Rizzetta & Company

Town of Kindred
Community Development District

Board of Supervisors
Meeting
November 12, 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

November 5, 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 **November 12, 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. General Manager Updates.....Tab 1
     1. Review of HOA Toy Drive Project
     2. Updates on Holiday Décor
     3. Updates on New TOHO Meter
     4. Updates on Shed Project
     5. Updates on Sidewalk Repairs
     6. Consideration of A/C Maintenance Proposal
   - C. Field Service Updates
     1. Sunscape October 2026 Inspection Report.....Tab 2
4. **BUSINESS ADMINISTRATION**
   - A. Ratification of Operation and Maintenance Expenditures for the Months of July - September 2026 .....Tab 3
5. **BUSINESS ITEMS**
   - A. Ratification of District Items .....Tab 4
     1. Florida Commerce – Special District Accountability Program Invoice
     2. DPK - A/C Diagnosis and Repair Proposal
     3. Resort Pools – Light Timer Replacement
     4. Guardian - Access Key Purchase (100)
     5. Waste Connection - Service & Disposal of Roll Off Container
     6. ULS - Oak Tree Removal Proposal
   - B. Consideration of Resort Pools Monument Repair Proposal.....Tab 5
   - C. Public Hearing Adopting Revised Amenity Rates
     1. Consideration of Resolution 2027-01, Adopting Revised Amenity Rates .....Tab 6
6. **STAFF REPORTS**
   - A. District Counsel
   - B. District Engineer
   - C. District Manager
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

THE HAPPY BOX

Grace & Love | Kindred Community Partner



27-gallon plastic box | 30.6 in L x 20.6 in W x 14.3 in H

Collection period: November 2 - December 4, 2026

Placement to be determined by the Kindred team. Same partner sticker on both sides.

Illustrative design preview. Final sticker placement may vary.

DKP SERVICES LLC

3624 La Salle Ave, Saint Cloud, FL 34772-8119
407-731-3331 | luiserazo@dkpinc.com

PROPOSAL 1002
September 22, 2026

HVAC PREVENTIVE MAINTENANCE PROPOSAL

PREPARED FOR

Town Of Kindred
1450 Diamond Loop Dr
Kissimmee, FL 34744
(305) 942-9656
Jrodriguez@rizzetta.com

SERVICE LOCATION

Community Clubhouse
Three (3) HVAC Systems
Two (2) scheduled visits annually

ANNUAL PREVENTIVE MAINTENANCE AGREEMENT	PRICE PER SCHEDULED VISIT
$995.00	$497.50

Scope of Service

- Perform preventive maintenance and complete operational inspection of all three HVAC systems.
- Inspect and clean condenser coils as required under normal preventive maintenance conditions.
- Inspect evaporator coils and accessible blower assemblies and motors.
- Inspect condensate drains and clear normal drain-line restrictions as necessary.
- Inspect contactors, capacitors, wiring, electrical connections, and related controls.
- Measure operating voltage and amperage where applicable.
- Check thermostat and control-system operation.
- Measure supply and return air temperatures and verify cooling performance.
- Evaluate refrigeration-system operation, including refrigerant pressure readings when appropriate.
- Visually inspect for signs of refrigerant/oil leakage and perform final system operational testing.

Filters

Air filters are not included in this proposal. The customer is responsible for inspection and replacement of all HVAC filters on a monthly basis.

Exclusions

Refrigerant, replacement parts, major coil cleaning, chemical cleaning, repairs, modifications, and services resulting from equipment failure are not included. Any additional work identified during preventive maintenance will be reported to the customer and quoted separately before repairs are performed.

Proposal Terms

This proposal is based on normal access to the covered equipment and scheduled preventive maintenance service. The annual agreement covers two scheduled preventive maintenance visits for the three HVAC systems listed above. Additional diagnostic or repair services are outside the scope of this agreement unless separately authorized.

Proposal Acceptance

Authorized Representative: _____ Title: _____

Signature: _____ Date: _____

TAB 2

SunScape Consulting
LANDSCAPE MANAGEMENT SERVICES

Memorandum

To: Brian Mendes
Rizzetta and Company

Cc: Jennifer Sanchez, Paul Almonte,
Chris Marquess, John Borland,
Cupertino Iniguez, William Hamilton,
and Mitch Tannenbaum

From: Pete Soety

Date: October 19, 2026

Re: The Town of Kindred
CDD Section 1
October Inspection

The inspection was performed on Wednesday, October 14, 2026, with Jennifer Sanchez, a Board Member, along with Cupertino Iniguez and Shannon Chumney from United Land Services. Jose Rodriguez with Rizzetta and Company 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 continues to wear thin in most locations around this section of the community. New mulch installation is scheduled for late October, and the Contractor was reminded to correctly prepare ornamental bed spaces for this process closely adhering to contract specifications. Great Day's Lawn and Ornamental Program is providing decent results with the landscape displaying good color and with a predictable amount of pest and disease activity. The irrigation system appeared to be operating properly with some evidence of oversaturated soil conditions as a result of recent heavy rainfall. The fall rotation of bedding plants is holding up well and providing nice floral displays in key locations around this section of the community.

At the time of the inspection, Items 2, 3, 4, 8 and 17 from the September report remained incomplete.

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

1) Great Day Lawn & Ornamental is requested to complete a blanket pre-emergent herbicide with liquid iron application for Zoysia turf areas throughout the community in November, closely adhering to contract specifications.

