



Rizzetta & Company

# **Town of Kindred Community Development District**

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## **Board of Supervisors Meeting January 8, 2026**

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

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

## **TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT**

<b>Board of Supervisors</b>	Jason Torres	Chair
	Jorge Alverio	Vice Chair
	Antonio Aponte	Assistant Secretary
	Jennifer Sanchez	Assistant Secretary
	Byron Brown	Assistant Secretary
<b>District Manager</b>	Brian Mendes	Rizzetta & Company, Inc.
<b>District Counsel</b>	Jere Earlywine	Kutak Rock LLP
<b>District Engineer</b>	Xabier Guerricagoitia	Boyd Civil Engineering

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

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

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

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

# TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT

District Office · Orlando, Florida · (407) 472-2471  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.townofkindred.org](http://www.townofkindred.org)

Board of Supervisors  
Town of Kindred Community  
Development District

December 30, 2025

## FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the Town of Kindred Community Development District will be held on **January 8, 2026, at 6:00 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:

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENT**
3. **COMMUNITY UPDATES**
  - A. Aquatic Maintenance Updates ..... Tab 1
    1. Updates on Fountain Repairs
    2. Dry Retention Pond Maintenance
    3. Lake Maintenance Report
  - B. Field Manager Updates
4. **BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors’ Minutes Held on November 6, 2025, ..... Tab 2
  - B. Ratification of Operation and Maintenance Expenditures for the Month of October 2025 ..... Tab 3
5. **BUSINESS ITEMS**
  - A. Ratification of District Items ..... Tab 4
    1. Fountain Pump Repair Work Authorization
    2. First Amendment to the Landscape and Irrigation Maintenance Services Agreement
    3. Grau & Associates Audit FY 24-25 Engagement Letter
    4. First Amendment to the Agreement for Aquatic Maintenance Services
  - B. Discussion of Pool Resurfacing Project
  - C. Consideration of IT Enhancement Proposals ..... Tab 5
  - D. Resolution 2026-06, General Elections Resolution and Notice ..... Tab 6
6. **STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    1. Updated on Insurance Claims
7. **SUPERVISOR REQUESTS & COMMENTS**
8. **ADJOURNMENT**

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

With appreciation,

*Brian Mendes*

Brian Mendes  
District Manager

**TAB 1**



**TIGRIS**  
WHERE WATERS THRIVE.

**TIGRIS Aquatic Services LLC**  
1408 Hamlin Avenue  
Unit C  
St. Cloud, Florida 34771  
Tel: 904-714-5815

**Customer:** Heritage Isle CDD

3933 Carambola Circle  
Melbourne, Florida 32940

**Contact:** Brian Mendes

**Phone:** 4074722471

**Work Order:** 33796398

**Lake/Pond/Wetland/Terrestrial Treatment Service**

**Technician:** Eric Fritz

**Date of Service:** 11/12/25

**Start Time:** 3:43 PM **End Time:** 6:06 PM

**SITE "Heritage Isle CDD Pond 1"**

**Comments:**

Treated algae

**Water Level**

Full Pool

**Aquatic Vegetation Identified**

Algae

**Extent of Aquatic Vegetation**

Spotty

**Method of Application**

Gator/ATV

**Product Used**

Copper Sulfate Fine 30

**EPA #**

46923-4

**SITE "Heritage Isle CDD Pond 2"**

**Comments:**

Treated algae

**Water Level**

Full Pool

**Aquatic Vegetation Identified**

Algae

**Extent of Aquatic Vegetation**

Spotty

**Method of Application**

Gator/ATV

**Product Used**

Copper Sulfate Fine 30

**EPA #**

46923-4

**SITE "Heritage Isle CDD Pond 3"**

**Comments:**

Treated algae

Water Level	
Full Pool	
Aquatic Vegetation Identified	Extent of Aquatic Vegetation
Algae	Spotty
Method of Application	
Gator/ATV	
Product Used	EPA #
Copper Sulfate Fine 30	46923-4

SITE "Heritage Isle CDD Pond 4"	
<b>Comments:</b> Treated algae	
Water Level	
Full Pool	
Aquatic Vegetation Identified	Extent of Aquatic Vegetation
Algae	Spotty
Method of Application	
Gator/ATV	
Product Used	EPA #
Copper Sulfate Fine 30	46923-4

SITE "Heritage Isle CDD Pond 5"	
<b>Comments:</b> Spot treated grasses	
Water Level	
Full Pool	
Aquatic Vegetation Identified	Extent of Aquatic Vegetation
Alligator Weed Pennywort Primrose Torpedo Grass	Spotty
Method of Application	
Gator/ATV	
Product Used	EPA #
Induce PH	N/A
Weedar 64	N/A

## SITE "Heritage Isle CDD Pond 6"

**Comments:**

Sprayed grasses and algae

**Water Level**

Full Pool

**Aquatic Vegetation Identified**Algae  
Alligator Weed  
Cattails  
Pennywort  
Primrose  
Torpedo Grass**Extent of Aquatic Vegetation**

Spotty

**Method of Application**

Gator/ATV

**Product Used**

Copper Sulfate Fine 30

Induce PH

Weedar 64

Aquamaster (Roundup Custom)

**EPA #**

46923-4

N/A

N/A

524-343

## SITE "Heritage Isle CDD Pond 7"

**Comments:**

Sprayed grasses

**Water Level**

Full Pool

**Aquatic Vegetation Identified**Alligator Weed  
Pennywort  
Primrose  
Torpedo Grass**Extent of Aquatic Vegetation**

Spotty

**Method of Application**

Gator/ATV

**Product Used**

Induce PH

Weedar 64

Aquamaster (Roundup Custom)

