



Rizzetta & Company

Town of Kindred Community Development District

**Board of Supervisors
Meeting
May 7th, 2026**

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 Jorge Alverio Antonio Aponte Jennifer Sanchez Byron Brown | Chair Vice Chair Assistant Secretary Assistant Secretary 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

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

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

April 30th, 2026

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the Town of Kindred Community Development District will be held on **May 7th, 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
 - B. Field Manager Updates
 1. Updates on Pool Resurfacing Project
 2. Updates on Drainage Repairs
 3. Landscape Inspection Report..... Tab 1
 4. Consideration of United Land Services – ADA
Playground Mulch Installation Proposal (Three Sites)..... Tab 2
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors’
Minutes Held on March 5th, 2026, Tab 3
 - B. Ratification of Operation and Maintenance Expenditures for the
Months of February & March 2026..... Tab 4
- 5. BUSINESS ITEMS**
 - A. Ratification of District Items Tab 5
 1. United Land Services
 - a. Taos Ave Face Plate Replacement Tab 6
 - B. Consideration of Additional Dog Waste Station Tab 6
 - C. Consideration of Resolution 2026-04, Setting Public Hearing on
Rules of Procedures Tab 7
 - D. Consideration of Resolution 2026-05, Approving the Proposed
FY 26/27 and Setting Public Hearing Tab 8
 - E. Consideration of Resolution 2026-06, Reappointing Assistant
Treasurer Tab 9
- 6. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 1. Q1 Website Audit Review Tab 10
- 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

Memorandum

To: Jennifer Sanchez
The Town of Kindred CDD BOS

Cc: Brian Mendes, Paul Almonte,
Chris Marquess, John Borland,
Cupertino Iniguez and
Mitch Tannenbaum

From: Pete Soety

Date: April 20, 2026

Re: The Town of Kindred
CDD Section 1
April Inspection

The inspection was performed on Wednesday, April 15, 2026, with Jennifer Sanchez, a Board Member, along with Cupertino Iniguez from United Land Services. Shannon Chumney, also with United Land Services, attended the pre-inspection meeting only.

During the inspection, I found the landscape throughout this section of the community to be in relatively good condition with both Contractors providing most of their services in accordance with the contract specifications. The detail portion of their work was nearly in order with most ornamentals, shrubs and groundcover plantings being properly trimmed and shaped with bed lines, tree rings and maintenance strips fairly well defined. There was sporadic weed growth present in the landscape and mulch continues to hold up fairly well in most locations around this section of the community. Great Day's Lawn & Ornamental program is providing decent results with the landscape displaying good color and with a predictable amount of pest and disease activity. However, mite activity on Fakahatchee Grass plantings throughout the community remains a concern. The irrigation system appeared to be operating properly with little to no evidence of drought stress or oversaturated soil conditions identified at the time of the inspection. The spring rotation of bedding plants is holding up well and providing nice floral displays in key locations around the community.

At the time of the inspection, Items 11, 12, 14, 18 and 19 from the March report remained incomplete.

The following is a current list of work items for the Contractor to complete or respond to as a result of site observations made during our recent inspection:

April 20, 2026

Jennifer Sanchez
The Town of Kindred CDD BOS

CDD Section 1
April Inspection

Page 2 of 4

- 1) **Urgent:** Contractor is requested to submit a Lawn and Ornamental report to our office showing OTC injections were recently completed for Date palms throughout the community as soon as possible.
- 2) Great Day Lawn & Ornamental is requested to complete a blanket granular fertilization and 'Arena' application for St. Augustine turf areas throughout the community in May, closely adhering to contract specifications. In addition, to provide a blanket granular fertilization and 'Top Choice' application for Zoysia turf areas.
- 3) Contractor is requested to remove a damaged branch from the canopy of a Crape Myrtle tree in front of the Clubhouse, during their next detail rotation. In addition, remove a declining Muhly Grass in the same location. See attached photo.
- 4) Contractor is requested to remove two dead Dwarf Firebush near a windmill structure on the south side of the Clubhouse, during their next detail rotation. See attached photo.
- 5) Contractor is requested to remove declining Knock-Out Rose plantings on the north side of the pool area behind the Clubhouse, during their next detail rotation. In addition, to cutback back Jatropha plantings in the same location. See attached photo.
- 6) Great Day Lawn & Ornamental is requested to provide a fungicide application for Ligustrum trees in the pool area behind the Clubhouse to promote overall health.
- 7) Contractor is requested to continue removing trash and debris near a covered sitting area on the north side of the Clubhouse, before the end of the current work week.
- 8) **Urgent:** Contractor is requested to cutback mite-damaged Fakahatchee Grass plantings in the pool area behind the Clubhouse and around the tennis court and mail kiosk areas as soon as possible.
- 9) **Urgent:** Great Day Lawn & Ornamental is requested to monitor and treat Fakahatchee Grass plantings for mite activity throughout the community, following a strict regimen for optimum control. An example of this situation would be in the pool area behind the Clubhouse.

April 20, 2026

Jennifer Sanchez
The Town of Kindred CDD BOS

CDD Section 1
April Inspection

Page 3 of 4

- 10) Contractor is requested to prune out dead growth from Dwarf Firebush plantings throughout the community, during their next detail rotation. An example of this situation would be at the entrance to the Clubhouse.
- 11) Contractor is requested to reestablish tree rings for Live Oak trees at the main entrance to the community, during their next detail rotation.
- 12) Contractor is requested to selectively hand-prune Variegated Arbutus plantings in median islands along Cross Prairie Parkway, during their next detail rotation. See attached photo.
- 13) Contractor is requested to remove four damaged Carissa Holly in a median island near the intersection of Red Canyon Drive and Cahill Gate Drive, during their next detail rotation.
- 14) Contractor is requested to complete the seasonal pruning of Date palms throughout the community in May, closely adhering to contract specifications regarding frond profile and trunk maintenance.
- 15) Great Day Lawn & Ornamental is requested to provide a fungicide and insecticide application for several Pine trees along the western perimeter of the community, as some appeared stressed at the time of the inspection. See attached photo.
- 16) Contractor is requested to submit an updated spring staff roster to our office as soon as possible.
- 17) Contractor is requested to prune out dead wood from the canopy of an Elm tree in a common area at the intersection of Katz Crossing Drive and Powell Road, during their next detail rotation.
- 18) Contractor is requested to cutback mite-damaged Fakahatchee Grass plantings in a common area at the intersection of Katz Crossing Drive and Veterans Drive, during their next detail rotation.
- 19) Contractor is requested to cutback damaged Jatropha plantings near a windmill structure along a pond bank on the west side of Cross Prairie Parkway, during their next detail rotation.