2) Contractor is requested to complete the seasonal pruning of Date palms throughout the community in November, closely adhering to contract specifications regarding frond profile and trunk maintenance.

3) Great Day Lawn & Ornamental is requested to complete a blanket pre-emergent herbicide and liquid fertilization for Bahia turf areas throughout the community in October, closely following contracts specifications.

4) Great Day Lawn & Ornamental is requested to provide a fungicide application for Ilex Schillings plantings in front of the Clubhouse to promote overall health.

5) Contractor is requested to cut back Saw Palmetto plantings away from hardscape surfaces along a walking trail in front of the Clubhouse to provide clearance for pedestrian traffic, during their next detail rotation. See attached photo.

6) Contractor is requested to submit a proposal to install new Seminole chips in an ornamental bed space on the south side of the Clubhouse at a proper 3-inch depth. See attached photo.

7) Contractor is requested to structurally prune Knock-Out Rose plantings near a windmill structure on the south side of the Clubhouse before the end of the current work week, closely following guidance provided at the time of the inspection. See attached photo.

8) Contractor is requested to remove several declining Indian Hawthorne near a pedestrian gate on the north side of the pool area, during their next detail rotation. See attached photo.

9) Contractor is requested to cut back Muhly grass plantings away from hardscape surfaces in the parking lot area in front of the Clubhouse to provide clearance for pedestrian traffic during their next detail rotation.

10) Contractor is requested to elevate the canopies of Sycamore trees along Partin Terrace Road to provide clearance for pedestrian and vehicle traffic, during their next detail rotation.

11) Contractor is requested to elevate the canopies of Live Oak trees along Cross Prairie Parkway to provide clearance for pedestrian and vehicle traffic, during their next detail rotation.

12) Contractor is requested to remove wooden staking material from several Live Oak trees along Cross Prairie Parkway, during their next detail rotation.

13) Contractor is requested to remove several wildlife-damaged Carissa Holly near a fountain monument sign at the intersection of Cross Prairie Parkway and Red Canyon Drive, during their next detail rotation.

14) Contractor is requested to remove excessive trash and debris along a pond bank near the intersection of Silverado Flats Street and Red Canyon Drive, before the end of the current work week.

15) Contractor is requested to tip-prune Jatropha plantings near a windmill structure along a pond bank near Silverado Flats Street, during their next detail rotation.

16) Great Day Lawn & Ornamental is requested to monitor and treat Bahia turf areas for mole cricket activity in a common area on the east side of Diamond Loop Drive across from the Clubhouse, following a strict regimen for optimum control.

17) Contractor is requested to replace declining St. Augustine turf areas along Diamond Loop Drive in front of the Clubhouse with new healthy sod, at no charge, under warranty. See attached photo.

18) Contractor is requested to replace declining St. Augustine turf areas in a median island near the intersection of Red Canyon Drive and Cross Prairie Parkway with new healthy sod, at no charge, under warranty.

19) Great Day Lawn & Ornamental is requested to provide a fungicide application for Indian Hawthorne plantings in median islands along Red Canyon Drive, as some appeared stressed at the time of the inspection.

20) Contractor is requested to remove nylon guying straps from several Pine and Live Oak trees throughout a common area near the intersection of Red Canyon Drive and Riverboat Drive, during their next detail rotation.

21) Contractor is requested to relax the pruning of Dwarf Firebush plantings in a common area park at the intersection of Brock Ridge Road and Ranger Highlands Road, allowing new healthy growth to flush out, during their normal detail rotations.

22) Contractor is requested to trim and shape Florida Anise plantings in a common area in between Brockridge Road and Diamond Loop Drive, during their next detail rotation. In addition, to remove four declining Florida Anise on the north side of this common area.

23) Contractor is requested to cut back Ilex Schillings plantings away from landscape lighting in front of a monument sign near the intersection of Diamond Loop Drive and Cahill Gate Drive to provide separation and clearance, during their next detail rotation.

24) Contractor is requested to submit a proposal to backfill soil into a depression in a common area on the south side of the Clubhouse near the intersection of Diamond Loop Drive and Cahill Gate Drive. In addition, install new Zoysia sod once soil has been properly graded.



Item 5



Item 6



Item 7



Item 8



Item 17

TAB 3

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	$	466.45
Report Total				**$**	**142,478.68**

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
August 2026
For Board Approval

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

The total items being presented: **$97,443.62**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Town of Kindred Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Air Flow Designs Inc.	300413	0001445041	Maintenance & Repairs 08/26	$	474.00
Antonio Jose Aponte Torres	300404	AA073026-157	Board of Supervisors Meeting 07/30/26	$	200.00
Byron Brown	300405	BB073026-157	Board of Supervisors Meeting 07/30/26	$	200.00
Dallos Services, Inc.	300402	6391	Janitorial Services 07/26	$	1,760.00
Dallos Services, Inc.	300402	6395	Janitorial Services 07/26	$	2,620.00
Dallos Services, Inc.	300402	6397	Janitorial Services 07/26	$	1,760.00
Envera Systems	300415	772156	Security & Fire Monitoring 09/26	$	530.10
Florida Department of Revenue	300409	5880176114564-04/26	Sales & Use Tax 04/26	$	50.00
Florida Department of Revenue	20260821-1	5880176114564-082026	Sales & Use Tax 07/26	$	25.89
IPFS Corporation	300414	GAAD83568-081226 #11	Insurance 08/26	$	3,995.94
Jason Torres	300406	JT073026-157	Board of Supervisors Meeting 07/30/26	$	200.00

