □or □ or services is not specifically provided for in the exhibits hereto □ Contractor agrees to negotiate in good faith on such pricing□ Nothing herein shall be construed to require the District to use the Contractor for any such additional □or□andor services and the District reserves the right to retain a different contractor to perform any additional □or □ and or services □ Payments by the District. The Contractor shall maintain records conforming to usual accounting practices Further the Contractor agrees to render monthly invoices to the District in priting which shall be delivered or mailed to the District by the fifth □th□day of the next succeeding month□ Each monthly invoice shall contain□ at a minimum, the District's name, the Contractor's name, the invoice date an invoice number □an itemi red listing of all costs billed on the invoice □ith a description of each sufficient for the District to approve each cost the time frame □ithin □hich the services □ere provided □ and the address or ban □ information to □ hich payment is to be remitted □ Consistent with Florida's Prompt Payment Act, section 218.70, et seq., Florida Statutes these monthly invoices are due and payable thin forty-five the days of receipt by the District□

express or implied on behalf of the District and Contractor shall have no authority to



not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement□
$\Box\Box$ <i>Types of Insurance Coverage Required</i> \Box Contractor or any subcontractor performing the \Box or \Box described in this Agreement shall maintain throughout the term of this Agreement the follo \Box ing insurance \Box
i□ Worker's Compensation Insurance in accordance with the laws of the State of Florida. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a □ inimum Premium Workers' Compensation policy, along □ith a □ aiver of Subrogation in favor of the District□All documentation must be provided to the District at the address listed belo□□No contractor or sub-contractor operating under a worker's compensation exemption shall access or □or□on the site□
ii□ Employer's Liability Coverage with limits of at least \$1,000,000 one million dollars per accident or disease □
iii ☐ Commercial General Liability Insurance covering Contractor's legal liability for bodily in the interest property damage ☐ contractual ☐ products and completed operations ☐ and personal in the interest property damage ☐ contractual ☐ products and completed operations ☐ and personal in the interest property damage in connection ☐ ith subcontractors' operation.
i ☐ Automobile Liability Insurance for bodily in uries in limits of not less than ☐ 1000 000 combined single limit bodily in ury and for property damage ☐ providing coverage for any accident arising out of or resulting from the operation ☐ maintenance ☐ use by Contractor of any o ☐ ned ☐ non-o ☐ ned ☐ or hired automobiles ☐ trailers ☐ or other equipment required to be licensed ☐
\square \square mbrella Excess Liability Insurance to cover any liability in excess of the limits of coverage already required and \square ith limits of at least \square
C□ Additional Insured□ All policies required by this Agreement□□ith the exception of Workers' Compensation, or unless specific approval is given by the District, are to be □ritten on an occurrence basis□and shall name the District□and its supervisors□ officers□staff□agents□employees□and representatives as additional insured □ith the exception of Workers' Compensation insurance) as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees□shall agree to □aive all rights of subrogation against the District and its supervisors□officers□staff□agents□employees□and representatives□
□□ Sub-Contractors. Insurance requirements itemi ed in this Agreement and required of the Contractor shall be provided on behalf of all sub-contractors if any and if approved to cover their operations performed under this Agreement The Contractor shall

be held responsible for any modifications \square deviations \square or omissions in these insurance requirements as they apply to sub-contractors \square
Payment of Premiums. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to □hich such policies are subæct □hether or not the District is an insured under the policy □
Notice of Claims. Notices of accidents \Box cocurrences \Box and notices of claims associated \Box ith \Box or \Box being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured \Box
at any time □coverage □form □and amount of insurance □ If the Contractor fails to have secured and maintained the required insurance □the District has the right □ithout any obligation to do so □ho □ever □to secure such required insurance in □hich event □the Contractor shall pay the cost for that required insurance to the District and shall furnish □ upon demand, all information that may be required in connection with the District's obtaining the required insurance □If Contractor fails to pay such cost to the District □the District may deduct such amount from any payment due the Contractor □
A The Contractor shall indemnify defend and hold harmless the District the District's Board of Supervisors, District staff and the District's agents, officers, employees, contractors and representatives from and against any and all liability actions claims demands of Contractor, or the Contractor's officers, directors, agents, assigns, employees, subcontractors or representatives
Obligations under this section shall include the payment of all settlements udgments damages iquidated damages penalties fines forfeitures bac pay a ards court costs mediation costs litigation expenses attorney fees paralegal fees incurred in court of court on appeal or in ban ruptcy proceedings for other amounts of any ind
C \square The Contractor agrees that nothing in this Agreement shall serve as or be construed as a waiver of the District's or its staff, supervisors or consultant's limitations on liability contained in section $76\square2\square Florida$ Statutes or other la \square Any subcontractor retained by the Contractor shall acknowledge the same in writing, and it shall be Contractor's responsibility to secure such ac \square no \square ledgments \square Further \square nothing herein shall be construed to limit or restrict the District's rights against the Contractor under applicable la \square
☐☐ In any and all claims against the District or any of its agents or employees by any employee of the Contractor ☐any subcontractor ☐anyone directly or indirectly employed by any of them ☐or anyone for ☐hose acts any of them may be liable ☐the indemnification obligation under this Agreement shall not be limited in any ☐ay as to the amount or type of

damages © compensation or benefits payable by or for the Contractor or any subcontractor under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.
$\Box\Box$ It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 72 \Box 06 \Box Florida Statutes \Box and that said statutory provision does not govern \Box restrict or control this Agreement
A□ Default and Protection Against Third-party Interference □ A default by either party under this Agreement shall entitle the other to all remedies available at la□ or in equity □ hich may include □ but not be limited to □ the right of damages □ in □ unctive relief □ and □ or specific performance □ The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party □ Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement □
Custom and Usage ☐ It is hereby agreed ☐ any la☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐
C□ Successors□ This Agreement shall inure to the benefit of and be binding upon the heirs□executors□administrators□successors□and assigns of the parties to this Agreement□except as expressly limited in this Agreement□
□□ Assignment □Neither the District nor Contractor may assign this Agreement □ithout the prior □ritten approval of the other □hich approval shall not be unreasonably □ithheld □ Any purported assignment □ithout such □ritten approval shall be void □
$\Box\Box$ <i>Headings for Convenience Only</i> \Box The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement \Box
☐☐ Attorneys' Fees☐ In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or other☐ise☐then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees☐paralegal fees and costs for trial☐alternative dispute resolution☐or appellate proceedings☐
☐☐ Agreement ☐This instrument ☐together ☐ith its Exhibits ☐shall constitute the final and complete expression of this Agreement bet ☐een the District and Contractor relating to the sub ☐ct matter of this Agreement ☐All prior agreements regarding the matters provided herein are hereby superseded and replaced by this Agreement ☐The Exhibits

attached herein are incorporated to the extent that it clarifies certain terms of the Agreement \square and to the extent there are any inconsistencies or conflict bet \square een this instrument and the Exhibits \square this instrument shall control \square			
\Box Amendments \Box Amendments to and \Box aivers of the provisions contained in this Agreement may be made only by an instrument in \Box riting \Box hich is executed by both the District and Contractor \Box			
I □ <i>Authorization</i> □ The execution of this Agreement has been duly authori \Box ed by the appropriate body or official of the District and Contractor \Box both the District and Contractor have complied \Box ith all the requirements of \Box la \Box land both the District and Contractor have full po \Box er and authority to comply \Box ith the terms and provisions of this instrument \Box			
□ <i>Notices</i> $□$ All notices $□$ requests $□$ consents and other communications under this Agreement $□$ ' $□$ otices' $□$ shall be in $□$ riting and shall be delivered via hand delivery $□$ mailed by $□$ nited States certified mail $□$ or by overnight delivery service $□$ to the parties $□$ as follo $□$ s $□$			
A□ If to the □istrict□	To □n of □indred Community Development District □ 29 South Par □ Circle □ Suite 330 Orlando □ Florida 32 □ 19 Attn □ District □ anager		
□ ith a co□y to□	□uta□□oc□LLP 107 □ est College Avenue Tallahassee□Florida 32301 Attn□District Counsel		
□□ If to Contractor□	Attn		
Except as other ise provided in this Agreement any Notice shall be deemed received only upon actual delivery at the address set forth above Notices delivered after 00 pm at the place of delivery or on a non-business day shall be deemed received on the next business day If any time for giving Notice contained in this Agreement ould other see expire on a non-business day hotice period shall be extended to the next succeeding business day Saturdays Sundays and legal holidays recognided by the nited States government shall not be regarded as business days Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor Any party or other person to hom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to hich Notices shall be sent by providing the same on five days ritten notice to the parties and addressees set forth herein			

☐☐ <i>Third Party Beneficiaries</i> ☐This Agreement is solely for the benefit of the
District and Contractor and no right or cause of action shall accrue upon or by reason to or for the benefit of any third party not a formal party to this Agreement Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and Contractor any right remedy or claim under or by reason of this Agreement and all of the provisions representations covenants and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective epresentative successors and assigns
☐☐ Controlling Law; Venue. This Agreement and the provisions contained in this Agreement shall be construed interpreted and controlled according to the la sof the State of Florida Parties consent to and agree that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate urisdiction in and for Osceola County Florida ☐
□□ Public Records□Contractor understands and agrees that all documents of any □ind provided to the District in connection □ith this Agreement may be public records□ and □accordingly□Contractor agrees to comply □ith all applicable provisions of Florida la□ in handling such records□including but not limited to section 119.0701 □Florida Statutes□ Contractor ac□no□ledges that the designated public records custodian for the District is □rian □ endes (□ublic □ecords Custodian"). Among other requirements and to the extent applicable by la□□Contractor shall 1□□eep and maintain public records required by the District to perform the service□2□upon request by the Public □ecords Custodian□ provide the District □ith the requested public records or allo□ the records to be inspected or copied □ithin a reasonable time period at a cost that does not exceed the cost provided in Chapter 119□Florida Statutes□3□ensure that public records □hich are exempt or confidential□and exempt from public records disclosure requirements□are not disclosed except as authori□ed by la□ for the duration of the contract term and follo□ing the contract term if Contractor does not transfer the records to the Public □ecords Custodian of the District□and □upon completion of the contract□transfer to the District□at no cost□all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida la□s□ hen such public records are transferred by Contractor□Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements□All records stored electronically must be provided to the District in a format that is compatible □ith □ icrosoft □ ord or Adobe PDF formats□
I C C T ACT AS AS AS STILLS AS
COTACT TO COSTODIA O CODO CODO SAT
SOOTO OAOO CIOCOOO SOITO OOO OOOAOOOO

\Box Severability \Box The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement \Box or any part of this Agreement not held to be invalid or unenforceable \Box
□□ <i>Arm's Length Transaction</i> □ This Agreement has been negotiated fully bet□een the District and Contractor as an arm's length transaction□ The District and Contractor participated fully in the preparation of this Agreement □ith the assistance of their respective counsel□ In the case of a dispute concerning the interpretation of any provision of this Agreement□the parties are each deemed to have drafted□chosen□and selected the language□and any doubtful language □ill not be interpreted or construed against any party□
☐ Counterparts☐ This Agreement may be executed in any number of counterparts☐each of ☐hich ☐hen executed and delivered shall be an original☐ho☐ever☐all such counterparts together shall constitute☐but one and the same instrument☐
□□ Scrutinized Companies Statement□ Contractor certifies that it is not in violation of section 2□7□3□□Florida Statutes□and is not prohibited from doing business □ith the District under Florida la□□including but not limited to Scrutini ded Companies □ith Activities in Sudan List or Scrutini ded Companies □ith Activities in the Iran Petroleum Energy Sector List□If Contractor is found to have submitted a false statement has been placed on the Scrutini ded Companies □ith Activities in Sudan List or the Scrutini ded Companies □ith Activities in the Iran Petroleum Energy Sector List□or has been engaged in business operations in Cuba or Syria□or is no□ or in the future on the Scrutini ded Companies that Boycott Israel List□or engaged in a boycott of Israel □the District may immediately terminate this Agreement□
□□ <i>E-Verify</i> □The Contractor agrees that it shall bear the responsibility for verifying the employment status of all persons it employs or subcontracts in the performance of this Agreement and agrees to other□ise comply □ith all applicable federal and Florida la□including but not limited to the Immigration □eform and Control Act of 19□6□as amended□and Section □□□09□Florida Statutes□By entering into this Agreement□ the Contractor represents that no public employer has terminated a contract □ith the Contractor under Section □□□09□2□c□Florida Statutes□□ithin the year immediately preceding the date of this Agreement□
S□ STATEMENT REGARDING CHAPTER 287 REQUIREMENTS□ Contractor ac no ledges that in addition to all La s and egulations that apply to this Agreement the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:
 a□ Section 2□7□33□Florida Statutes□titled Public entity crime; denial or revocation of the right to transact business with public entities□ b□ Section 2□7□3□□ Florida Statutes□ titled Discrimination; denial or revocation of the right to transact business with public entities□

$c \square$	Section 2 17 113 11 Florida Statutes 11 titled Prohibition against contracting
	with scrutinized companies \square
$\mathrm{d}\square$	Section 2 □ 7 □ 137 □ Florida Statutes □ titled Antitrust violations; denial or
	revocation of the right to transact business with public entities; denial of economic benefits and
$e \square$	Section 2 17 113 In Florida Statutes Littled Contracting with entities of foreign
	countries of concern prohibited \Box
	ctor ac ☐no ☐ledges that the Public Integrity La ☐s prohibit entities that meet
	from bidding on or entering into or rene □ing a contract □ith governmental
	ding with the District (" rohibited Criteria"). Contractor certifies that in
	his Contract neither it nor any of its officers directors executives partners
	employees members or agents ho are active in the management of the
	affiliate of the entity meets any of the Prohibited Criteria and in the event
such status cha	anges Contractor shall immediately notify the District□
$\mathbf{T}\Box$	Compliance with section 20.055, Florida Statutes ☐ The Contractor agrees
	h section 2010 TITTFlorida Statutes to cooperate ith the inspector general
•	gation □audit □inspection □revie □ □or hearing pursuant such section and to
-	all subcontracts the obligation to comply □ith section 2010 □□□□Florida
Statutes.	
	Romainder of this page intentionally left blank

I □ □ IT□□SS □ □□□□□□ the parties execute above □	this agreement the day and year first □ritten
ATTEST	TOOOOOOOOOOOOOOOOOOOOOOOOOOOOOOOOOOOOO
By□	By ☐ ☐ Chairperson
☐ Assistant Secretary	□ □ ice Chairperson
	C T ACT = =
By 🗆	Ву□
Its 🗆	Its 🗆
□ □ hibit A □ Scope of Services □ □ hibit □ □ Landscape □ aintenance □ ap □ □ hibit □ □ Fee Summary □ □ hibit □ □ Form of □ or □ Authori □ ation	

□ hibit A Sco e of Ser ices

$T\square\square$		$C \square \square$	$SC\square\square\square$	

The \Box or \Box for the exterior landscape maintenance is to include the furnishing of all labor \Box materials \Box equipment \Box accessories and services necessary or incidental to sustain all turf and plant materials in a healthy \Box vigorous gro \Box ing condition \Box free from \Box eeds \Box diseases \Box insects \Box and nutritional deficiencies as \Box ell as a completely operational irrigation system \Box All associated planted areas are to be \Box ept in a continuous healthy \Box neat \Box clean and debris free condition for the entire life of the contract \Box The contractor \Box ill be expected to provide service for the property fifty t \Box o \Box 2 \Box ee \Box s per year \Box
SCHEDULE "A" - DDDDAD SDDDICDS
A □Turf □ aintenance
Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. Turf maintenance operations are to be completed the same day they are begun. High traffic and high profile areas such as amenity areas will be completely mowed, edged, trimmed and cleaned up prior to normal business hours of operation. In the event it becomes necessary to make a change in the mowing schedule for any reason, the owner or owner's representative must be notified prior to adjustment of schedule. Mowing during inclement weather will not alleviate the contractor of responsibility for damage caused by the mowing of wet areas.
$1 \square \square o \square ing$
$a\Box$ Prior to mo $\Box ing\Box remove$ and dispose of normal litter and debris from all landscape areas \Box
b□ Turf shall be mo□ed □ee□y during the gro□ing season from □ arch 1st through November 1st and bi-□ee□y during the non-gro□ing season from November 1st through □ arch 1st□Based on this schedule□t is estimated that the contractor □ill perform a minimum of □ and a maximum of □ mo□ing cycles per 12-month period in the performance of this contract□
c□ Turf shall be cut □ith rotary mo□ers to maintain a uniform height□ □o□ing blades shall be □ept sufficiently sharp and properly adūsted to provide a cleanly cut grass blade□□o□ing pattern shall be varied □here feasible to prevent rutting and minimi□e compaction□
Mowing height for St. Augustine and Bahia turf will be set at 3½" to 4". At no time □ill mo□ing height be reduced so that more than 1 □3 of the grass blade is removed at any cutting □

□isible clippings that may be left follo□ing mo□ing operations shall be removed from the turf each visit□Discharging grass clippings into beds tree rings or maintenance strips is unacceptable and any visible clippings discharged into these areas shall be removed prior to the end of each service day□	
f□ Contractor □ill ta e special care to prevent damage to plant material as a result of the mo□ing operations Any damage caused by contractors mo□ing equipment may result in the replacement of damaged material at the contractor's cost Determination as to replacement □ill be at the sole discretion of the o□ner or owner's representative. Replacement material will be similar size to the material being replaced □	5
Edging	
Side als curbs concrete slabs and other paved surfaces ill be edged in confunction ith mo ing operations Edging is defined as removal of unanted turf from the above mentioned borders by use of a mechanical edger String trimmers ill not be used for this function	l
3□ String Trimming	
a□ String trimming shall be performed around road signs □guard posts □utility poles □ and other obstacles □ here mo □ ers cannot reach □ □ rass shall be trimmed to the same desired height as determined by the mo □ ing operation □ Trimming shall be completed □ ith each mo □ ing operation □	,
b□ □nder no circumstance □ill it be an acceptable practice to string trim bed edges or small turf areas that may be cut utili ☐ng a small □al□behind mo□er	
c □ aintaining grass-free areas by use of chemicals may be the preferred method in certain applications □ Such use □ ill only be done □ ith prior approval of the owner or the owner's representative.	
d□ Turf around the edge of all □ater□ays shall be mo□ed or string trimmed to the natural water's edge during each mowing cycle.	,
□ Blo□ing	
□ hen using forced air machinery to clean curbs □ side □ al □s and other paved surfaces □ care must be ta □ en to prevent blo □ ing grass clippings into beds □ onto vehicles or onto other hardscape surfaces □	
□ Damage Prevention □ epair	

Special care shall be ta en to protect building foundations light poles sign posts and other hardscape elements from mo ing edging or string trimming equipment damage Contractor lill agree to have repairs made by specialied contractors or reimburse the association or homeo ners lithin 30 days for any damage to property caused by their cre members or equipment

□□□etail

Detailing of planted areas will be performed weekly in a sectional method, each section representing one-forth of the entire property. Based on four sections, the contractor will completely detail the entire property once every four weeks. The exception will be amenity or high profile areas. These are high traffic and focal areas and as such will be included in each detail section to provide weekly attention. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning or cutbacks of select varieties of plant material and ornamental grasses as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation.