April 20, 2026

Jennifer Sanchez
The Town of Kindred CDD BOS

CDD Section 1
April Inspection

Page 4 of 4



Item 3



Item 4



Item 5



Item 12



Item 15

TAB 2



Proposal #228279

Date: 4/29/2026

Cupertino Iniguez Ramirez

Customer:

Rizzetta & Company

Property:

Town of Kindred 1
1450 Diamond Loop Driver
Kissimmee, FL 32738

TOK 1 ADA Playground Mulch Installation

NOTE:

installing ADA certified playground mulch in (3) playgrounds in TOK 1

1. **CLUBHOUSE 1 PLAYGROUND** - mulch installed at a 3inch depth
-





2. BROCKRIDGE RD / RANGER HIGHLAND RD PLAYGROUND -
mulch installed at a 4inch depth





3. TAOS AVE / PUEBLO LN PLAYGROUND - mulch installed at a 4inch depth





TOK 1 ADA Playground Mulch Installation \$7,128.00

| | Quantity | Price/Unit | Price |
|---|-----------------|-------------------|-------------------|
| ADA Playground Mulch | | | \$0.00 |
| Clubhouse 1 Playground | | | \$4,320.00 |
| ADA Mulch Installed - at Clubhouse playground | 60.00 | \$72.00 | \$4,320.00 |

| | | | |
|---|-------|---------|-------------------|
| Brockridge / Ranger Highland Playground | | | \$1,512.00 |
| Brockridge / Ranger Highland Playground - mulch installed | 21.00 | \$72.00 | \$1,512.00 |
| Taos / Pueblo Playground | | | \$1,296.00 |
| Taos / Pueblo Playground - mulch installed | 18.00 | \$72.00 | \$1,296.00 |
| PROJECT TOTAL: | | | \$7,128.00 |

Terms & Conditions

1. Specifications: The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades. The workforce shall always be presentable. All employees shall be competent and qualified, and authorized to work in the U.S.
3. License and Permits: Contractor will comply with all license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker’s Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall indemnify the Client/Owner and its agents and employees from liabilities which arise out of the Contractor’s work. It is understood and agreed that the Contractor is not liable whatsoever for any damages that are caused by the sole negligence or willful misconduct of the Client/Owner or an indemnified party. Contractor shall not be liable for any damage that occurs from acts of God. Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within thirty (30) days. Any illegal trespass, claims and/or damage resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of Client/Owner.
7. Subcontractors: Contractor reserves the right to hire qualified subcontractors.
8. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders and will become an extra charge over and above the estimate.
9. Access to Jobsite: Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. Invoicing: Client/Owner shall make payment to Contractor within thirty (30) days upon receipt of invoice.
11. Termination: This Work Order may be terminated by the Client/Owner with or without cause, upon seven (7) workdays advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. Assignment: The Client/Owner and the Contractor, respectively, bind themselves, their partners, successors, assignees and legal representatives to the other party with respect to all covenants of this Contract. In the event of sale or transfer of Client/Owner’s interest in its business and/or the property, which is the subject of this agreement, Client/Owner must first obtain the written consent of Contractor for the assignment of any interest in this agreement to be effective.
13. Warranty: Contractor will warranty plant material and workmanship for a period of one (1) year from date of installation provided Contractor is also responsible for the ongoing maintenance contract at the project location. If Contractor is not responsible for ongoing maintenance, warranty is thirty (30) days from completion. Contractor will not be responsible for warranty in the event of;


Acts of God, Vandalism,

water restrictions, termination of ongoing maintenance contract, damage from wildlife etc. Stated warranties are only effective upon customer's payment in full of total contract price, including any change-orders.

14. Design Services: Any design services or revision of designs done by Contractor will remain the property of Contractor. These ideas, designs, and plans are not to be used, reproduced, altered, or transferred in any matter whatsoever without the express written consent of Contractor.

Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. We cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results.

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by Contractor, within fifteen (30) days after billing, Contractor, shall be entitled to all costs of collection, including reasonable attorney's fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1% per month, or the highest rate permitted by law, will be charged on unpaid balance forty five (45) days after billing.

By 
Cupertino Iniguez Ramirez
Date 4/29/2026

By _____
Date _____
Town of Kindred 1

TAB 3

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 **March 5th, 2026, 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 | Board Supervisor, Chairman |
| Jorge Alverio | Board Supervisor, Vice Chairman |
| Antonio Aponte | Board Supervisor, Assistant Secretary |
| Jennifer Sanchez | Board Supervisor, Assistant Secretary |

Also present were:

| | |
|----------------------|--|
| Brian Mendes | District Manager, Rizzetta & Company |
| Jose Rodriguez | Field Manager, Rizzetta & Company |
| Bennett Davenport | District Counsel, Kutak Rock LLP |
| Xabier Guericagoitia | District Engineer, Boyd Civil Engineering, Inc. <i>(Via Phone)</i> |

| | |
|----------|----------------|
| Audience | Present |
|----------|----------------|

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Mendes called the meeting to order at 2:00 p.m. and confirmed quorum.

SECOND ORDER OF BUSINESS **Public Comments**

No comments.

THIRD ORDER OF BUSINESS **Aquatic Maintenance Updates**

Mr. Mendes stated he spoke with the Aquagenix team, and the approximate cost of a full pond clean up and debris removal for pond six would be \$7,900.

The Members of the Board and district staff reviewed and discussed the original Aquagenix pond six clean up proposal, quote #327936.

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On Motion by Mr. Torres, seconded by Ms. Sanchez, with a 3-0 vote, the Board of Supervisors approved Aquagenix pond six clean up proposal (#327936), not to exceed \$3,965, for the Town of Kindred Community Development District.

FOURTH ORDER OF BUSINESS **Field Manager Updates**

- 1. Sunscape’s February Landscape Inspection Report
- 2. Updates on Drainage Projects
- 3. Updates on Pool Resurface Project

Ms. Sanchez reviewed recent landscape updates with the Board Members and discussed the impact of the recent cold freeze, which has led to a decline in vegetation health.

Mr. Rodriguez reviewed updates on storm drain repairs with the Board, and that plans will be sent to Mr. Guerricagoitia for approval.

Mr. Guerricagoitia updated the Board on the current drainage plans under review and stated that the project is expected to begin work at the end of March 2026.

The members of the district staff reviewed current pool resurfacing update with the Board.

The Board reviewed options for tile for the pool resurface project.

Mr. Rodriguez reviewed recent painting projects with the Board.

Mr. Rodriguez reviewed needed playground repairs with the Board and stated he will work with vendors to get estimates for the repairs.