Town of Kindred Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Jennifer Sanchez	300407	JS073026-157	Board of Supervisors Meeting 07/30/26	$ 200.00
Jorge Luis Alverio Nunez	300408	JA073026-157	Board of Supervisors Meeting 07/30/26	$ 200.00
Kissimmee Utility Authority	20260803-1	002268735001295360-071526	Electric Services 06/26	$ 6,036.16
Kissimmee Utility Authority	20260803-1	002268735001295370-071526	Electric Services 06/26	$ 769.80
Kissimmee Utility Authority	20260803-1	002268735001296190-071526	Electric Services 06/26	$ 1,326.77
Kissimmee Utility Authority	20260803-1	002268735001296200-071526	Electric Services 06/26	$ 14.52
Kissimmee Utility Authority	20260803-1	002268735001304010-071526	Electric Services 06/26	$ 13.23
Kissimmee Utility Authority	20260803-2	002268735001304020-071526	Electric Services 06/26	$ 13.39
Kissimmee Utility Authority	20260803-1	002268735001341610-071526	Electric Services 06/26	$ 956.13
Kissimmee Utility Authority	20260803-1	002268735001352940-071526	Electric Services 06/26	$ 14.39
Kissimmee Utility Authority	20260803-1	002268735001352950-071526	Electric Services 06/26	$ 14.94

Town of Kindred Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Kissimmee Utility Authority	20260803-1	002268735001352960-071526	Electric Services 06/26	$	14.81
Kissimmee Utility Authority	20260803-1	002268735001353540-071526	Electric Services 06/26	$	320.10
Kissimmee Utility Authority	20260803-1	002268735001353690-071526	Electric Services 06/26	$	1,793.93
Kissimmee Utility Authority	20260803-1	002268735001356530-071526	Electric Services 06/26	$	722.62
Kissimmee Utility Authority	20260803-2	002268735001385090-071526	Electric Services 06/26	$	401.74
Kissimmee Utility Authority	20260803-2	002268735001385200-071526	Electric Services 06/26	$	13.80
Kissimmee Utility Authority	20260803-1	002268735001385210-071526	Electric Services 06/26	$	655.98
Kissimmee Utility Authority	20260803-1	002268735001386730-071526	Electric Services 06/26	$	14.08
Kissimmee Utility Authority	20260803-2	002268735123458650-071526	Electric Services 06/26	$	15.38
Kissimmee Utility Authority	20260803-1	002268735123464950-071526	Electric Services 06/26	$	14.52
Resort Pool Services	300403	31957	Pool Maintenance 05/26	$	800.00

Town of Kindred Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Resort Pool Services	300416	AV33033	Pool Maintenance 08/26	$	3,000.00
Rizzetta & Company, Inc.	300399	INV0000111291	Accounting Services 08/26	$	5,305.92
Rizzetta & Company, Inc.	300401	INV0000111437	Personnel Reimbursement 07/26	$	3,410.54
Rizzetta & Company, Inc.	300411	INV0000111530	Cell Phone, Auto Mileage & Travel 07/26	$	128.30
Rizzetta & Company, Inc.	300412	INV0000111557	Personnel Reimbursement, Amenity Management & Oversight 08/26	$	4,391.17
Spectrum	20260824-1	168536301082126	Phone & Internet Services 09/26	$	228.44
SunScape Landscape Management Services, Inc.	300417	15215	Landscape Maintenance 08/26	$	1,550.00
TIGRIS Aquatic Services, LLC	300418	4460371	Pond Maintenance 08/26	$	977.66
Toho Water Authority	20260804-3	002604313001297450-060326	Water Services 05/26	$	1,720.04
Toho Water Authority	20260804-3	002604313001297450-070226	Water Services 06/26	$	2,098.44
Toho Water Authority	20260814-1	002604313001297460-070226	Water Services 06/26	$	486.28

Town of Kindred Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Toho Water Authority	20260804-1	002604313001297480-070226	Water Services 06/26	$ 389.62
Toho Water Authority	20260814-1	002604313001297490-070226	Water Services 06/26	$ 79.28
Toho Water Authority	20260804-1	002604313001297510-070226	Water Services 06/26	$ 31.97
Toho Water Authority	20260825-1	002604313033033779-071726	Water Services 07/26	$ 116.81
Toho Water Authority	20260804-1	002604313033087499-070226	Water Services 06/26	$ 647.70
Toho Water Authority	20260804-1	002604313033087509-070226	Water Services 06/26	$ 108.62
Toho Water Authority	20260820-1	002604313033087829-072126	Water Services 07/26	$ 11.63
Toho Water Authority	20260804-1	002604313033097139-070226	Water Services 06/26	$ 672.44
Toho Water Authority	20260818-1	002604313033097149-071726	Water Services 07/26	$ 535.00
Toho Water Authority	20260804-1	002604313033101209-070226	Water Services 06/26	$ 11.63
Toho Water Authority	20260804-1	002604313033101219-070226	Water Services 06/26	$ 11.63