1 □ Pruning

- a□ Prune trees□shrubs and groundcovers to encourage healthy gro□th and create a natural appearance□Prune to control the ne□ plant gro□th□maintain the desired plant shape and remove dead damaged or diseased portions of the plant□Provide remedial attention and repair to plant material as appropriate to season or in response to incidental damage□
- b□ Only Contractor's staff that have been trained and demonstrate competency in proper pruning techniques shall perform pruning □ se only hand pruners or loppers on trees and shrubs □particularly groundcover □uniper varieties □ Hand shears or Topiary shears □ill be the preferred method of trimming most formal shrubs □Only use po □er shears on formal hedges □here previous practice □as to shear, or as directed by owner or owner's representative.
- c□ Prune trees to include the removal of suc □er gro □th by hand at the base of and on the trun □s of trees continuously throughout the year □ Aesthetic pruning shall consist of the removal of dead and or bro □en branches as often as necessary to have trees appear neat at all times □ Branches □ill be pruned □st outside the branch collar □ Branches and limbs shall be □ept off signage structures □play structures □fences and □alls as □ell as pruned to □eep street lights and traffic signage from being bloc □ed □
 - Provide clearance for pedestrians vehicles mo ers and buildings
 - □ aintain clearance from shrubs in bed areas □
 - Improve visibility in par ing lots and around entries

for proper development \(\text{Cut bac} \) to branch collar \(\text{lithout leaving stubs} \) Provide clean and flush cut \(\text{lith no tearing of the tree bar} \)
e□ Prune all shrubbery in accordance □ith the architectural intent as it relates to ad acent plantings and intended function□
Prune to contain perimeter gro the dithin intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll leading edges to avoid creating a harsh boxed loo at a ture groundcover shall be maintained at a consistent evel height to provide a smooth and even appearance and separation from adacent plant material.
Structural pruning \square ill be required for several varieties of plants bi-annually \square annually or semi-annually to maintain their scale and performance \square ithin the landscape \square The methodology employed is to structurally prune one plant group throughout the entire property during the sectional detail rotation \square Follo \square ing this schedule \square all structural pruning should be completed \square ithin a six \square ee \square cycle each time it is performed \square Ornamental \square rasses are to be haystac \square cut t \square o times per year during \square arch \square April and September \square October \square
Crape □ yrtles are to be trimmed once per year in the □inter months□ Trimming should include removal of old blooms suc er gro th and any cross branching Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts. "Hat Racking" will not be permitted unless directed other □ise by management □
Pruning of all palms less than 12' CT in height will be included in the sectional rotation □ Pruning consists of removal of all dead fronds □ seedpods and any loose boots □
2□ Edging
$a\Box$ Edging is defined as removal of un \Box anted vegetation along beds and tree saucers \Box Edges are to be perpendicular to the ground \Box
b□ Only mechanical edgers □ill be used for this function □se of string trimmers or non selective herbicides □ill not be allo □ed □
$c\square$ Care \square ill be ta \square en to maintain bed edges as designed in either straight or curvilinear lines \square
$3 \square \ \square \ \text{eed Control}$

;	Bed areas are to be left in a □eed free condition after each detail service □ □ hile pre and post-emergent chemicals are acceptable means of control □ eeds in bed areas larger than 3" shall be pulled by hand.
	Hardscape crac s and expansion oints are to be sprayed in con on oith the detail cycle to control oeeds Chemical practices shall not be a substitute for hand of opening of the latter is required for complete removal of other complete removal of the latter is required for the
C□□eneı	ral
1□ Pc	olicing
,	a□ Contractor □ill police the grounds daily or on each service visit to remove trash □ debris and fallen tree litter less than 2" in diameter. Contractor is not responsible for removal of excessive storm debris □hich □ould be performed □ith prior approval at the labor rates specified in "Exhibit – 3 Extra Services Pricing Summary".
1	Contractor \square ill dedicate supplemental personnel and speciali \square ed equipment to the removal of seasonal leaf drop from all landscape and hardscape areas during the months of November through April \square
,	c□ All litter shall be removed from the property and disposed of off site□
2□ Co	ommunication
;	a□ Contractor will communicate with the owner or the owner's representative for any landscape issues requiring immediate attention□
1	© Communication is of the utmost importance Contractor □ill provide a □ee □y written report in a form approved by the owner or owner's representative which details all aspects of the previous week's maintenance activities.
1	© Contractor □ill provide a □ onthly Service Calendar for the upcoming period and a copy of the preceding month's Irrigation Maintenance report and Lawn and Ornamental report □ A copy of these documents should be submitted to SunScape Consulting by the □ th of each month electronically or via □ S □ mail □
,	d□ Contractor agrees to ta □e part in monthly inspections of the property to insure their performance of this agreement meets the standards required herein and protects the overall well being of the property's landscape. Contractor also agrees to complete any □or□that appears on punch lists resulting from inspections or revie □s □ithin three □ee □s of receiving them □Contractor □ill have their Account □ anager participate on its behalf and have their La □n and Ornamental and

	Irrigati meetin	ion \square anagers or Technicians available for a minimum of the pre inspection $\lg\square$
2	3 ☐ Staffing	
	comme insecti Agricu □ anag Landso	actor is expected to staff the property \Box ith trained personnel experienced in ercial landscape maintenance \Box All personnel applying fertili ers \Box cides \Box herbicides and fungicides must be certified by the FL Department of alture and Consumer Services \Box These individuals should be Best gement Practices Certified and hold a Limited Certification for \Box rban cape Commercial Fertili er or a Certified Pest Control Operator or an yee \Box ith an ID card \Box or \Box ing under the supervision of a CPCO \Box
	except □ emo Day□]	actor shall provide consistent service on set day \square each \square ee \square ith the ion of scheduling adjustments for the following holidays: New Year's Day, rial Day \square Independence Day \square Labor Day \square Than \square sgiving Day and Christmas Normal \square or \square ing hours are from \square 00 A \square until 6 00 P \square \square ith no po \square er nent operating around resident buildings or homes before 9 00 A \square
	OULE "B" – T ummary□	CA C
$\mathbf{A}\Box$	A □□lication Sc	hedule
	□ onth	<u>Application</u>
	□anuary□	□ inter fertili ation broadleaf □eed control and disease control
	□ arch□	Spring granular fertili □ation □broadleaf □eed control □insect and disease control
	□ ay □	Late spring heavy granular fertili ation □ 00 □ slo □-release Nitrogen fertili ation □ ith Arena and □ eed control
	uly	Liquid fertili ation □ith minors and □eed control

control	October□	Heavy fall granular fertili ation and broadleaf □eed disease
	A □□lication □e□uir	e□ents
	1 □Fertili □ation	
	along □ith of N□000 s blend in the indicate the	□ill submit a schedule of materials to be used under this program application rates □ Annual program □ill include a maximum of □lbs quare feet □ith a minimum of □0□ slo□ release and a high Potassium e fall fertili ation to promote root development unless soil samples a presence of sufficient Potassium □ The □inter liquid fertili ation ain a maximum of □lbs of N □ 1000 square feet □
	balanced nu included □i	ers utili ed under this program are to be custom blended ith a trient pac age A complete minor and trace element pac age ill be the each application to ensure that all the requirements of grasses are samples indicate a high pH all fertili ers utili de ill be Sulphur ucts
		pe surfaces are to be blo□n off immediately follo□ing a fertili⊡er to prevent staining□
	d□ The irrigation	on system □ill be fully operational prior to any fertili er application □
	Nematodes provided to	be tested at a reliable testing facility once per year to monitor for pH \(\subseteq \text{Ta} \subseteq \text{All} \subseteq \text{oot} \subseteq \text{ot} \text{ and chemical ma} \subseteq \text{up} \subseteq \text{The results} \subseteq ill be management along with the contractor's recommendation as to any he turf care program based on these results \(\subseteq \)
,	2□ Insect®isease Co	ontrol
	the potentia	of irrigation □ater during the □inter season □ill dramatically reduce all for fungus disease problems □Contractor □ill be responsible to ings of irrigation timers □
		insecticide applications \Box ill be provided in addition to the normal program as needed to provide control \Box
	3 □ □ eed Control	
	a⊞ eed control this progran	\Box ill be limited to the broadleaf variety and sedge type grasses under \Box

	and	ractor shall alert management of outbrea s of Crabgrass Bermuda Alexander Dove grasses Failure to do so sill ma the contractor liable for resulting closs s	
	\square arranty		
	dise char bey Dot cher thes	ne grass covered under this turf care program dies due to insect infestation asse or improper fertili er application the affected grass all be replaced at no regarded contractor all not be held responsible for turf loss due to conditions and their control. This includes nematodes diseases such as Tale-All oot and such as Crabgrass hich are untreatable ith currently available micals high traffic areas drainage problems or acts of od In the event se conditions exist the contractor is responsible to employ hatever cultural etices can be reasonably performed to extend the life of the affected material.	
	E DULE "B" - nary□	- T□□□ CA□□ □□□□A□ □□□□SIA □If included□see Exhibit 2 Fee	
A 🗆	A □ lication	Schedule □□oysia	
	□ onth	Application	
	□anuary□ activity□	$IP \square$ spot treatment for \square eeds as necessary and inspect \square treat fungal	
	February□	Pre-emergent herbicide spot treatment for □eeds and fungal activity □	
	□ arch□	Fertili ation \square ranular \square -0-10 \square ith \square b N to \square lb- \square 0 \square slo \square -release \square minors \square Spot treat \square eeds and treat fungal and insect activity as necessary \square	
	April□	Liquid Fertili ation \square ith \square lb N \square ith Iron post emergent \square eed control \square insect disease control as necessary \square	
	□ау□	Fertili ation granular 20-0-10 □ ith □ lb N slo □ -release □ minors □ Insect □ eed disease control as necessary □ Top Choice at 2 0 lbs per 1000 sq ft □	
	une □	Blan ☐ Sulpomag ☐ Granular 0-0-22 ☐ at 7 lbs per 1000 sq ☐ Insect ☐ eed ☐ isease control as necessary ☐	
	□uly□	Liquid Iron Sulphate and Techmangan ☐ Insect ☐ eed disease control as necessary ☐	

	August□	Blan \Box et Sulpomag \Box granular 0-0-22 \Box application at 7 lbs \Box per 1 \Box 000 sq \Box ft \Box IP \Box -spot treat \Box eeds as necessary \Box inspect \Box freat fungal activity \Box
	September□	Liquid Fertili ation □ith Iron Sulphate and Techmangan post emergent □eed control insect disease control as necessary □
	October□	Fertili ation Granular \Box -0-10 \Box ith \Box lb N \Box or similar \Box eed \Box insect \Box isease control as necessary \Box
	November□	Blan et Pre-emergent herbicide \square Liquid Iron \square Spot treat \square eeds and inspect \square treat fungal activity \square
	December□	Blan et Potash granular 0-0-62 □ application at □lbs □ per 1 000 sq ft □ IP □ - spot treat □ eeds as necessary □ inspect treat fungal activity □
	A Clication	□e□uire□ ents
	1□ Fertili	ation
	ba be are	I fertili ers utili d under this program are to be custom blended ith a lanced nutrient pacage A complete minor and trace element pacage ill included ith each application to ensure that all the requirements of grasses met If soil samples indicate a high pH all fertili ers utili d ill be Sulphur ated products
$b\Box$ All hardscape surfaces are to be blo $\Box n$ off immediately follo \Box ing application to prevent staining \Box		l hardscape surfaces are to be blo□n off immediately follo□ing a fertili⊡er plication to prevent staining□
$c \square$ The irrigation system \square ill be fully operational prior to any fertili \square		e irrigation system □ill be fully operational prior to any fertili er application □
pH and chemical ma □eup □The results □ill be provided to manageme		ils shall be tested at a reliable testing facility t□ice per year to monitor for and chemical ma eup The results □ill be provided to management along the the contractor's recommendation as to any changes in the turf care ogram based on these results □
		Disease Control
	rec	e reduction of irrigation □ater during the □inter season □ill dramatically duce the potential for fungus disease problems Contractor □ill be responsible manage settings of irrigation timers □
		pplemental insecticide applications □ill be provided in addition to the normal eventive program as needed to provide control□
		pChoice granular insecticide to be applied at 2 0 lbs per 1000 sq ft for □ ole ic □ets once per year □

3 - eea Conuc)1
a□ □ eed co program	ontrol □ill not be limited to only the broadleaf variety under this
	or shall alert management of outbrea s of Sedge invasive Bermuda or s Failure to do so sill make the contractor liable for resulting turf
\square \square arranty	
disease o no charge	ass covered under this turf care program dies due to insect infestation rimproper fertili er application the affected grass □ill be replaced at contractor □ill not be held responsible for turf loss due to conditions heir control This includes high traffic areas drainage problems or od □
SCHEDULE "B1" – T□□ A□A□□ication Schedu	
A A Lincation Schedu	
□ onth	<u>Application</u>
□ arch□	Complete liquid $1 \Box 0$ - $\Box N$ -P- \Box fertili \Box er and broadleaf \Box eed control to include blan \Box et pre-emergent herbicide application \Box
lune □	Chelated Iron application and □ ole Cric □et control □
October□	Complete liquid $1 \Box 0$ - $\Box N$ -P- \Box fertili \Box er and broadleaf \Box eed control to include blan \Box et pre-emergent herbicide application \Box
□□A□□lication □e□uir	re□ ents
1 □Fertili □ation	
along □ith of N□000: blend in th	□ill submit a schedule of materials to be used under this program application rates □ Annual program □ill include a minimum of 2 lbs □ square feet □ith a minimum of 30 □ slo □ release and a high Potassium te late summer fertili □ation to promote root development unless soil dicate the presence of sufficient potassium □
balanced n	Ters utilited under this program are to be custom blended ith a utrient pacage A complete minor and trace element pacage ill be tith each application to insure that all the requirements of grasses are

	met□If soil coated produ	samples indicate a high pH□all fertili ers utili ed □ill be Sulphur ucts□						
c	-	pe surfaces are to be blo□n off immediately follo□ing a fertili er to prevent staining□						
d□	$d\square$ The irrigation system \square ill be fully operational prior to any fertili \square er application							
e□	and chemica along with t	be tested at a reliable testing facility t ice per year to monitor for pH al ma ie-up ithe results ill be provided to an HOA iepresentative the contractor's recommendation as to any changes in the turf care sed on these results						
2□ Inse	ect Disease Co	entrol						
a□	reduce the p	on of irrigation □ater during the □inter season □ill dramatically obtential for fungus disease problems □Contractor □ill be responsible ettings of irrigation timers □						
b□		al insecticide applications \Box ill be provided in addition to the normal program as needed to provide control \Box						
3□ □ ee	ed Control							
a□	$a \square$ eed control \square ill be limited to the broadleaf variety under this program \square							
b□		shall alert an HOA \square epresentative of outbrea \square s of Sedge \square invasive r Crabgrass \square Failure to do so \square ill ma \square e the contractor liable for f loss \square						
\square \square ar	ranty							
$a\Box$	There is no	□arranty for Bahia turf□						
SCHEDULE " Summary□	'C" – T□□□□	S CA						
A 🗆 A 🗆 🗆 lica	ntion Schedul	e						
\Box onth	<u>1</u>	Application						
Februa	ary□	Spring granular fertili ation and insect disease control as needed						
\Box arch	nApril□	Insect disease control fertili ation as needed						

□ ay □une □	Insect disease control □
□uly August □	☐ inor nutrient blend ☐ith insect disease control
$October \square$	Fall granular fertili ation and insect disease control as needed
$December\square$	Insect disease control fertili ation as needed
□□A□□lication □e□uire	e□ ents
1□ Fertili ation	
along □ith a material to	□ill submit a schedule of materials to be used under this program application rates □Fertili ers selected must be appropriate for the plant be fertili ed such as an acid forming fertili er for A aleas □hich □er soil pH□
along □ith a slo□-release	□ill submit a schedule of materials to be used under this program application rates □ Annual program □ill include a minimum of □0□ e Nitrogen and a high Potassium blend in the fall fertili ation to be development unless soil sample results indicate the presence of otassium □
balanced nu included □it	ers utili dunder this program are to be custom blended dith a trient pac age A complete minor and trace element pac age dill be the each application to ensure that all the requirements of plant material soil samples indicate a high pH all fertili ers utili dull be Sulphur ucts.
as well as al or transplan	m covers all fertility requirements on all existing shrubs and palms ll newly installed shrubs, trees, and palms up to 35'. All native trees ted trees over 35' in overall height will require special consideration efore excluded from this program
e□ There □ill b trees□	e a deep root feeding on an as needed basis to establish ne□ly planted
	ill be distributed evenly under the drip □one of each plant□ Special taken not to "clump" fertilizer neither at the base nor in the crown of
g□ The irrigation	on system □ill be fully operational prior to any fertili er application □
	be tested at a reliable testing facility once per year to monitor for pH \Box Ta \Box All \Box oot \Box ot and chemical ma \Box up \Box The results \Box ill be

changes in the Tree Shrub care program based on these results □
2□ Insect Disease Control
a□ Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied□ All insect and disease infestations require follo□-up applications for control and are included in this program□
b□ Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease□ Any problems noted bet□een regularly scheduled visits □ill be treated as a service call and responded to □ithin □□hours□ Service calls due to active infestations are included in this program□
c□ This program covers all disease and Insect activity on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height □ill require special consideration and are therefore excluded from this program □
d□ Terrapin Scale has proven to be a difficult pest to control through the use of foliar sprays or drenches □Should an infestation develop that is not able to be controlled through the aforementioned methods □the contractor may be required to utili □ au □et in □ections or other similar methods to deploy appropriate insecticides □
$e\square$ Contractor \square ill be required to apply all pesticides in accordance \square ith labeled directions including the use of any Personal Protective Equipment \square
$f\square$ Contractor \square ill provide a copy of the license for the Certified Operator in charge of chemical applications for this property \square
3□ Specialty Palms
a□ Considering the investment in Specialty Palms such as Phoenix varieties □□□□ Dachtylifera□Sylvester□Canary Island Date etc□□contractor □ill include in their proposed Tree\shrub program □ a comprehensive quarterly fertili□ation and root\shrub drench for potential disease and infestation along □ith OTC in\subsections three \shrub \tautimes per year in April□□uly and October□
$b \Box$ hen applicable \Box the contractor \Box ill monitor site tubes that have been installed to monitor ground \Box ater build up around the root ball of specimen palms to de \Box ater them as necessary \Box
\square arranty

	Care Program it ill be replaced ith one that is reasonably available Exclusions to this arranty ould be pre-existing conditions nematodes borers locusts ax yrtle trees and ax yrtle shrubs Photinia insects such as Asian Cycad Scale and diseases such as arricillium ill that are untreatable ith currently available chemicals soil contamination drainage problems and acts of od In the event these conditions exist the contractor is responsible to employ hatever cultural practices can be reasonably performed to extend the life of the affected material
SCHE	EDULE "D" – S□□CIA□ S□□□IC□S □If included see Exhibit 2 Fee Summary □
	□ote□All S□ecial Ser□ices □or□is to be □erfor□ ed by su□□e□ ental cre□s
$\mathbf{A}\square$	□eddin □ □lants
	The nature and purpose of "Flower Beds" is to draw attention to the display. The highest level of attention should be placed on their on-going care.
	1 □ Schedule
	a□ All flo□er beds on the property □ill be changed four □□times per year during the months of □anuary□April□□uly and October□
	b□ Contractor recogni es that flo er beds are intended to highlight and beautify high profile areas and should be selected for color profusion and display e
	c \square All ne \square ly planted beds \square ill have a minimum of \square 0 \square of the plants in bloom at the time of installation and they shall be 4 ½" individual pots.
	$d\square$ Contractor will obtain prior approval of plant selection from owner or owner's representative before installation \square
	2□ Installation
	a□Plants are to be installed utilizing a triangular spacing of 9" O.C. between plants.
	b□Annually□prior to the Spring change out□existing soil □ill be removed to a depth of 6" in all annual beds and replaced with clean growing medium composed of 60□ peat and □0□ fine aged Pine Bar□□
	c \square All beds \square ill be cleaned and hand or machine cultivated to a depth of 6" prior to the installation of ne \square plants \square
	d□Create a 2" trench where the edge of the bed is adjacent to turf or hardscape.