On Motion by Mr. Alverio, seconded by Mr. Torres, with a 4-0 vote, the Board of Supervisors approved the tile selection for the pool resurfacing project, GEO blue pattern, GST blue pattern and black waterline tile, for the Town of Kindred Community Development District.

The Members of the Board requested an inventory list for all pool furniture and indoor furniture.

FIFTH ORDER OF BUSINESS **Consideration of the Minutes of the Board of Supervisors Meeting held on January 8, 2026**

Mr. Mendes presented the meeting minutes of the Board of Supervisors meeting held on January 8, 2026, and asked if any changes were requested.

Mr. Mendes noted revisions on lines 85, 167-168, 178, 214 and 223 to the Members of the Board.

93
94 On Motion by Ms. Sanchez, seconded by Mr. Alverio, with a 4-0 vote, the Board of
95 Supervisors approved the minutes of the Board of Supervisors meeting held on January
96 8, 2026, for the Town of Kindred Community Development District.

97
98 **SIXTH ORDER OF BUSINESS** **Ratification of Operation and**
99 **Maintenance Expenditures for**
100 **November 2025 – January 2026**

101
102 The Members of the Board and district staff reviewed and discussed the operation and
103 maintenance expenditures for the months of November 2025 – January 2026.

104
105 On Motion by Ms. Sanchez, seconded by Mr. Alverio, with a 4-0 vote, the Board of
106 Supervisors ratified the operation and maintenance expenditures for November 2025
107 (\$127,806.95), December 2025 (\$153,427.32) and January 2026 (\$170,381.58), for the
108 Town of Kindred Community Development District.

109
110 **SEVENTH ORDER OF BUSINESS** **Ratification of Districts Items**

- 111
112 1. United Land Services
113 a. Copinger Terrace Decoder Module Replacement
114 b. Taos Ave Module Replacement
115 2. Sherwin Williams Pool Surface Epoxy Painting

116
117 The Members of the Board reviewed United Land Services Copinger Terrace Decoder
118 Module Replacement, Taos Ave Module Replacement and Sherwin Williams Pool Surface
119 Epoxy Painting.

120
121 On Motion by Mr. Torres, seconded by Mr. Alverio, with a 4-0 vote, the Board of
122 Supervisors ratified United Land Services Copinger Terrace Decoder Module
123 Replacement, Taos Ave Module Replacement and Sherwin Williams Pool Surface Epoxy
124 Painting., for the Town of Kindred Community Development District.

125
126 **EIGHTH ORDER OF BUSINESS** **Discussion of Investment Funds**

127
128 The Members of the Board and district staff discussed and reviewed the discussion of an
129 investment account for Town of Kindred CDD.

130
131 Mr. Mendes stated he would work with the Rizzetta team for a presentation of the investment
132 account options for the September board meeting.

133
134 **NINTH ORDER OF BUSINESS** **Discussion of Landscape**
135 **Replacements**

136
137 Mr. Mendes stated there was a loss of vegetation due to the cold snap.
138

139 Mr. Mendes informed the Board that, based on the current budget, clubhouse landscape
140 enhancements are expected to begin next year.

141
142 The members of the district staff stated they will continue working on the landscape
143 replacements.

144
145 **TENTH ORDER OF BUSINESS** **Consideration of Landscape**
146 **Amendment**

147
148 The Members of the Board reviewed the amended scope and credits of service.

149
150 On Motion by Mr. Alverio, seconded by Mr. Torres, with a 4-0 vote, the Board of
151 Supervisors approved the landscape amendment for the Town of Kindred Community
152 Development District.

153
154 **ELEVENTH ORDER OF BUSINESS** **Consideration of Signage at Dog Park**
155 **Station to Impose Fines**

156
157 The Board tabled the consideration of signage at dog parks to impose fines..

158
159 The Members of the Board discussed the signage throughout the property and volleyball
160 court operations.

161
162 **TWELFTH ORDER OF BUSINESS** **Consideration of Fountain King**
163 **Repairs**

- 164
165 1. Fountain 4N 10 HP Repair
166 2. Fountain S3 5 HP Repair

167
168 Mr. Mendes reviewed the fountain issues with the Board, stating S3 motor was pulled to
169 shore and inspected, the motor is functional, but the wires are experiencing water intrusion.

170
171 Mr. Mendes stated fountain 4N needs a motor and a pump replacement.

172
173 The Members of the Board tabled the consideration of the Fountain Kings repairs until the
174 Board meeting scheduled for September 10th, 2026.

175
176 **THIRTEENTH ORDER OF BUSINESS** **Consideration of Resolution 2026-03,**
177 **Adopting Revised Amenity Rules and**
178 **Rates**

179
180
181 On Motion by Mr. Alverio, seconded by Mr. Torres, with a 4-0 vote, the Board of
182 Supervisors opened the public hearing, for the Town of Kindred Community Development
183 District.

184

185 Mr. Davenport reviewed Resolution 2026-03, Adopting Revised Amenity Rules and Rates
186 with the Members of the Board.

187
188 Mr. Davenport reviewed the requested changes to the amenity rules with the Board and
189 Public.

190
191 The Members of the Board reviewed all amenity rule changes.

192
193 On Motion by Mr. Alverio, seconded by Mr. Aponte, with a 4-0 vote, the Board of
194 Supervisors closed the public hearing, for the Town of Kindred Community Development
195 District.

196
197 On Motion by Mr. Torres, seconded by Mr. Alverio, with all in favor, the Board of
198 Supervisors adopted 2026-03, Adopting Revised Amenity Rules and Rates, for the Town
199 of Kindred Community Development District.

200
201 **FOURTEENTH ORDER OF BUSINESS**

Staff Reports

202
203 **A. District Counsel**

204
205 Mr. Davenport reviewed disclosure on recent legislation changes with the Members of the
206 Board.

207
208 The members of the district staff discussed the required four-hour ethics training.

209
210 Mr. Davenport reviewed upcoming form one's and reviewed general elections that will be
211 conducted in November 2026 with the Board.

212
213 Mr. Davenport reviewed with the Board that the qualifying period for elections is June 8th-
214 12th, 2026.

215
216 **B. District Engineer**

217
218 Mr. Guerricagoitia reviewed drainage proposals for surveys.

219
220 The Members of the Board and district staff discussed options for survey.

221
222 The Board requested two additional survey quotes.

223
224 **C. District Manager**

- 225
226 1. Q4 Website Audit Review
227 2. Discussion of Proposed Budget
228 3. Updates on E-bike Issues
229

230 Mr. Mendes informed the Board that the May 2026 Board meeting is being considered for
231 the FY 26-27 proposed budget meeting.

