



Rizzetta & Company

Town of Kindred Community Development District

Board of Supervisors Meeting September 10, 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	Chair
	Jorge Alverio	Vice Chair
	Antonio Aponte	Assistant Secretary
	Jennifer Sanchez	Assistant Secretary
	Byron Brown	Assistant Secretary
District Manager	Brian Mendes	Rizzetta & Company, Inc.
District Counsel	Jere Earlywine	Kutak Rock LLP
District Engineer	Xabier Guerricagoitia	Boyd Civil Engineering

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

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

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

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

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT

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

September 3, 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 **September 10, 2026, at 2:00 p.m.** at the **Town of Kindred Clubhouse**, located at **1450 Diamond Loop Drive, Kissimmee, Florida 34744**. The following is the **final agenda** for the meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENT**
3. **COMMUNITY UPDATES**
 - A. Aquatic Maintenance Updates
 - B. Field Manager Updates
 1. Updates on Sidewalk Repairs
 2. Updates on Drainage Project
 3. Consideration of Playground Repairs Tab 1
 - C. Field Service Updates
 1. August 2026 Inspection Report Tab 2
4. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors’ Minutes Held on July 30, 2026, Tab 3
 - B. Ratification of Operation and Maintenance Expenditures for the Months of July 2026 Tab 4
5. **BUSINESS ITEMS**
 - A. Ratification of District Items Tab 5
 1. Termination of Waste Connection Services
 2. Waste Management Service Agreement
 3. Audit Engagement Letter
 4. Monument Cost Share Agreement
 5. Shed Project
 - B. Consideration of Basketball Court Project Bids (Under Separate Cover)
 - C. Consideration of Resort Pools Increase Tab 6
 - D. Public Hearing on Revised Amenity Rates (Under Separate Cover)
 1. Consideration of Resolution 2026-13, Adopting Revised Amenity Rates Tab 7
6. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 1. Confirmation of Insurance Payout
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

**REP SERVICES, INC.***Experts at Play & Outdoor Spaces*

165 W. Jessup Ave. · Longwood, FL 32750-4146 · 407.831.9658 (P) · 866.232.8532 (F)

FEIN #59-2978507 · FL Lic. CGC1508223

Page 1 of 1

Account No: 024785

Deposit Invoice

Deposit Invoice No: **12897.27.99**

Invoice To: **Jose Rodriguez**
Town of Kindred CDD
3434 Colwell Ave Ste 200
Tampa, FL 33614-8390

Ship To: **Jose Rodriguez**
Town of Kindred CDD
1450 Diamond Loop Dr
Kindred, FL 34744-6020

County: Osceola

9/1/26 - CH

Customer PO	Project Name	Order No	Inv Date	Due Date	Payment Terms
	Kindred replacement parts	12897.27	09/01/26	10/01/26	100% of product prior to fabrication.

Vendor: Landscape Structures		Proj Drawings:				614281
Class	Part No	Qty	Description	Unit Price	Net Price	Ext Price
Kindred replacement parts						
Parts	132634	2 EA	Hdw Pkg (2) Double Clevis	98.00	98.00	196.00
	138414	1 EA	Hdw Pkg Bucket Seat	12.24	12.24	12.24
	160110	4 EA	Chn 3/16 X 52-9/16i Pvc	82.00	82.00	328.00
	186276	1 EA	Full Bucket Seat W/spacers	516.00	516.00	516.00
	210592	1 EA	Inst Full Bucket Seat W/chn	0.00	0.00	0.00
Product Subtotal:						\$1,052.24
Freight: Prepaid Ship Method: UPS Ground FOB: Destination Weight: 20 lbs Freight Charge:						\$185.00
Landscape Structures Total:						\$1,237.24

Grand Total: \$1,237.24

Amount Paid: \$0.00

Deposit Due on this Invoice: \$1,237.24

To pay with a Credit Card, add 3.00% Convenience Fee: \$37.12

Total with Convenience Fee: \$1,274.36

We appreciate your prompt payment.**Please make checks payable to Rep Services, Inc. and mail them to our address noted in the header.****A 1.5% finance charge per month will be assessed on past due balances after the due date.****If a waiver is required, email your request to: waivers@rep-services.com. If you have a preferred form, please include it.****NOTE: To assure the safety of your payments, we will never email you instructions for wiring, EFT, ACH or other means of electronic payment without careful coordination with your accounts payable department.****If you have a question regarding any unsolicited instruction from us, please call the phone number found on our website and ask to speak to our controller.**



REP SERVICES, INC.

Experts at Play & Outdoor Spaces

Site Amenities ■ Playground Equipment ■ Safety Surfacing ■ Shade
Phone: 407.831.9658 Fax: 866.232.8532 E-mail: sales@repsservices.com

E-mail POs and contracts to:
contracts@repsservices.com

CGC1508223 FEIN 59-2978507 Page 1 of 1

Please mail checks to:

Rep Services, Inc.
165 W. Jessup Ave.
Longwood, FL 32750-4146

Proposed To: Town of Kindred CDD
1450 Diamond Loop Dr
Kindred, FL 34744-6020

Ship To: Town of Kindred CDD
1450 Diamond Loop Dr
Kindred, FL 34744-6020

Bill To: Town of Kindred CDD
3434 Colwell Ave Ste 200
Tampa, FL 33614-8390

Attn: Jose Rodriguez

Attn: Jose Rodriguez

Attn: Jose Rodriguez

Project No: 12897 **Project Name:** Kindred Phase 1A **Project Contact:** Jose Rodriguez
Proposal No: 12897.27 **Proposal Name:** Kindred replacement parts **Project Location:** 1450 Diamond Loop Dr
Proposal Date: 9/1/2026 **Proposal Expires:** 10/2/2026 Kissimmee, FL 34744
For Questions Contact: Carrie Humbert ☎ 407-853-3570 ✉ carrie@repsservices.com Project County: Osceola

Opt/Rev: J/5 9/1/26 - CH

Vendor: Landscape Structures

Proj Drawings:

614281

Class	Part No	Qty	Description	Unit Price	Net Price	Ext Price
Kindred replacement parts						
Parts	132634	2 EA	Hdw Pkg (2) Double Clevis	98.00	98.00	196.00
	138414	1 EA	Hdw Pkg Bucket Seat	12.24	12.24	12.24
	160110	4 EA	Chn 3/16 X 52-9/16i Pvc	82.00	82.00	328.00
	186276	1 EA	Full Bucket Seat W/spacers	516.00	516.00	516.00
	210592	1 EA	Inst Full Bucket Seat W/chn	0.00	0.00	0.00

Product Subtotal: \$1,052.24

Freight: Prepaid Ship Method: UPS Ground FOB: Destination Weight: 20 lbs Freight Charge: \$185.00

Landscape Structures Total: \$1,237.24

General Terms of Sale and Proposal Summary

100% of product prior to fabrication.

Product:	\$1,052.24
Freight:	\$185.00
Proposal Total:	\$1,237.24

Notes

This proposal is for parts and freight only. LSI request # 1211663-01-01

The undersigned warrants that he/she is an authorized representative of Town of Kindred CDD noted and has the requisite authority to bind Town of Kindred CDD and/or principal.

Accepted By:

Town of Kindred CDD

Company Name

Authorized By

Printed Name

Date

As Its: _____ (Title)

TAB 2

Memorandum

To: Louis Avelli
D.R. Horton

Cc: Emily Wainwright, Brian Mendes,
Jon Rome, Jennifer Sanchez,
Paul Almonte, Chris Marquess,
John Borland, Mitch Tannenbaum,
Cupertino Iniguez, Rashawn Peterson
and William Hamilton

From: Pete Soety

Date: August 31, 2026

Re: The Town of Kindred
CDD Section 2
August Inspection

The inspection was performed on Wednesday, August 26, 2026, with Cupertino Iniguez from United Land Services. Shannon Chumney, also with United Land Services, attended the pre-inspection meeting only along with Mitch Tannenbaum and Mike Harlow from Great Day Lawn & Ornamental.

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 is beginning to wear thin in some 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, sedge growth along with broadleaf and grassy weeds in St. Augustine turf areas remain 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 summer 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 2, 10 and 22 from the July report remained incomplete.

August 31, 2026

Louis Avelli
D.R. Horton

The Town of Kindred
CDD Section 2
August Inspection

Page 2 of 5

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

- 1) Contractor is requested to use a lighter machine for St. Augustine turf areas along the Cross Prairie Parkway extension to prevent any further turf damage in this location, during their normal mowing occurrences.
- 2) Contractor is requested to submit a proposal to replace two damaged Maple trees in a common area at the intersection of Rankin Street and Walnut Creek Drive with new 65-gallon Florida #1 trees. See attached photo.
- 3) **Urgent:** Contractor is requested to replace missing nylon guying straps for a new Maple tree along Bull Hill Road near Bitterroot Street as soon as possible to ensure stabilization and proper root development.
- 4) Great Day Lawn & Ornamental is requested to continue monitoring and treating St. Augustine turf areas for sedge growth along with broadleaf weeds near the intersection of Three Bars Road and Bull Hill Road, following a strict regimen for optimum control.
- 5) Contractor is requested to edge Bahia turf areas around irrigation valve box covers in a common area at the intersection of Barberry Drive and Parkside Avenue, during their next mowing occurrence keeping them free and clear for routine service and maintenance. See attached photo.
- 6) Great Day Lawn & Ornamental is requested to continue monitoring and treating St. Augustine turf areas for sedge growth and broadleaf weeds along Cacutta Way, following a strict regimen for optimum control.
- 7) Great Day Lawn & Ornamental is requested to provide a supplemental nutritional, fungicidal and insecticidal drench for two stressed Ribbon palms on the north side of the pool area behind Clubhouse 3 along with a Foxtail palm on the south side of this pool area to promote overall health. See attached photo.

August 31, 2026

Louis Avelli
D.R. Horton

The Town of Kindred
CDD Section 2
August Inspection

Page 3 of 5

- 8) Contractor is requested to install additional pine bark for new Sabal palms on the south side of the pool area behind Clubhouse 3, ensuring a proper 2-inch depth, before the end of the current work week. See attached photo.
- 9) Great Day Lawn & Ornamental is requested to continue monitoring and treating Fakahatchee Grass plantings for mite activity throughout the pool area behind Clubhouse 3, following a strict regimen for optimum control.
- 10) Contractor is requested to cutback invasive vegetation away from Bahia turf areas along a walking trail on the southwest corner of the community to provide clearance for pedestrian traffic, during their next detail rotation. See attached photo.
- 11) Contractor is requested to remove two damaged Carissa Holly at the southernmost entrance to Remembrance Park, during their next detail rotation.
- 12) Contractor is requested to remove invasive Brazilian Pepper sprouts from Elaeocarpus trees near the mail kiosk area on the south side of Clubhouse 2, during their next detail rotation.
- 13) Great Day Lawn & Ornamental is requested to continue monitoring and treating Knock-Out Rose plantings for thrip and mite activity in front of Clubhouse 2, following a strict regimen for optimum control.
- 14) Contractor is requested to remove seedpods from Phoenix Roebelenii palms in the pool area behind Clubhouse 2, during their next detail rotation.