Town of Kindred Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Toho Water Authority	20260820-1	002604313033102899-072126	Water Services 07/26	$	1,880.76
Toho Water Authority	20260818-1	002604313033127809-071726	Water Services 07/26	$	863.77
Toho Water Authority	20260804-1	002604313033149269-070226	Water Services 06/26	$	683.46
Toho Water Authority	20260804-1	002604313033149279-070226	Water Services 06/26	$	1,686.42
Toho Water Authority	20260818-1	002604313033153359-071726	Water Services 07/26	$	7.75
Toho Water Authority	20260804-1	002604313033153399-070226	Water Services 06/26	$	7.75
Toho Water Authority	20260804-1	002604313033169939-070226	Water Services 06/26	$	7.75
Toho Water Authority	20260804-1	002604313033284909-070226	Water Services 06/26	$	31.62
TruNorth Pest Control, LLC	300400	315659	Pest Control 07/26	$	120.00
TruNorth Pest Control, LLC	300400	315665	Pest Control 07/26	$	120.00
TruNorth Pest Control, LLC	300400	315666	Pest Control 07/26	$	120.00

Town of Kindred Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
TruNorth Pest Control, LLC	300400	315667	Pest Control 07/26	$	120.00
United Land Services	300410	216426	Landscape Maintenance 07/26	$	36,193.67
United Land Services	300410	216607	Landscape Replacement 07/26	$	560.00
Valley National Bank	20260826-1	CC073126-157	Credit Card Expenses 07/26	$	2,468.08
Waste Connections of Florida	20260825-2	1614786	Waste Disposal Services 09/26	$	517.25
Report Total				**$**	**97,443.62**

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
September 2026
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2026 through September 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **$93,654.44**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Town of Kindred Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Dallos Services, Inc.	300421	6420	Janitorial Services 08/26	$	2,620.00
Dallos Services, Inc.	300421	6433	Janitorial Services 08/26	$	1,760.00
Florida Department of Revenue	20260918-1	5880176114564-091726	Sales & Use Tax 09/26	$	24.97
Kissimmee Utility Authority	20260901-1	002268735001295360-081326	Electric Services 07/26	$	6,048.03
Kissimmee Utility Authority	20260930-1	002268735001295360-091126	Electric Services 08/26	$	6,074.48
Kissimmee Utility Authority	20260901-1	002268735001295370-081326	Electric Services 07/26	$	776.11
Kissimmee Utility Authority	20260930-1	002268735001295370-091126	Electric Services 08/26	$	792.93
Kissimmee Utility Authority	20260901-1	002268735001296190-081326	Electric Services 07/26	$	937.40
Kissimmee Utility Authority	20260930-1	002268735001296190-091126	Electric Services 08/26	$	833.37
Kissimmee Utility Authority	20260901-1	002268735001296200-081326	Electric Services 07/26	$	14.52
Kissimmee Utility Authority	20260930-1	002268735001296200-091126	Electric Services 08/26	$	14.54
Kissimmee Utility Authority	20260901-1	002268735001304010-081326	Electric Services 07/26	$	13.23

Town of Kindred Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Kissimmee Utility Authority	20260901-1	002268735001304020-081326	Electric Services 07/26	$	13.23
Kissimmee Utility Authority	20260930-1	002268735001304020-091126	Electric Services 08/26	$	13.51
Kissimmee Utility Authority	20260901-1	002268735001341610-081326	Electric Services 07/26	$	1,015.76
Kissimmee Utility Authority	20260930-1	002268735001341610-091126	Electric Services 08/26	$	1,023.12
Kissimmee Utility Authority	20260901-1	002268735001352940-081326	Electric Services 07/26	$	14.39
Kissimmee Utility Authority	20260930-1	002268735001352940-091126	Electric Services 08/26	$	14.41
Kissimmee Utility Authority	20260901-1	002268735001352950-081326	Electric Services 07/26	$	14.81
Kissimmee Utility Authority	20260930-1	002268735001352950-091126	Electric Services 08/26	$	14.98
Kissimmee Utility Authority	20260901-1	002268735001352960-081326	Electric Services 07/26	$	14.81
Kissimmee Utility Authority	20260930-1	002268735001352960-091126	Electric Services 08/26	$	14.83
Kissimmee Utility Authority	20260901-1	002268735001353540-081326	Electric Services 07/26	$	317.52
Kissimmee Utility Authority	20260930-1	002268735001353540-091126	Electric Services 08/26	$	347.10

Town of Kindred Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Kissimmee Utility Authority	20260901-1	002268735001353690-081326	Electric Services 07/26	$	1,820.67
Kissimmee Utility Authority	20260930-1	002268735001353690-091126	Electric Services 08/26	$	1,848.16
Kissimmee Utility Authority	20260901-1	002268735001356530-081326	Electric Services 07/26	$	712.47
Kissimmee Utility Authority	20260930-1	002268735001356530-091126	Electric Services 08/26	$	722.85
Kissimmee Utility Authority	20260901-1	002268735001385090-081326	Electric Services 07/26	$	403.18
Kissimmee Utility Authority	20260930-1	002268735001385090-091126	Electric Services 08/26	$	408.03
Kissimmee Utility Authority	20260901-1	002268735001385200-081326	Electric Services 07/26	$	13.80
Kissimmee Utility Authority	20260930-1	002268735001385200-091126	Electric Services 08/26	$	13.81
Kissimmee Utility Authority	20260901-1	002268735001385210-081326	Electric Services 07/26	$	657.42
Kissimmee Utility Authority	20260930-1	002268735001385210-091126	Electric Services 08/26	$	669.18
Kissimmee Utility Authority	20260901-1	002268735001386730-081326	Electric Services 07/26	$	13.95
Kissimmee Utility Authority	20260930-1	002268735001386730-091126	Electric Services 08/26	$	13.96