232
233 Mr. Mendes informed the Board that the district staff is working to create the needed
234 documentation for the Sherrif's department to review for more patrols.

235
236 **FIFTEENTH ORDER OF BUSINESS** **Public & Supervisor Comments**

237
238 Ms. Sanchez inquired about dry pond drainage.

239
240 The Members of the district staff stated they will review the drainage area.

241
242 **SICTEENTH ORDER OF BUSINESS** **Adjournment**

243
244 On Motion by Mr. Torres, seconded by Mr. Alverio, with a 4-0 vote, the Board of
245 Supervisors adjourned the meeting at 3:58 pm, for the Town of Kindred Community
246 Development District.

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256 *[SIGNATURES ON FOLLOWING PAGE]*

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Assistant Secretary

Chairman/Vice Chairman

DRAFT

TAB 4

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ORLANDO, FL 32819

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

WWW.TOWNOFKINDREDCDD.ORG

Operation and Maintenance Expenditures February 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$119,113.33**

Approval of Expenditures:

_____ Chairperson
_____ Vice Chairperson
_____ Assistant Secretary

Town of Kindred Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|-----------------------------------|---------------------|-----------------------|--|-----------------------|
| Boyd Civil Engineering, Inc. | 300269 | 04634 | Engineering Services 01/26 | \$ 430.00 |
| CDW Electrical Services, Inc. | 300280 | 28373 | Maintenance & Repairs 02/26 | \$ 1,760.00 |
| Coast 2 Coast Backflow LLC | 300270 | 1780 | Backflow 01/26 | \$ 890.00 |
| Commercial Fitness Products, Inc. | 300263 | BC01199 | Fitness Equipment Maintenance & Repair 01/26 | \$ 210.00 |
| Dallos Services, Inc. | 300271 | 6150 | Janitorial Services 01/26 | \$ 2,652.00 |
| Dallos Services, Inc. | 300271 | 6156 | Pool Attendant 01/26 | \$ 4,691.50 |
| Dallos Services, Inc. | 300271 | 6157 | Janitorial Services 01/26 | \$ 1,949.00 |
| Dallos Services, Inc. | 300271 | 6173 | Pool Attendant 01/26 | \$ 592.00 |
| Florida Department of Revenue | 20260218-3 | 5880176114564-021726 | Sales & Use Tax 02/26 | \$ 14.75 |
| Fountain Kings, Inc. | 300275 | INV-1091 | Fountain Maintenance 01/26 | \$ 3,220.00 |
| Fountain Kings, Inc. | 300272 | INV-1092 | Fountain Maintenance 01/26 | \$ 11,882.50 |
| Grau & Associates, P.A. | 300268 | 28679 | Audit Services FY24/25 | \$ 2,200.00 |
| IPFS Corporation | 300276 | GAAD83568-020226 #5 | Insurance 02/26 | \$ 3,995.94 |

Town of Kindred Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|-----------------------------|---------------------|---------------------------|----------------------------|-----------------------|
| Kissimmee Utility Authority | 20260202-1 | 002268735001295360-011326 | Electric Services 12/25 | \$ 6,111.26 |
| Kissimmee Utility Authority | 20260202-1 | 002268735001295370-011326 | Electric Services 12/25 | \$ 818.21 |
| Kissimmee Utility Authority | 20260202-1 | 002268735001296190-011326 | Electric Services 12/25 | \$ 1,440.97 |
| Kissimmee Utility Authority | 20260202-1 | 002268735001296200-011326 | Electric Services 12/25 | \$ 14.68 |
| Kissimmee Utility Authority | 20260202-1 | 002268735001304010-011326 | Electric Services 12/25 | \$ 24.09 |
| Kissimmee Utility Authority | 20260202-1 | 002268735001304020-011326 | Electric Services 12/25 | \$ 13.39 |
| Kissimmee Utility Authority | 20260202-1 | 002268735001341610-011326 | Electric Services 12/25 | \$ 1,089.76 |
| Kissimmee Utility Authority | 20260202-1 | 002268735001352940-011326 | Electric Services 12/25 | \$ 14.53 |
| Kissimmee Utility Authority | 20260202-1 | 002268735001352950-011326 | Electric Services 12/25 | \$ 15.12 |
| Kissimmee Utility Authority | 20260202-1 | 002268735001352960-011326 | Electric Services 12/25 | \$ 14.97 |
| Kissimmee Utility Authority | 20260202-1 | 002268735001353540-011326 | Electric Services 12/25 | \$ 345.59 |
| Kissimmee Utility Authority | 20260202-1 | 002268735001353690-011326 | Electric Services 12/25 | \$ 927.47 |
| Kissimmee Utility Authority | 20260202-1 | 002268735001356530-011326 | Electric Services 12/25 | \$ 821.53 |

Town of Kindred Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|------------------------------------|--------------|---------------------------|--|----------------|
| Kissimmee Utility Authority | 20260202-1 | 002268735001385090-011326 | Electric Services 12/25 | \$ 434.28 |
| Kissimmee Utility Authority | 20260202-1 | 002268735001385200-011326 | Electric Services 1/25 | \$ 13.96 |
| Kissimmee Utility Authority | 20260202-2 | 002268735001385210-011326 | Electric Services 12/25 | \$ 58.59 |
| Kissimmee Utility Authority | 20260202-1 | 002268735001386730-011326 | Electric Services 12/25 | \$ 13.96 |
| Kissimmee Utility Authority | 20260202-1 | 002268735123458650-011326 | Electric Services 12/25 | \$ 15.57 |
| Kissimmee Utility Authority | 20260202-1 | 002268735123464950-011326 | Electric Services 12/25 | \$ 14.68 |
| Kutak Rock, LLP | 300267 | 3689446 | Legal Services 12/25 | \$ 741.00 |
| Kutak Rock, LLP | 300283 | 3701833 | Legal Services 01/26 | \$ 1,768.50 |
| Orlando Sentinel Communications | 300282 | 132248849000 | Legal Advertising 01/26 | \$ 498.85 |
| Resort Pool Services | 300277 | 30605 | Pond Maintenance 02/26 | \$ 3,000.00 |
| Rizzetta & Company, Inc. | 300266 | INV0000106611 | Accounting Services 02/26 | \$ 5,305.92 |
| Rizzetta & Company, Inc. | 300265 | INV0000106753 | Personnel Reimbursement 01/26 | \$ 2,917.91 |
| Rizzetta & Company, Inc. | 300274 | INV0000106952 | Cell Phone, Auto Mileage & Travel 01/26 | \$ 86.18 |