**EPA #**

N/A

N/A

524-343

## SITE "Heritage Isle CDD Pond 8"



**Comments:**  
Treated algae

Water Level	
Full Pool	
Aquatic Vegetation Identified	
Algae	
Method of Application	
Gator/ATV	
Product Used	EPA #
Copper Sulfate Fine 30	46923-4

**SITE "Heritage Isle CDD Pond 9"**

**Comments:**  
Treated algae

Water Level	
Full Pool	
Method of Application	
Gator/ATV	
Product Used	EPA #
Copper Sulfate Fine 30	46923-4

**SITE "Heritage Isle CDD Pond 10"**

**Comments:**  
Treated algae

Water Level	
Full Pool	
Aquatic Vegetation Identified	Extent of Aquatic Vegetation
Algae	Spotty
Method of Application	
Gator/ATV	
Product Used	EPA #
Copper Sulfate Fine 30	46923-4

**SITE "Heritage Isle CDD Pond 11"**

**Comments:**  
Spot treated grasses

Water Level	
Full Pool	
Aquatic Vegetation Identified	Extent of Aquatic Vegetation
Alligator Weed Pennywort Primrose Torpedo Grass	Spotty
Method of Application	
Gator/ATV	
Product Used	EPA #
Induce PH	N/A
Weedar 64	N/A
Aquamaster (Roundup Custom)	524-343

SITE "Heritage Isle CDD Pond 12"	
<b>Comments:</b> Treated grasses and algae	
Water Level	
Full Pool	
Aquatic Vegetation Identified	Extent of Aquatic Vegetation
Algae Alligator Weed Pennywort Primrose Slender Spikerush Torpedo Grass Chara	Spotty
Method of Application	
Gator/ATV	
Product Used	EPA #
Copper Sulfate Fine 30	46923-4
Induce PH	N/A
Weedar 64	N/A
Aquamaster (Roundup Custom)	524-343

SITE "Heritage Isle CDD Pond 13"	
<b>Comments:</b> Treated algae	
Water Level	
Full Pool	

Aquatic Vegetation Identified	Extent of Aquatic Vegetation
Algae	Spotty
Method of Application	
Gator/ATV	
Product Used	EPA #
Copper Sulfate Fine 30	46923-4

SITE "Heritage Isle CDD Pond 14"	
<b>Comments:</b> Treated algae	
Water Level	
Full Pool	
Aquatic Vegetation Identified	Extent of Aquatic Vegetation
Algae	Spotty
Method of Application	
Gator/ATV	
Product Used	EPA #
Copper Sulfate Fine 30	46923-4

*Thank you for your business!*



## TAB 2

**MINUTES OF MEETING**

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

**TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT**

The meeting of the Board of Supervisors of the Town of Kindred Community Development District was held on **November 6, 2025, at 2:00 p.m.** at the **Town of Kindred Clubhouse, located at 1450 Diamond Loop Drive, Kissimmee, Florida 34744.**

Present and constituting a quorum:

Jason Torres	<b>Board Supervisor, Chairperson</b>
Jorge Alverio	<b>Board Supervisor, Vice Chairman</b>
Antonio Aponte	<b>Board Supervisor, Assistant Secretary</b>
Jennifer Sanchez	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Brian Mendes	<b>District Manager, Rizzetta &amp; Company</b>
Jose Rodriguez	<b>Field Manager, Rizzetta &amp; Company</b>
Bennett Davenport	<b>District Counsel, Kutak Rock LLP</b>
Xabier Guerricagoitia	<b>District Engineer, Boyd Civil Engineering, Inc.</b>
Cuper Iniguez	<b>United Land Services</b>

Audience	<b>Present</b>
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**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Mendes called the meeting to order and confirmed the quorum.

**SECOND ORDER OF BUSINESS**

**Public Comments**

A member of the audience inquired about landscaping services.

Ms. Sanchez commented about the upcoming landscape services.

**THIRD ORDER OF BUSINESS**

**Aquatic Maintenance Updates**

1. Dry Pond Near Clubhouse

Mr. Mendes opened the discussion and reviewed the District Staffs progression on the amendment to Aquatic services.

Mr. Mendes stated he will work with Counsel and TIGRIS on an amended scope of service.

Mr. Rodrieguez stated that the ponds are in overall good health.

#### **FOURTH ORDER OF BUSINESS**

#### **Field Manager Updates**

1. Discussion of Administrative Staffing Support
2. Updates on Shiloh Brook Parking Violation

Mr. Mendes Reviewed updates with Artemis staff discussions regarding administrative services with the Board Members.

Mr. Rodriguez reviewed the ongoing General Manager projects throughout the community with the Members of the board.

Mr. Rodriguez commented on the cleaning areas scheduled for maintenance.

Mr. Rodriguez stated he is working on fence repair and commented on the progression of sidewalk cleaning.

The members of the board reviews updates on Shiloh brook issues. The members of the district staff stated that notices have been sent out to residents.

Mr. Rodriguez commented on pool equipment enhancements to the members of the board.

Mr. Rodriguez stated he will be working on holiday decor in the community.

Mr. Mendes Stated he will work with Mr. Massimino and Mr. Rodriguez regarding IT enhancements that are needed.

#### **FIFTH ORDER OF BUSINESS**

#### **Community Fountain Maintenance Updates**

1. Lake Foutain Maintenance Report

Mr. Rodriguez updated the Members of the Board on algae, hydrangea and communications on the dry ponds.

Mr. Mendes reviewed fountain updates with the Members of the Board.

Mr. Rodriguez stated he is monitoring the fountains throughout the community.

**SIXTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors Meeting held on  
August 14, 2025**

Mr. Mendes presented the meeting minutes of the Board of Supervisors meeting held on August 14, 2025, and asked if any changes were requested.

Mr. Mendes noted that as a reminder every other Board Meeting will take place at 6:00 p.m.

On Motion by Mr. Alverio, seconded by Mr. Torres, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors meeting held on August, 2025, in substantial form, for the Town of Kindred Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Operation and  
Maintenance Expenditures for July –  
September 2025**

Mr. Mendes presented the operation and maintenance expenditures and asked if there were any questions.

The Board of Supervisors reviewed the operation and maintenance expenditures.

On Motion by Mr. Alverio, seconded by Mr. Torres, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for July 2025 (\$74,294.46), August 2025 (\$115,388.39) and September 2025 (\$124,209.75), for the Town of Kindred Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Ratification of Districts Items**

1. Aquatic Services Pond Addition Proposal
2. Egis Insurance Coverage
3. Rizzetta & Company's Inc. Second Addendum for Professional Amenity Services

Mr. Mendes presented all ratification items to the Board of Supervisors and asked if there were any questions. There were none.

Mr. Mendes reviewed the pond addition cost of \$250 per month and the budget of \$12,500 with the Members of the Board.

On Motion by Ms. Sanchez, seconded by Mr. Alverio, with all in favor, the Board of Supervisors ratified the Aquatic Services Pond Addition Proposal, Egis Insurance Coverage and Rizzetta & Company's Inc. Second Addendum for Professional Amenity Services, for the Town of Kindred Community Development District.

**NINTH ORDER OF BUSINESS**

**Discussion of Landscape Credits**

1. Annual Mulching Operations Updates

Mr. Mendes opened the discussion and stated the District Staff is working on an amendment for the landscape services.

Ms. Sanchez updated the Members of the Board on the items being amended.

The Members of the Board reviewed and discussed in-depth, the annual mulching operations.

**TENTH ORDER OF BUSINESS**

**Discussion of Pool Resurface Project**

Mr. Mendes opens the discussion on the pool resurface project with the Members of the Board.

The Members of the Board reviewed pool resurface bids from the previous year, in depth.

Ms. Sanchez inquired with Mr. Davenportt, about what contract would be used for the pool resurface project.

The Members of the Board and district staff continued the discussion on the pool resurface project.

The Board requested that a two-year workmanship warranty be added to the scope of services.

On Motion by Mr. Alverio, seconded by Ms. Sanchez, with all in favor, the Board of Supervisors approved Arington pool resurface proposal for \$140,250, with District Staff to negotiate adding a two-year workmanship warranty to the scope and meeting the annual budget of \$135,000, In substantial form, for the Town of Kindred Community Development District.

On Motion by Mr. Alverio, seconded by Mr. Torres, with all in favor, the Board of Supervisors approved not to exceed \$20,000 to add full perimeter of pavers to scope of services for the pool resurface project, for the Town of Kindred Community Development District.

The Members of the Board reviewed the budget regarding potential additional color choices for pool pavers.

**ELEVENTH ORDER OF BUSINESS**

**Discussion of Aquatic Maintenance Services**

1. TIGRIS
2. The Lake Doctors, Inc
3. Solitude Lake Management



Mr. Mendes opened the discussion on aquatic maintenance services and reviewed the current budget (\$12,500) with the Board.

Mr. Mendes reviewed the pricing from the different vendors with the Board, stating TIGRIS costs of \$11,232, The Lake Doctors, Inc \$ 8,520 and Solitude Lake Management at \$33,600, with the Members of the Board.

The Board reviewed the proposals for aquatic maintenance services.

On Motion by Mr. Alverio, seconded by Mr. Aponte, with all in favor, the Board of Supervisors approved to continue aquatic maintenance services with TIGRIS (\$11,232), for the Town of Kindred Community Development District.

## **TWELFTH ORDER OF BUSINESS**

### **Consideration of Pest Control Services Proposals**

1. TruNorth Pest Control
2. Florida Pest Control

Ms. Sanchez Reviewed the pest control services proposals with the Members of the Board.

Ms. Sanchez reviewed previous interactions with vendors who provided proposals.

The Members of the Board continued to review the pest control services proposals and approved TruNorth's agreement for pest control services.

On Motion by Mr. Torres, seconded by Mr. Aponte, with all in favor, the Board of Supervisors approved the termination of all pest control services with Truly Nolan and awarding TruNorth the agreement for pest control services, for the Town of Kindred Community Development District.

## **THIRTEENTH ORDER OF BUSINESS**

### **Consideration of Resolution 2026-01, Setting Hearing to Adopt Revised Amenity Rules and Rates**

Mr. Davenport presented and reviewed the resolution with the Board Members regarding the Public Hearing set for January 8<sup>th</sup>, 2026, at 6:00 p.m.

Mr. Rodrieguez inquired about Florida's open carry law.

Mr. Davenport responded to the inquiry.

Mr. Mendes stated he will prepare a report for the previous year.

On Motion by Mr. Alverio, seconded by Mr. Torres, with all in favor, the Board of Supervisors adopted Resolution 2026-01, Setting Hearing to Adopt Revised Amenity Rules and Rates and setting the date for January 8<sup>th</sup>, 2026, at 6:00 p.m. for the Town of Kindred Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-02,  
Redesignation of Board Seats**

Mr. Mendes opened the discussion regarding the redesignation of Board seats.

On Motion by Mr. Torres, seconded by Mr. Alverio, with a 3-1 vote, Ms. Sanchez opposing, the Board of Supervisors approved to have prepared resolutions for redesignation of Chair, with voting every two years to begin in 2028, for the Town of Kindred Community Development District.