Town of Kindred Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Kissimmee Utility Authority	20260901-1	002268735123458650-081326	Electric Services 07/26	$	15.24
Kissimmee Utility Authority	20260930-1	002268735123458650-091126	Electric Services 08/26	$	15.42
Kissimmee Utility Authority	20260901-1	002268735123464950-081326	Electric Services 07/26	$	14.52
Kissimmee Utility Authority	20260930-1	002268735123464950-091126	Electric Services 08/26	$	14.54
Kutak Rock, LLP	300431	3810897	Legal Services 07/26	$	2,067.00
Orlando Sentinel Communications	300428	OSA71693	Legal Advertising 05/26	$	190.69
Orlando Sentinel Communications	300422	OSA84457	Legal Advertising 06/26	$	266.13
Orlando Sentinel Communications	300422	OSA87560	Legal Advertising 06/26	$	364.57
Orlando Sentinel Communications	300423	OSA91049	Legal Advertising 07/26	$	498.55
Orlando Sentinel Communications	300423	OSA91204	Legal Advertising 07/26	$	364.57
Orlando Sentinel Communications	300427	OSA108202	Legal Advertising 08/26	$	143.65
Orlando Sentinel Communications	300427	OSA110855	Legal Advertising 08/26	$	419.27

Town of Kindred Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Rizzetta & Company, Inc.	300419	INV0000112101	Accounting Services 09/26	$	5,305.92
Rizzetta & Company, Inc.	300420	INV0000112246	Personnel Reimbursement 08/26	$	3,012.69
Rizzetta & Company, Inc.	300429	INV0000112330	Office Supplies, Cell Phone, Auto Mileage & Travel 08/26	$	184.39
Rizzetta & Company, Inc.	300430	INV0000112356	Personnel Reimbursement, Amenity Management & Oversight 09/26	$	4,832.77
Spectrum	20260922-1	168536301092126	Phone & Internet Services 10/26	$	228.44
Toho Water Authority	20260902-1	002604313001297480-080426	Water Services 07/26	$	733.76
Toho Water Authority	20260917-1	002604313033033779-081826	Water Services 08/26	$	102.53
Toho Water Authority	20260902-1	002604313033087499-080426	Water Services 07/26	$	550.23
Toho Water Authority	20260902-1	002604313033087509-080426	Water Services 07/26	$	86.22
Toho Water Authority	20260921-1	002604313033087829-082026	Water Services 08/26	$	11.63
Toho Water Authority	20260902-1	002604313033097139-080426	Water Services 07/26	$	740.46
Toho Water Authority	20260917-1	002604313033097149-081826	Water Services 08/26	$	546.42

Town of Kindred Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Toho Water Authority	20260902-1	002604313033101209-080426	Water Services 07/26	$	11.63
Toho Water Authority	20260902-1	002604313033101219-080426	Water Services 07/26	$	11.63
Toho Water Authority	20260921-1	002604313033102899-082026	Water Services 08/26	$	1,420.66
Toho Water Authority	20260917-1	002604313033127809-081826	Water Services 08/26	$	203.46
Toho Water Authority	20260902-1	002604313033149269-080426	Water Services 07/26	$	740.56
Toho Water Authority	20260902-1	002604313033149279-080426	Water Services 07/26	$	1,884.22
Toho Water Authority	20260917-1	002604313033153359-081826	Water Services 08/26	$	7.75
Toho Water Authority	20260902-1	002604313033153399-080426	Water Services 07/26	$	7.75
Toho Water Authority	20260902-1	002604313033169939-080426	Water Services 07/26	$	7.75
Toho Water Authority	20260902-1	002604313033284909-080426	Water Services 07/26	$	31.62
TruNorth Pest Control, LLC	300433	302413	Pest Control 06/26	$	30.00
TruNorth Pest Control, LLC	300433	302414	Pest Control 06/26	$	75.00

Town of Kindred Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
TruNorth Pest Control, LLC	300425	315660	Pest Control 07/26	$ 120.00
TruNorth Pest Control, LLC	300424	319984	Pest Control 08/26	$ 30.00
TruNorth Pest Control, LLC	300424	319985	Pest Control 08/26	$ 75.00
TruNorth Pest Control, LLC	300432	328902	Pest Control 09/26	$ 30.00
TruNorth Pest Control, LLC	300432	328903	Pest Control 09/26	$ 75.00
United Land Services	300426	220736	Landscape Maintenance 08/26	$ 36,193.66
United Land Services	300434	223040	Landscape Replacement 08/26	$ 370.00
Valley National Bank	20260928-1	CC083126-157	Credit Card Expenses 08/26	$ 1,593.61
Total				**$ 93,654.44**

TAB 4

FloridaCommerce, Special District Accountability Program

Fiscal Year 2026 - 2027 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2026				**Invoice No: 95418**
Annual Fee: $175.00	**1st Late Fee: $0.00**	**2nd Late Fee: $0.00**	**Received: $0.00**	**Total Due, Postmarked by 11/30/2026: $175.00**

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

001842

Town of Kindred Community Development District
Mr. Jere Earlywine
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

2. Telephone:	850-692-7300 Ext:
3. Fax:	850-692-7319
4. Email:	Jere.Earlywine@KutakRock.com
5. Status:	Independent
6. Governing Body:	Elected
7. Website Address:	townofkindredcdd.org
8. County(ies):	Osceola
9. Special Purpose(s):	Community Development
10. Boundary Map on File:	02/10/2016
11. Creation Document on File:	02/10/2016
12. Date Established:	01/06/2016
13. Creation Method:	Local Ordinance
14. Local Governing Authority:	Osceola County
15. Creation Document(s):	County Ordinance 2016-07
16. Statutory Authority:	Chapter 190, Florida Statutes
17. Authority to Issue Bonds:	Yes
18. Revenue Source(s):	Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: _____ Date 10/28/2026

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1.___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2.___ This special district is in compliance with its Fiscal Year 2024 - 2025 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects $3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2024 - 2025 AFR with DFS and has included an income statement with this document verifying $3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved:____ Denied: ____ Reason:_____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to us. For our mailing address, visit www.FloridaJobs.org/SpecialDistrictFee. Direct questions to 850-717-8430.