Town of Kindred Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|--|--------------|---------------------------|---|----------------|
| Rizzetta & Company, Inc. | 300281 | INV0000106977 | Personnel Reimbursement, Amenity Management & Oversight 02/26 | \$ 4,238.15 |
| Salva Datos LLC | 300284 | 5088 | Access Control 02/26 | \$ 2,963.25 |
| Spectrum | 20260224-1 | 168536301122125 | Phone, Internet & Cable Services 01/26 | \$ 220.00 |
| SunScape Landscape Management Services, Inc. | 300264 | 14476 | Landscape Maintenance 01/26 | \$ 1,550.00 |
| TIGRIS Aquatic Services, LLC | 300278 | 4460365 | Pond Maintenance 02/26 | \$ 977.66 |
| TIGRIS Aquatic Services, LLC | 300278 | 4479623 | Pond Maintenance 01/26 | \$ 50.00 |
| Toho Water Authority | 20260209-2 | 002604313001297450-010526 | Water Services 12/25 | \$ 3,743.44 |
| Toho Water Authority | 20260203-3 | 002604313001297470-010526 | Water Services 12/25 | \$ 31.62 |
| Toho Water Authority | 20260203-1 | 002604313001297480-010526 | Water Services 12/25 | \$ 608.14 |
| Toho Water Authority | 20260218-1 | 002604313001297490-010526 | Water Services 12/25 | \$ 14.54 |
| Toho Water Authority | 20260209-1 | 002604313001297500-010526 | Water Services 12/25 | \$ 5,094.98 |
| Toho Water Authority | 20260203-3 | 002604313001297510-010526 | Water Services 12/25 | \$ 29.48 |
| Toho Water Authority | 20260218-2 | 002604313033033779-012026 | Water Services 01/26 | \$ 67.55 |

Town of Kindred Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|----------------------|--------------|---------------------------|----------------------|----------------|
| Toho Water Authority | 20260203-1 | 002604313033087499-010526 | Water Services 12/25 | \$ 301.14 |
| Toho Water Authority | 20260203-1 | 002604313033087509-010526 | Water Services 12/25 | \$ 326.54 |
| Toho Water Authority | 20260220-1 | 002604313033087829-012126 | Water Services 01/26 | \$ 11.63 |
| Toho Water Authority | 20260203-1 | 002604313033097139-010526 | Water Services 12/25 | \$ 350.24 |
| Toho Water Authority | 20260218-1 | 002604313033097149-012026 | Water Services 01/26 | \$ 415.09 |
| Toho Water Authority | 20260203-2 | 002604313033101209-010526 | Water Services 12/25 | \$ 11.63 |
| Toho Water Authority | 20260203-2 | 002604313033101219-010526 | Water Services 12/25 | \$ 11.63 |
| Toho Water Authority | 20260220-1 | 002604313033102899-012126 | Water Services 01/26 | \$ 951.68 |
| Toho Water Authority | 20260218-1 | 002604313033127809-012026 | Water Services 01/26 | \$ 686.76 |
| Toho Water Authority | 20260203-1 | 002604313033149269-010526 | Water Services 12/25 | \$ 346.57 |
| Toho Water Authority | 20260203-1 | 002604313033149279-010526 | Water Services 12/25 | \$ 2,056.22 |
| Toho Water Authority | 20260218-1 | 002604313033153359-012026 | Water Services 01/26 | \$ 7.75 |
| Toho Water Authority | 20260203-2 | 002604313033153399-010526 | Water Services 12/25 | \$ 7.75 |

Town of Kindred Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|------------------------------|---------------------|---------------------------|-------------------------------|-----------------------------|
| Toho Water Authority | 20260203-2 | 002604313033169939-010526 | Water Services 12/25 | \$ 7.75 |
| Toho Water Authority | 20260203-1 | 002604313033284909-010526 | Water Services 12/25 | \$ 31.62 |
| TruNorth Pest Control, LLC | 300273 | 260137 | Pest Control 12/25 | \$ 80.00 |
| TruNorth Pest Control, LLC | 300273 | 266838 | Rodent Control 01/26 | \$ 30.00 |
| TruNorth Pest Control, LLC | 300273 | 266839 | Pest Control 01/26 | \$ 75.00 |
| United Land Services | 300279 | 188874 | Landscape Maintenance 01/26 | \$ 469.85 |
| United Land Services | 300279 | 189649 | Landscape Maintenance 01/26 | \$ 29,432.67 |
| Valley National Bank | 20260226-1 | CC013126-157 | Credit Card Expenses 01/26 | \$ 2,455.84 |
| Waste Connections of Florida | 20260220-2 | 1587913W460 | Waste Disposal Services 03/26 | <u>\$ 448.50</u> |
| Report Total | | | | <u>\$ 119,113.33</u> |

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ORLANDO, FL 32819

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

WWW.TOWNOFKINDREDCDD.ORG

Operation and Maintenance Expenditures March 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2026 through March 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$93,601.86**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Town of Kindred Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|----------------------------------|---------------------|-----------------------|---------------------------------------|-----------------------|
| Antonio Jose Aponte Torres | 300300 | AA030526-157 | Board of Supervisors Meeting 03/05/26 | \$ 200.00 |
| Boyd Civil Engineering, Inc. | 300293 | 04647 | Engineering Services 02/26 | \$ 473.50 |
| Castaway Security Solutions, LLC | 300289 | 6031 | Security & Fire Monitoring 02/26 | \$ 2,304.72 |
| Coast 2 Coast Backflow LLC | 300290 | 3198-2 | Backflow 01/26 | \$ 500.00 |
| Dallos Services, Inc. | 300291 | 6191 | Janitorial Services 02/26 | \$ 2,620.00 |
| Dallos Services, Inc. | 300291 | 6194 | Pool Attendant 02/26 | \$ 5,968.00 |
| Dallos Services, Inc. | 300291 | 6197 | Janitorial Services 02/26 | \$ 1,760.00 |
| Florida Department of Revenue | 20260317-1 | 5880176114564-031626 | Sales & Use Tax 02/26 | \$ 139.71 |
| IPFS Corporation | 300294 | GAAD83568-031226 #6 | Insurance 02/26 | \$ 3,995.94 |
| Jason Torres | 300301 | JT030526-157 | Board of Supervisors Meeting 03/05/26 | \$ 200.00 |
| Jennifer Sanchez | 300302 | JS030526-157 | Board of Supervisors Meeting 03/05/26 | \$ 200.00 |