e □ A granular time-release fertiliter and a granular systemic fungicide □ ill be incorporated into the bedding soil at the time of installation □
f□All beds should be covered with 1" layer of Pine Fines after planting.
g □ Follo □ -up applications of fertili □ er □ fungicide and insecticide are provided as needed □
$h\Box Flo\Box ers$ that require replacement due to over-irrigation or under-irrigation \Box ill be replaced immediately by contractor \Box ithout charge to the $o\Box ner\Box$
$3 \square$ aintenance
$a\Box$ Flo \Box er beds \Box ill be revie \Box ed daily or at each service visit for the follo \Box ing \Box
 □emoval of all litter and debris□
• Beds are to remain □eed – free at all times □
$ullet$ All declining blooms are to be removed immediately \Box
\bullet Inspect for the presence of insect or disease activity and treat immediately \square
b□ Seed heads are to be removed from Coleus plants as soon as they appear □ "Pinching" of Coleus plants weekly is to be a part of the on-going maintenance as well. Frequent "pinching" will result in healthier, more compact plants.
c□ Prolific bloomers such as Salvia require that $10□$ to $20□$ of healthy blooms are to be removed $□ee□y□$
$d\Box$ Pre-emergent herbicides are not to be used in flo \Box er beds \Box
e□ Contractor guarantees the survivability and performance of all flo□er beds for a period of 90 days□ Any plant that fails to perform during this period □ill be immediately replaced at the contractor's expense.
\square arranty
Any bedding plant that dies due to insect damage or disease □ill be replaced under □arranty□Exclusions to this □arranty □ould be free etheft or vandalism□
□ed □ressin□
$1\square$ Schedule
a□ Bed dressing □ill be replenished in all planted and unplanted areas according to the month indicated on the Exhibit 2 Fee Summary□

o□ installation □ in de completed □ itinii a tiffée □ ee□ tiffée period□
2□ Installation
a□ Prior to application □areas □ill be prepared by removing all foreign debris and accumulated mulch material and establishing a defined □uniform edge to all bed and tree rings as well as a 1" to 2" deep trench along all hardscape surfaces to include equipment pads □in order to hold the mulch in place □
$b \square$ Bed dressing should be installed in $\square eed$ free beds that have been properly edged and prepared \square
c□ Bed Dressing should be installed to maintain a 2" thickness in all bed areas, including tree rings in la□n areas and maintenance strips unless other □ise directed by the Owner or Owner's representative.
$d\Box$ A summary of shipping tic \Box ets or invoices for products or subcontract services \Box ill be submitted prior to requesting payment for this \Box or \Box
C□ □al□ Tri□ □ in □
1 □ Specimen Date Palms such as Phoenix varieties □□ Dactylifera□Sylvester□Canary Island Date, etc.) in excess of 12' CT will be trimmed two times per year in May and November□ Trim specimen palms so that the lo□est remaining fronds are parallel to the ground□All vegetation □ill be removed from their trun□and nut and loose or excessive boots □ill be removed and or cross cut during this process□After trimming the lo□est fronds should be left parallel to the ground□
2□ All palms less than 12' CT will be trimmed as needed by the detail crew during the regular detail rotation as outlined in □eneral Services□
3□ Washingtonia palms in excess of 12' CT will be trimmed two times per year in the months of February in arch and inly August.
☐ All palms other than Washingtonia, in excess 12' CT will be trimmed once per year in the months of ☐ ly ☐ Lugust ☐
☐ Trimming shall include removal of all dead fronds☐oose boots and seed stal☐s☐
6□ Trim Sabal□□ ashington□Chinese□Fan and □ibbon Palms so that the lo□est remaining fronds are left at a ten and two o'clock profile. "Hurricane" cuts are only to be done at the direction of management□
$7\Box$ When trimming, cut the frond close to the trunk without leaving "stubs".
☐ Contractor shall sterili e pruning tools or sa s bet een trees to prevent the spreading of Fusarium ☐ ilt and other palm diseases ☐

SCHEDULE "E" – I□□I□ATI□□□□AI□T□□A□C□ □If included see Exhibit 2 Fee Summary□
The Contractor shall inspect and test the irrigation system components a minimum of one \(\preceq \preceq \) time per month\(\preceq \text{This shall include all the existing irrigation systems} \) The irrigation system summary table of controllers\(\preceq \text{ones and cloc} \) sare provided to Contractor herein\(\preceq \text{All routine} \) repairs shall be included as part of the contracted amount\(\preceq system integrity repairs that are related to the infrastructural integrity of the irrigation system shall be borne by the District\(\preceq \)
A□Frequency of Service
$1\square$ Contractor will perform the following itemized services under "Specifications" on a
monthly basis□
a □ The irrigation inspection \Box ill be performed during the same \Box ee \Box s \Box each month \Box
B□Specifications
1 ☐ Activate each ☐one of the system ☐
$2 \square$ \square isually chec \square for any damaged heads or heads needing repair \square
3□ Clean straighten or ad tist any heads not functioning properly □
☐ Straighten re-attach to bracing and touch up paint on riser heads as needed ☐
\square eport any valve or valve box that may be damaged in any \square ay \square
6 □ Leave areas in □hich repairs or ad ustments are made free of debris □
7□ Adūst controller to the □atering needs as dictated by □eather conditions and seasonal requirements and □ ater □ anagement District restrictions including adūsting of rain sensor □
\square Contractor \square ill provide a \square ritten report of the findings by \square one \square C \square \square ualifying Statements
1□ □epairs
a□ Locating and repairing or replacing automatic valves or control □ires and irrigation controller or large scale repairs are to be considered additional items□
b□ Contractor shall assume□ ho□ever at no additional cost to the District□ responsibility for any and all maintenance deficiencies □including parts and labor

	associated \Box ith the irrigation system to include sprin \Box er heads \Box no \Box les \Box drip \Box main and delivery lines and any associated fittings \Box
2□	Contractor \Box ill pay special attention during irrigation maintenance inspections $\Box\Box$ C \Box to ensure that sprin \Box ler heads are positioned so that \Box ater does not spray directly onto buildings \Box indo \Box s or par \Box ing areas \Box
	a□ Contractor □ill be held responsible for any accident that arises from the over spray of □ater on hard surfaces if it is determined that the contractor □as negligent in performing monthly irrigation maintenance□
3	Damage resulting from contractor's crews working on the property (i.e., mower and edger cuts \square ill be repaired at no charge to the o \square ner \square ithin 2 \square hours of being detected \square
	Contractor shall not be held responsible for any system failure caused by lightning \square construction \square or \square pre-existing conditions \square free \square or other acts of \square od \square
	Contractor shall not be held responsible for damage to the landscape caused by mandatory \Box ater restrictions placed on the property by the governing \Box ater management district \Box
6	Contractor \Box ill visually inspect irrigation system \Box ee \Box y \Box hile performing routine maintenance \Box
7	Contractor will provide a 24 hour "Emergency" number for irrigation repairs.

□ hibit □ □ □ andsca □ e □ aintenance □ a □



\Box hibit C \Box ee Su \Box ary

	OO OOO OOO						
Tols of Attended authorication, dated 202 of authorices certain of in accordance of that certain Landscape and Irrigation Maintenance Agreement effective of the street of the str							
	□ □□T □IST□ICT □a local unit of special-purpose 90□Florida Statutes□ocated in Osceola County□						
a Florida ("Contracto	ith an address of or").						
exhibits \square amendments and addenda thereto \square Contract services \square as set forth in the attached \square hibit A \square hich the terms of the Agreement (collectively, the "Additional contraction" A	ition to the services described in the Agreement and any tor shall provide additional is incorporated herein by reference all in accordance ith onal Ser ces"). To the extent that the terms of hibit A expreement the or Authori ation and the Agreement						
pay Contractor Description Description Description	nsation for the Additional Services the District agrees to ollars Contractor shall invoice n of the same and the District shall pay Contractor in						
complete the Additional Services as outlined above representative of the District and Contractor \Box Contractor the full execution of this \Box or \Box Authori \Box at on and shape of the Additional Services as outlined above representative of the District and Contractor \Box Contractor \Box Authori \Box and shape of \Box and \Box are \Box are \Box are \Box and \Box are \Box are \Box are \Box and \Box are \Box are \Box are \Box and \Box are \Box are \Box are \Box and \Box are \Box are \Box and \Box are \Box are \Box are \Box and \Box are \Box are \Box and \Box are \Box and \Box are \Box are \Box are \Box and \Box are \Box are \Box are \Box and \Box are \Box are \Box and \Box are \Box and \Box are \Box are \Box and \Box are \Box are \Box and \Box are \Box are \Box are \Box are \Box and \Box are \Box	of this \square or \square Authori ation authori ses Contractor to be and is indicated by the signature of the authori set or shall commence the aforesaid Additional Services upon thall perform the same in accordance \square ith the terms and that expressly altered or changed in this \square or \square Authori ation \square						
I IT ISS	is agreement the day and year first □ritten above□						
ATTEST	T						
By□	By ☐ Chairperson ☐ ice Chairperson ☐ T□ACT□□□						
	By□ Its□						
□ hibit A □ Proposal for Additional Services							



Your Investment

EXHIBIT 2 - FEE SUMMARY

Contractor: United Land

Address: 6386 Beth Rd

Phone: 407-676-8489

Email: cmarquess@unitedlandservices.com

Contact: Chris Marquess

Property: Town of Kindred

Community Development District

c/o Rizzetta & Company

Address: 8529 South Park Circle #330

Orlando, FL 32819

Phone: 407-472-2471

Email: <u>bmendes@rizzetta.com</u>

Contact: Brian Mendes

Dates: 3/1/2025 through 2/28/2028

	2026 JAN	2026 FEB	2025 MAR	2025 APRIL	2025 MAY	2025 JUN	2025 JUL	2025 AUG	2025 SEP	2025 OCT	2025 NOV	2025 DEC	TOTAL
GENERAL SERVICES	- OAIT		Wirtit	74 TAL	1117-11	0011		7.00	OL.		1101	DLG	TOTAL
(Schedule A)	13,549	13,549	18,076	22,595	22,595	22,595	22,595	22,595	22,595	18,076	13,549	13,549	\$225,918
TURF CARE													
(Schedule B)	2,610	979	5,872	1,631	5,872	1,631	1,631	1,957	2,610	5,872	979	979	\$32,623
TREE/SHRUB CARE													
(Schedule C)	985	3,410	1,104	1,225	1,356	1,104	1,428	1,428	1,104	3,410	985	861	\$18,400
BEDDING PLANTS													
(Schedule D)	2,310			2,310			2,310			2,310			\$9,240
1,150 Units Per Rotation													
BED DRESSING													
(Schedule D)										26,879			\$26,879
560 Yards of Bed Dressing													
PALM TRIMMING													
(Schedule D)													
													\$4,820
113 Sabal					000		2,896				962		
11 Date					962						902		
IRRIGATION MAINT.	40.000	40.000	40.000	40.000	40.000	40.000	40.000	40.000	40.000	40.000	40.000	40.000	£400.000
(Schedule E)	10,280	10,280	10,280	10,280	10,280	10,280	10,280	10,280	10,280	10,280	10,280	10,280	\$123,360
177 Number of Zones													
TOTAL FEE PER MONTH:	\$29,734	\$28,218	\$35,332	\$38,041	\$41,065	\$35,610	\$41,140	\$36,260	\$36,589	\$67,789	\$25,793	\$25,669	\$441,240
	400 ==0	400 ==0	***	400 ==0	400 ==0	***	200 ==0	400 ==0	400 ==0	400 ==0	400 ==0	***	* * * * * * * * * * * * * * * * * * *
Flat Fee Schedule	\$36,770	\$36,770	\$36,770	\$36,770	\$36,770	\$36,770	\$36,770	\$36,770	\$36,770	\$36,770	\$36,770	\$36,770	\$441,240

Initials____

EXHIBIT 3 – EXTRA SERVICES PRICING SUMMARY Contractor: United Land Services – Central Florida

<u>Material</u>	<u>Description</u>	<u>Price</u>
Mulch	Price/yard installed for quantities over 100 cubic yards	\$ 60.00
	Price/yard installed for quantities under 100 cubic yards	<u>\$ 65.00</u>
	Price per 3 cubic foot bag of Mulch	<u>\$7.50</u>
	Price per bale of Pine Straw	\$10.00
Hard Materials	Price per bag for Seminole Chips	\$12.50
	Price per ton for Seminole Chips	<u>\$465.00</u>
	Price per ton for 3"-5" River Jack	<u>\$525.00</u>
Seasonal Color	Annual flower installed prices include bed preparation by disposing of old flowers, hand or mechanically turning the bed soil as necessary.	, ,
	Bed preparation and installation per 4.5" pot	<u>\$2.50</u>
	Bed preparation and installation per 1 gallon pot	<u>\$7.00</u>
	Supply and install 8" to 10" hanging basket	\$25.00
	Assemble 20" to 36" diameter floral pot with centerpiece plant	\$100.00
Sod (St. Augustine)	Turf reparation includes removal and disposal of old material a affected area prior to installation of new sod.	and re-grading
	Square foot price for quantities less than 1,000 square feet	<u>\$1.50</u>
	Square foot price for quantities between 1,000 and 3,000 square	are feet <u>\$1.40</u>
	Square foot price for quantities between 3,000 and 10,000 squ	uare feet \$1.30
	Square foot for price quantities greater than 10,000 square fee	et <u>\$.95</u>
Irrigation	Irrigation services, which fall outside of the contract, will be phour basis. Parts will be provided at list, less a discount. Correquired to provide a copy of purchase invoice.	
	Irrigation Technician per hour	<u>\$65.00</u>
	Irrigation Laborer per hour	<u>\$60.00</u>
	PVC parts	List less 25 %
	Non PVC parts	List less 15 %
	Valves, Clocks and any part over \$300.00	List less 10 %
General Labor	Foreman per hour	<u>\$65.00</u>
	Labor per hour	<u>\$55.00</u>
Arbor Care	Production day (8 hour) Truck, Chipper, 3 man crew	\$ 2,800.00

The per unit cost for installation of various sizes and quantities of plant material is listed below:

•		
4 inch Groundcover:	< 50 plants	<u>\$ 2.95</u>
	50 - 100 plants	<u>\$ 2.85</u>
	100 - 250 plants	<u>\$2.75</u>
	> 250 plants	<u>\$2.50</u>
1-gallon Plant Material:	< 50 plants	<u>\$7.25</u>
	50 – 100 plants	<u>\$6.50</u>
	100 – 250 plants	<u>\$6.25</u>
	> 250 plants	<u>\$ 6.00</u>
3-gallon Plant Material:	< 50 plants	<u>\$17.75</u>
	50 – 100 plants	<u>\$16.75</u>
	100 – 250 plants	<u>\$16.50</u>
	> 250 plants	<u>\$16.00</u>
7-gallon Plant Material:	< 50 plants	<u>\$52.50</u>
	50 – 100 plants	<u>\$52.00</u>
	100 – 250 plants	<u>\$50.00</u>
	> 250 plants	<u>\$48.00</u>
15-gallon Plant Material:	< 25 plants	<u>\$170.00</u>
	25 – 50 plants	<u>\$160.00</u>
	50 – 100 plants	<u>\$150.00</u>
	> 100 plants	<u>\$145.00</u>
30-gallon Plant Material:	< 25 plants	<u>\$300.00</u>
	25 – 50 plants	<u>\$290.00</u>
	> 50 plants	<u>\$280.00</u>
45-gallon Plant Material:	< 25 plants	<u>\$625.00</u>
	25 – 50 plants	<u>\$595.00</u>
	> 50 plants	<u>\$585.00</u>
65-gallon Plant Material:	< 25 plants	<u>\$875.00</u>
	25 – 50 plants	<u>\$850.00</u>
	> 50 plants	<u>\$830.00</u>

Exhibit D: Form of Work Authorization

WORK AUTHORIZATION NUMBER ______FOR ADDITIONAL SERVICES

authorizes certain work in accordance wieffective, 2025 ("Agreement")	th that certain Landscape and Irrigation Maintenance Agreement,	
TOWN OF KINDRED COMMUNITY government established pursuant to Florida (the "District"), and, a	DEVELOPMENT DISTRICT II, a local unit of special-purpose of Chapter 190, Florida Statutes, located in Osceola County, Florida, with an address of "Contractor").	
exhibits, amendments and addenda theret services, as set forth in the attached Exhibi the terms of the Agreement (collectively, the	ces. in addition to the services described in the Agreement and any o, Contractor shall provide additionalt A, which is incorporated herein by reference, all in accordance with the "Additional Services"). To the extent that the terms of Exhibit A ation or the Agreement, the Work Authorization and the Agreement	
SECTION 2. COMPENSATION. As compensation for the Additional Services, the District agrees to pay Contractor Dollars (\$). Contractor shall invoice the District for Additional Services upon completion of the same and the District shall pay Contractor in accordance with the terms of the Agreement.		
complete the Additional Services as out representative of the District and Contracto the full execution of this Work Authoriza	Acceptance of this Work Authorization authorizes Contractor to lined above and is indicated by the signature of the authorized r. Contractor shall commence the aforesaid Additional Services upon ation and shall perform the same in accordance with the terms and to the extent expressly altered or changed in this Work Authorization,	
IN WITNESS WHEREOF, the parties	execute this agreement the day and year first written above.	
ATTEST:	TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II	
By:	By:	
□ Secretary	☐ Chairperson	
☐ Assistant Secretary	☐ Vice Chairperson	
	[CONTRACTOR]	
	By:	
	Its:	

Exhibit A: Proposal for Additional Services



IN WITNESS WHEREOF, the undersigned parties have executed this Agreement as of the day and year first above written.

CONTRACTOR Florida ULS Operating, LLC DBA United Land Services, LLC	CUSTOMER
Signature	Signature
Date	



Providing exceptional landscape services to partners across the state of Florida.



















Chris Marquess
Client Relations and Business Development

Phone: 407-515-5262

Email: cmarquess@unitedlandservices.com













United We Grow!



Uniting partners through exceptional landscape services









Helping Hand Lawn Care, LLC

Zellwood, Florida Home | Helping Hand Lawn Care, LLC





ABOUT Helping Hand Lawn Care

Helping Hand Lawn Care, based in Zellwood, Florida, is among central Florida's rapidly expanding landscaping companies. With two decades of experience, they offer a comprehensive range of services, including lawn maintenance, irrigation, construction and enhancements, pest control, installation, and tree care. Their team of experts is dedicated to delivering exceptional service tailored to each client's unique needs. Committed to quality and customer satisfaction, Helping Hand Lawn Care ensures that every project enhances the beauty and health of outdoor spaces. Their portfolio showcases a variety of successfully completed projects, reflecting their expertise and attention to detail.



PROPERTY TYPES SERVED BY HELPING Hand LAWN CARE

- Commercial Campus
- Homeowner Associations



- Multi Family
- Government



HELPING HAND LAWN CARE CORE VALUES

The Philosophy

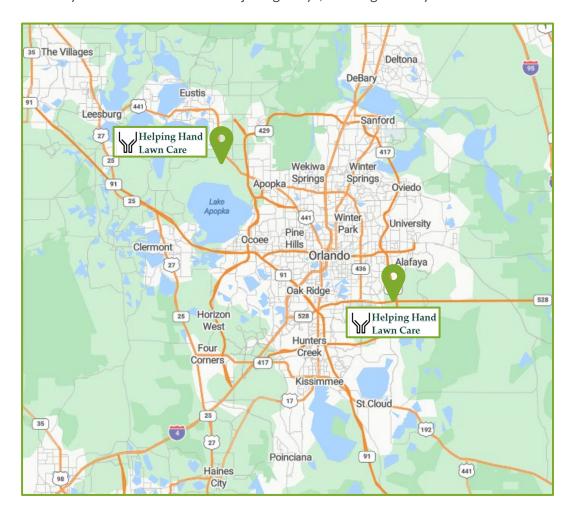
- Professional, high-quality service Excellence in every project
- Commitment to excellence Always striving to be the best
- Reliable and consistent work Dependable results every time
- Employee satisfaction & engagement A great place to work and grow
- Strong team culture Collaboration and respect at our core
- Customer-focused approach Putting clients' needs first



Facility & Location



Helping Hand Lawn Care operates out of its corporate office in Zellwood, Florida and 1 other branch location south of the HQ. These facilities are centrally located with access to major highways, allowing for easy mobilization to clients within the service area.



Zellwood, FL - Headquarters

5690 W Jones Ave, Zellwood, FL 32798

Office | 1,344 sq. ft. Warehouse | 1,500 sq. ft. Annual Rent | \$34,512 Landlord | Leased Third Party



Orlando, FL - Satellite Branch

6100 Canal RD Lot 19 Orlando, FL 32827

Yard Space | ½ Acre Annual Rent | Airport Pays Landlord | Related Party









Helping Hand services include maintenance, enhancements, plant health care and water management services for properties throughout their service region. With a unique approach to grounds management, Helping Hand Lawn Care monitors the needs and issues of each property. Exceptional client communication sets the company apart from the competition. The Company has a team of trained professionals fully committed to safety, customer satisfaction and retention.

LANDSCAPE MAINTENANCE

From mowing to turf-care treatment timing, landscape maintenance requires attention to detail and a crew of dedicated landscape professionals whose only goal is to improve the beauty and function of your property with every visit.



- Landscape Detailing
- Mowing
- Blowing and Edging
- Pruning

ENHANCEMENTS

Revitalization — sometimes that's all a landscape needs to regain its relevance. Enhancements can be made to breathe life back into the property — and increase the property value.