The Members of the Board put forth nominees for the Chairman seat, Ms. Sanchez nominated Mr. Brown, Mr. Aponte nominated Ms. Sanchez, Mr. Torres nominated himself and Mr. Alverio nominated Mr. Torres.

Discussion ensued amongst the Members of the Board, in depth regarding Board Seat nominations.

The Members of the Board put forth nominees for the Chairman seat, Mr. Alverio nominated himself, Mr. Torres nominated Mr. Alverio, Ms. Sanchez nominated Mr. Aponte and Mr. Aponte nominated himself.

The motion to redesignate Board Seats failed without majority vote.

**FIFTHTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Davenport reminded the Members of the Board of upcoming ethics training.

**B. District Engineer**

**1. Updates on Drainage Projects**

Mr. Guerricagoitia stated he will work with District Staff to complete the upcoming drainage projects.

**C. District Manager**

**1. Updates on Insurance Claims**

**2. Updates on TOHO Financials**

**3. Quarterly Website Audit**

**4. Fiscal Year 2025-2026 Annual Goal Review**

Mr. Mendes reviewed the updates on insurance claims, TOHO financials, quarterly website audit and the FY 25-26 annual goals, in depth, with the Members of the Board.

On Motion by Mr. Alverio, seconded by Mr. Torres, with all in favor, the Board of Supervisors approved roll over administrative and financial goals from the previous year, for the Town of Kindred Community Development District.

Mr. Alverio Suggested that the CDD purchase vending machines to place in additional clubhouses.

Mr. Rodriguez reviewed county request for election polling location.

Mr. Mendes stated Mr. Massimino will work with Mr. Rodriguez on a list of furniture replacements for the clubhouse and gather a price list for said items.

#### **SIXTHTEENTH ORDER OF BUSINESS**

#### **Public & Supervisor Comments**

No comments or requests.

#### **SEVENTEENTH ORDER OF BUSINESS**

#### **Adjournment**

On Motion by Mr. Alverio, seconded by Mr. Torres, with all in favor, the Board of Supervisors adjourned the meeting at 4:18 pm, for the Town of Kindred Community Development District.

*[SIGNATURES ON FOLLOWING PAGE]*

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Assistant Secretary

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Chairman/Vice Chairman

### **TAB 3**

# **TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT**

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DISTRICT OFFICE · ORLANDO, FL 32819

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

WWW.TOWNOFKINDREDCDD.ORG

## **Operation and Maintenance Expenditures October 2025 For Board Approval**

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

The total items being presented: **\$84,585.26**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

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

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

# Town of Kindred Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Dallos Services, Inc.	300180	5351 -157	Janitorial Services 09/25	\$ 2,620.00
Dallos Services, Inc.	300180	5356	Pool Attendant 09/25	\$ 4,340.00
Dallos Services, Inc.	300180	5357	Janitorial Services 09/25	\$ 1,760.00
Florida Department of Commerce	300185	93310	Special District Fee for FY25-26	\$ 175.00
Florida Department of Revenue	20251021-2	58-8017611456-4 09/25 ACH	58-8017611456-4 Sales & Use Tax 09/25	\$ 7.27
Fountain Kings, Inc.	300181	INV-0832	Service Call 07/25	\$ 175.00
Hidden Eyes, LLC	300186	760942	Video Monitoring Services & Maintenance 11/25	\$ 514.66
Kissimmee Utility Authority	20251006-1	002268735-001386730 ACH	Electric Services 08/25	\$ 19.03
Resort Pool Services	300175	28989	Pool Maintenance 09/25	\$ 175.00
Resort Pool Services	300182	29173	Monthly Pool Maintenance 10/25	\$ 3,120.00
Rizzetta & Company, Inc.	300174	INV0000103531	Personnel Reimbursement 09/25	\$ 2,353.71

# Town of Kindred Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	300172	INV0000103542	District Management Fees 10/25	\$ 5,305.92
Rizzetta & Company, Inc.	300173	INV0000103658	Assessment Roll FY25/26	\$ 5,408.00
Rizzetta & Company, Inc.	300178	INV0000103786	Personnel Reimbursement, General Management & Oversight 10/25	\$ 3,669.11
Rizzetta & Company, Inc.	300188	INV0000103873	Cell Phone, Auto Mileage & Travel 09/25	\$ 112.31
Rizzetta & Company, Inc.	300189	INV0000104441	Personnel Reimbursement 10/25	\$ 3,144.07
School Now	300184	INV-SN-1049	3rd Qtr Website & Compliance Services 07/25	\$ 384.38
Spectrum	20251023-1	168536301092125 10/25 ACH	Cable & Internet 10/25	\$ 220.00
SunScape Landscape Management Services, Inc.	300176	14075	Landscape Maintenance 09/25	\$ 1,550.00
SunScape Landscape Management Services, Inc.	300187	14168	Landscape Maintenance 10/25	\$ 1,550.00
Toho Water Authority	20251014-1	002604313-001297490 08/25 ACH	Water - Sewer Services 08/25	\$ 13.53
Toho Water Authority	20251021-1	Monthly Summary I 09/25 ACH 157	Monthly Water Summary I 09/25	\$ 2,673.94



**TAB 4**

## **WORK AUTHORIZATION FOR FOUNTAIN REPAIR SERVICES**

**THIS WORK AUTHORIZATION** (“Work Authorization”), dated November 24, 2025, authorizes certain work in accordance with that certain *Agreement for Fountain Repair Services*, dated January 27, 2025 (the “Agreement”), by and between:

**TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Osceola County, Florida (the “District”); and

**FOUNTAIN KINGS INC.**, a Florida corporation, whose address is 5688 Fishhawk Crossing Blvd, #155, Lithia, Florida 33547 (“Contractor”).