Town of Kindred Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|-----------------------------|---------------------|---------------------------|---------------------------------------|-----------------------|
| Jorge Luis Alverio Nunez | 300303 | JA030526-157 | Board of Supervisors Meeting 03/05/26 | \$ 200.00 |
| Kissimmee Utility Authority | 20260303-1 | 002268735001295360-021226 | Electric Services 01/26 | \$ 6,128.70 |
| Kissimmee Utility Authority | 20260303-1 | 002268735001295370-021226 | Electric Services 01/26 | \$ 836.91 |
| Kissimmee Utility Authority | 20260303-1 | 002268735001296190-021226 | Electric Services 01/26 | \$ 1,235.39 |
| Kissimmee Utility Authority | 20260303-1 | 002268735001296200-021226 | Electric Services 01/26 | \$ 14.86 |
| Kissimmee Utility Authority | 20260303-1 | 002268735001304010-021226 | Electric Services 01/26 | \$ 20.07 |
| Kissimmee Utility Authority | 20260303-1 | 002268735001304020-021226 | Electric Services 01/26 | \$ 13.23 |
| Kissimmee Utility Authority | 20260303-1 | 002268735001341610-021226 | Electric Services 01/26 | \$ 1,103.25 |
| Kissimmee Utility Authority | 20260303-1 | 002268735001352940-021226 | Electric Services 01/26 | \$ 14.43 |
| Kissimmee Utility Authority | 20260303-1 | 002268735001352950-021226 | Electric Services 01/26 | \$ 15.01 |
| Kissimmee Utility Authority | 20260303-1 | 002268735001352960-021226 | Electric Services 01/26 | \$ 15.01 |

Town of Kindred Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|-----------------------------|---------------------|---------------------------|-------------------------------|-----------------------|
| Kissimmee Utility Authority | 20260303-1 | 002268735001353540-021226 | Electric Services 01/26 | \$ 336.59 |
| Kissimmee Utility Authority | 20260303-1 | 002268735001353690-021226 | Electric Services 01/26 | \$ 941.23 |
| Kissimmee Utility Authority | 20260303-1 | 002268735001356530-021226 | Electric Services 01/26 | \$ 844.94 |
| Kissimmee Utility Authority | 20260303-1 | 002268735001385090-021226 | Electric Services 01/26 | \$ 447.05 |
| Kissimmee Utility Authority | 20260303-1 | 002268735001385200-021226 | Electric Services 01/26 | \$ 14.11 |
| Kissimmee Utility Authority | 20260303-1 | 002268735001385210-021226 | Electric Services 01/26 | \$ 504.20 |
| Kissimmee Utility Authority | 20260303-1 | 002268735001386730-021226 | Electric Services 01/26 | \$ 14.11 |
| Kissimmee Utility Authority | 20260303-1 | 002268735123459650-021226 | Electric Services 01/26 | \$ 15.47 |
| Kissimmee Utility Authority | 20260303-1 | 002268735123464950-021226 | Electric Services 01/26 | \$ 14.27 |
| Resort Pool Services | 300298 | 30978 | Pool Maintenance 03/26 | \$ 3,000.00 |
| Rizzetta & Company, Inc. | 300288 | INV0000107414 | Personnel Reimbursement 02/26 | \$ 3,302.78 |

Town of Kindred Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|--|--------------|---------------------------|---|----------------|
| Rizzetta & Company, Inc. | 300287 | INV0000107428 | Accounting Services 03/26 | \$ 5,305.92 |
| Rizzetta & Company, Inc. | 300296 | INV0000107576 | EE Recruiting, Cell Phone, Auto Mileage & Travel 02/26 | \$ 260.72 |
| Rizzetta & Company, Inc. | 300297 | INV0000107605 | Personnel Reimbursement, Amenity Management & Oversight 03/26 | \$ 4,106.96 |
| Spectrum | 20260325-1 | 168536301022126 | Phone & Internet Services 03/26 | \$ 227.77 |
| SunScape Landscape Management Services, Inc. | 300286 | 14572 | Landscape Maintenance 02/26 | \$ 1,550.00 |
| TIGRIS Aquatic Services, LLC | 300295 | 4460366 | Pond Maintenance 03/26 | \$ 977.66 |
| Toho Water Authority | 20260304-1 | 002604313001297440-020426 | Water Services 01/26 | \$ 31.62 |
| Toho Water Authority | 20260304-2 | 002604313001297450-020426 | Water Services 01/26 | \$ 1,683.24 |
| Toho Water Authority | 20260304-1 | 002604313001297480-020426 | Water Services 01/26 | \$ 192.72 |
| Toho Water Authority | 20260312-1 | 002604313001297490-120325 | Water Services 11/25 | \$ 14.54 |
| Toho Water Authority | 20260304-1 | 002604313001297510-020426 | Water Services 01/26 | \$ 26.99 |

Town of Kindred Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|----------------------|---------------------|---------------------------|----------------------------|-----------------------|
| Toho Water Authority | 20260318-1 | 002604313033033779-021826 | Water Services 02/26 | \$ 52.55 |
| Toho Water Authority | 20260304-1 | 002604313033087499-020426 | Water Services 01/26 | \$ 322.80 |
| Toho Water Authority | 20260304-1 | 002604313033087509-020426 | Water Services 01/26 | \$ 155.10 |
| Toho Water Authority | 20260320-2 | 002604313033087829-022026 | Water Services 02/26 | \$ 11.63 |
| Toho Water Authority | 20260304-1 | 002604313033097139-020426 | Water Services 01/26 | \$ 221.36 |
| Toho Water Authority | 20260318-1 | 002604313033097149-021826 | Water Services 02/26 | \$ 253.58 |
| Toho Water Authority | 20260304-1 | 002604313033101209-020426 | Water Services 01/26 | \$ 11.63 |
| Toho Water Authority | 20260304-1 | 002604313033101219-020426 | Water Services 01/26 | \$ 11.63 |
| Toho Water Authority | 20260320-2 | 002604313033102899-022026 | Water Services 02/26 | \$ 812.06 |
| Toho Water Authority | 20260318-1 | 002604313033127809-021726 | Water Services 02/26 | \$ 504.18 |
| Toho Water Authority | 20260304-1 | 002604313033149269-020426 | Water Services 01/26 | \$ 142.60 |