DKP SERVICES LLC

3624 La Salle Ave
Saint Cloud, FL 34772-8119
USA
(407) 731-3331
luiserazo@dkpinc.com

INVOICE

BILL TO
Town Of Kindred
3434 Colwell Avenue, Unit 200
Tampa, FL 33614

SHIP TO
Town Of Kindred
1450 Diamond Loop Dr
Kissimmee, fl 34744

INVOICE	1089-4
DATE	09/22/2026
TERMS	Due on receipt
DUE DATE	09/22/2026

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Services	Performed comprehensive refrigerant leak detection and system diagnostic. Isolated the refrigerant lines, air handler, and condenser to individually pressure-test system components and accurately locate the refrigerant leak.			485.00
Services	Upon locating the leak, repaired the affected refrigerant piping and pressure-tested the system to verify the integrity of the repair and confirm no additional leaks were detected.			150.00
Services	Evacuated the refrigeration system using a vacuum pump to remove air and moisture. Recharged the system and added 8.5lb of refrigerant, started and tested the unit, and calibrated operating pressures to manufacturer specifications. Verified proper cooling operation and system performance upon completion.			765.00

Ways to pay

BANK affirm

View and pay

SUBTOTAL	1,400.00
TAX	0.00
TOTAL	1,400.00
BALANCE DUE	**$1,400.00**

ESTIMATE

Resort Pool Services
14711 Henson Road
Orlando, FL 32832

info@resortpoolservices.com
(321) 321-7751
(321) 689-6210

Bill to
Town of Kindred 1 CDD
1450 Diamond Loop Dr
Kissimmee, FL 34744
rizzettacddinvoices@avidbill.com

Estimate details
Estimate no.: EST-1062
Estimate date: 08/21/2026
Valid until: 09/20/2026
Service location: Pool - 1450 Diamond Loop Dr

#	Product or service	Description	Qty	Rate	Amount
1.	**Repair**	Replace failed light timer for the pool lights	1	$535.00	$535.00

Estimate total **$535.00**

Review and approve online: https://app.avolv.ai/estimate/view/eyJhbGciOiJIUzI1NiIsInR5cCI6IkpXVCJ9.eyJlc3RpbWF0ZUlkIjoiY210M2F1ODdvMDAwY2ZzcnQ3bGVmbnEycyIsInR5cGUiOiJlc3RpbWF0ZS12aWV3IiwiaWF0IjoxNzg5NjUyNDEwLCJleHAiOjE3OTc0Mjg0MTB9.9IKGeAuoQ45iPIERsT4meM-3Gm5PA_oSZ6urwsZgYnc

Approval Approve online using the link above, or sign here and return this page to us.

Printed name	Signature	Date
Jason Torres	Jason Torres (Sep 22, 2026 10:09:40 EDT)	22/09/2026

2026-09 - Resort Pool Service - TOK CDD - Light Timer Replacement - Not Executed

Final Audit Report 2026-09-22

Created:	2026-09-21
By:	William Hamilton (whamilton@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAzbgytkJ_sXjgA45Uc5heQeUEltSrptFs

"2026-09 - Resort Pool Service - TOK CDD - Light Timer Replacement - Not Executed" History

Document created by William Hamilton (whamilton@rizzetta.com)
2026-09-21 - 1:55:11 PM GMT

Document emailed to Jason Torres (jaytcdd@gmail.com) for signature
2026-09-21 - 1:55:15 PM GMT

Email viewed by Jason Torres (jaytcdd@gmail.com)
2026-09-21 - 4:26:44 PM GMT

Email viewed by Jason Torres (jaytcdd@gmail.com)
2026-09-22 - 2:08:37 PM GMT

Document e-signed by Jason Torres (jaytcdd@gmail.com)
Signature Date: 2026-09-22 - 2:09:40 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW

Agreement completed.
2026-09-22 - 2:09:40 PM GMT

Access Control Systems, LLC
1028 West Washington Street Orlando, FL 32805
Phone: 407-422-8850
Email: servicefl@guardianaccess.com

Service Invoice

Invoice: **261625**
Date: **10/14/2026**
Client #: **873**

Billed To: Town of Kindred CDD 1
c/o Rizzetta & Company
1450 Diamond Loop Dr.
Kissimmee FL 34744

Property: **Town of Kindred CDD 1**
1450 Diamond Loop Drive
Kissimmee FL 34744

Tech: Scheduled Date: 09/25/2026 **PO#:**

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
	11157	Access Cards - Custom FC 21 SEQ 9101-9200	100.0000	4.500000	450.00	N
	1090	In & Outbound UPS 10/12/2 1Z731A9E0392919977 SHIP TO Town of Kindred 1 Clubhou c/o Rizetta Mgmt - Jose Rod 1450 Diamond Loop Drive Kissimmee, FL 34744	1.0000	50.000000	50.00	N