Services Include:

- Hardscapes
- Mulch
- Tree Planting
- Flowers

PLANT HEALTH CARE

Companies seasonal color program provides a unique signature that sets its properties apart. Creative use of color and texture in the landscape has allowed the company to win awards for excellence in annual color display.

Services Include:

Design

- Preparation
- Installation
- Fertilization



WATER MANAGEMENT

From smart controllers and remote site management to rain sensors and drip irrigation systems, Company irrigation professionals are well versed in the industry's most advanced irrigation technologies.

Services Include:

- Irrigation Service
- Water Features
- Irrigation Install
- Conservation







Norm Ripper
President



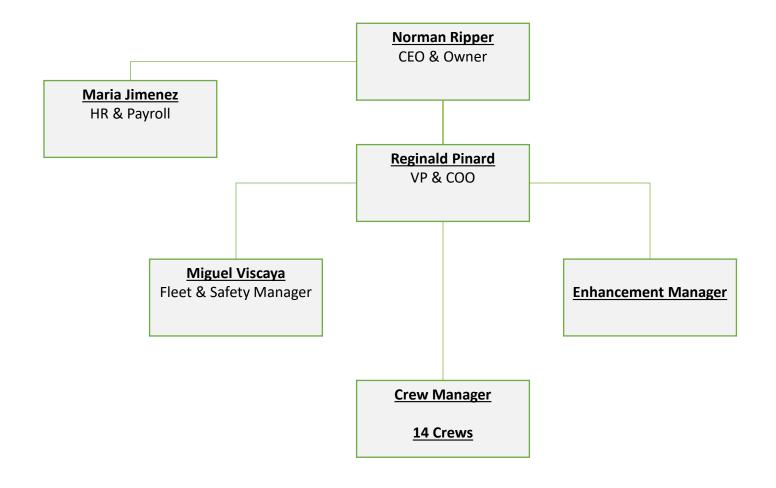
Reginald PinardVice President



Maria JimenezInternal Operations Manager







Winning Culture

Helping Hand Lawn Care

Creating an environment where team members can achieve more than they believed possible.









Dedication, team spirit, and accomplishments are seen every day at Helping Hand Lawn Care. So are the opportunities that accompany those traits. To get top performance, the company creates great training opportunities, then continuously recognizes its people.





Orlando International Airport

Commercial Property Orlando, FL

- Client since 2017
- Helping Hand has held all 6 onsite contracts and the Executive Airport contract over this time-period. Monthly meetings are scheduled to ensure both parties goals align
- HHLC handles mowing, trimming, edging, and blowing. HHL also trims the trees and palms onsite at least once a year and mulches annually. Additionally, HHL is responsible for lawn & ornamental fertilization and pest control.









City of Winter Garden

Commercial Property Winter Garden, FL

- Client since 2019
- Helping hands began working in Winter Garden in 2019. Focus is irrigation repair work, enhancement and landscape maintenance and refreshers
- HHLC handles mowing, trimming, edging, and blowing. HHL also trims on site palms and trees at least once a year. Lawn and Ornamental fertilization and pest control.



















Fleet & Equipment





Fleet & Equipment:

Helping Hand Lawn Care operates in mostly Ford and Isuzu vehicles. Company crews use John Deere and RC autonomous mowers on most client properties. Helping Hand uses Stihl for their 2-cycle equipment. Help Hands' 2 cycle equipment is expensed annually due to the short useful life. Helping Hand Lawn Care also utilizes. The company is proactive and diligent regarding capital expenditures in maintaining and replacing trucks and equipment.



























EXHIBIT 2 - FEE SUMMARY

Contractor: Helping Hand Lawn Care, LLC

Address: 5960 W. Jones Ave

Zellwood FI 32798

Phone: 407-221-0593

Email: norm@hhlawncare.org
Contact: E. Norman Ripper

Property: Town of Kindred

Community Development District 1

c/o Rizzetta & Company

Address: 8529 South Park Circle #330

Orlando, FL 32819

Phone: 407-472-2471

Email: <u>bmendes@rizzetta.com</u>
Contact: Brian Mendes

Dates: 10/1/2025 through 9/30/2028

	2026 JAN	2026 FEB	2026 MAR	2026 APRIL	2026 MAY	2026 JUN	2026 JUL	2026 AUG	2026 SEP	2025 OCT	2025 NOV	2025 DEC	TOTAL
GENERAL SERVICES													
(Schedule A)	20,000	20,000	20,000	50,000	40,000	40,000	50,000	40,000	40,000	50,000	20,000	30,000	\$420,000
TURF CARE													
(Schedule B)	5,200	1,000	7,500	1,000	5,400	2,300	4,400	1,000	1,000	7,500	1,000		\$37,300
TREE/SHRUB CARE													
(Schedule C)		3,700	1,000	3,500		3,500	1,000	3,400	1,000	4,700		3,500	\$25,300
BEDDING PLANTS													
(Schedule D)	2,680			4,680			2,680			2,680			\$12,720
1340 Units Per Rotation	•			•			-			-			
BED DRESSING													
(Schedule D)										40,500			\$40,500
675 Yards of Bed Dressing													
PALM TRIMMING													
(Schedule D)		4.050						4.050					¢11 000
110 Sabal		4,950			1,000			4,950			1,000		\$11,900
10 Sylvester Date					1,000						1,000		
IRRIGATION MAINT.													
(Schedule E)	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	\$96,000
303 Number of Zones													
TOTAL FEE PER MONTH:	\$35,880	\$37,650	\$36,500	\$67,180	\$54,400	\$53,800	\$66,080	\$57,350	\$50,000	\$113,380	\$30,000	\$41,500	\$643,720
Flat Fee Schedule	\$53,643	\$53,643	\$53,643	\$53,643	\$53,643	\$53,643	\$53,643	\$53,643	\$53,643	\$53,643	\$53,643	\$53,643	\$643,720

Initials____

VI. AFFIDAVIT FOR INTEGRITY IN PUBLIC CONTRACTING AND PURCHASING, E-VERIFY, AND NON-COLLUSION

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Name of Proposer: Helping Hand Lawn Care, LLC

I am authorized to make this affidavit on behalf of my firm and its owner, directors, and officers. I state that:

Chapter 287, Florida Statutes, on Integrity of Public Contracting and Purchasing

- 1. I have read and am familiar with Chapter 287, Florida Statutes, and specifically including the following Sections ("Public Integrity Laws"):
 - a. Section 287.133, Florida Statutes, titled Public entity crime; denial or revocation of the right to transact business with public entities;
 - b. Section 287.134, Florida Statutes, titled Discrimination; denial or revocation of the right to transact business with public entities;
 - c. Section 287.135, Florida Statutes, titled Prohibition against contracting with scrutinized companies;
 - d. Section 287.137, Florida Statutes, titled Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits; and
 - e. Section 287.138, Florida Statutes, titled Contracting with entities of foreign countries of concern prohibited.
- 2. I understand that the Public Integrity Laws, with limited exceptions, prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria").
- 3. I understand that the Public Integrity Laws apply to the bidding documents applicable to the District's Request for Proposals for Landscape and Irrigation Maintenance Services Project ("Project") and the contract to be executed in connection with the Project.
- 4. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Indicate which statement applies.)
 - Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria. Thus, the entity is not prohibited from bidding on or entering into or renewing a contract with the District.
 - The entity submitting this sworn statement, one of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity, meets one or more of the Prohibited Criteria.

If this statement is marked, the Proposer may provide additional information regarding the same in the space provided directly below (or by attaching a separate sheet and indicating this method in the space provided directly below). Such additional information may be related to the Proposer's alleged basis for entitlement to an exception from the prohibition on bidding or contracting, to the extent one is permissible under Florida law.

5. If awarded the contract, the Proposer will immediately notify the District in writing if either the Proposer, any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or any affiliate of the entity, meets any of the Prohibited Criteria after award of the contract or during the term of the contract.

E-Verify

- 1. I understand that, pursuant to Section 448.095(2), Florida Statutes, we must comply with Florida's E- Verify law in order to enter into an agreement with a public employer.
- 2. Our firm is registered with and uses the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- 3. No public employer has terminated a contract with our firm under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of our proposal.
- 4. Our firm is currently in compliance and will remain in compliance, for the duration of the agreement, with all requirements of Section 448.095(2), Florida Statutes.
- 5. I understand that, if there is a good faith belief that our firm has knowingly violated Section 448.09(1), Florida Statutes, there is an obligation to terminate the agreement pursuant to Section 448.095(2)(c), Florida Statutes.
- 6. I understand that, if there is a good faith belief that one of our subcontractor(s) has knowingly violated the Section 448.09(1), Florida Statutes, but our firm has otherwise complied with its obligations thereunder, then our firm will be required to immediately terminate its contract with the subcontractor in order to continue providing services to a public employer.

Non-Collusion

- 1. The price(s) and amount(s) of in our proposal have been arrived at independently and without consultation, communication, or agreement with any other proposer, potential proposer, proposal, or potential proposal.
- 2. Neither the price(s) nor the amount(s) in our proposal, have been disclosed to any other firm or person who is a proposer or potential proposer, and they will not be disclosed before opening of all proposals.
- 3. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a proposal, or to submit a price(s) higher that the prices in our proposal, or to submit any intentionally high or noncompetitive price(s) or other form of complementary proposal.
- 4. Our proposal is made in good faith and not pursuant to any agreement or discussion with, or

- inducement from, any firm or person to submit a complementary or other noncompetitive proposal.
- 5. Our firm, its affiliates, subsidiaries, officers, director, and employees are not currently under investigation, by any governmental agency and have not in the last 3 years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to any public contract, except as disclosed.

I state that I and the named firm understand and acknowledge that the above representations are material and important and will be relied on by the Town of Kindred Community Development District for which our proposal is submitted. I understand and my firm understands that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the District of the true facts relating to the submission of proposals for this work.

Signature of Authorized Signatory of Proposer

Sworn before me on 22 nd May 2025

Notary Public Signature

MONICA PINARD
Notary Public - State of Florida
Commission # HH 339190
My Comm. Expires Dec 7, 2026
Bonded through National Notary Assn.

Notary Stamp

PROPOSAL FORM SIGNATURE PAGE

Under penalties of perjury under the laws of the State of Florida, I represent that I have authorit to sign this Proposal Form (including Parts I through IV) on behalf of Helping Hand Lawn Care, LLC ("Proposer") and declare that I have read the foregoin
Proposal Form (including Parts I through IV) and that all of the questions are fully and completel answered, and all of the information provided is true and correct.
Dated this 22 day of May , 2025. Proposer:
Proposer:
Title: President
STATE OF Forda COUNTY OF Lake
COUNTY OF Lake
COUNTY OF LAKE
The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization this 22 day of 1200, 2025, by E. Norman Figure 1200, who is personally known to me or 50 who has produce
Crivers licerse as identification, and odid or did not take the eath.
MONICA PINARD Notary Public - State of Florida Commission # HH 39190 My Comm. Expires Dec 7, 2026 Bonded through National Notary Assn. MONICA PINARD Notary Public, State of Florida Print Name: Notary Public, State of Florida

IV. AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida COUNTY OF Lake
Before me, the undersigned authority, appeared the affiant, <u>E. Norman Ripperand</u> having taken an oath, affiant, based on personal knowledge, deposes and states:
1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of President for Helping Hand Lawn Care, LLC ("Proposer"), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.
2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to the Town of Kindred Community Development District 's ("District") request for proposals for landscape and irrigation maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.
3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.
4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.
5. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addenda:
Addendum Nodated
Addendum Nodated
Addendum Nodated
Addendum Nodated

6. By signing below, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; (iv) this is an informal bid, and no protest rights or other procurement rights will be afforded to the Proposer; and (v) the Proposer has waived any right to challenge any matter

relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

7. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit Regarding Proposal and that the foregoing is true and correct.

Dated this <u>22</u>	day of May	, 2025.	
	Proposer:	an	
	By: E. Normar	n Ripper	
1	Title: Presiden	it	
STATE OF LOYING	1100		
STATE OF Forda			
COUNTY OF LARC	The second secon		
Helping Hand Lawn Care, who is	at was acknowledged before relay of May personally known	to me or $\times 1000$ who	mankipper of has produced
drivers license	as identification, and	☐ did or ☐ did not take	the oath
and the same of th	Mauca	R	
MONICA PINARD	Notary Public	State of Florida	
Notary Public - State of Florida Commission # HH 339190	Print Name:	Manicatinard	
	Commission N	No.: HH 339190	
Bonded through National Notary Assn.	My Commissi	ion Expires: Dec 7 2	1216

PROPOSAL FORM FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

TO BE SUBMITTED TO:

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT Rizzetta & Company, Inc. on or before May 23, 2025 at 10:00 a.m. (EST)

TO:	Town of Kindred Community Development District	
FROM:	Helping Hand Lawn Care, LLC	
	(Proposer)	

In accordance with the Request for Proposals for Landscape and Irrigation Maintenance for Town of Kindred Community Development District, the undersigned proposes to provide all services as described in the detailed Scope and/or Specifications for the District.

All proposals shall be in accordance with the Project Manual.

Proposal Form Contents:

Proposal Summary
Part I – General Information
Part II – Personnel and Equipment
Part III – Experience
Part IV – Pricing
Signature Page

PROPOSAL FORM PROPOSAL SUMMARY SHEET

I, E.	Norman Ripper REPRES	ENTING Helping Hand Lawn Care, LLC
	pany and/or Corporation ("Proposer's /specifications at the following price	"), agree to furnish the services required in the es:
I.	Contract Proposal Amount: (Please provide an average of	§ 643,720
	all five years of pricing)	
	Annual Total, Year 1:	<u>\$</u> 643,720
	Annual Total, Year 2:	<u>\$</u> 643,720
	Annual Total, Year 3:	§ 643,720
	Annual Total, Year 4:	<u>§</u> 643,720
	Annual Total, Year 5:	<u>\$</u> 643,720
and for year to Terms	our annual renewals, the parties have erms ("Additional Terms"). Adjust	e and Irrigation Maintenance Agreement's initial term e the option to renew the agreement for additional one-tments to the annual fee schedule for the Additional te Index Adjustment and/or other relevant factors and arties.
II.	Proposer Information	
NAM	E OF PROPOSER: Helping Ha	and Lawn Care, LLC
ADD	RESS: 5960 West Jones Ave Zellwo	ood FI 32798
PHO	NE: 407-221-0593	FAX:
SIGN	ATURE: Un	
PRIN	TED NAME: E. Norman Ripper	
TITL	E: President	
DATI	E: 5/20/25	

PROPOSAL FORM PART I – GENERAL INFORMATION

Proposer General In	nformation:	
Proposer Name Hel	ping Hand Lawn Care, LLC	
Street Address 5960) West Jones Ave Zellwood FI	32798
P. O. Box (if any)	PO Box 1704	
City Sorrento	State Florida	Zip Code <u>32776</u>
Telephone 407-221-	-0593 Fax no	
1st Contact Name	E. Norman Ripper	Title President
2nd Contact Name	Reginald Pinard	Title V/P Operations
Parent Company Na	me (if any)	
Street Address		
P. O. Box (if any)		
City	State	Zip Code
Telephone	Fax no	
1st Contact Name		Title
2nd Contact Name		Title

	Proposer's Corporate Form: LLC					
	(e.g., individual, co	rporation, partnership, limited liabilit	ry company, etc.)			
	In what State was the Prop	oser organized? Florida	Date 09/11/2013			
	Is the Proposer in good star	nding with that State? Yes X No _				
	If no, please exp	plain				
	Is the Proposer registered vauthorized to do business in	with the State of Florida, Division of on Florida? Yes X No	Corporations and			
	If no, please exp	olain				
	What are the Proposer's cuinsurance and review the exproject)	urrent insurance limits? (Please attac nclosed form of contract for requeste	th a current certificate of d insurance limits for this			
	General Liability	\$ 1,000,000.00				
	Automobile Liability	\$ 1,000,000.00				
	Workers Compensation Expiration Date	\$\frac{1,000,000.00}{07/11/25}				
	Expiration Date	4 million Umbrella				
,	Licensure – Please list all licenses are presently in go	applicable state and federal licenses od standing:	s, and state whether such			
	All licenses are in good stand	ling. See attached form.				
			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			
		Ser Corta Guei Sina, es.				

PROPOSAL FORM PART II – PERSONNEL AND EQUIPMENT

• List the location of the Proposer's office, which would perform work for the District. Street Address 5960 West Jones Ave PO Box 1704 Sorrento, Fl 32776 P. O. Box (if any) City Zellwood State Florida Zip Code 32798 Telephone 407-221-0593 Fax no. ____ E. Norman Ripper Title President 1st Contact Name Reginald Pinard Title VP Operations 2nd Contact Name Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following: Supervisors, who will be onsite 5 days per week; Technical personnel, who will be onsite 7 days per Month; and Laborers, who will be onsite 5 days per week. • Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any individuals listed. • Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes X No If yes, please provide the following information for each person (attach additional sheets if necessary): Name: Please see attached Position / Certifications: Duties / Responsibilities: % of Time to Be Dedicated to This Project: % Please describe the person's role in other projects on behalf of the Proposer: Project Name/Location: Contact: Contact Phone: Project Type/Description:

Duties / Responsibilit	ies:	
	ntract:	
Proposer's Scope of S	Services for Project:	
Dates Serviced:		
the work? Yes χ _ λ	es the Proposer intend to use any To For each subcontractor, p dditional sheets if necessary):	y subcontractors in connection with please provide the following
Subcontractor Name	Protex Lawn & Pest Control,	LLC
Street Address 5960	West Jones Ave Unit B	
P. O. Box (if any)		
City Zellwood	State Florida	Zip Code <u>32798</u>
Telephone <u>407-542-</u>	0044Fax no.	
1st Contact Name	Robert Keller	Title VP Operations
2nd Contact Name		Title
Proposed Duties / Res	sponsibilities: Lawn & Ornamen	tal
Please describe the su	abcontractor's role in other proje	ects on behalf of the Proposer:
Project Name/Location	_{on:} Redtail HOA	
Contact: Carol DeNaro		60-4278
Project Type/Descrip	tion: Lawn & Ornamental	
Dollar Amount of Co		
Proposer's Scope of S	Services for Project: Lawn & Ornam	ental Fertilization & Pest Control Services on
all HOA property		
117		

• Security Measures - Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law: We E-verify all employees, also since we work for the Airport we our employees are finger printed and have

a crminal background check performed by the GOAA security office.

• Equipment – Please complete the pages that follow at the end of this Part regarding the Proposer's Equipment that will be used in connection with this project.

PROPOSAL FORM PART III – EXPERIENCE

Has the Proposer performed work for a community development district previously? Yes X No							
necessary):	yes, please provide the following information for each project (attach additional sheets if ecessary):						
Project Name/Location: I-Dr	roject Name/Location: I-Drive Community Development						
Contact: Luann Brooks Contact Phone: (407) 248-9590 x306 Project Type/Description: Full Service Landscape maintenance							
						Dollar Amount of Contract:	
Scope of Services for Project: Full Service Landscape maintenance							
Dates Serviced: 2018 to Pr	resent						
List the Proposer's total ann for each of the last three (3)	ual dollar value of landscape and irrigation services work completed years:						
2023 = 2024 - \$6,372,994.0	0						
2022 = 2023 - \$4,799,051	.00						
2021 = 2022- \$4,105,337.00							
undertaken, or undertaken	g information for each project that is similar to this project, currently in the past five years. The projects must include irrigation additional sheets if necessary.						
Project Name/Location: Rec	dtail HOA						
	Contact Phone: 978-360-4278						
	ull Service Landscape maintenance						
Dollar Amount of Contract:							
How was the project similar to this project? St. Augustine high detail residential area wi multiple spread out areas to perform maintenance activities on. Very high profile							
				site with lots of cimmunity	y involvement in what we do onsite.		
	Scope of Services for Project (i.e. fertilization, mowing, pest removal, irrigation, etc.): Mow, Trim, edge, blow, shrubs, mulch,						

	List of equipment used on site: 3 ztr mowers, 3 edgers, 3 blowers, 2 hedge trimmers, 2 ladders, 1 Isuzu NPR, one irrigation truck, Sub contractor Fert/Pest vehicle.
]	List of subcontractors used: Protex Lawn & Pest Control, LLC
	Is this a current contract? Yes X No
l	Duration of contract: April 2023 to current
(Information regarding similar projects – continued)
	Project Name/Location: Altamonte Springs Citywide Maintance
(Contact: Andrew J. Capuano Contact Phone: (407) 571-8883
I	Project Type/Description: Full Service Landscape maintenance
	Dollar Amount of Contract: 550,000
	How was the project similar to this project? Lots of high profile areas and high detail landscape beds next to roadways.
	Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest
(control, weed control, thatch removal, irrigation, etc.): Mowing, trimming, edging, blow mulching.