Remembrance Park

- 15) Great Day Lawn & Ornamental is requested to provide a fungicide application for Live Oak trees throughout the park in September, closely adhering to contract specifications.
- 16) Contractor is requested to continue cutting back invasive vegetation away from hardwood and Pine trees throughout the park to provide separation and clearance, during their next detail rotation.

August 31, 2026

Louis Avelli
D.R. Horton

The Town of Kindred
CDD Section 2
August Inspection

Page 4 of 5

Remembrance Park (Cont'd)

- 17) Contractor is requested to remove a broken frond from a Sabal palm behind the pool area, during their next detail rotation.
- 18) Contractor is requested to remove sucker growth from the trunks of Live Oak trees on the northwest corner of the park, during their next detail rotation.
- 19) Great Day Lawn & Ornamental is requested to provide a fungicide application for Viburnum Odoratissimum plantings around the pool pump equipment area, as some appeared stressed at the time of the inspection.



Item 2



Item 5



Item 7

August 31, 2026

Louis Avelli
D.R. Horton

The Town of Kindred
CDD Section 2
August Inspection

Page 5 of 5



Item 8



Item 10

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 **July 30, 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
Byron Brown	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
	<i>(Via Phone)</i>

Audience	Present
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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 open the discussion with the members of the Board regarding the Stenna pumps.

The members of the Board reviewed financials of the project approval consideration.

The members of the Board discussed monument enhancement projects.

On Motion by Mr. Brown, seconded by Mr. Alverio, with all in favor, the Board of Supervisors approved not to exceed \$1,950.00 for three Stenna pumps, for the Town of Kindred Community Development District

Mr. Rodriguez reviewed Pond maintenance updates with the members of the Board and district staff.

Mr. Rodriguez Updated the Board that district staff has been prioritizing garbage cleanup for the ponds.

Mr. Rodriguez stated district staff is cutting 3 feet of hydrilla plants decomposing 3 to 4 days and then they will skim the ponds for eye algae and hydrilla to disappear.

The members of the Board and district staff discussed alligator issues regarding the seven-foot alligator that was reported.

The members of the Board and district staff discuss lighting issues at the monuments.

FOURTH ORDER OF BUSINESS

Field Manager Updates

1. Discussion of Resident Amenity Suspensions
2. Discussion of Roadway Parking Issues
3. Clubhouse Pool Furniture Report
4. Updates on Monument Repairs
5. Updates on Drainage Issues
6. Updates on Mainline Break – Soccer Field
7. Consideration of A/C Repairs (Under Separate Cover)
8. Consideration of Trash Receptacle with Dome Cover Replacement Proposal

Mr. Davenport reviewed amenity suspension procedures with the members of the board and district staff.

Mr. Rodriguez reviewed recent suspension for board's consideration.

The members of the board agrees to lift the current suspension and directed district staff to send a follow up letter.

The members of the board and district staff discuss parking issues with recent Osceola county rule enforcement.

The members of the board and district staff reviewed pool furniture inventory list and discussed a new furniture acquisition in the upcoming fiscal year.

Members of the Board and district staff discussed monument motors in need of repair.

On Motion by Mr. Torres, seconded by Ms. Sanchez, with a 4-1 vote, Mr. Alverio opposed, the Board of Supervisors Approved to shut down monument one, 2 and 3 with all of its water features and maintenance requirements with resort pools, for the Town of Kindred Community Development District

On Motion by Mr. Brown, seconded by Mr. Torres, with a 4-1 vote, Mr. Alverio opposed, the Board of Supervisors Recalled the approval of \$1,950.00 for three Stenna pumps, for the Town of Kindred Community Development District

Mr. Mendes stated he would work on an amended agreement with resort pools removing the monument maintenance.

Mr. Rodriguez reviewed recent plumbing issues with the members of the Board and district staff.

On Motion by Ms. Sanchez, seconded by Mr. Brown, with all in favor, the Board of Supervisors approved not to exceed \$350.00 for plumbing television, for the Town of Kindred Community Development District

The members of the Board tabled mainline repairs until the September 2026 Board meeting.

On Motion by Mr. Brown, seconded by Mr. Torres, with all in favor, the Board of Supervisors approved not to exceed \$3,000.00 and authorizing Chairman to work with district staff on needed A/C repairs, for the Town of Kindred Community Development District

Mr. Rodriguez reviewed the trash can proposals and the members of the Board have tabled this consideration.

THIRD ORDER OF BUSINESS

Field Service Updates

1. June 2026 inspection Report
2. July 2026 Inspection Reports

The members of the Board and district staff reviewed landscape updates throughout the community.

FIFTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors Meeting held on May 7, 2026

Mr. Mendes presented the meeting minutes of the Board of Supervisors meeting held on May 7, 2026, and asked if any changes were requested. There were none.