Notes:
Thank you for your order! Kim.Durbin@GuardianAccess.com

Payment Remittance Information

ACH Account Details:
Financial Institution: Bank of America
Account Name: Guardian Access Solutions
Routing Number: 064000020
Account Number: 4440 1463 5292

Make checks payable to:
Guardian Access Solutions
PO Box 109221
Atlanta, GA 30348

Invoice # 261625

Non-Taxable Amount:	500.00
Taxable Amount:	0.00
Sales Tax:	0.00
Due Terms: 30DY	**Amount Due: $ 500.00**

We accept all major credit cards, EFT and ACH payments.
A service charge of 18% per annum will be charged on all past due invoices.
For credit card payments, please call 615.255.4466.
A 3% processing fee will be applied to all credit card transactions.

Thank you for your business!

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax

WASTE CONNECTIONS OF FLORIDA.
ORLANDO HAULING
1099 MILLER DR
ALTAMONTE SPRINGS, FL 32701

INVOICE

For invoice inquiries, call: (407) 261-5000
Customer No.: 6460-133920

SERVICE DATE	CODE	DESCRIPTION	REFERENCE	QUANTITY	AMOUNT
	(0001)	TOWN OF KINDRED CDD 1450 DIAMOND LOOP DR, KISSIMMEE FL			
10/5/26	10 8.00 YD	Container Removal W.O# 1767776		1.00	$209.83 $209.83

Account Status	Invoice Date	Invoice #	Reference		Total This Invoice
	Oct-15-26	1622540	00550525		$209.83
	Current	**31 - 60 Days**	**61 - 90 days**	**Over 90 Days**	**Total Account Balance**
	$209.83	$0.00	$0.00	$0.00	$209.83

Remarks:

****To avoid late fees, payments must be posted to your account within 30 days of your invoice date.****
Bank returned checks will be electronically re-presented to your bank and you may be responsible for a resulting processing fee.

PLEASE RETURN THIS PORTION WITH PAYMENT. DO NOT ATTACH CHECK TO STUB.

WASTE CONNECTIONS OF FLORIDA.
ORLANDO HAULING
1099 MILLER DR
ALTAMONTE SPRINGS, FL 32701

ADDRESS SERVICE REQUESTED

To ensure proper credit, please include customer number on check.

*****DUE UPON RECEIPT*****

Did you know that you can pay your invoice online?
Please visit https://wcicustomer.com

INVOICE DATE	PAY THIS AMOUNT	CUSTOMER #
10/15/2026	$209.83	6460-133920
INVOICE NO.	**AMOUNT PAID.**	**CHECK NUMBER**
1622540		

TOWN OF KINDRED CDD
3434 COLWELL AVE STE 200
TAMPA, FL 33614

Remit To:
Waste Connections of Florida
PO Box 535233
Pittsburgh, PA 15253-5233

WASTE CONNECTIONS OF FL -ORLANDO HAULING
1099 MILLER DRIVE ALTAMONTE SPRINGS FL, 32701

Invoice No. Liquidated Damages

INVOICE

Customer

Name: Town of Kindred CDD

Address: 3434 Colwell Ave Ste#200

City: Tampa State: FL ZIP: 33614

Misc

Date: 8/4/2026

Customer #: 6460-133920

Date	SIZE	Description	Qty.	TOTAL
		Service Location: 1450 Diamond Loop Dr Kissimmee		
8/4/26		Liquidated Damages		$ 2,744.65
		Unpaid Balance		$ -
		Unbilled Amount		
		Removal of Container		$ 209.83
		Disposal for Removal of Roll Off Container- Tons		
		Fuel Surcharge		
		Environmental Surcharge		
			SubTotal	$ 2,954.48
			TOTAL	$ 2,954.48

Payment Select One…

Comments

Name

CC #

Expires

Office Use Only

Waste Connections of FL, 1099 Miller Dr. Altamonte Springs, FL 32701

UNITED Land Services

Proposal #258897

Date: 11/2/2026

Cupertino Iniguez Ramirez

Customer:
Rizzetta & Company

Property:
Town of Kindred 1 1450 Diamond Loop Drive Kissimmee, FL 34744

Oak Tree Section Removal

NOTE:

removal of one section of an Oak tree in common area that split in half behind 1420 Diamond Loop Dr, removing fallen branches, hauling and disposing of al debris, and leaving the site clean.

removal of the remaining standing tree, stump grinding, and any crane or specialized rigging is not included.

Oak Tree Section Removal			$3,360.00
	Quantity	**Price/Unit**	**Price**
Removal			**$3,360.00**
Labor - removal of a section on Oak tree that fell over	1.00	$3,360.00	$3,360.00

PROJECT TOTAL: $3,360.00

Terms & Conditions

*After acceptance and signing by the customer, United Land Services will make two revisions to the landscape and hardscape design at no charge. Any additional revisions will be billable on a design fee and hourly rate basis. The minimum design fee for each redesign is $125.00 plus the hourly rate. The design fee is payable prior to any revisions being made. The hourly rate will be incorporated into the final landscape or hardscape quote.

*Any changes or additional work, from the above specifications, involving extra cost will be executed upon written orders. Any changes will become an extra charge over and above the quote.