**SECTION 1. SCOPE OF SERVICES.** in addition to the services described in the Agreement and any exhibits, amendments and addenda thereto, Contractor shall provide additional services, as set forth in the proposal attached hereto **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “Additional Services”). To the extent that the terms of **Exhibit A** conflict with terms of this Work Authorization or the Agreement, the Work Authorization and the Agreement shall control.

**SECTION 2. COMPENSATION.** As compensation for the Additional Services, the District agrees to pay Contractor the amount set forth in **Exhibit A**. 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.

**SECTION 3. ACCEPTANCE.** Acceptance of this Work Authorization authorizes Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and Contractor. Contractor shall commence the aforesaid Additional Services upon the full execution of this Work Authorization and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remains in full force and effect.

*[Signature Blocks on the Next Page]*

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

**TOWN OF KINDRED COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Chairperson, Board of Supervisors

**FOUNTAIN KINGS INC.**

By: Kyle Roehm  
Its: President, Fountain Kings Inc.

**Exhibit A**      Proposal for Additional Services

**Exhibit A: Proposals for Additional Services**



# INVOICE

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

**Date**  
30 July 2025

**Pro. Date**  
30 Aug 2025

**Invoice Number**  
QU-0494

Fountain Kings Inc.  
5668 Fishhawk Crossing  
Blvd #155  
LITHIA FL 33547  
UNITED STATES

## Fountain Repairs Needed

#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
			<b>TOTAL USD</b>	<b>3,220.00</b>



# INVOICE

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

**Date**  
30 July 2025

**Pro. Date**  
28 Aug 2025

**Invoice 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

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
			<b>TOTAL USD</b>	<b>11,882.50</b>

## **FIRST AMENDMENT TO THE LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES AGREEMENT**

This **First Amendment** (the “First Amendment”) is made and entered into as of this 14<sup>th</sup> day of November, 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 8529 South Park Circle, Suite 330, Orlando, Florida 32819 (the “District”); and

**FLORIDA ULS OPERATING, LLC DBA UNITED LAND SERVICES**, a Delaware limited liability company, with local address of 6386 Beth Road, Orlando, Florida 32824 (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 *Landscape and Irrigation Maintenance Agreement*, dated August 18, 2025 (the “Agreement”); and

**WHEREAS**, Section 7(H) 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 a different scope of 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 First Amendment.

#### **SECTION 2. AMENDMENT OF AGREEMENT.**

A. Section 3B of the Agreement is hereby amended to reflect an additional payment owed to Contractor in an amount of Three Hundred Forty-Two Dollars and Seventy-Two Cents per month (\$342.72/month) or Three Thousand Seven Hundred Sixty-Nine Dollars and Ninety-Two Cents per year (\$3,769.92/year) for rendering the services described in **Exhibit A** herein.

B. **Exhibit A** herein shall be added to Exhibit C in 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 First 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 First 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 First Amendment.

**SECTION 5. EXECUTION IN COUNTERPARTS.** This First 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 First Amendment the day and year first written above.

Attest:

**TOWN OF KINDRED COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairman, Board of Supervisors

**FLORIDA ULS OPERATING, LLC DBA  
UNITED LAND SERVICES**

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Additional Scope of Services

**EXHIBIT A**  
**Additional Scope of Services**

Landscape customer wishes to obtain landscape services for the following work:

Annual Flower Credit: flowers not installed at front entrance of Neptune and Cross Prairie - 350 units/rotation x 3 rotations = 1050 total units x \$2.00/unit = \$2,100.00 Credit November 1st thru Sept 30th, 2026

The Additional Services are to be performed to the following address:

Annual installation, core maintenance, agronomics and irrigation inspections.

**Changes in Service.** Any changes to the Services must be in writing and signed by Customer and Contractor. The changes in the services or services areas may result in additional charges and may modify the schedule of current services rendered.

Start Date of New Service

11/1/25

Addendum Additional Pricing:

Monthly

\$ 342.72

Yearly

\$ 3,769.92





# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

August 11, 2025

To Board of Supervisors  
Town of Kindred Community Development District  
12750 Citrus Park Lane, Suite 115  
Tampa, Florida 33625

We are pleased to confirm our understanding of the services we are to provide Town of Kindred Community Development District, Osceola County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Town of Kindred Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

## Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

**Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

**Management Responsibilities**

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

#### **Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

#### **Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

#### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

#### **Engagement Administration, Fees, and Other**

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Town of Kindred Community Development District

4

Our fee for these services will not exceed \$4,700 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Town of Kindred Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



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Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Town of Kindred Community Development District.

By:  \_\_\_\_\_  
Signed by: 0038001274E647C

Title: Chairman

Date: 11/4/2025



**FICPA Peer Review Program**  
Administered in Florida  
by The Florida Institute of CPAs



Peer Review  
Program

**AICPA Peer Review Program**  
Administered in Florida  
by the Florida Institute of CPAs

**March 17, 2023**

**Antonio Grau**  
**Grau & Associates**  
**951 Yamato Rd Ste 280**  
**Boca Raton, FL 33431-1809**

**Dear Antonio Grau:**

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

**Peer Review Team**  
**FICPA Peer Review Committee**

**850.224.2727, x5957**

**cc: Daniel Hevia, Racquel McIntosh**

**Firm Number: 900004390114**

**Review Number: 594791**

## FIRST AMENDMENT TO THE AQUATIC MAINTENANCE SERVICES AGREEMENT

This **FIRST AMENDMENT** (the “First Amendment”) is made and entered into as of this 2<sup>nd</sup> day of December, 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 8529 South Park Circle, Suite 330, Orlando, Florida 32819 (the “District”); and

**TIGRIS AQUATIC SERVICE, LLC**, a New Jersey limited liability company, with local address of 56 U.S. Hwy, 130 S, Bordentown, New Jersey 08620 (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 Aquatic Maintenance Services*, dated March 6, 2025 (the “Agreement”); and

**WHEREAS**, Section 22 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 a different scope of 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 First Amendment.