Is this a current contract? YesX No
Duration of contract: 2011 to Present
(Information regarding similar projects – continued)
Project Name/Location: Stoneybrook Hills HOA
Contact: Richard Eckelberry Contact Phone: 352-385-9189
Project Type/Description: Full Service Landscape maintenance
Dollar Amount of Contract: \$320,000
How was the project similar to this project? This is a large HOA community that we service
it is a mix of Bahia and St. Augustine, and lots of landscape beds.
Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Mow, Trim, edge, blow, shrubs, multiple Trim trees, trim palms, fertilization & pest control, leaf removal in spring, and annual color
List of equipment used on site: 3 ztr mowers, 3 edgers, 3 blowers, 2 hedge trimmers, 2 ladders, 1 Isuzu NPR, one irrigation truck, Sub contractor Fert/Pest vehicle.
List of subcontractors used: Protex Lawn & Pest Control, LLC
List of subcontractors used: 1 Total Edwir & T est Sofition, ELS

Dates	Serviced:
	n for Termination:
	he Proposer been cited by OSHA for any job site or company office/shop safety violation past five years? Yes $__$ No $^{\times}$
If yes,	please describe each violation, fine, and resolution
What	is the Proposer's current worker compensation rating?87
	ne Proposer experienced any worker injuries resulting in a worker losing more than ten vorking days as a result of the injury in the past five years? Yes No X
If yes,	please describe each incident
from p	e state whether or not the Proposer or any of its affiliates are presently barred or suspend proposing or contracting on any state, local, or federal contracts? No X If yes, please provide:
The na	ames of the entities
The st	rate(s) where barred or suspended
The po	eriod(s) of debarment or suspension
Also,	please explain the basis for any bar or suspension:

(Information rega	rding similar projects – continued)
Project Name/Loc	cation: City of Tavares Landscape Maintenance
Contact: Traci An	derson Contact Phone: 352.516.8786
Project Type/Desc	cription: Full Service Landscape maintenance
Dollar Amount of	Contract: 440,000
How was the proj	ect similar to this project? It includes multiple high profile sites with a
mix of St. Augus	stine and bahia. We have won several awards with the City for our
maintenance.	
	Detailed Scope of Services for Project (i.e. fertilization, mowing, pest trol, thatch removal, irrigation, etc.): Mowing, trimming, edging, blowing,
Mowing, trimmi	ng, trash porter, tree trimming, mulch, Fertilization & Pest Control.
and 2 Isuzu NP	used on site: 6 ztr mowers, 8 edgers, 8 weedeaters, 4 hedge trimmers, Rs.
List of subcontrac	etors used: Protex Lawn & Pest Control, LLC
Is this a current co	ontract? Yes X No
	2000 to Present
Duration of contra	act: 2009 to 1 resent
supervisor, etc.), contract within th	r, or any of its principals or supervisory personnel (e.g., owner, officer) been terminated from any landscape or irrigation installation or maintena e past 5 years? Yes No X For each such incident, please provermation (attach additional sheets as needed):
Project Name/Loc	cation:
Contact:	Contact Phone:
Project Type/Desc	cription:
	Contract:

	None
_	
1	List any and all litigation to which the Proposer or its principals have been a party in the five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation the status and/or resolution of the litigation.
	None
(Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Propositivers or principal members, shareholders or investors filed for bankruptcy, either volumer involuntary, within the past 10 years? Yes (_) No (\(X\)) If yes, provide the following:
I	Identify the Case # and Tribunal:
Ι	Describe the Nature of the Action:
Ι	Describe the Proposer's Role in the Action and Describe the Status and/or Resolution:

officers or obligation	principal members, shar	filiates (parents or subsidiaries), or any of the Propo reholders or investors defaulted on a loan or other fina ontractors or materialmen) within the past 10 years? Yo



Helping Hand Lawn Care PO Box 1704 Sorrento, Fl 32776 (407) 221-0593

Technical Staff

We have a large contingent of technical staff. We firmly believe in education our staff and having a career path for everyone that joins our team. We currently have 17 crew leaders in our maintenance division. These crew leaders are in training for over a year before they run a crew solo, and we train them on the sites that they will manage. The have constant benchmarks that they need to meet and go through a rigorous program of safety, OSHA, John Deere, STIHL equipment, and HR training as part of the process. We also make sure each crew leader and lead person on our crews are trained in the treatment of weeds and are card holders. Our newest crew leader has been with us for three years. Our oldest crew leader has been here for 17 years.

In our Enhancement division which is comprised of Arbor care, Irrigation, Installation, flower rotations, and mulching. We have 2 Arbor crew leaders, 8 irrigation techs, and 4 install crew leaders. The arbor crews go through ISA training and are encouraged to get certified (we pay for all licensing). Our irrigation techs also have the option to get license through the Irrigation Association, and our install crews go through a proprietary training program and can get licensed through the FNGLA. All told there are 25 employees in this division who we consider technicians.

OFFICERS

PROPOSER: Helping Hand Lawn Care, LLC

DATE: 4/15/25

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE RESPC	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
E. Norman Ripper	President	Overall Company Direction	Clermont Florida
Reginald Pinard	V/P Operations	Direct Report for all departments, Pest control training, Customer interaction	Tavares, Florida
Maria Jimenez	Direct of Human Resources and Safety	Manages all HR intiatives and personel, creates and manages training program, handles insurance and safety agendas	Apopka Florida
FOR PARENT COMPANY (if applicable)			

SUPERVISORY PERSONNEL WHO WILL BE INVOLVED WITH THE WORK

PROPOSER: Helping Hand Lawn Care, LLC

DATE: 4/15/25

O E									
OF RELATED EXPERIENCE	15 years	9 years	8 years	4 years	23 years	8 years	4 years		
YEARS OF EXPERIENCE IN PRESENT POSITION	2 years	1 year	3 years	4 years	15 years	8 years	3 years		
% OF TIME TO BE DEDICATED TO THIS PROJECT /# OF DAYS ON-SITE PER WEEK	50% for first month then 5/10%	50% for first month then 5/10%	33%	20%	100%	100%	20%		
OFFICE LOCATION	Zellwood FI	Zellwood FI	Zellwood FI	Zellwood FI	Zellwood FI	Zellwood FI	Zellwood FI		
JOB RESPONSIBILITIES	Equipment, Safety and Safety Training	Managing and training of crews	Liason between customer and crews onsite.	Direct all irrigation repairs and maintenance onsite	Run Detail crew onsite	Run Mowing Crew onsite	Run Mowing Crew onsite		
PRESENT TITLE	Fleet & Safety Manager	Maintenance Manager	Account Manager	Irrigation Manager	Crew Leader	Crew Leader	Crew Leader		
INDIVIDUAL'S NAME	Miguel Viscaya	Jeremiah Santiago	Priscilla Prado	Jonathan Martinez	Jose Hilerio	Victor Perez	Roxana Polanco		

COMPANY-OWNED MAJOR EQUIPMENT TO BE USED IN CONNECTION WITH THE WORK

DATE: 4/15/25

PROPOSER: Helping Hand Lawn Care, LLC

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
43	John Deere Zero Turn 60" mowers	5	Zellwood FI
18	Isuzu NPR Trucks	3	Zellwood FI
3	Ford F250 Irrigation	1	Zellwood FI
9	John Deere Gators	1	Zellwood FI
65	Stihl Trimmers	7	Zellwood FI
99	Stihl Edgers	9	Zellwood FI
70	Stihl Blowers	7	Zellwood FI
21	Stihl Hedge Trimmers	4	Zellwood FI
39	Sprayers	9	Zellwood FI
3	Z Sprays	2	Zellwood FI

PROPOSAL FORM PART III – EXPERIENCE

Project Name/Location:	I-Drive Improvement District
Contact: Luann Brooks	
Project Type/Description	n: Landscape Maintenance
Dollar Amount of Contra	0.400.00.00
Scope of Services for Pr	roject: Full service Landscape Maintenance
Dates Serviced: 2019	to Present
List the Proposer's total	al annual dollar value of landscape and irrigation services work
completed for each of the $2024 = 6,372,994.00$	al annual dollar value of landscape and irrigation services work e last three (3) years:
completed for each of the $2024 = 6,372,994.00$ 2023 = 4,799,051.00	
completed for each of the 2024 = 6,372,994.00 2023 = 4,799,051.00 2022 = 4,105,337.00 Please provide the following necessary. Project #1 Name/Location	wing information for at least 3 References. Attach additional sheets
completed for each of the 2024 = 6,372,994.00 2023 = 4,799,051.00 2022 = 4,105,337.00 Please provide the following in necessary. Project #1 Name/Location Contact: Daisily Pagan	wing information for at least 3 References. Attach additional sheets on: Orlando International Airport Landside Terminal Maintenance
completed for each of the 2024 = 6,372,994.00 2023 = 4,799,051.00 2022 = 4,105,337.00 Please provide the following in the provide the following in the project #1 Name/Location Contact: Daisily Pagan Your Company's Scope	wing information for at least 3 References. Attach additional sheets on: Orlando International Airport Landside Terminal Maintenance Contact Phone: 407-797-6818 of Services (i.e. fertilization, mowing, pest control, weed control,
completed for each of the 2024 = 6,372,994.00 2023 = 4,799,051.00 2022 = 4,105,337.00 Please provide the followif necessary. Project #1 Name/Location Contact: Daisily Pagan Your Company's Scope thatch removal, irrigation	wing information for at least 3 References. Attach additional sheets on: Orlando International Airport Landside Terminal Maintenance Contact Phone: 407-797-6818 of Services (i.e. fertilization, mowing, pest control, weed control, n, etc.): Full Service Landscape maintenance including mowing wing, Irrigation, tree trimming, fertilization & pest control, palm

Project #2 Name/Location: I-Drive Im	provement District
	Phone: (407) 248-9590 x306
Your Company's Scope of Services (i.e	. fertilization, mowing, pest control, weed control,
thatch removal, irrigation, etc.): Full	Service Landscape maintenance including
mowing, trimming, edging, blowing, control, palm trimming, mulching, p	Irrigation, tree trimming, fertilization & pest ine straw, and litter.
V.	
Is this a current contract? YesX No	
Project #3 Name/Location: City of Alt	tamonte Springs
Contact: Andrew J. Capuano Contact I	Phone: 407-571-8883
	. fertilization, mowing, pest control, weed control,
thatch removal, irrigation, etc.):	
· · · · · · · · · · · · · · · · · · ·	
Full Service Landscape maintenar Irrigation, tree trimming, fertilizatio	nce including mowing, trimming, edging, blowin n & pest control, palm trimming, mulching, pine ponds, water plants, parks and City buildings.
Full Service Landscape maintenar Irrigation, tree trimming, fertilizatio and litter. This covers Roadways,	n & pest control, palm trimming, mulching, pine ponds, water plants, parks and City buildings.
Full Service Landscape maintenar Irrigation, tree trimming, fertilizatio and litter. This covers Roadways, Is this a current contract? Yesx No Has the Proposer been cited by OSF.	n & pest control, palm trimming, mulching, pine ponds, water plants, parks and City buildings. HA for any job site or company office/shop safet
Full Service Landscape maintenar Irrigation, tree trimming, fertilizatio and litter. This covers Roadways, Is this a current contract? Yesx No Has the Proposer been cited by OSH violations in the past five years? Yes	n & pest control, palm trimming, mulching, pine ponds, water plants, parks and City buildings. HA for any job site or company office/shop safet No X
Full Service Landscape maintenar Irrigation, tree trimming, fertilizatio and litter. This covers Roadways, Is this a current contract? Yesx No	n & pest control, palm trimming, mulching, pine ponds, water plants, parks and City buildings. HA for any job site or company office/shop safet No X ne, and resolution
Full Service Landscape maintenar Irrigation, tree trimming, fertilizatio and litter. This covers Roadways, Is this a current contract? Yesx No Has the Proposer been cited by OSH violations in the past five years? Yes If yes, please describe each violation, fi	n & pest control, palm trimming, mulching, pine ponds, water plants, parks and City buildings. HA for any job site or company office/shop safe. No X ne, and resolution compensation rating? .86 er injuries resulting in a worker losing more than te
Full Service Landscape maintenar Irrigation, tree trimming, fertilizatio and litter. This covers Roadways, Is this a current contract? Yesx No Has the Proposer been cited by OSH violations in the past five years? Yes If yes, please describe each violation, fi What is the Proposer's current worker of the Proposer experienced any work	n & pest control, palm trimming, mulching, pine ponds, water plants, parks and City buildings. HA for any job site or company office/shop safet No X ne, and resolution compensation rating? .86 er injuries resulting in a worker losing more than te

	The period(s) of debarment or suspension
	Also, please explain the basis for any bar or suspension:
•	List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.
	None ever.
	T iral tilak gjalagi ali kigala ili ya kinga ili jaraja ili kija kigala ili kija kinga kinga kina kija kina ki ja
	List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.
•	five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation,
•	five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.
•	five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.
	five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.
	five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation. None ever. Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors filed for bankruptcy, either voluntary
	five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation. None ever. Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors filed for bankruptcy, either voluntary or involuntary, within the past 10 years? Yes (_) No (x) If yes, provide the following:
	five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation. None ever. Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors filed for bankruptcy, either voluntary or involuntary, within the past 10 years? Yes (_) No (x) If yes, provide the following: Identify the Case # and Tribunal:

Describe the I	roposer's Role in the Action and Describe the Status and/or Resolution:
officers or pr financial obli	oser or any of its affiliates (parents or subsidiaries), or any of the Propositincipal members, shareholders or investors defaulted on a loan or objection (e.g., failing to pay subcontractors or materialmen) within the pase) No (L) If yes, please explain:
officers or pr financial obli	rincipal members, shareholders or investors defaulted on a loan or o gation (e.g., failing to pay subcontractors or materialmen) within the pas



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 03/10/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

this certificate does not confer rights to the ce	rtificate holder in fleu of Such	rendorsement(s).	
PRODUCER		CONTACT Christine McCrary	
Closson Insurance Agency, LLC		(A/C, NO, EXt): \	898-1850
1201 S. Orlando Avenue		E-MAIL ADDRESS: CMcCrary@ClossonInsurance.com	
Suite 200		INSURER(S) AFFORDING COVERAGE	NAIC#
Winter Park	FL 32789	INSURER A: Southern-Owners Insurance Co	10190
INSURED		INSURER B: AUTO OWNERS INSURANCE COMPANY	18988
Helping Hand Lawn Care Llc		INSURER C: FFVA Mutual Insurance Co.	10385
PO Box 1704		INSURER D: Evanston Insurance Co	35378
		INSURER E:	
Sorrento	FL 32776-1704	INSURER F:	
COVERAGES CERTIFICA	TE NUMBER 7 11 24 Master	DEVICION NUMBER	

COVERAGES CERTIFICATE NUMBER: 7.11.24 Master REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

	NSR POLICY EFF POLICY EFF POLICY EXP						
INSR LTR	TYPE OF INSURANCE	INSD	WVD	POLICY NUMBER	(MM/DD/YYYY)	(MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE COCCUR						EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED
							MED EXP (Any one person) \$ 10,000
			Y	72276187	07/11/2024	07/11/2025	PERSONAL & ADV INJURY \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$ 2,000,000
	POLICY PRO-						PRODUCTS - COMP/OP AGG \$ 2,000,000
	OTHER:						\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT \$ 1,000,000
	ANY AUTO						BODILY INJURY (Per person) \$
В	OWNED SCHEDULED AUTOS ONLY	Υ	Υ	4927618700	07/11/2024	07/11/2025	BODILY INJURY (Per accident) \$
	HIRED NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident) \$
							FL PIP Basic \$ 10,000
	✓ UMBRELLA LIAB ✓ OCCUR						EACH OCCURRENCE \$ 4,000,000
Α	EXCESS LIAB CLAIMS-MADE			4927618701	07/11/2024	07/11/2025	AGGREGATE \$ 4,000,000
1	DED RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER OTH- STATUTE ER
l c	AND EMPLOYERS' LIABILITY Y/N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y	WC840-081578-2024A	07/11/2024	07/11/2025	E.L. EACH ACCIDENT \$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000
1	Contrators Pollution Liability						Per Occurrence 1,000,000
D	Contrators Foliution Liability			CPLMOL118158	07/11/2023	07/11/2025	Aggregare 1,000,000
							Transportation 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Monarch LH Affiliates, LLC dba DynaServ is included as additional insured, regarding the General Liability, including products and completed operations on a primary and non-contributory basis as required by contract per attached policy forms. Blanket Additional Insured and Waiver of Subrogation status applies to the Auto Liability per attached policy forms. A Blanket Waiver of Subrogation applies to the Workers Compensation as required by contract per attached policy form. The Umbrella policy is follow form to the underlying General, Auto, and Employers Liability.

CERTIFICATE HOLDER		CANCELLATION			
Monarch LH Affiliates LLC dba DynaServ 8751 W Broward Blvd		SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.			
		AUTHORIZED REPRESENTATIVE			
Ste 301					
Plantation	FL 33324	I All			

Form W-9 (Rev. March 2024) Department of the Treasury Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

	1	Name of entity/individual. An entry is required. (For a sole proprietor or disregentity's name on line 2.)		owner's	name	on li	ne 1,	and	ente	er the b	ousin	ess/	disre	garded
		Iping Hand Lawn Care, LLC Business name/disregarded entity name, if different from above.		÷			H		-	++-		÷	-	
Print or type. See Specific Instructions on page 3.	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. Individual/sole proprietor						_ E	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)						
P Specific	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions							(Applies to accounts maintained outside the United States.)						
		Address (number, street, and apt. or suite no.). See instructions. 60 W Jones Ave City, state, and ZIP code		Reque	ster's	nam	ne and	d add	dress	s (optio	onal)	Ī	er C	
		Iwood FI 32798 List account number(s) here (optional)												
							33							
Par	Ш	Taxpayer Identification Number (TIN)												
Entery	ou/	r TIN in the appropriate box. The TIN provided must match the name	e given on line 1 to av	oid	So	cial	secu	rity r	numb	oer				
backu	w c	ithholding. For individuals, this is generally your social security numb	per (SSN). However, f	or a										
reside	nt a	lien, sole proprietor, or disregarded entity, see the instructions for P	art I, later. For other					_			-			
TIN, la	ter	is your employer identification number (EIN). If you do not have a nu	imber, see How to ge	t a	or			10						
					En	nploy	er id	enti	ficat	ion nu	mbe	r		
Note: Numbe	If the	se account is in more than one name, see the instructions for line 1. To Give the Requester for guidelines on whose number to enter.	See also What Name	and	4	6		3	8	2	3	7	5	2
Part		Certification										_		
Under	pe	nalties of perjury, I certify that:						7						
2. I am Sen	nc ice	nber shown on this form is my correct taxpayer identification number subject to backup withholding because (a) I am exempt from back (IRS) that I am subject to backup withholding as a result of a failure er subject to backup withholding; and	up withholding, or (b)	I have	not b	een	noti	fied	by t	he In	terna	al Re	ever e tha	ue t I am
3. I am	al	J.S. citizen or other U.S. person (defined below); and												
4. The	FA	TCA code(s) entered on this form (if any) indicating that I am exempt	from FATCA reporting	g is co	rrect									
becaus acquis	se y itior	on instructions. You must cross out item 2 above if you have been no ou have failed to report all interest and dividends on your tax return. For or abandonment of secured property, cancellation of debt, contribution interest and dividends, you are not required to sign the certification, but	or real estate transactions to an individual ret	ons, iter irement	n 2 d	loes naen	not a	apply (IRA	y. Fo	or moi	tgag nera	je in Ilv. i	tere	ents
Sign Here		Signature of U.S. person		Date	4	,	1.	9) (5				
Ger	ne	ral Instructions	New line 3b has b											
Section noted.	n re	ferences are to the Internal Revenue Code unless otherwise	required to complete foreign partners, ow to another flow-throu	ners, o	r ben	efici	aries	s wh	en it	t prov	ides	the	For	m W-9
	de	velopments. For the latest information about developments	change is intended t											

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



E. Norman Ripper President

Experience:

Norman opened Helping Hand Lawn Care, Inc. in 2003. He then converted it to Helping Hand Lawn Care, LLC in 2013. He started the company as a residential maintenance business and then helped transform it into a large regional commercial landscape maintenance firm. He facilitated 20% growth for the past four years in a row. Created systems and training programs to push his team over the top. He has the company on the verge of eight-digit revenue and has put together a team of dedicated young professionals eager to move the company forward utilizing technology and training.