On Motion by Mr. Alverio, seconded by Mr. Brown, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors meeting held on May 7, 2026, in substantial form, for the Town of Kindred Community Development District

SIXTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures for April, May & June 2026

The Members of the Board and district staff reviewed the operation and maintenance expenditures for the months of April, May & June 2026.

On Motion by Mr. Torres, seconded by Mr. Alverio, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for April 2026 (\$144,549.17) May 2026 (\$73,186.18) and June 2026 (\$75,051.78) , for the Town of Kindred Community Development District

SEVENTH ORDER OF BUSINESS

Ratification of Districts Items

1. United Land Services

- a. Dead Pine and Maple Tree Removal
- b. New Flower Installation in Middle Island
- c. Replacement of Damaged Carissa Holly

The Members of the Board Discuss the replacement of damage Carissa Hollies an instructed Mr. Rodriguez to gather the police report and Mr. Mendes to submit claim to aegis for replacement reimbursement.

On Motion by Ms. Sanchez, seconded by Mr. Torres, with all in favor, the Board of Supervisors ratified the United Land Services Dead Pine and Maple Tree Removal, New Flower Installation in Middle Island and Replacement of Damaged Carissa Holly, for the Town of Kindred Community Development District

EIGHTH ORDER OF BUSINESS

Discussion of Clubhouse Rental Fees

The Members of the Board And district staff reviewed the new pricing breakdown to be considered in the public hearing in September 2026.

NINTH ORDER OF BUSINESS

Review of FY 2025 Financial Audit

The members of the board reviewed the fiscal year 2025 financial audit, Mr. Mendes stated the audit was clean and there were no findings.

TENTH ORDER OF BUSINESS**Consideration of Drainage Project Proposals**

1. American Survey & Mapping
2. Johnston's Surveying
3. KPM Franklin

The members of the board and district staff reviewed all proposals for consideration regarding the drainage project.

On Motion by Mr. Alverio, seconded by Mr. Torres, with all in favor, the Board of Supervisors approved American Survey & Mapping drainage project proposal, for the Town of Kindred Community Development District

ELEVENTH ORDER OF BUSINESS**Consideration of Resolution 2026-07, Adopting FY 26-27 Goals and Objectives**

The members of the board and district staff reviewed Resolution 2026-07, Adopting FY 26-27 Goals and Objectives.

The members of the board agreed to roll over goals and objectives from the previous fiscal year.

On Motion by Mr. Torres, seconded by Ms. Sanchez, with all in favor, the Board of Supervisors adopted Resolution 2026-07, Adopting FY 26-27 Goals and Objective, for the Town of Kindred Community Development District

ELEVENTH ORDER OF BUSINESS**Consideration of Resolution 2026-08, Adopting FY 26-27 Annual Meeting Schedule**

The members of the board and district staff reviewed Resolution 2026-08, Adopting FY 26-27 Annual Meeting Schedule and agreed to roll over the previous fiscal year's meeting schedule.

On Motion by Mr. Aponte, seconded by Mr. Alverio, with all in favor, the Board of Supervisors adopted Resolution 2026-08, Adopting FY 26-27 Annual Meeting Schedule, in substantial form, for the Town of Kindred Community Development District

ELEVENTH ORDER OF BUSINESS**Public Hearing on Fiscal Year 2026/2027 Final Budget**

1. Consideration of Resolution 2026-09, Adopting FY 26-27 Final Budget

Mr. Davenport reviewed Resolution 2026-09, Adopting FY 26-27 Final Budget with the Members of the Board.

On Motion by Mr. Alverio, seconded by Mr. Torres, with all in favor, the Board of Supervisors opened the public hearing, for the Town of Kindred Community Development District

No comments.

On Motion by Mr. Alverio, seconded by Mr. Brown, with all in favor, the Board of Supervisors closed the public hearing, for the Town of Kindred Community Development District

the members of the Board and district staff reviewed the fiscal year 2627 final budget in detail.

The members of the Board and district staff discussed potential revenue streams.

The members of the Board and district staff reviewed increases to the budget.

On Motion by Mr. Alverio, seconded by Mr. Brown, with all in favor, the Board of Supervisors adopted Resolution 2026-09, Adopting FY 26-27 Final Budget, for the Town of Kindred Community Development District

ELEVENTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2026/2027 Special Assessments

1. Consideration of Resolution 2026-10, Imposing Special Assessments

Mr. Davenport reviewed Resolution 2026-10, Imposing Special Assessments with the Members of the Board.

On Motion by Mr. Alverio, seconded by Mr. Torres, with all in favor, the Board of Supervisors opened the public hearing, for the Town of Kindred Community Development District

No comments.

On Motion by Mr. Alverio, seconded by Mr. Brown, with all in favor, the Board of Supervisors closed the public hearing, for the Town of Kindred Community Development District

On Motion by Mr. Brown, seconded by Mr. Alverio, with all in favor, the Board of Supervisors adopted Resolution 2026-10, Imposing Special Assessments, for the Town of Kindred Community Development District

ELEVENTH ORDER OF BUSINESS

Public Hearing on Revised Rules of Procedure

1. Consideration of Resolution 2026-11, Adopting Revised Rules of Procedure

Mr. Davenport reviewed Resolution 2026-11, Adopting Revised Rules of Procedure with the Members of the Board.