Town of Kindred Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|----------------------------|---------------------|---------------------------|-----------------------------|-----------------------|
| Toho Water Authority | 20260304-1 | 002604313033149279-020426 | Water Services 01/26 | \$ 723.43 |
| Toho Water Authority | 20260318-1 | 002604313033153359-021826 | Water Services 02/26 | \$ 7.75 |
| Toho Water Authority | 20260304-1 | 002604313033153399-020426 | Water Services 01/26 | \$ 7.75 |
| Toho Water Authority | 20260304-1 | 002604313033169939-020426 | Water Services 01/26 | \$ 7.75 |
| Toho Water Authority | 20260304-1 | 002604313033284909-020426 | Water Services 01/26 | \$ 31.62 |
| TruNorth Pest Control, LLC | 300285 | 271232 | Rodent Control 02/26 | \$ 30.00 |
| TruNorth Pest Control, LLC | 300285 | 271233 | Pest Control 02/26 | \$ 75.00 |
| TruNorth Pest Control, LLC | 300299 | 278457 | Rodent Control 03/26 | \$ 30.00 |
| TruNorth Pest Control, LLC | 300299 | 278458 | Pest Control 03/26 | \$ 75.00 |
| United Land Services | 300292 | 192011 | Landscape Maintenance 02/26 | \$ 36,193.67 |

Town of Kindred Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|------------------------------|---------------------|-----------------------|-------------------------------|----------------------------|
| Valley National Bank | 20260326-1 | CC022826-157 | Credit Card Expenses 02/26 | \$ 1,700.65 |
| Waste Connections of Florida | 20260320-1 | 1583906W460 | Waste Disposal Services 02/26 | <u>\$ 448.50</u> |
| Report Total | | | | <u>\$ 93,601.86</u> |

TAB 5



Proposal #217638

Date: 3/9/2026
 Rashawn Peterson

Customer:
 [Empty box for customer information]

Property:
 Town of Kindred 1
 1450 Diamond Loop Driver
 Kissimmee, FL 32738

14601 Taos Ave Face Plate Replacement

Replace inoperable controller faceplate located at 14601 Taos Ave. Includes labor and materials

Please note that this is the same controller that just had a module replacement. Unable to read settings.

| | |
|---------------------------------|-------------|
| | <u>Qty:</u> |
| Hunter ACC Controller Faceplate | 1 |

| | |
|--|-----------------|
| Total: | \$632 |
| 10% Discount: | \$63.20 |
| Valves, Clocks and any part over \$300 TOTAL: | \$568.80 |

| | | | |
|--------------|---------------|------------------------|-----------------|
| | <u>Hours:</u> | | |
| Labor | 3 | \$65 | \$195 |
| | | Labor Total: | \$195 |
| | | Material Total: | <u>\$568.80</u> |
| | | TOTAL | \$763.80 |

| | |
|------------------------------|-----------------|
| Default Group | \$763.80 |
| Property Improvements | \$763.80 |
| | |
| PROJECT TOTAL: | \$763.80 |

TAB 6



Dog Waste Station

Now: \$337.97

[Request a Formal Quote »](#)

SKU: Depot-022-GRN

UPC: 644625222388

Shipping: Free Shipping



Quantity Discounts

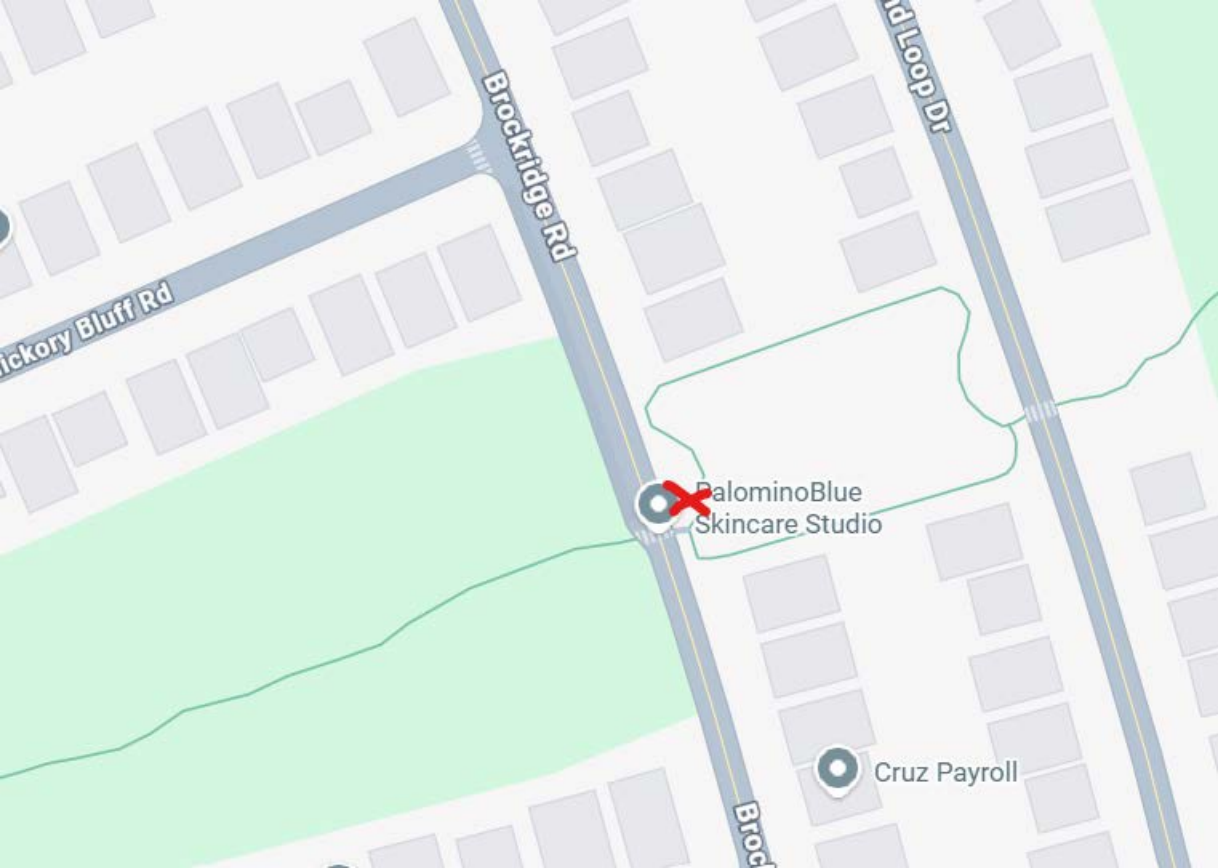
| | |
|-------------------|----------|
| Quantity | 2 - 9 |
| Price each | \$327.97 |
| Savings | 3% |

Type of Dispenser: *

ONEpul® Heade

Type of Can: *

Square



Victory Bluff Rd

Brockridge Rd

rd Loop Dr

PalominoBlue
Skincare Studio

Cruz Payroll

Broc

Hickory Bluff Rd



Ranger Highlands Rd

Tawny Ridge Rd

Brockridge Rd

Ridge Rd



King

Kings Hwy

Reinae

Ranger Highlands Rd

Wanda Castillo

Brockridge Rd

Damaris Costurera

Partin Terrace Rd

Brockridge Rd

Partin Terrace

Ezelle

Google Maps



TAB 7

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, 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*, being situated entirely within City of Kissimmee, Osceola County, Florida; and

WHEREAS, the Board of Supervisors of the District (the “Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

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

SECTION 1. A Public Hearing will be held to adopt the District’s Rules of Procedure on July 9, 2026, at 2:00 p.m., at the Town of Kindred Clubhouse, 1450 Diamond Loop Drive, Kissimmee, Florida 34744.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 7th day of May, 2026.