**SECTION 2. AMENDMENT OF AGREEMENT.** Exhibit A of the Agreement is hereby amended **Exhibit A** attached hereto shall take its place.

**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 First 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 First 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 First Amendment.

**SECTION 5. EXECUTION IN COUNTERPARTS.** This First 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 First Amendment the day and year first written above.

Attest:

Brian Mendes  
Secretary/Assistant Secretary

**TOWN OF KINDRED COMMUNITY  
DEVELOPMENT DISTRICT**

Signed by:  
  
6838D01274E647C...  
Chairman, Board of Supervisors

Susanna Metzger  
Witness

**TIGRIS AQUATIC SERVICE, LLC**

By: Mickey C Ellison  
Print: Mickey C Ellison  
Its: BDM

**Exhibit A:** Amended Scope of Services

**EXHIBIT A**  
**Amended Scope of Services**

Scope of Service for Wet Ponds (Ponds 1-4):

12 Treatments Per Year

- Algae
- Aquatics Consulting
- Bacteria Testing
- Border Grass and Brush Control to Water's Edge
- Optional Fish Stocking (Bass, Bream, etc)
- Management Reporting

Scope of Service for Dry Ponds (Ponds 5 and 6):

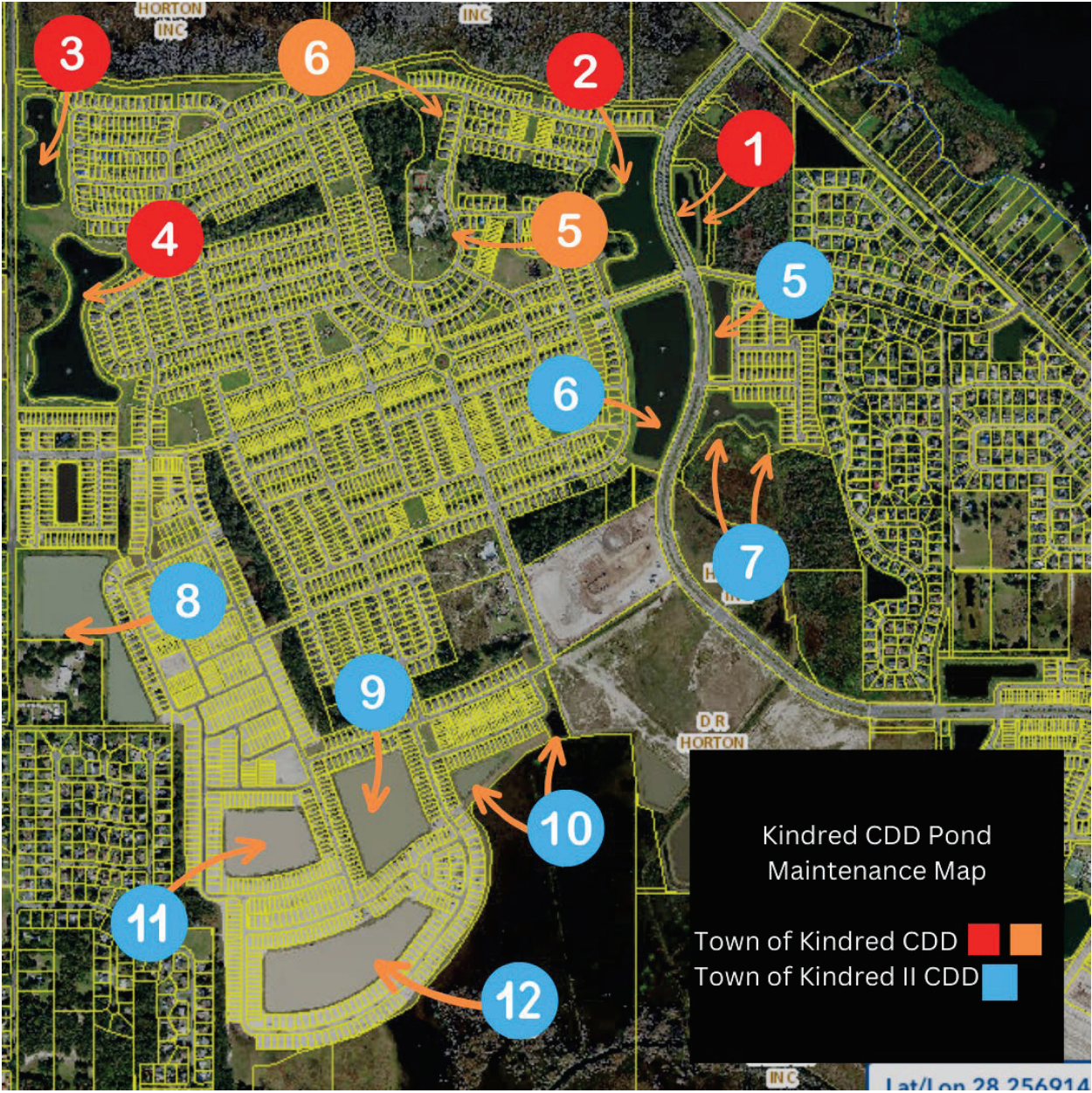
6 Treatments Per Year

- Border Grass and Brush Control for entire dry pond surface area
- Management Reporting