On Motion by Mr. Torres, seconded by Mr. Brown, with all in favor, the Board of Supervisors opened the public hearing, for the Town of Kindred Community Development District

No comments.

On Motion by Mr. Aponte, seconded by Mr. Torres, with all in favor, the Board of Supervisors closed the public hearing, 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 adopted Resolution 2026-11, Adopting Revised Rules of Procedure, for the Town of Kindred Community Development District

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-12, Setting Hearing on Revised Amenity Rules

Mr. Davenport reviewed Resolution 2026-12, Setting Hearing on Revised Amenity Rules with the Members of the Board.

The members of the Board and district staff discussed the upcoming elections.

On Motion by Mr. Alverio, seconded by Ms. Sanchez, with all in favor, the Board of Supervisors adopted Resolution 2026-12, Setting Hearing on Revised Amenity Rules, for the Town of Kindred Community Development District

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No questions.

B. District Engineer

No questions.

C. District Manager

1. Discussion of Additional Pool Hours
2. Updates on Waste Management Agreement
3. Q2 Website Audit Review

The members of the Board and district staff discussed additional hours of operations for the pool.

Mr. Mendes stated he would reach out to waste services regarding their loyalty program.

The members of the Board and district staff discussed upcoming projects on the September 2026 schedule.

THIRTEENTH ORDER OF BUSINESS

Public & Supervisor Comments

Ms. Sanchez reviewed recent sidewalk repairs with the members of the Board and district staff.

Mr. Brown Inquired on adding benches to the community.

Mr. Rodriguez stated he would work on proposed locations, and district staff will provide bids for the September 2026 meeting.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On Motion by Mr. Brown, seconded by Mr. Torres, with all in favor, the Board of Supervisors adjourned the meeting at 5:22 p.m., for the Town of Kindred Community Development District.

[SIGNATURES ON FOLLOWING PAGE]

283
284
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Assistant Secretary

Chairman/Vice Chairman

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 July 2026 For Board Approval

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

The total items being presented: **\$142,478.68**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Town of Kindred Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ASAP Service Plumbing, LLC	300383	INV-001558	Maintenance & Repair 07/26	\$ 1,000.00
Bee Serious LLC	300397	7056	Pest Control 06/26	\$ 475.00
CDW Electrical Services, Inc.	300363	26655	Maintenance & Repair 06/26	\$ 780.12
CDW Electrical Services, Inc.	300368	28369	Irrigation Maintenance 02/26	\$ 285.76
Commercial Fitness Products, Inc.	300364	BC06011	Fitness Equipment Maintenance & Repair 06/26	\$ 430.00
Commercial Fitness Products, Inc.	300364	BC06054	Fitness Equipment Maintenance & Repair 06/26	\$ 285.00
Dallos Services, Inc.	300369	6319	Pool Attendant 05/26	\$ 8,474.75
Dallos Services, Inc.	300374	6345	Janitorial Services 06/26	\$ 2,620.00
Dallos Services, Inc.	300374	6349	Janitorial Services 06/26	\$ 1,760.00
Dallos Services, Inc.	300381	6354	Pool Attendant 06/26	\$ 10,389.50
Envera Systems	300391	771026	Security & Fire Monitoring 08/26	\$ 530.10
Florida Department of Revenue	300370	17611456	Sales & Use Tax 03/26	\$ 50.00

Town of Kindred Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Department of Revenue	20260722-01	5880176114564-072126	Sales & Use Tax 07/26	\$ 29.17
IPFS Corporation	300365	GAAD83568-061126 #9	Insurance 06/26	\$ 3,995.94
IPFS Corporation	300375	GAAD83568-061126 9-1	Insurance 06/26	\$ 199.80
IPFS Corporation	300384	GAAD83568-071426 #10	Insurance 07/26	\$ 3,995.94
Juan Josue Garcia Moura	300385	Kindred Clubhouse	Miscellaneous Expense 04/26	\$ 685.00
Juan Josue Garcia Moura	300386	kindred02	Miscellaneous Expense 07/26	\$ 540.00
Kissimmee Utility Authority	20260706-01	002268735001295360-061626	Electric Services 05/26	\$ 6,052.96
Kissimmee Utility Authority	20260706-01	002268735001295370-061626	Electric Services 05/26	\$ 812.29
Kissimmee Utility Authority	20260706-01	002268735001296190-061626	Electric Services 05/26	\$ 1,411.57
Kissimmee Utility Authority	20260706-01	002268735001296200-061626	Electric Services 05/26	\$ 14.81
Kissimmee Utility Authority	20260706-01	002268735001304010-061626	Electric Services 05/26	\$ 13.23
Kissimmee Utility Authority	20260706-01	002268735001304020-061626	Electric Services 05/26	\$ 13.39