Licenses/Certifications:

Rainbird Certified
Hunter Certified
Baseline Certified
Master Arborist
Horticulturalist
Water star Certified
Best Management Practices
Lawn & Ornamental Card Holder
Fertilizer License

Reginald Pinard Tavares, Florida



Experience:

November 2010 to Present
V/P Operations
Helping Hand Lawn Care, LLC
Oversees 17 maintenance crews, 3 spray technicians, 6 irrigation technicians, and three install crews.
Managed day to day operations
Had 5 direct reports.
Helped grow Branch over 33%

January 2008 to October 2010 Spray Technician Trugreen

Licenses/Certifications:

Lawn and Ornamental Fertilization and Pest Control Operator Aquatic License Fertilizer License Best Management Practices John Deere Tractor Certified STIHL two cycle certified operator OSHA Certified CPR



Helping Hand Lawn Care PO Box 1704 Sorrento, Fl 32776 (407) 221-0593

Project Manager Mariano Lima

Experience:

Mariano has worked at Helping Hand Lawn Care for over four years. Before he came to work for us, he held several positions at Valley Crest Landscaping and JM Janitorial. He is proficient in Microsoft and Apple products. He has been managing our Orlando International Airport maintenance contracts. He is proficient in conflict resolution, and has two years' experience working in a hotels HR Department.

Orlando International Airport International Drive Improvement District Downtown Tavares Streetscape winner of (America in Bloom Champion Community Award)

Licenses/Certifications:

Lawn and Ornamental Fertilization and Pest Control card holder Best Management Practices John Deere Tractor Certified STIHL two cycle certified operator OSHA Certified CPR



Onsite Priscilla Prado

Experience:

Priscila has worked at Helping Hand Lawn Care, LLC for 5 years. Before coming here, she worked at Juniper Landscaping as a crew leader. She has over seen crews working on a variety of properties. She was the long time onsite for our Executive Airport work. She is also certified and trained in using autonomous mowers. She is the first person in the United States to be trained on and actively monitor a fleet of zero turn RC autonomous mowers. She has been awarded crew leader of the year and is fluent in three languages.

Licenses/Certifications:
John Deere certified
STIHL Certified
RC Autonomous mower trainer



Irrigation Manager Chris Schutte

Experience:

Chris has worked at Helping Hand Lawn Care, LLC for 7 years. Before that he was working for various landscape nurseries working on irrigation and landscaping. He mainly worked on Hunter and Baseline systems. At Helping Hand, he started out running maintenance crews and then started working in the Irrigation and Enhancement Division. He has worked on several high-end HOA sites, Maitland, Mascotte, Winter Garden, Eustis, Orlando and Umatilla.

Licenses/Certifications: Irrigation Association Certified Irrigation Tech Rainbird Certified Hunter Certified Baseline experience



Irrigation Tech Jonathan Tambelle

Experience:

Jonathan has worked at Helping Hand Lawn Care for 2 years. Before that he was working in the Caribbean at various resorts working on irrigation and landscaping. At Helping Hand, he has mainly worked in the Irrigation and Enhancement Division. He has worked on properties at Orlando International Airport, several high-end HOA sites, Maitland, Mascotte, Winter Garden, Eustis and Umatilla.

Licenses/Certifications:

Rainbird Certified Hunter Certified

Licensed Pesticide Applicator Detail

	Print		Close	
--	-------	--	-------	--

Applicator's Name	City, State
-------------------	-------------

PINARD, REGINALD LARRY	SORRENTO.FL
IIPINARD. REGINALD LARRI	IISUKKENTU.FL

License No.	License Status	License Type:
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CM23179	Normal	Commercial RUP Applicator License

License Categories

Aquatic Pest Control	

Original Issue Date	Last Issue Date	Expiration Date
9/24/2014	2/9/2023	9/30/2026

Company Name

Agent Count: 0

https://aessearch.fdacs.gov/PersonDetail.asp

Licensed Pesticide Applicator Detail

	Print		Close	
--	-------	--	-------	--

Applicator's Name	City, State
-------------------	-------------

PINARD, REGINALD LARRY	SORRENTO.FL
IIPINARD. REGINALD LARRI	IISUKKENTU.FL

License No.	License Status	License Type:
-------------	----------------	---------------

CM23179	Normal	Commercial RUP Applicator License

License Categories

Aquatic Pest Control	

Original Issue Date	Last Issue Date	Expiration Date		
9/24/2014	2/9/2023	9/30/2026		

Company Name

Agent Count: 0

https://aessearch.fdacs.gov/PersonDetail.asp

Licensed Pesticide Applicator Detail

		Close
	City, State	
	CLERMONT,FL	
License Status		License Type:
Normal		Limited Urban Landscape Commercial Fertilizer
Last Issue Date		Expiration Date
3/2/2023		3/2/2027
	Normal Last Issue Date	Last Issue Date

Agent Count: 0

https://aessearch.fdacs.gov/PersonDetail.asp

BUREAU OF LICENSING AND ENFORCEMENT

Date

File No.

Expires

February 4, 2025

JB192185

November 30, 2025

THE **PEST CONTROL COMPANY FIRM** NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: **November 30, 2025**

5960 W JONES AVE ZELLWOOD, FL 32798

HELPING HAND LAWN CARE

Lawn and Ornamental

PO BOX 1704

SORRENTO, FL 32776

WILTON SIMPSON, COMMISSIONER

THE RESIDENCE A CONTINUE A CONTIN

STATE OF FLORIDA Department of Agriculture and Consumer Services BUREAU OF LICENSING AND ENFORCEMENT

HELPING HAND LAWN CARE 5960 W JONES AVE PEST CONTROL COMPANY FIRM

JB192185

C u t

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD EXPIRING November 30, 2025



Signature

Wallet Card Wallet Card - Fold Here

BUREAU OF LICENSING & ENFORCEMENT 3125 CONNER BLVD, BLDG. 8 TALLAHASSEE, FLORIDA 32399-1650

STATE OF FLORIDA

Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date

File No.

Expires

Regular

February 4, 2025

JE361453

November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING:

November 30, 2025

HELPING HAND LAWN CARE

ZELLWOOD, FL 32798

BELKIS DE JESUS HELPING HAND LAWN CARE

PO BOX 1704 SORRENTO, FL 32776

5

WILTON SIMPSON, COMMISSIONER

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

BELKIS DE JESUS HELPING HAND LAWN CARE ID CARD HOLDER

JE361453

C u t

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD EXPIRING November 30, 2025



COMMISSIONER

Signature

ATTACH PHOTO ON REVERSE

Wallet Card Wallet Card - Fold Here

BUREAU OF LICENSING AND ENFORCEMENT

Date

File No.

Expires

Regular

February 4, 2025

JE268106

November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING:

November 30, 2025

HELPING HAND LAWN CARE ZELLWOOD, FL 32798

DANIEL VELASOUEZ HELPING HAND LAWN CARE

PO BOX 1704

SORRENTO, FL 32776

WILTON SIMPSON, COMMISSIONER

STATE OF FLORIDA **Department of Agriculture and Consumer Services** BUREAU OF LICENSING AND ENFORCEMENT

DANIEL VELASQUEZ HELPING HAND LAWN CARE ID CARD HOLDER

JE268106

C u t

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD **EXPIRING November 30, 2025**



Signature

ATTACH PHOTO ON REVERSE

Wallet Card Wallet Card - Fold Here

BUREAU OF LICENSING & ENFORCEMENT 3125 CONNER BLVD, BLDG. 8 TALLAHASSEE, FLORIDA 32399-1650

STATE OF FLORIDA **Department of Agriculture and Consumer Services**

BUREAU OF LICENSING AND ENFORCEMENT

Date

File No.

Expires

Regular

February 4, 2025

JE164130

November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: November 30, 2025

HELPING HAND LAWN CARE ZELLWOOD, FL 32798

ELDER RIPPER IV

HELPING HAND LAWN CARE

PO BOX 1704

SORRENTO, FL 32776



WILTON SIMPSON, COMMISSIONER

STATE OF FLORIDA **Department of Agriculture and Consumer Services** BUREAU OF LICENSING AND ENFORCEMENT

ELDER RIPPER IV HELPING HAND LAWN CARE ID CARD HOLDER

C u t

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD EXPIRING November 30, 2025



COMMISSIONER

Signature

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BUREAU OF LICENSING AND ENFORCEMENT

Date

File No.

Expires

February 4, 2025

JE361452

November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: November 30, 2025

HELPING HAND LAWN CARE

ZELLWOOD, FL 32798

ESMERALDA MILLIAN HELPING HAND LAWN CARE PO BOX 1704

Regular

SORRENTO, FL 32776

WILTON SIMPSON, COMMISSIONER

STATE OF FLORIDA **Department of Agriculture and Consumer Services** BUREAU OF LICENSING AND ENFORCEMENT

ESMERALDA MILLIAN HELPING HAND LAWN CARE ID CARD HOLDER

JE361452

C u t

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD **EXPIRING November 30, 2025**



Signature

ATTACH PHOTO ON REVERSE

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BUREAU OF LICENSING & ENFORCEMENT 3125 CONNER BLVD, BLDG. 8 TALLAHASSEE, FLORIDA 32399-1650

STATE OF FLORIDA

Department of Agriculture and Consumer Services BUREAU OF LICENSING AND ENFORCEMENT

Date

File No.

Expires

Regular

February 4, 2025

JE361456

November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING:

November 30, 2025

HELPING HAND LAWN CARE

ZELLWOOD, FL 32798

GRETCHEN DE JESUS HELPING HAND LAWN CARE PO BOX 1704

SORRENTO, FL 32776



WILTON SIMPSON, COMMISSIONER

STATE OF FLORIDA **Department of Agriculture and Consumer Services** BUREAU OF LICENSING AND ENFORCEMENT

GRETCHEN DE JESUS HELPING HAND LAWN CARE ID CARD HOLDER

C u t

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD EXPIRING November 30, 2025



COMMISSIONER

Signature

ATTACH PHOTO ON REVERSE

Wallet Card Wallet Card - Fold Here

BUREAU OF LICENSING AND ENFORCEMENT

Date

File No.

Expires

February 4, 2025

JE317073

November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING:

November 30, 2025

ΑT

HELPING HAND LAWN CARE ZELLWOOD, FL 32798

HEYDI YORLENI FUENTES HELPING HAND LAWN CARE PO BOX 1704

SORRENTO, FL 32776

WILTON SIMPSON, COMMISSIONER

Regular

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

HEYDI YORLENI FUENTES
HELPING HAND LAWN CARE
ID CARD HOLDER

JE317073

C u t

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD EXPIRING November 30, 2025



Signature
ATTACH PHOTO ON REVERSE

Wallet Card

Wallet Card Wallet Card - Fold Here

BUREAU OF LICENSING & ENFORCEMENT 3125 CONNER BLVD, BLDG. 8 TALLAHASSEE, FLORIDA 32399-1650

STATE OF FLORIDA

Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date

File No.

Expires

Regular

February 4, 2025

JE291305

November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING:

November 30, 2025

HELPING HAND LAWN CARE

ZELLWOOD, FL 32798

JOSE HILERO

HELPING HAND LAWN CARE

PO BOX 1704

SORRENTO, FL 32776



WILTON SIMPSON, COMMISSIONER

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

JOSE HILERO HELPING HAND LAWN CARE ID CARD HOLDER

JE291305

C u t

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD EXPIRING November 30, 2025



COMMISSIONER

Signature

ATTACH PHOTO ON REVERSE

Wallet Card Wallet Card - Fold Here

BUREAU OF LICENSING AND ENFORCEMENT

Date

File No.

Expires

February 4, 2025

JE291299

November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING:

November 30, 2025

HELPING HAND LAWN CARE

ZELLWOOD, FL 32798

JOXUAN D BURGOS HELPING HAND LAWN CARE PO BOX 1704

SORRENTO, FL 32776

WILTON SIMPSON, COMMISSIONER

Regular

STATE OF FLORIDA **Department of Agriculture and Consumer Services** BUREAU OF LICENSING AND ENFORCEMENT

JOXUAN D BURGOS HELPING HAND LAWN CARE ID CARD HOLDER

JE291299

C u t

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD **EXPIRING November 30, 2025**



Signature COMMISSIONER ATTACH PHOTO ON REVERSE

> Wallet Card Wallet Card - Fold Here

BUREAU OF LICENSING & ENFORCEMENT 3125 CONNER BLVD, BLDG. 8 TALLAHASSEE, FLORIDA 32399-1650

STATE OF FLORIDA **Department of Agriculture and Consumer Services**

BUREAU OF LICENSING AND ENFORCEMENT

Date

File No.

Expires

Regular

February 4, 2025

JE332466

November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING:

November 30, 2025

HELPING HAND LAWN CARE

ZELLWOOD, FL 32798

KIARA RIVERA HELPING HAND LAWN CARE

PO BOX 1704 SORRENTO, FL 32776



WILTON SIMPSON, COMMISSIONER

STATE OF FLORIDA **Department of Agriculture and Consumer Services** BUREAU OF LICENSING AND ENFORCEMENT

KIARA RIVERA HELPING HAND LAWN CARE ID CARD HOLDER

C u t

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD EXPIRING November 30, 2025



COMMISSIONER

Signature

ATTACH PHOTO ON REVERSE

Wallet Card Wallet Card - Fold Here

BUREAU OF LICENSING AND ENFORCEMENT

Date

File No.

Expires

February 4, 2025

JE317072

November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING:

November 30, 2025

AΤ

HELPING HAND LAWN CARE ZELLWOOD, FL 32798

MARIA JIMENEZ HELPING HAND LAWN CARE PO BOX 1704

SORRENTO, FL 32776

WILTON SIMPSON, COMMISSIONER

Regular

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

MARIA JIMENEZ HELPING HAND LAWN CARE ID CARD HOLDER

JE317072

C u t

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD EXPIRING November 30, 2025



Signature

ATTACH PHOTO ON REVERSE

Wallet Card Wallet Card - Fold Here

BUREAU OF LICENSING & ENFORCEMENT 3125 CONNER BLVD, BLDG. 8 TALLAHASSEE, FLORIDA 32399-1650

STATE OF FLORIDA Department of Agriculture and Consumer Services

BUREAU OF LICENSING AND ENFORCEMENT

Date

File No.

Expires

Regular

February 4, 2025

JE361455

November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING:

November 30, 2025

HELPING HAND LAWN CARE

ZELLWOOD, FL 32798

MARK RIVERA HELPING HAND LAWN CARE

PO BOX 1704 SORRENTO, FL 32776

5

WILTON SIMPSON, COMMISSIONER

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

MARK RIVERA
HELPING HAND LAWN CARE
ID CARD HOLDER

JE361455

C u t

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD EXPIRING November 30, 2025



COMMISSIONER

Signature

ATTACH PHOTO ON REVERSE

Wallet Card Wallet Card - Fold Here

BUREAU OF LICENSING AND ENFORCEMENT

Date

File No.

Expires

Regular

February 4, 2025

JE332464

November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: November 30, 2025

HELPING HAND LAWN CARE

ZELLWOOD, FL 32798

MIGUEL BASTIDA HELPING HAND LAWN CARE PO BOX 1704

SORRENTO, FL 32776

WILTON SIMPSON, COMMISSIONER

MIGUEL BASTIDA ID CARD HOLDER

HELPING HAND LAWN CARE

JE332464

C u t

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD **EXPIRING November 30, 2025**

STATE OF FLORIDA

Department of Agriculture and Consumer Services

BUREAU OF LICENSING AND ENFORCEMENT



Signature

ATTACH PHOTO ON REVERSE

Wallet Card Wallet Card - Fold Here

BUREAU OF LICENSING & ENFORCEMENT 3125 CONNER BLVD, BLDG. 8 TALLAHASSEE, FLORIDA 32399-1650

STATE OF FLORIDA

Department of Agriculture and Consumer Services BUREAU OF LICENSING AND ENFORCEMENT

Date

File No.

Expires

Regular

February 4, 2025

JE361451

November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING:

November 30, 2025

HELPING HAND LAWN CARE

ZELLWOOD, FL 32798

NERY AGUILAR HELPING HAND LAWN CARE

PO BOX 1704 SORRENTO, FL 32776



WILTON SIMPSON, COMMISSIONER

STATE OF FLORIDA **Department of Agriculture and Consumer Services** BUREAU OF LICENSING AND ENFORCEMENT

NERY AGUILAR HELPING HAND LAWN CARE ID CARD HOLDER

C u t

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD EXPIRING November 30, 2025



COMMISSIONER

Signature

ATTACH PHOTO ON REVERSE

Wallet Card Wallet Card - Fold Here

BUREAU OF LICENSING AND ENFORCEMENT

Date

File No.

Expires

February 4, 2025

JE346804

November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING:

November 30, 2025

AΤ

HELPING HAND LAWN CARE ZELLWOOD, FL 32798

OTILIA AMADOR HELPING HAND LAWN CARE PO BOX 1704

SORRENTO, FL 32776

WILTON SIMPSON, COMMISSIONER

DER Cut

9

Regular

COMMISSIONER

OTILIA AMADOR

ID CARD HOLDER

JE346804

HELPING HAND LAWN CARE

EXPIRING November 30, 2025

Signature

ATTACH PHOTO ON REVERSE

Wallet Card Wallet Card - Fold Here

STATE OF FLORIDA

Department of Agriculture and Consumer Services

BUREAU OF LICENSING AND ENFORCEMENT

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD

BUREAU OF LICENSING & ENFORCEMENT 3125 CONNER BLVD, BLDG. 8 TALLAHASSEE, FLORIDA 32399-1650

STATE OF FLORIDA

Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date

File No.

Expires

Regular

February 4, 2025

JE332467

November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING:

November 30, 2025

HELPING HAND LAWN CARE

ZELLWOOD, FL 32798

PETER VAZQUEZ HELPING HAND LAWN CARE PO BOX 1704

SORRENTO, FL 32776

5

WILTON SIMPSON, COMMISSIONER

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

PETER VAZQUEZ
HELPING HAND LAWN CARE
ID CARD HOLDER

JE332467

C u t

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD EXPIRING November 30,2025

COMMISSIONER

Signature

ATTACH PHOTO ON REVERSE

Wallet Card Wallet Card - Fold Here

BUREAU OF LICENSING AND ENFORCEMENT

Date

File No.

Expires

February 4, 2025

JE332460

November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING:

November 30, 2025

HELPING HAND LAWN CARE ZELLWOOD, FL 32798

PRISCILLA PRADO HELPING HAND LAWN CARE PO BOX 1704

SORRENTO, FL 32776

WILTON SIMPSON, COMMISSIONER

Regular

STATE OF FLORIDA **Department of Agriculture and Consumer Services** BUREAU OF LICENSING AND ENFORCEMENT

PRISCILLA PRADO HELPING HAND LAWN CARE ID CARD HOLDER

JE332460

C u t

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD **EXPIRING November 30, 2025**



COMMISSIONER

Signature ATTACH PHOTO ON REVERSE

Wallet Card Wallet Card - Fold Here

BUREAU OF LICENSING & ENFORCEMENT 3125 CONNER BLVD, BLDG. 8 TALLAHASSEE, FLORIDA 32399-1650

STATE OF FLORIDA **Department of Agriculture and Consumer Services**

BUREAU OF LICENSING AND ENFORCEMENT

Date

File No.