ATTEST:

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

TAB 8

**RESOLUTION 2026-05
[FY 2027 BUDGET APPROVAL RESOLUTION]**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), 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, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: July 9, 2026
TIME: 2:00 P.M.
LOCATION: Town of Kindred Clubhouse
1450 Diamond Loop Drive
Kissimmee, Florida 34744

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** 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. This Resolution shall take effect.

PASSED AND ADOPTED THIS 7th DAY OF MAY 2026.

ATTEST:

**TOWN OF KINDRED COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

EXHIBIT A



Rizzetta & Company

**Town of Kindred
Community
Development District**

**Proposed Budget for
Fiscal Year
2026-2027**

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| Assessment Charts for Fiscal Year 2026-2027 | 4 |
| General Fund Budget Account Category Descriptions | 6 |
| Reserve Fund Budget Account Category Descriptions | 12 |
| Debt Service Fund Budget Account Category Descriptions | 13 |

Town of Kindred Community Development District

Debt Service

Fiscal Year 2026/2027

| Chart of Accounts Classification | Series 2016 | Series 2017 | Budget for 2026/2027 |
|---|---------------------|---------------------|-------------------------|
| 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 Service.

FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

| | | | | |
|----------------------------------|----|-----------------------|----------------------------------|----------------|
| 2026/2027 O&M Budget: | | \$1,681,402.00 | 2025/2026 O&M Budget: | \$1,681,402.00 |
| Collection Costs: | 2% | \$35,774.51 | 2026/2027 O&M Budget: | \$1,681,402.00 |
| Early Payment Discounts: | 4% | \$71,549.02 | | |
| 2026/2027 Total: | | \$1,788,725.53 | Total Difference: | \$0.00 |

| Lot Size | Assessment Breakdown | Per Unit Annual Assessment Comparison | | Proposed Increase / Decrease | |
|----------------------|--------------------------|---------------------------------------|-------------------|------------------------------|--------------|
| | | 2025/2026 | 2026/2027 | \$ | % |
| <i>Townhome</i> | Series 2016 Debt Service | \$330.00 | \$330.00 | \$0.00 | 0.00% |
| | Operations/Maintenance | \$900.44 | \$900.44 | \$0.00 | 0.00% |
| | Total | \$1,230.44 | \$1,230.44 | \$0.00 | 0.00% |
| <i>Single Family</i> | Series 2016 Debt Service | \$660.00 | \$660.00 | \$0.00 | 0.00% |
| | Operations/Maintenance | \$2,251.10 | \$2,251.10 | \$0.00 | 0.00% |
| | Total | \$2,911.10 | \$2,911.10 | \$0.00 | 0.00% |
| <i>Townhome</i> | Series 2017 Debt Service | \$330.00 | \$330.00 | \$0.00 | 0.00% |
| | Operations/Maintenance | \$900.44 | \$900.44 | \$0.00 | 0.00% |
| | Total | \$1,230.44 | \$1,230.44 | \$0.00 | 0.00% |
| <i>Single Family</i> | Series 2017 Debt Service | \$660.00 | \$660.00 | \$0.00 | 0.00% |
| | Operations/Maintenance | \$2,251.10 | \$2,251.10 | \$0.00 | 0.00% |
| | Total | \$2,911.10 | \$2,911.10 | \$0.00 | 0.00% |

FISCAL YEAR 2026/2027 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 | | | |
|------------------------------|----------------|------------------|-----------------------|
| EAU FACTOR | TOTAL EAU's | % TOTAL EAU's | TOTAL 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 |
| | 794.60 | 100.00% | \$1,788,725.53 |

| PER UNIT ASSESSMENTS | | | |
|----------------------|--|--|----------------------|
| O&M | SERIES 2016 DEBT SERVICE ⁽³⁾ | SERIES 2017 DEBT SERVICE ⁽⁴⁾ | Total ⁽⁵⁾ |
| \$900.44 | \$330.00 | \$0.00 | \$1,230.44 |
| \$2,251.10 | \$660.00 | \$0.00 | \$2,911.10 |
| \$900.44 | \$0.00 | \$330.00 | \$1,230.44 |
| \$2,251.10 | \$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 2026 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.

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

EXPENDITURES – ADMINISTRATIVE:

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

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

TAB 9

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT REAPPOINTING AN ASSISTANT TREASURER OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors (hereinafter the “Board”) previously appointed **Joe Kennedy** as an Assistant Treasurer pursuant to Resolution 2016-03; and

WHEREAS, the Board now desires to remove **Joe Kennedy** as Assistant Treasurer and appoint **Susan Garcia** to the position.

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

Section 1. Joe Kennedy is removed as Assistant Treasurer.

Section 2. **Susan Garcia** is appointed as Assistant Treasurer.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 7th DAY OF MAY, 2026.

**TOWN OF KINDRED COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY

TAB 10



Quarterly Compliance Audit Report

Town of Kindred

Date: March 2026 - 1st Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Audit results

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Helpful information:

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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 [Florida Statute Chapter 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. [189.069](#), 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 [WCAG 2.1](#) 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.



ADA Website Accessibility

Result: **PASSED**

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 | Color contrast 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**

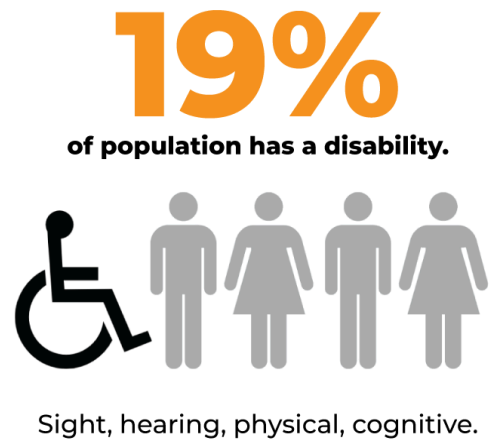
Compliance Criteria

| 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.



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 (e.g., 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 |