Town of Kindred Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Kissimmee Utility Authority	20260706-01	002268735001341610-061626	Electric Services 05/26	\$ 1,021.61
Kissimmee Utility Authority	20260706-01	002268735001352940-061626	Electric Services 05/26	\$ 14.39
Kissimmee Utility Authority	20260706-01	002268735001352950-061626	Electric Services 05/26	\$ 14.94
Kissimmee Utility Authority	20260706-01	002268735001352960-061626	Electric Services 05/26	\$ 14.81
Kissimmee Utility Authority	20260706-01	002268735001353540-061626	Electric Services 05/26	\$ 341.67
Kissimmee Utility Authority	20260706-01	002268735001353690-061626	Electric Services 05/26	\$ 1,710.26
Kissimmee Utility Authority	20260706-01	002268735001356530-061626	Electric Services 05/26	\$ 769.94
Kissimmee Utility Authority	20260706-01	002268735001385090-061626	Electric Services 05/26	\$ 430.05
Kissimmee Utility Authority	20260706-01	002268735001385200-061626	Electric Services 05/26	\$ 13.80
Kissimmee Utility Authority	20260706-01	002268735001385210-061626	Electric Services 05/26	\$ 701.04
Kissimmee Utility Authority	20260706-01	002268735001386730-061626	Electric Services 05/26	\$ 13.95
Kissimmee Utility Authority	20260706-01	002268735123458650-061626	Electric Services 05/26	\$ 15.38

Town of Kindred Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Kissimmee Utility Authority	20260706-01	002268735123464950-061626	Electric Services 05/26	\$ 14.52
Kutak Rock, LLP	300371	3717247	Legal Services 02/26	\$ 397.50
Kutak Rock, LLP	300366	3759557	Legal Services 04/26	\$ 1,766.00
Kutak Rock, LLP	300366	3762920	Legal Services 05/26	\$ 742.00
Kutak Rock, LLP	300395	3778471	Legal Services 06/26	\$ 347.50
Resort Pool Services	300377	32255	Pool Maintenance 06/26	\$ 175.00
Resort Pool Services	300372	32267	Pool Maintenance 06/26	\$ 175.00
Resort Pool Services	300387	AV32533	Pool Maintenance 07/26	\$ 3,000.00
Resort Pool Services	300393	AV32707	Pool Maintenance 07/26	\$ 225.00
Rizzetta & Company, Inc.	300379	INV0000109903	Accounting Services 06/26	\$ 5,305.92
Rizzetta & Company, Inc.	300362	INV0000110141	Personnel Reimbursement 06/26	\$ 3,319.02
Rizzetta & Company, Inc.	300367	INV0000110576	Accounting Services 07/26	\$ 5,305.92

Town of Kindred Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	300376	INV0000110719	Personnel Reimbursement, Amenity Management & Oversight 07/26	\$ 4,546.33
Rizzetta & Company, Inc.	300380	INV0000110799	Cell Phone, Auto Mileage & Travel 06/26	\$ 231.57
Rizzetta & Company, Inc.	300382	INV0000110844	Personnel Reimbursement 07/26	\$ 3,498.05
School Now	300388	INV-SN-1521	Website Compliance & Management 07/26	\$ 395.91
Spectrum	20260723-01	168536301052126	Phone & Internet Services 06/26	\$ 228.14
SunScape Landscape Management Services, Inc.	300394	15103	Landscape Maintenance 07/26	\$ 1,550.00
TIGRIS Aquatic Services, LLC	300378	4460369	Pond Maintenance 06/26	\$ 977.66
TIGRIS Aquatic Services, LLC	300389	4460370	Pond Maintenance 07/26	\$ 977.66
Toho Water Authority	20260721-03	002604313001297460-060326	Water Services 05/26	\$ 511.34
Toho Water Authority	20260723-02	002604313001297470-060326	Water Services 05/26	\$ 466.46
Toho Water Authority	20260702-01	002604313001297480-060326	Water Services 05/26	\$ 698.70
Toho Water Authority	20260702-01	002604313001297490-060326	Water Services 05/26	\$ 14.54

Town of Kindred Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Toho Water Authority	20260702-01	002604313001297500-060326	Water Services 05/26	\$ 1,743.39
Toho Water Authority	20260702-01	002604313001297510-060326	Water Services 05/26	\$ 39.44
Toho Water Authority	20260721-03	002604313033033779-061726	Water Services 06/26	\$ 59.69
Toho Water Authority	20260702-01	002604313033087499-060326	Water Services 05/26	\$ 441.93
Toho Water Authority	20260702-01	002604313033087509-060326	Water Services 05/26	\$ 122.06
Toho Water Authority	20260721-03	002604313033087829-062226	Water Services 06/26	\$ 11.63
Toho Water Authority	20260702-01	002604313033097139-060326	Water Services 05/26	\$ 744.04
Toho Water Authority	20260721-03	002604313033097149-061726	Water Services 06/26	\$ 449.35
Toho Water Authority	20260702-01	002604313033101209-060326	Water Services 05/26	\$ 11.63
Toho Water Authority	20260702-01	002604313033101219-060326	Water Services 05/26	\$ 11.63
Toho Water Authority	20260721-03	002604313033102899-062226	Water Services 06/26	\$ 2,840.04
Toho Water Authority	20260721-03	002604313033127809-061726	Water Services 06/26	\$ 629.48

Town of Kindred Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Toho Water Authority	20260702-01	002604313033149269-060326	Water Services 05/26	\$ 620.65
Toho Water Authority	20260702-01	002604313033149279-060326	Water Services 05/26	\$ 1,505.82
Toho Water Authority	20260721-03	002604313033153359-061726	Water Services 06/26	\$ 7.75
Toho Water Authority	20260702-01	002604313033153399-060326	Water Services 05/26	\$ 7.75
Toho Water Authority	20260702-01	002604313033169939-060326	Water Services 05/26	\$ 7.75
Toho Water Authority	20260702-01	002604313033284909-060326	Water Services 05/26	\$ 31.62
TruNorth Pest Control, LLC	300392	311113	Pest Control 07/26	\$ 30.00
TruNorth Pest Control, LLC	300392	311114	Pest Control 07/26	\$ 75.00
TruNorth Pest Control, LLC	300392	315657	Pest Control 07/26	\$ 120.00
TruNorth Pest Control, LLC	300396	315661	Pest Control 07/26	\$ 120.00
TruNorth Pest Control, LLC	300398	315662	Pest Control 07/26	\$ 120.00
TruNorth Pest Control, LLC	300398	315663	Pest Control 07/26	\$ 120.00