Expires

February 4, 2025

JE152113

November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING:

November 30, 2025

AT

HELPING HAND LAWN CARE ZELLWOOD, FL 32798

REGINALD PINARD HELPING HAND LAWN CARE PO BOX 1704

Regular

Certified Operator

SORRENTO, FL 32776



WILTON SIMPSON, COMMISSIONER

STATE OF FLORIDA **Department of Agriculture and Consumer Services** BUREAU OF LICENSING AND ENFORCEMENT

REGINALD PINARD HELPING HAND LAWN CARE ID CARD HOLDER

JE152113

C u t

Certified Operator

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD EXPIRING November 30, 2025



COMMISSIONER

Signature

ATTACH PHOTO ON REVERSE

Wallet Card Wallet Card - Fold Here

BUREAU OF LICENSING AND ENFORCEMENT

Date

File No.

Expires

February 4, 2025

JE361457

November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING:

November 30, 2025

HELPING HAND LAWN CARE ZELLWOOD, FL 32798

ROXANA POLANCO HELPING HAND LAWN CARE PO BOX 1704

SORRENTO, FL 32776

WILTON SIMPSON, COMMISSIONER

Regular

STATE OF FLORIDA **Department of Agriculture and Consumer Services** BUREAU OF LICENSING AND ENFORCEMENT

ROXANA POLANCO HELPING HAND LAWN CARE ID CARD HOLDER

JE361457

C u t

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD **EXPIRING November 30, 2025**



COMMISSIONER

Signature ATTACH PHOTO ON REVERSE

Wallet Card Wallet Card - Fold Here

BUREAU OF LICENSING & ENFORCEMENT 3125 CONNER BLVD, BLDG. 8 TALLAHASSEE, FLORIDA 32399-1650

STATE OF FLORIDA **Department of Agriculture and Consumer Services**

BUREAU OF LICENSING AND ENFORCEMENT

Date

File No.

Expires

Regular

February 4, 2025

JE332462

November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING:

November 30, 2025

HELPING HAND LAWN CARE

ZELLWOOD, FL 32798

VICTORINO PEREZ HELPING HAND LAWN CARE PO BOX 1704

SORRENTO, FL 32776



WILTON SIMPSON, COMMISSIONER

STATE OF FLORIDA **Department of Agriculture and Consumer Services** BUREAU OF LICENSING AND ENFORCEMENT

VICTORINO PEREZ HELPING HAND LAWN CARE ID CARD HOLDER

C u t

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD EXPIRING November 30, 2025



COMMISSIONER

Signature

ATTACH PHOTO ON REVERSE

Wallet Card Wallet Card - Fold Here

BUREAU OF LICENSING AND ENFORCEMENT

Date

File No.

Expires

February 4, 2025

JE361458

November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: November 30, 2025

HELPING HAND LAWN CARE

ZELLWOOD, FL 32798

WILLIAM MURILLO HELPING HAND LAWN CARE PO BOX 1704 SORRENTO, FL 32776

Regular

WILTON SIMPSON, COMMISSIONER

STATE OF FLORIDA **Department of Agriculture and Consumer Services** BUREAU OF LICENSING AND ENFORCEMENT

WILLIAM MURILLO HELPING HAND LAWN CARE ID CARD HOLDER

JE361458

C u t

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD **EXPIRING November 30, 2025**



Signature

ATTACH PHOTO ON REVERSE

Wallet Card Wallet Card - Fold Here

BUREAU OF LICENSING & ENFORCEMENT 3125 CONNER BLVD, BLDG. 8 TALLAHASSEE, FLORIDA 32399-1650

STATE OF FLORIDA

Department of Agriculture and Consumer Services BUREAU OF LICENSING AND ENFORCEMENT

Date

File No.

Expires

Regular

February 4, 2025

JE332463

November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING:

November 30, 2025

HELPING HAND LAWN CARE

ZELLWOOD, FL 32798

ZAQUEO PEREZ HELPING HAND LAWN CARE

PO BOX 1704

SORRENTO, FL 32776



WILTON SIMPSON, COMMISSIONER

STATE OF FLORIDA **Department of Agriculture and Consumer Services** BUREAU OF LICENSING AND ENFORCEMENT

ZAQUEO PEREZ HELPING HAND LAWN CARE ID CARD HOLDER

C u t

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD EXPIRING November 30, 2025



COMMISSIONER

Signature

ATTACH PHOTO ON REVERSE

Wallet Card Wallet Card - Fold Here







The International Society of Arboriculture

Hereby Announces That

Elder Ripper

Has Earned the Credential

ISA Certified Arborist ®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollihan
CEO & Executive Director

31 August 2017

31 December 2026

FL-9302A

Issue Date

Expiration Date

Certification Number









IRRIGATION ASSOCIATION

Certifies that on January 23, 2024

Christopher Schutte

Has earned the designation of

Certified Irrigation Technician

Certification ID # 016798

Art Elmers, CIC, CID, CLIA Chair, Certification Board



Experienced professionels Efficient solutions

Certificate of Completion

We herby certify that

Elder Ripper of Helping Hand Lawn Care

has successfully completed all requirements
necessary to complete
The Online Baseline Basic Training Pre

The Online Baseline Basic Training Pre Requisite Course for the In Person Class

Date: March 30, 2018



Certificate of Completion

We herby certify that

Reggie Pinard of Helping Hand Lawn Care

has successfully completed all requirements
necessary to complete
The Online Baseline Basic Training Pre

The Online Baseline Basic Training Pre Requisite Course for the In Person Class

Date: April 5, 2018





This certifies that E. Norman R

E. Norman Ripper

is a Florida Water Stars Accredited Irrigation Professional and is committed to designing and installing water-efficient irrigation systems for Florida Water Starsm projects.

Signature:

Date: _April 2021 - June 2024







Certification of Completion





This certifies that

Norman Ripper

has completed the Florida Water StarSM
Accredited Professional Workshop
and is committed to designing and
installing water-efficient landscapes
for Florida Water StarSM projects.

evidre & On

Florida Water StarSM Coordinator

April 8, 2015

Date





Town of Kindred CDD
Attention: Town of Kindred CDD C/O Rizzetta & Company
8529 Southpark Circle, #330
ORLANDO FL 33819
UNITED STATES

Date 14 May 2025

Expiry 12 Aug 2025

Quote Number QU-0494 Fountain Kings Inc. 5668 Fishhawk Crossing Blvd #155 LITHIA FL 33547 UNITED STATES

Fountain Repairs Needed (Revised)

#1: Needs (1) Run Capacitor.

#2N: Needs (1) 10hp Deluxe Motor Starter Box.

#2S: Needs (2) Digital Timers.

#3S: Needs to be pulled to shore, so that the cables can be cut and tested individually in order

to write an accurate repair quote.

#4N: Needs (2) Run Capacitors Replaced. #4S: Needs (2) Run Capacitors Replaced. Warranty: 30-Days on Parts and Labor.

Item	Description	Quantity	Unit Price	Amount USD
САР	40MFD Run Capacitors	5.00	50.00	250.00
FRM	Digital Control Timers w/Battery Backup	2.00	150.00	300.00
MSBD100	10hp Franklin Deluxe Starter Box	1.00	1,958.00	1,958.00
RLBR	Repair Labor	6.00	155.00	930.00
			Subtotal	3,438.00
			TOTAL TAX	0.00
			TOTAL USD	3,438.00

Terms

^{*}This document may contain trade secrets. Sharing this document with outside parties may be unlawful without approval from "Fountain Kings Inc."



Town of Kindred CDD
Attention: Town of Kindred CDD C/O Rizzetta & Company
8529 Southpark Circle, #330
ORLANDO FL 33819
UNITED STATES

Date 30 May 2025

Expiry 28 Aug 2025

Quote Number QU-0508

Reference #4S 10hp Repair Fountain Kings Inc. 5668 Fishhawk Crossing Blvd #155 LITHIA FL 33547

UNITED STATES

Fountain #4S: 10hp Fountain Repair Quote

Scope of Work: Pull fountain to shore and disassemble. Supply and replace new 10hp 230v 1-phase Submersible Pump, Motor, Deluxe Starter Box and (250ft) of new 6/4 Submersible Motor Cable.

Warranty: 2-years on pump and motor, 90-days on all other parts and labor.

Item	Description	Quantity	Unit Price	Amount USD
FRM	Fountain #4S Repair: Supply and replace new 10hp 230v 1-phase Submersible Pump, Motor, Deluxe Starter Box and (250ft) of new 6/4 Submersible Motor Cable.	1.00	11,757.50	11,757.50
SHIP	Shipping/Freight	1.00	125.00	125.00
			Subtotal	11,882.50
			TOTAL TAX	0.00
			TOTAL USD	11,882.50

Terms

^{*}This document may contain trade secrets. Sharing this document with outside parties may be unlawful without approval from "Fountain Kings Inc."



Town of Kindred CDD
Attention: Town of Kindred CDD C/O Rizzetta & Company
8529 Southpark Circle, #330
ORLANDO FL 33819
UNITED STATES

Date 30 May 2025

Expiry 30 Aug 2025

Quote Number QU-0494 Fountain Kings Inc. 5668 Fishhawk Crossing Blvd #155 LITHIA FL 33547 UNITED STATES

Fountain Repairs Needed (Revised 5/30/25)

#2N: Needs (1) 10hp Deluxe Motor Starter Box.

#2S: Needs (2) Digital Timers.

#3S: Needs to be pulled to shore, so that the cables can be cut and tested individually in order

to write an accurate repair quote. Warranty: 30-Days on Parts and Labor.

Item	Description	Quantity	Unit Price	Amount USD
FRM	Digital Control Timers w/Battery Backup	2.00	150.00	300.00
MSBD100	10hp Franklin Deluxe Starter Box	1.00	1,990.00	1,990.00
RLBR	Repair Labor	6.00	155.00	930.00
			Subtotal	3,220.00
			TOTAL TAX	0.00
			TOTAL USD	3,220.00

Terms

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Town of Kindred CDD
Attention: Town of Kindred CDD C/O Rizzetta & Company
8529 Southpark Circle, #330
ORLANDO FL 33819
UNITED STATES

Date 1 Aug 2025

Expiry 30 Oct 2025 Fountain Kings Inc. 5668 Fishhawk Crossing Blvd #155 LITHIA FL 33547

UNITED STATES

Quote Number

QU-0543

Reference

#4N Timer Replacement

#4N Fountain Timer Replacement

Scope of Work: Replace digital timer and install photocell light controller.

Item	Description	Quantity	Unit Price	Amount USD
FRM	Parts Needed: (1) Digital Fountain Timer and (1) Photocell Light Controller	1.00	200.00	200.00
HLBR	Hourly Labor	1.00	100.00	100.00
TSF	Service Fee	1.00	175.00	175.00
			Subtotal	475.00
			TOTAL TAX	0.00
			TOTAL USD	475.00

Terms

^{*}This document may contain trade secrets. Sharing this document with outside parties may be unlawful without approval from "Fountain Kings Inc."



SERVICE ORDER

OS NO.: $_{7083}$

ORLANDO OFFICE:

9500 Satellite Blvd Suite 240 Orlando, FL 32837

407-730-3189 · Fax: 239-938-1462 Errick@commfitnessproducts.com

Date:

FORT MYERS OFFICE:

6221 Topaz Ct. Fort Myers, FL 33966 239-938-1461 · Fax: 239-938-1462

jimmy@Commfitnessproducts.com

	imy@Commfitnessproduc nfitnessproducts.com	ts.com	mike	e@commfitne	ssproducts.com	Errick@commfiti	nessproducts.com
Customer:	Town of Kindre	d CDD1	Date Called:		Date of Svc:	Technician:	
Address:	1450 Diamond		Person Calling	:	Jose Rodriguez	Order No.:	
City:	Kindred		Phone Number	r:		Payment Terms:	
State/Zip:	FI 34744		Email:	Jrodrigu	ez@rizzetta.com)	
WORK TO BE	DONE: REGULAR		SERVICE CONTRA	ACT	☐ WARRANTY	✓ ESTIMATE	
nstall new pa	arts listed below						
DESCRIPTION	OF WORK PERFORME	D			TECHNI	CIAN RECOMMENDAT	IONS:
					CUSTOMER HEREBY AGREES TO INDEM	,	, ,
					FOR DAMAGES OR HARM INCLUDING F EQUIPMENT AT THE RECOMMENDATION	ON OF CFP. FURTHER, CFP SHALL NOT	BE RESPONSIBLE TO ANY THIRD
					PARTY OR ULTIMATE USER FOR HARM PARTS THAT ARE DEEMED UNSAFE BY		PMENT AND/OR REPLACEMENT
PARTS & MA	TERIALS :						
QUANTITY	PART #		DES	CRIPTION		PRICE EACH	AMOUNT
1	Upholstery	Leg Press	Seat Pad				100.00
1	Upholstery	Leg Press	Back Pad				100.00
2	Upholstery	Leg Extens	sion Roller	Pads		60.00	120.00
1	Upholstery	Leg Extens	sion Seat F	Pad			100.00
1	FT 1000	Functional	Functional Trainer Cable				215.00
1	EL BATT	Elliptical Ba	Elliptical Battery				50.00
	RITY TO ORDER THE WORK AND T		DIRECTI	ONS / SPECI	AL INSTRUCTIONS	SERVICE CHARGE	90.00
ATISFACTORILY PERFORMED AS OUTLINED ABOVE. CUSTOMER AGREES O TERMS & CONDITIONS OF THIS SERVICE ORDER AND ITS ECOMMENDATIONS. IT IS AGREED THAT CFP WILL RETAIN TITLE TO ANY QUIPMENT, PARTS OR MATERIAL THAT MAY HAVE BEEN FURNISHED INTIL FINIAL PAYMENT IS MADE AS AGREED. CFP HAS THE RIGHT TO EMOVE SAME AND WILL BE HELD HARMLESS FOR ANY DAMAGES FROM HE REMOVAL THEREOF.						MATERIAL LABOR	00.00
						SUBTOTAL	00.00
			SPECIA	L ORDER DE	POSIT REQUIRED	TAX	865.00
			DEPOSIT			SHIPPING	
			COD				865.00

CORPORATE OFFICE:

5034 North Hiatus Road

Sunrise, FL 33351

954-747-5128 · Fax: 954-747-5131

QUOTE VALID FOR 30 DAYS Approved By: ______Signature: _____

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

- **WHEREAS,** the Town of Kindred Community Development District (the "District"), is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and
- **WHEREAS**, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, *Laws of Florida* ("HB 7013") and creating Section 189.0694, *Florida Statutes*; and
- **WHEREAS**, pursuant to HB 7013 and Section 189.0694, *Florida Statutes*, the District must establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives for each fiscal year; and
- **WHEREAS**, the District Manager has prepared goals, objectives, and performance measures and standards for FY 2025/2026 and presented them to the Board of Supervisors (the "Board") of the District; and
- WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the goals, objectives and performance measures and standards attached hereto as **Exhibit A**.

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

- **SECTION 1.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.
- **SECTION 2.** The Board hereby adopts the goals, objectives and performance measures and standards for FY 2025/2026 as provided in **Exhibit A.** The District Manager shall take all actions to comply with Section 189.0694, *Florida Statutes*, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board.
- **SECTION 3.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.
- **SECTION 4.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 14th day of August, 2025.

ATTEST:	TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT
Secretary/Assistant Secretary	Chairman, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

RESOLUTION 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN NON-CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; 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 the Osceola County, Florida; and

WHEREAS, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District (hereinafter the "Board") typically meets monthly to conduct the business of the District, including authorizing the payment of District operating and maintenance expenses; and

WHEREAS, the Board may establish monthly, bi-monthly, quarterly or other meeting dates not on weekly or more frequent basis, and may cancel regularly scheduled meetings from time to time; and

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, establishing meeting schedules outside of monthly meetings may interfere with the timely approval of disbursements and payment of expenses; and

WHEREAS, the Board determines this resolution is in the best interest of the District and is necessary for the efficient conduct of District business; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities.

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

<u>Section 1</u>. <u>Continuing Expenses</u>: The Board hereby authorizes the payment of invoices of continuing expenses, which meet the following requirements:

- 1. The invoices must be due on or before the next scheduled meeting of the Board of Supervisors.
- 2. The invoice must be pursuant to a contract or agreement authorized by the Board of Supervisors.

- 3. The total amount paid under such contract or agreement, including the current invoice, must be equal to or less than the amount specified in the contract or agreement.
- 4. The invoice amount will not cause payments to exceed the adopted budget of the District.

Section 2. <u>Non-Continuing Expenses</u>: The Board hereby authorizes the disbursement of funds for payment of invoices of non-continuing expenses which are 1) required to provide for the health, safety, and welfare of the residents within the District; or 2) required to repair, control, or maintain a District facility or asset beyond the normal, usual, or customary maintenance required for such facility or assets, pursuant to the following schedule:

- 1. Non-Continuing Expenses Not Exceeding \$2,500 with approval of the District Manager;
- 2. Non-Continuing Expenses Not Exceeding \$5,000 with approval of the District Manager and Chairman of the Board of Supervisors.

<u>Section 3.</u> Any payment made pursuant to the Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification.

Section 4. This resolution supersedes any prior Board action or resolution relative to the grant of spending authority to the District's officers and staff.

TOWN OF KINDRED COMMUNITY

DEVELOPMENT DISTRICT

<u>Section 5.</u> This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 14TH DAY OF AUGUST 2025.

CHAIRMAN / VICE CHAIRMAN ATTEST:		
	ATTEST:	CHAIRMAN / VICE CHAIRMAN

SECRETARY / ASSISTANT SECRETARY

RESOLUTION 2025-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS 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 District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

<u>Section 1</u>. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit "A".

<u>Section 2</u>. In accordance with Section 189.015(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with Osceola County, a schedule of the District's regular meetings.

<u>Section 3</u>. This Resolution shall become effective immediately upon its adoption.

TOWN OF KINDRED COMMUNITY

PASSED AND ADOPTED THIS 14TH DAY OF AUGUST, 2025.

	DEVELOPMENT DISTRICT
ATTEST:	CHAIRMAN / VICE CHAIRMAN
SECRETARY / ASSISTANT SECRETARY	<u> </u>

EXHIBIT "A"

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING DATES FOR FISCAL YEAR 2025/2026

October (TBD), 2025 December (TBD), 2025 February (TBD), 2026 April (TBD), 2026 June (TBD), 2026 August (TBD), 2026

All meetings will convene at 2:00 p.m., at the Town of Kindred Clubhouse, located at 1450 Diamond Loop Drive, Kissimmee, Florida 34744, unless otherwise indicated.

RESOLUTION 2025-13 [FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"), the District Manager prepared and submitted to the Board of Supervisors ("Board") of the Town of Kindred Community Development District ("District") prior to June 15, 2025, proposed budget(s) ("Proposed Budget") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Town of Kindred Community Development District for the Fiscal Year Ending September 30, 2026."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 14TH DAY OF AUGUST, 2025.