Compensation

- 12 monthly payments of \$977.66





**TAB 5**

# SERVUSAT

INTEGRATED SMART TECHNOLOGY SOLUTIONS

Automation – Networking Solutions – Audio System – Access Control System  
Video Surveillance System- Cloud Phone System – IT Solution

P.O. BOX # 771417

Orlando, FL. 32877-1417

Phones: 321-746-7597 / 407-729-6819



[www.Servusat.com](http://www.Servusat.com)

Orlando; 12/19/2025

**Mr. Jose Rodriguez / Kindred HOA**

1450 Diamond Loop Drive Kissimmee, Florida. 34744

## ***High-Speed Structured Network Upgrade Proposal***

***Clubhouse – Design – Installation Programming & Optimization***

### ***1. Introduction***

Servusat LLC is pleased to present this proposal for the design and installation of a **High-Speed Structured Network Upgrade System** combined with a **Professional Wired and Wireless Network** for your Clubhouse's and office facilities.

Our solution is engineered to deliver:

- Secured high-speed connection
- Reliable LAN/WLAN connectivity
- Best spot for Wi-Fi coverage
- Clean cable management for long-term durability
- Capacity for future device expansion
- Support for security systems, access control system, VoIP, and smart devices
- **120 devices capacity**

### ***2. Scope of Work***

#### **A. Second On-Site Evaluation: Double Check Layout Planning**

Together with Kindred Field Manager's, Servusat's technicians will perform a detailed analysis of:

##### **Club House's Areas**

- Gym room
- Lobby or Party room

***Kindred Club House – Structured Network Wiring Setup Project***

# SERVUSAT

INTEGRATED SMART TECHNOLOGY SOLUTIONS

*Automation – Networking Solutions – Audio System – Access Control System  
Video Surveillance System- Cloud Phone System – IT Solution*

*P.O. BOX # 771417*

*Orlando, FL. 32877-1417*

*Phones: 321-746-7597 / 407-729-6819*



**[www.Servusat.com](http://www.Servusat.com)**

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- Pool area
- Power distribution
- ISP current technical information & configuration
- High-interference areas

## **Office Areas**

- Workstations
  - Conference room
  - Managerial offices
  - Network closet / IT room
  - Existing cabling and network equipment placement
  - Comprehensive assessment includes:
    - ✓ Best WAP mounting positions
    - ✓ Best cabinet cable pathways using organizers, trays, or overhead routes
    - ✓ Identifying electrical interference sources
  - Evaluate UTP RJ-45 wires functionality
  - Re-use UTP RJ-45 UTP WAP wiring
- 

## **B. High Speed Structured Network Upgrade:**

Servusat will install and programming a professional network infrastructure including:

- **FREE old or abandoned wires & devices, safe removal**
- **Network cabinet rack wall mount with locking ventilated metal doors**
- **Rack cable manages**
- **Rack ventilated shelves**
- **Managed router**
- **Rack mount POE switch**
- **Rack mount 500v.a. UPS**
- **Rack mount surge protector**
- **Gym, Lobby & Pool business WAP**
- **Termination, certification, and testing of each cable**
- **Network closet / IT room power check**
- **Relocate audio amplifiers & wires**

# SERVUSAT

INTEGRATED SMART TECHNOLOGY SOLUTIONS

*Automation – Networking Solutions – Audio System – Access Control System  
Video Surveillance System- Cloud Phone System – IT Solution*

*P.O. BOX # 771417*

*Orlando, FL. 32877-1417*

*Phones: 321-746-7597 / 407-729-6819*



**[www.Servusat.com](http://www.Servusat.com)**

---

All cables will be tested using advanced certification tools to ensure performance at gigabit or multi-gigabit speeds.

---

## **C. Network Equipment Installation & Configuration**

We will install:

- Wall mount network rack
- Network rack shelf(s)
- Network switch
- Network wires manage
- Router
- UPS Unit
- Surge Protector
- WAP(s)

## **D. Testing, Optimization & Walkthrough**

Once installation is complete, Servusat will perform:

- Speed tests on all cable drops
  - Wireless coverage verification
  - Device connection testing (computers, scanners, printers, cameras)
  - Video surveillance system & access control system connection
  - Final walkthrough with the field manager for approval
- 

## **3. Deliverables**

At project completion, Servusat will provide:

- Fully installed and certified high-speed network wired & wireless system
  - 90-days installation warranty
  - **01 years manufacturer warranty**
-



# **SERVUSAT**

INTEGRATED SMART TECHNOLOGY SOLUTIONS

*Automation – Networking Solutions – Audio System – Access Control System  
Video Surveillance System- Cloud Phone System – IT Solution*

*P.O. BOX # 771417*

*Orlando, FL. 32877-1417*

*Phones: 321-746-7597 / 407-729-6819*



**[www.Servusat.com](http://www.Servusat.com)**

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## **4. Project Timeline**

Second Site Survey & Design	1 Day
Cabinet & devices Installation	2-3 Business Days
Wireless Installation	Same day
Verification & Final Walkthrough	Next day of the installation

---

## **5. Investment**

Pricing will include:

- Materials (Network devices, patch cords, rack hardware, connectors, miscellaneous)
  - Installation labor
  - Warranty
- 

## **6. Why Servusat?**

- Over 25 years of IT infrastructure expertise
  - Clean, professional installations
  - Fast response and support options
  - Focus on reliability, security, and organization
-

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## 7. Time & Offer:

Standard Investment Cost.....US \$ 7,217.00

Loyalty Customer Discount.....US \$ -180.00

**TOTAL Investment Cost.....US \$ 7,037.00**

*Valid until January, 30<sup>th</sup>, 2026*

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## 8. Terms & Conditions:

- 50% Down payment, 50% as soon as project is completed
  - Customer must provide the activated Internet Service
  - Customer must provide technical information for remote access
  - Customer must contact the access control system and video surveillance system providers for the remote access pre-configuration if necessary
  - Customer must read and sign our network installation and setup service contract
  - We will arrange time to do this job with the customer. Summer time we request earlier time
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## **9. Approval**

**Client Name:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_



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Orlando; 12/19/2025

**Mr. Jose Rodriguez / Kindred HOA**

1450 Diamond Loop Drive Kissimmee, Florida. 34744

## ***High-Speed Structured PRO Network Upgrade Proposal***

***Clubhouse – Design - Installation Programming & Optimization***

### ***1. Introduction***

Servusat LLC is pleased to present this proposal for the design and installation of a **High-Speed Structured PRO Network Upgrade System** combined with a **Professional Wired and Wireless Network** for your Clubhouse's and office facilities.

Our solution is engineered to deliver:

- Secured high-speed connection
- Reliable LAN/WLAN connectivity
- Best spot for Wi-Fi coverage
- Clean cable management for long-term durability
- Capacity for future device expansion
- Support for security systems, access control system, VoIP, and smart devices
- **500 devices capacity**

### ***2. Scope of Work***

#### **A. Second On-Site Evaluation: Double Check Layout Planning**

Together with Kindred Field Manager's, Servusat's technicians will perform a detailed analysis of:

##### **Club House's Areas**

- Gym room
- Lobby or Party room

***Kindred Club House – Structured Network Wiring Setup Project***

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- Pool area
- Power distribution
- ISP current technical information & configuration
- High-interference areas

## **Office Areas**

- Workstations
- Conference room
- Managerial offices
- Network closet / IT room
- Existing cabling and network equipment placement
- Comprehensive assessment includes:
  - ✓ Best WAP mounting positions
  - ✓ Best cabinet cable pathways using organizers, trays, or overhead routes
  - ✓ Identifying electrical interference sources
- Evaluate UTP RJ-45 wires functionality
- Re-use UTP RJ-45 UTP WAP wiring

## **B. High Speed Structured Network Upgrade:**

Servusat will install and programming a professional network infrastructure including:

- **FREE old or abandoned wires & devices, safe removal**
- **Heavy duty lock network cabinet rack wall mount with glass door**
- **Rack cable manages**
- **Heavy duty rack ventilated shelves**
- **Rack mount managed PRO router**
- **Rack mount POE PRO switch**
- **Rack mount 750v.a. UPS**
- **Rack mount surge protector**
- **Smart PRO mesh WAP controller**
- **Gym, Lobby & Pool PRO mesh WAP**
- **Termination, certification, and testing of each cable**
- **Network closet / IT room power check**
- **Relocate audio amplifiers & wires**

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All cables will be tested using advanced certification tools to ensure performance at gigabit or multi-gigabit speeds.

## C. Network Equipment Installation & Configuration

We will install:

- Wall mount network rack
- Network rack shelf(s)
- Network switch
- Network wires manage
- Router
- UPS Unit
- Surge Protector
- WAP(s)

## D. Testing, Optimization & Walkthrough

Once installation is complete, Servusat will perform:

- Speed tests on all cable drops
- Wireless coverage verification
- Device connection testing (computers, scanners, printers, cameras)
- Video surveillance system & access control system connection
- Final walkthrough with the field manager for approval

---

## 3. Deliverables

At project completion, Servusat will provide:

- Fully installed and certified high-speed network wired & wireless system
- 90-days installation warranty
- **02 years manufacturer warranty**

# **SERVUSAT**

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Pricing will include:

- Materials (Network PRO devices, patch cords, rack hardware, connectors, miscellaneous)
  - Installation labor
  - Warranty
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## **6. Why Servusat?**

- Over 25 years of IT infrastructure expertise
  - Clean, professional installations
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## 7. Time & Offer:

Standard Investment Cost.....US \$ 8,990.00

Loyalty Customer Discount.....US \$ -255.00

**TOTAL Investment Cost.....US \$ 8,735.00**

*Valid until January, 30<sup>th</sup>, 2026*

---

## 8. Terms & Conditions:

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---

## 9. Approval

**Client Name:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**TAB 6**

## RESOLUTION NO. 2026-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE OSCEOLA COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Osceola County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the 2026 general election ("**General Election**").

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

1. **GENERAL ELECTION SEATS.** Seat 3, currently held by Antonio Aponte, Seat 4, currently held by Jason Torres, and Seat 5, currently held by Byron Brown, are scheduled for the General Election. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to the General Election.

2. **QUALIFICATION PROCESS.** For the General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Osceola County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board may receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the General Election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026. The District



understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for the General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **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.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 8<sup>th</sup> day of January 2026.

**TOWN OF KINDRED  
COMMUNITY DEVELOPMENT  
DISTRICT**

---

CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

---

SECRETARY/ASSISTANT SECRETARY

## **EXHIBIT A**

### **NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Town of Kindred Community Development District (“District”) will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Osceola County Supervisor of Elections located at 2509 E. Irlo Bronson Memorial Highway, Kissimmee, Florida 34744; Ph: (407) 742-6000. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a “qualified elector” of the District, as defined in Section 190.003, Florida Statutes. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Osceola County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Town of Kindred Community Development District has three (3) seats up for election, specifically seats 3, 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Osceola County Supervisor of Elections.

Publish once and during the week of May 25, 2026.