Town of Kindred Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
TruNorth Pest Control, LLC	300398	315664	Pest Control 07/26	\$ 120.00
United Land Services	300373	210348	Landscape Maintenance 06/26	\$ 36,193.66
United Land Services	300390	214395	Landscape Mulch 06/26	\$ 7,341.84
United Land Services	300390	214472	Landscape Replacement 06/26	\$ 139.05
Valley National Bank	20260729-01	CC063026-157	Credit Card Expenses 06/26	\$ 3,571.12
Waste Connections of Florida	20260721-02	1607762	Waste Disposal Services 08/26	<u>\$ 466.45</u>
Report Total				<u>\$ 142,478.68</u>

TAB 5



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 14, 2026

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, 2026. 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, 2026. 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 2026 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.

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

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.

Our fee for these services will not exceed \$4,800 for the September 30, 2026 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 2025 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



Antonio J. Grau

RESPONSE:

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

By: _____

Title: _____

Date: _____



Peer Review
Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, 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, 2028. 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
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

COST SHARE AGREEMENT FOR MONUMENT MAINTENANCE

THIS COST SHARE AGREEMENT (the “**Agreement**”) is made and entered into to be effective this ____ day of September, 2026 (the “**Effective Date**”), by and between:

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT I, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and whose mailing address is c/o Rizzetta & Company, Inc., 8529 South Park Circle, Suite 330 Orlando, Florida 32819 (“**TOK I**”); and

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and whose mailing address is c/o Rizzetta & Company, Inc., 8529 South Park Circle, Suite 330 Orlando, Florida 32819 (“**TOK II**”).

RECITALS

WHEREAS, TOK I and TOK II were each established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended, and are each validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, TOK I owns the three monuments located on the lands more particularly described in **Exhibit A** attached hereto and incorporated herein by reference (the “**Monuments**”), and TOK I is responsible for the operation and maintenance of the Monuments; and

WHEREAS, the Monuments serve as entry features and gateway improvements to the Town of Kindred master-planned community, welcoming residents and visitors to both TOK I and TOK II, and enhancing the aesthetic character, identity, and overall appeal of the community as a whole; and

WHEREAS, Section 190.012(1)(g), *Florida Statutes*, authorizes a community development district to finance, fund, plan, establish, acquire, construct, operate, and maintain projects within or without the boundaries of the district when such project is the subject of an agreement between the district and a governmental entity and is consistent with the local government comprehensive plan; and

WHEREAS, the parties desire to share the costs associated with the operation and maintenance of the Monuments, and this Agreement constitutes an agreement between governmental entities within the meaning of Section 190.012(1)(g), *Florida Statutes*; and

NOW, THEREFORE, in consideration of the above-stated recitals and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by each of the parties hereto, the parties agree as follows:

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. **COST SHARING.** The parties agree that all costs associated with the operation and maintenance of the Monuments, including but not limited to utilities fees, cleaning, repairs, and any other maintenance expenses (collectively, the “**Costs**”) shall be allocated to each party in accordance with the following proportionate shares:

A. TOK I shall be responsible for 25% of the Costs.

B. TOK II shall be responsible for and pay to TOK I 75% of the Costs.

Upon written request by TOK I, TOK II shall, within fifteen (15) days of such written request, pay to TOK I its proportionate share of the Costs.

3. **TERM AND TERMINATION.**

A. This Agreement shall commence on October 1, 2026 and shall remain in effect for an initial term of one (1) year, ending on September 30, 2027 (the “**Initial Term**”). This Agreement shall automatically renew for one (1) additional one-year term (the “**Renewal Term**,” and together with the Initial Term, the “**Term**”), ending on September 30, 2028, unless either party provides written notice of non-renewal to the other party no later than May 13, 2027, or unless earlier terminated in accordance with this Section 3. This Agreement shall not renew beyond the Renewal Term and shall expire on September 30, 2028, unless earlier terminated.

B. Either party may terminate this Agreement upon material breach by the other party; provided, however, that the terminating party shall first provide written notice to the breaching party specifying the nature of the breach, and the breaching party shall have thirty (30) days from receipt of such notice to cure the breach. If the breach is not cured within the thirty (30) day cure period, the non-breaching party may terminate this Agreement immediately upon written notice to the breaching party.

C. Upon termination or expiration of this Agreement, the parties shall account to each other with respect to all matters outstanding as of the date of termination or expiration.

4. **NEGOTIATION AT ARM’S LENGTH.** This Agreement has been negotiated fully between the parties as an arm’s length transaction. The parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

5. **AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both parties hereto.

6. **AUTHORITY TO CONTRACT.** The execution of this Agreement has been duly authorized by the respective Boards of Supervisors of both parties hereto, each of the parties has complied with all the requirements of law, and each of the parties has full power and authority to comply with the terms and provisions of this instrument.