ATTEST:	TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT
Secretary / Assistant Secretary	Chair/Vice Chair, Board of Supervisors
Exhibit A: FY 2026 Budget	

EXHIBIT A

Town of Kindred Community Development District

Final Approved Proposed Budget for Fiscal Year 2025-2026

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Adopted Budget Town of Kindred Community Development District

General Fund Fiscal Year 2025/2026

Chart of Accounts Classification			Budget for 2025/2026		Budget Increase (Decrease) vs 2024/2025	
1						
2	ASSESSMENT REVENUES					
3						
4	Special Assessments					
5	Tax Roll*	\$	1,681,402.00	\$	236,053	
6						
7	Assessment Revenue Subtotal	\$	1,681,402	\$	236,053	
8						
9	OTHER REVENUES					
10						
14	Other Revenue Subtotal	\$	-	\$		
15						
16	TOTAL REVENUES	\$	1.681.402	\$	236.053	
17	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.					
18						
19	EXPENDITURES - ADMINISTRATIVE					
20						
21	Legislatiive					
22	Supervisor Fees	\$	8,000	\$	-	
23	Financial & Administrative					
24	Accounting Services	\$	21,740	\$	836	
25	Administrative Services	\$	4,867	\$	187	
26	Arbitrage Rebate Calculation	\$	1,000	\$	-	
27	Assessment Roll	\$	5,408	\$	208	
28	Auditing Services	\$	4,900	\$	800	
29	Disclosure Report	\$	7,000	\$	1,000	
30	District Engineer	\$	10,000	\$	-	
31	District Management	\$	24,336	\$	936	
32	Dues, Licenses & Fees	\$	175	\$	-	
33	Financial & Revenue Collections	\$	5,408	\$	208	
34	Legal Advertising	\$	4,500	\$		
35	Miscellaneous Mailings	\$	400	\$		
36	Public Officials Liability Insurance	\$	3,423	\$		
37	Trustees Fees	\$	8,620	\$		
38	Website Hosting, Maintenance, Backup	\$	3,500	\$	762	
39	Legal Counsel		·			
40	District Counsel	\$	20,000	\$	-	
41						
42	Administrative Subtotal	\$	133,277	\$	4,937	
43					,	
44	EXPENDITURES - FIELD OPERATIONS					
45						
46	Security Operations					
47	Security & Fire Monitoring Services	\$	7,000	\$	159	
48	Security Services and Patrols	\$	116,000	\$	59,084	
49	Electric Utility Services		,			
50	Utility - Street Lights	\$	_	\$	(80,000)	
51	Utility Services	\$	193,000	\$	100,500	
٠,	Garbage/Solid Waste Control Services	7	700,000	<u> </u>	.55,000	

Adopted Budget Town of Kindred Community Development District

General Fund Fiscal Year 2025/2026

	Chart of Accounts Classification	Budget for 2025/2026	(De	get Increase crease) vs 024/2025
53	Garbage - Recreation Facility	\$ 5,000	\$	900
54	Water-Sewer Combination Services			
55	Utility Services	\$ 160,000	\$	18,000
56	Stormwater Control			
57	Aquatic Maintenance	\$ 12,500	\$	(3,500)
58	Other Physical Environment			
59	Entry & Walls Maintenance	\$ 500	\$	(50)
60	General Liability/Property Insurance	\$ 48,000	\$	5,576
61	Irrigation Repairs	\$ 35,000	\$	-
62	Landscape & Irrigation Maintenance	\$ -	\$	(15,000)
63	Landscape - Mulch	\$ 10,000	\$	(13,000)
64	Landscape Inspections	\$ 18,600	\$	(120)
65	Landscape Maintenance	\$ 450,000	\$	21,961
66	Landscape Replacement Plants, Shrubs, Trees	\$ 50,000	\$	(12,434)
67	Parks & Recreation			
68	Access Control Maintenance & Repair	\$ 10,000	\$	-
69	Athletic/Park Court/Field Repairs	\$ 500	\$	(15,500)
70	Clubhouse - Facility Janitorial Service	\$ 54,000	\$	(4,240)
71	Dog Waste Station Supplies	\$ 500	\$	-
72	Facility A/C & Heating Maintenance & Repair	\$ 5,200	\$	-
73	Fitness Equipment Maintenance & Repairs	\$ 9,500	\$	-
74	Fountain Repairs	\$ 10,000	\$	-
75	Furniture Repair/Replacement	\$ 3,000	\$	(4,000)
76	Management Contract	\$ 92,000	\$	17,000
77	Pest Control	\$ 3,800	\$	-
78	Playground Equipment and Maintenance	\$ 3,000	\$	-
79	Pool Permits	\$ 325	\$	-
80	Pool Repairs	\$ 10,000	\$	-
81	Pool/Fountain Service Contract	\$ 36,000	\$	(1,420)
82	Sidewalk Maintenance & Repair	\$ 25,000	\$	(5,000)
83	Telephone, Internet, Cable	\$ 2,700	\$	200
84	Contingency			
85	Miscellaneous Contingency	\$ 15,000	\$	-
	(Reserve) Landscape Irrigation Repairs	\$ 12,000		
	(Reserve) Landscape Replacement Plants and Shrubs	\$ 15,000		
	(Reserve) Pool Repairs	\$ 135,000		
86				-
87	Field Operations Subtotal	\$ 1,548,125	\$	69,116
88				
89	TOTAL EXPENDITURES	\$ 1,681,402	\$	74,053

Town of Kindred Community Development District Debt Service

Fiscal Year 2025/2026

Chart of Accounts Classification	Series 2016	Series 2017	Budget for 2025/2026
REVENUES			
Special Assessments			
Net Special Assessments ⁽¹⁾	\$227,066.40	\$275,457.60	\$502,524.00
TOTAL REVENUES	\$227,066.40	\$275,457.60	\$502,524.00
EXPENDITURES			
Administrative			
Debt Service Obligation	\$227,066.40	\$275,457.60	\$502,524.00
Administrative Subtotal	\$227,066.40	\$275,457.60	\$502,524.00
TOTAL EXPENDITURES	\$227,066.40	\$275,457.60	\$502,524.00
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00

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.

⁽¹⁾ Maximum Annual Debt Sservice less any Prepaid Assessments received.

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget: \$1,681,402.00 2024/2025 O&M Budget: **Collection Costs:** 2% \$35,774.51 2025/2026 O&M Budget:

4% **Early Payment Discounts:** \$71,549.02

> 2025/2026 Total: \$1,788,725.53 **Total Difference:** \$236,053.00

\$1,445,349.00

\$1,681,402.00

Lot Size	Assessment Breakdown	Per Unit Annual Asse	essment Comparison	Proposed Incre	ease / Decrease
Lot Size	Assessment Breakdown	2024/2025	2025/2026	\$	%
	Series 2016 Debt Service	\$330.00	\$330.00	\$0.00	0.00%
Townhome	Operations/Maintenance	\$774.03	\$900.44	\$126.41	16.33%
	Total	\$1,104.03	\$1,230.44	\$126.41	11.45%
Single Family	Series 2016 Debt Service	\$660.00	\$660.00	\$0.00	0.00%
Single Family	Operations/Maintenance	\$1,935.07	\$2,251.10	\$316.03	16.33%
	Total	\$2,595.07	\$2,911.10	\$316.03	12.18%
Townhome	Series 2017 Debt Service	\$330.00	\$330.00	\$0.00	0.00%
rownnome	Operations/Maintenance	\$774.03	\$900.44	\$126.41	16.33%
	Total	\$1,104.03	\$1,230.44	\$126.41	11.45%
Single Family	Series 2017 Debt Service	\$660.00	\$660.00	\$0.00	0.00%
Snigle Fallily	Operations/Maintenance	\$1,935.07	\$2,251.10	\$316.03	16.33%
	Total	\$2,595.07	\$2,911.10	\$316.03	12.18%

FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET \$1,681,402.00
COLLECTION COSTS @ 2% \$35,774.51

EARLY PAYMENT DISCOUNT @ 4% \$71,549.02

TOTAL O&M ASSESSMENT \$1,788,725.53

UNITS ASSESSED			
LOT SIZE	O&M	SERIES 2016 DEBT SERVICE (1)	SERIES 2017 DEBT SERVICE (2)
Townhome	58	58	0
Single Family	337	337	0
Townhome	106	0	106
Single Family	392	0	391
Total	893	395	497

	ALLOCATION OF	O&M ASSESSMENT	
	TOTAL	% TOTAL	TOTAL
EAU FACTOR	EAU's	EAU's	O&M BUDGET
0.40	23	2.92%	\$52,225.56
1.00	337	42.41%	\$758,621.32
0.40	42	5.34%	\$95,446.72
1.00	392	49.33%	\$882,431.93
Ī	794.60	100.00%	\$1,788,725.53
=			

	PER UNIT ASSESSMENTS			
	SERIES 2016	SERIES 2017		
O&M D	EBT SERVICE (3)	DEBT SERVICE (4)	Total (5)	
00.44	\$330.00	\$0.00	\$1,230.44	
251.10	\$660.00	\$0.00	\$2,911.10	
00.44	\$0.00	\$330.00	\$1,230.44	
251.10	\$0.00	\$660.00	\$2,911.10	
		•		

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

(\$107,323.53)

Net Revenue to be Collected:

\$1,681,402.00

⁽¹⁾ Reflects the total number of lots with Series 2016 debt outstanding.

⁽²⁾ Reflects the total number of lots with Series 2017 debt outstanding.

⁽³⁾ 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 early payment discounts

⁽⁴⁾ 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 early payment discounts

⁽⁵⁾ Annual assessment that will appear on November 2025 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.

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.

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.

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.

<u>DEBT SERVICE FUND BUDGET</u> 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.

RESOLUTION 2025-14 [FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Kindred Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Osceola County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"), the Board of Supervisors ("Board") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("Adopted Budget"), attached hereto as Exhibit A; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("**Assessment Roll**").

2. OPERATIONS AND MAINTENANCE ASSESSMENTS.

- **a. Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.
- b. O&M Assessment Imposition. Pursuant to Chapter 190, Florida Statutes, a special assessment for operations and maintenance ("O&M Assessment(s)") is hereby levied and imposed on benefitted lands within the District and in accordance with Exhibit A and Exhibit B. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- **c. Maximum Rate.** Pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.
- 3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
- 4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
 - a. Tax Roll Assessments. To the extent indicated in Exhibit A and Exhibit B, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "Tax Roll Property" identified in Exhibit B shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, Florida Statutes ("Uniform Method"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Future Collection Methods.** The District's decision to collect Assessments by any particular method e.g., on the tax roll or by direct bill does not mean that such method will be used to collect special assessments

in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

- 5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.
- 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 upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 14TH DAY OF AUGUST, 2025.

ATTEST:		TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT
Secretary / A	Assistant Secretary	By:
Exhibit A: Exhibit B:	Adopted Budget Assessment Roll	

EXHIBIT A

Town of Kindred Community Development District

Final Approved Proposed Budget for Fiscal Year 2025-2026

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Adopted Budget Town of Kindred Community Development District

General Fund Fiscal Year 2025/2026

Chart of Accounts Classification			Budget for 2025/2026	(De	get Increase crease) vs 024/2025
1					
2	ASSESSMENT REVENUES				
3					
4	Special Assessments				
5	Tax Roll*	\$	1,681,402.00	\$	236,053
6					
7	Assessment Revenue Subtotal	\$	1,681,402	\$	236,053
8					
9	OTHER REVENUES				
10					
14	Other Revenue Subtotal	\$	-	\$	-
15					
16	TOTAL REVENUES	\$	1,681,402	\$	236,053
17	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.				
18					
19	EXPENDITURES - ADMINISTRATIVE				
20					
21	Legislatiive		0.000		
22	Supervisor Fees	\$	8,000	\$	-
23	Financial & Administrative	•	04.740		
24 25	Accounting Services	\$	21,740	\$	836
26	Administrative Services	\$	4,867 1,000	\$	187
27	Arbitrage Rebate Calculation Assessment Roll	\$	5,408	\$	208
28	Auditing Services	\$	4,900	\$	800
29	Disclosure Report	\$	7,000	\$	1,000
30	District Engineer	\$	10,000	\$	-
31	District Management	\$	24,336	\$	936
32	Dues, Licenses & Fees	\$	175	\$	-
33	Financial & Revenue Collections	\$	5,408	\$	208
34	Legal Advertising	\$	4,500	\$	
35	Miscellaneous Mailings	\$	400	\$	
36	Public Officials Liability Insurance	\$	3,423	\$	
37	Trustees Fees	\$	8,620	\$	-
38	Website Hosting, Maintenance, Backup	\$	3,500	\$	762
39	Legal Counsel				-
40	District Counsel	\$	20,000	\$	-
41					
42	Administrative Subtotal	\$	133,277	\$	4,937
43					
44	EXPENDITURES - FIELD OPERATIONS				
45					
46	Security Operations				
47	Security & Fire Monitoring Services	\$	7,000	\$	159
48	Security Services and Patrols	\$	116,000	\$	59,084
49	Electric Utility Services				
50	Utility - Street Lights	\$	-	\$	(80,000)
51	Utility Services	\$	193,000	\$	100,500
52	Garbage/Solid Waste Control Services				

Adopted Budget Town of Kindred Community Development District

General Fund Fiscal Year 2025/2026

Chart of Accounts Classification		Budget for 2025/2026	(De	get Increase crease) vs 024/2025
53	Garbage - Recreation Facility	\$ 5,000	\$	900
54	Water-Sewer Combination Services			
55	Utility Services	\$ 160,000	\$	18,000
56	Stormwater Control			
57	Aquatic Maintenance	\$ 12,500	\$	(3,500)
58	Other Physical Environment			
59	Entry & Walls Maintenance	\$ 500	\$	(50)
60	General Liability/Property Insurance	\$ 48,000	\$	5,576
61	Irrigation Repairs	\$ 35,000	\$	-
62	Landscape & Irrigation Maintenance	\$ -	\$	(15,000)
63	Landscape - Mulch	\$ 10,000	\$	(13,000)
64	Landscape Inspections	\$ 18,600	\$	(120)
65	Landscape Maintenance	\$ 450,000	\$	21,961
66	Landscape Replacement Plants, Shrubs, Trees	\$ 50,000	\$	(12,434)
67	Parks & Recreation			
68	Access Control Maintenance & Repair	\$ 10,000	\$	-
69	Athletic/Park Court/Field Repairs	\$ 500	\$	(15,500)
70	Clubhouse - Facility Janitorial Service	\$ 54,000	\$	(4,240)
71	Dog Waste Station Supplies	\$ 500	\$	-
72	Facility A/C & Heating Maintenance & Repair	\$ 5,200	\$	-
73	Fitness Equipment Maintenance & Repairs	\$ 9,500	\$	-
74	Fountain Repairs	\$ 10,000	\$	-
75	Furniture Repair/Replacement	\$ 3,000	\$	(4,000)
76	Management Contract	\$ 92,000	\$	17,000
77	Pest Control	\$ 3,800	\$	-
78	Playground Equipment and Maintenance	\$ 3,000	\$	-
79	Pool Permits	\$ 325	\$	-
80	Pool Repairs	\$ 10,000	\$	-
81	Pool/Fountain Service Contract	\$ 36,000	\$	(1,420)
82	Sidewalk Maintenance & Repair	\$ 25,000	\$	(5,000)
83	Telephone, Internet, Cable	\$ 2,700	\$	200
84	Contingency			
85	Miscellaneous Contingency	\$ 15,000	\$	-
	(Reserve) Landscape Irrigation Repairs	\$ 12,000		
	(Reserve) Landscape Replacement Plants and Shrubs	\$ 15,000		
	(Reserve) Pool Repairs	\$ 135,000		
86				
87	Field Operations Subtotal	\$ 1,548,125	\$	69,116
88				
89	TOTAL EXPENDITURES	\$ 1,681,402	\$	74,053

Town of Kindred Community Development District Debt Service

Fiscal Year 2025/2026

Chart of Accounts Classification	Series 2016	Series 2017	Budget for 2025/2026
REVENUES			
Special Assessments			
Net Special Assessments ⁽¹⁾	\$227,066.40	\$275,457.60	\$502,524.00
TOTAL REVENUES	\$227,066.40	\$275,457.60	\$502,524.00
EXPENDITURES			
Administrative			
Debt Service Obligation	\$227,066.40	\$275,457.60	\$502,524.00
Administrative Subtotal	\$227,066.40	\$275,457.60	\$502,524.00
TOTAL EXPENDITURES	\$227,066.40	\$275,457.60	\$502,524.00
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00

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.

⁽¹⁾ Maximum Annual Debt Sservice less any Prepaid Assessments received.

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget: \$1,681,402.00 2024/2025 O&M Budget: **Collection Costs:** 2% \$35,774.51 2025/2026 O&M Budget:

4% **Early Payment Discounts:** \$71,549.02

> 2025/2026 Total: \$1,788,725.53 **Total Difference:** \$236,053.00

\$1,445,349.00

\$1,681,402.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
Lot Size	Assessment Breakdown	2024/2025	2025/2026	\$	%
	Series 2016 Debt Service	\$330.00	\$330.00	\$0.00	0.00%
Townhome	Operations/Maintenance	\$774.03	\$900.44	\$126.41	16.33%
	Total	\$1,104.03	\$1,230.44	\$126.41	11.45%
Single Family	Series 2016 Debt Service	\$660.00	\$660.00	\$0.00	0.00%
Single Family	Operations/Maintenance	\$1,935.07	\$2,251.10	\$316.03	16.33%
	Total	\$2,595.07	\$2,911.10	\$316.03	12.18%
Townhome	Series 2017 Debt Service	\$330.00	\$330.00	\$0.00	0.00%
rownnome	Operations/Maintenance	\$774.03	\$900.44	\$126.41	16.33%
	Total	\$1,104.03	\$1,230.44	\$126.41	11.45%
Single Family	Series 2017 Debt Service	\$660.00	\$660.00	\$0.00	0.00%
Snigle Fallily	Operations/Maintenance	\$1,935.07	\$2,251.10	\$316.03	16.33%
	Total	\$2,595.07	\$2,911.10	\$316.03	12.18%

FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET \$1,681,402.00
COLLECTION COSTS @ 2% \$35,774.51

EARLY PAYMENT DISCOUNT @ 4% \$71,549.02

TOTAL O&M ASSESSMENT \$1,788,725.53

UNITS ASSESSED				
LOT SIZE	O&M	SERIES 2016 DEBT SERVICE ⁽¹⁾	SERIES 2017 DEBT SERVICE (2)	
Townhome	58	58	0	
Single Family	337	337	0	
Townhome	106	0	106	
Single Family	392	0	391	
Total	893	395	497	

	ALLOCATION OF O&M ASSESSMENT				
	TOTAL	% TOTAL	TOTAL		
EAU FACTOR	EAU's	EAU's	O&M BUDGET		
0.40	23	2.92%	\$52,225.56		
1.00	337	42.41%	\$758,621.32		
0.40	42	5.34%	\$95,446.72		
1.00	392	49.33%	\$882,431.93		
Ī	794.60	100.00%	\$1,788,725.53		
=					

	PER UNIT ASSESSMENTS				
	SERIES 2016	SERIES 2017			
0&M D	EBT SERVICE (3)	DEBT SERVICE (4)	Total (5)		
00.44	\$330.00	\$0.00	\$1,230.44		
251.10	\$660.00	\$0.00	\$2,911.10		
00.44	\$0.00	\$330.00	\$1,230.44		
251.10	\$0.00	\$660.00	\$2,911.10		
	• • • • • • • • • • • • • • • • • • • •	•			

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

(\$107,323.53)

Net Revenue to be Collected:

\$1,681,402.00

⁽¹⁾ Reflects the total number of lots with Series 2016 debt outstanding.

⁽²⁾ Reflects the total number of lots with Series 2017 debt outstanding.

⁽³⁾ 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 early payment discounts

⁽⁴⁾ 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 early payment discounts

⁽⁵⁾ Annual assessment that will appear on November 2025 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.

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.

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.

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.

<u>DEBT SERVICE FUND BUDGET</u> 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.



Quarterly Compliance Audit Report

Town of Kindred

Date: April 2025 - 1st Quarter **Prepared for:** Matthew Huber

Developer: Rizzetta **Insurance agency:**



Preparer:

Susan Morgan - SchoolStatus Compliance

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit

Helpful information:

ADA Compliance Categories

Web Accessibility Glossary

Accessibility overview

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in <u>Florida Statute Chapter</u> 189.069.



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – WCAG 2.1, which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. <u>189.069</u>, every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the <u>WCAG 2.1</u> levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* NOTE: Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. PDF remediation and ongoing auditing is critical to maintaining compliance.



Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

^{*}Errors represent less than 5% of the page count are considered passing

^{**}Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements Result: PASSED

Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.

of population has a disability.



Sight, hearing, physical, cognitive.

The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: http://webaim.org/resources/contrastchecker



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This 'friendlier' language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: http://webaim.org/techniques/alttext



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A "skip navigation" option is also required. Consider using WAI-ARIA for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: http://webaim.org/techniques/skipnav



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no 'click here' please) are just some ways to help everyone find what they're searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: http://webaim.org/techniques/sitetools/



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: http://webaim.org/techniques/tables/data



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: http://webaim.org/techniques/acrobat/acrobat



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: http://webaim.org/techniques/captions



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: http://webaim.org/techniques/forms



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (eg., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web



MARY JANE ARRINGTON OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

APR 2 5 2025

April 21, 2025

Mr. Brian Mendes
District Manager
Town of Kindred Community Development District
3434 Colwell Ave
Suite 200
Tampa, FL 33614

RE: Town of Kindred Community Development District – Registered Voters

Dear Mr. Mendes:

Thank you for your letter requesting confirmation of the number of registered voters within the Town of Kindred Community Development District as of April 15, 2025.

The number of registered voters within the Town of Kindred CDD is 1,601 as of April 15, 2025.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

Mary Jane Arrington
Supervisor of Elections