7. **NOTICES.** All notices, requests, consents and other communications hereunder (“**Notices**”) shall be in writing and shall be delivered, mailed by Federal Express or First-Class Mail, postage prepaid, to the parties, as follows:

A. If to TOK I: Town of Kindred Community
Development District I
8529 South Park Circle, Suite 330
Orlando, Florida 32819
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to TOK II: Town of Kindred Community
Development District II
8529 South Park Circle, Suite 330
Orlando, Florida 32819
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for either party may deliver Notice on behalf of such party. Any party or other person to whom Notices are to be sent or copied may notify the other party and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

8. **APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any dispute shall be in a court of appropriate jurisdiction in Osceola County, Florida.

9. **ENFORCEMENT.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

10. **ATTORNEYS' FEES.** In the event either party is required to enforce this Agreement or any provision by court proceedings or otherwise, the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any such arbitration, litigation or other dispute resolution, and including fees incurred in appellate proceedings.

11. **ASSIGNMENT.** This Agreement may not be assigned, in whole or in part, by either party without the prior written consent of the other. Any purported assignment without such approval shall be void.

12. **LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of either party beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute. Both parties are local units of special-purpose government, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

13. **BINDING EFFECT; NO THIRD-PARTY BENEFICIARIES.** The terms and provisions hereof shall be binding upon and shall inure to the benefit of the parties. This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement, expressed or implied, is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

14. **PUBLIC RECORDS.** Both parties are local units of special-purpose government subject to Chapter 119, *Florida Statutes*. Both parties understand and agree that all documents of any kind provided to the other party in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law. Pursuant to Section 119.07(1)(a), *Florida Statutes*, both parties shall permit such records to be inspected and copied by any person desiring to do so.

15. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties with respect to its subject matter and all antecedent and contemporaneous

negotiations, undertakings, representations, warranties, inducements and obligations are merged into this Agreement and superseded by its delivery. No provision of this Agreement may be amended, waived or modified unless the same is set forth in writing and signed by each of the parties to this Agreement, or their respective successors or assigns.

16. **EXECUTION IN COUNTERPARTS; ELECTRONIC SIGNATURES.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document. Additionally, the parties acknowledge and agree that this Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, “electronic signature” shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

[REMAINDER OF THE PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the parties have each caused their duly authorized officers to execute this Agreement as of the date and year first written above.

Attest:

**TOWN OF KINDRED COMMUNITY
DEVELOPMENT DISTRICT I**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Attest:

**TOWN OF KINDRED COMMUNITY
DEVELOPMENT DISTRICT II**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Description of Monuments

Exhibit A

Tract 3 and Tract 18 on the plat entitled KINDRED PH 1A & 1B, recorded in Plat Book 24 Pages 8-16 in the Public Records of Osceola County, Florida



TAB 6



Hi Jose and Board of Directors at Town of Kindred 1 CDD,

Thank you for choosing Resort Pool Services. We truly appreciate your trust and the opportunity to care for your pool.

To continue providing the reliable, high-quality service you expect, we will be implementing a +9.7% adjustment to our service rates. This increase will take effect on October 1, 2027.

Current Amount: \$3,000.00

New Amount: \$3,290.00

Over the past year, the costs of labor, equipment, chemicals, fuel, insurance, and other operating expenses have continued to rise. This modest adjustment allows us to maintain the level of service, professionalism, and responsiveness that you have come to expect from our team.

We remain committed to delivering dependable service, maintaining your pool to the highest standards, and providing excellent customer support.

We sincerely appreciate your continued business and understanding. If you have any questions regarding this adjustment, please don't hesitate to contact us at 321-204-0154.

To make board approval easier, you can forward this email directly to them, and they can complete the process by clicking the accept button below. The button won't expire, and once clicked, it will automatically send you a new contract dated 01/01/2027, which will also have an accept button to sign the contract. This new contract can also be sent to the board for approval.

This proposal now includes 7 days service Memorial Day to Labor Day.

Thank you again for your loyalty and for allowing Resort Pool Services to serve you.

Simon McDonnell
VP of Operations
Resort Pool Services

TAB 7

RESOLUTION 2026-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT ADOPTING REVISED AMENITY RATES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Town of Kindred Community Development District (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, Chapters 190 and 120, *Florida Statutes*, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the District previously adopted a resolution adopting amenity rules and rates (“Prior Amenity Rules and Rates”); and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interest of the District and necessary for the efficient operation of the District to adopt by resolution the revised amenity rates, attached hereto as **Exhibit A** and incorporated herein by this reference, for immediate use and application (“Revised Amenity Rates”); and

WHEREAS, the Board finds that the Revised Amenity Rates outlined in **Exhibit A** are just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and

WHEREAS, the Board of Supervisors has complied with applicable Florida law concerning ratemaking and rate adoption, including the holding of a public hearing thereon.

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

SECTION 1. The Revised Amenity Rates set forth in **Exhibit A** are hereby adopted pursuant to this resolution as necessary for the conduct of District business. The Revised Amenity Rates shall replace the rates imposed by the Prior Amenity Rules and Rates and shall remain in full force and effect unless revised or repealed by the District in accordance with Chapters 120 and 190, *Florida Statutes*.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 10th day of September 2026.

ATTEST:

**TOWN OF KINDRED COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Revised Amenity Rates

EXHIBIT A