*Irrigation amount/allowance is an estimate. An irrigation tech will perform a site visit based on final plan to determine exactly what adjustments will be needed to be performed for 100% coverage on all newly planted areas. The final statement will be based on actual work performed and materials used. For the warranty on irrigation, supplied and installed by United Land Services, please refer to Line Item 4 of Terms and Conditions below as part of this contract.

*There are no plant materials warranties against damage caused by deer or other wildlife. It is the homeowner’s responsibility to

initiate all proper safeguards for plant materials from the time it is installed. For warranty details on nursery stock, supplied and installed by United Land Services, please refer to Line Item 3 of Terms and Conditions below as part of this contract.

*The tree pricing is based on the current market availability concerning tree size and caliper. The price may change based upon the size of the trees at the time of installation.

*Sod, soil, rock, pavers and mulch quantities are an estimate. The final statement will be based on actual work performed and materials used. These items come in rolls, pallets, etc, of standard quantities. Extra amounts above quoted are normally delivered to the project to cover cut/trim waste. Unused portions will be removed from the project site.

*Pavers and wall materials are not part of this contract.

*Homeowner/Builder is required to have the site ready and accessible on day of installation.

*United Land Services employees are fully covered by workman's compensation insurance.

TERMS AND CONDITIONS OF SALE

1. Bills Due: All bills are considered due upon receipt unless specified differently on the face of this proposal.

2. Retail discounts: United Land Services Garden Center discount coupons, publications/flyers/etc for special retail offers, etc., are not applicable towards any professional design services and/or plant materials supplied for said services.

3. Nursery Stock: All nursery stock is warranted to be of the variety and type described and to be alive and remain alive for a period of:

a. No warranty on annuals.

b. Perennials, plants and shrubs, 1 gallon and larger, six (6) months from date of install

c. Trees and palms, 30 gallon and under, 6 months from date of install. 30 gallon and larger, one (1) year from the date of installation.

d. All plant material and trees must be maintained (including watering, fertilizing, and pest and disease control) by the customer in accordance with acceptable maintenance practices. This guarantee is limited to only the nursery stock planted by Seller and is limited to the replacement of similar stock or equal.

e. Plant material loss or damage from theft, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, failure to maintain, or acts of God are excluded from this warranty.

f. No plant materials will be warranted unless an operational, timed automatic irrigation system is in place supplying proper Ph fresh water to installed plants.

United Land Services is not responsible for damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

WARRANTY POLICY CONSISTS OF A “ONE TIME” REPLACEMENT OF PLANT MATERIAL.

4. Irrigation: An irrigation system is guaranteed for a period of one (1) year for parts and labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal.

Manufacturer’s warranty applies for all electrical/electronic parts

Irrigation system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for irrigation system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

PARTS AND LABOR REPLACED UNDER WARRANTY POLICY ARE A "ONE TIME" REPLACEMENT

5. Lighting: United Land Services warrants the installation labor for 1 year from completed installation date. All lighting system parts are manufacturer warranty only, including, but not limited to, housings/enclosures, controls, transformers, bulbs, LED or other current light emitting technology/sources.

Lighting system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance,

or acts of God are excluded from this warranty.

United Land Services is not responsible for lighting system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

6. Hardscape: Hardscape installation has a one (1) year warranty on labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal.

Hardscape loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for hardscape damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

7. SOD: Customer has option to inspect and/or reject sod at delivery before installation. After installation there is no warranty.

United Land Services is not responsible for damage to new or existing sod done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

8. STATED WARRANTIES ARE ONLY EFFECTIVE UPON CUSTOMER'S PAYMENT IN FULL OF TOTAL CONTRACT PRICE, INCLUDING ANY CHANGE-ORDERS. WARRANTY IS EFFECTIVE FROM THE DATE OF PLANT INSTALLATION. SELLER HEREBY DISCLAIMS ANY AND ALL OTHER WARRANTIES, WHETHER EXPRESSED OR IMPLIED, INCLUDING FITNESS FOR ANY PARTICULAR PURPOSE OR MERCHANTABILITY. CUSTOMER WAIVES ALL INCIDENTAL OR CONSEQUENTIAL DAMAGES AND AGREES THAT THE LIABILITY OF THE SELLER FOR ANY AND ALL CLAIM, WHETHER BREACH OF CONTRACT, BREACH OF WARRANTY, NEGLIGENCE OR OTHERWISE, IS LIMITED TO THE PURCHASE PRICE OF THE DEFECTIVE WORK OR MATERIAL.

9. ALL WARRANTY IS NULL AND VOID IF INVOICE HAS NOT BEEN PAID IN FULL

10. Resale/Transfer of Warranties: In the event of resale, the seller does not adopt or ratify any warranty, expressed or implied, made by the Customer, and the Seller shall have no liability hereunder. Customer agrees to defend, indemnify, and hold seller harmless from and against any liability of any kind to any person or entity whatsoever arising out of any warranty, expressed or implied, made by the Customer in connection with any resale. The warranties provided herein fully accrue only to the benefit of the original Client and are neither transferable to nor enforceable by any other party.

11. Return policy and claims not arising under warranty: No merchandise may be returned or exchanged without the prior authorization of the Seller. Requests for the return of merchandise and any claims or complaints not arising under Seller's warranty, including credits on unused landscape material, must be made within ten (10) days after Customer's receipt of the merchandise. Customers' returning merchandise will be charged a 10% charge for restocking materials and any transportation costs that are incurred related to the return of the merchandise.

12. Delays in delivery, shortages and substitutions: Seller shall not be responsible for delays in delivery or for any loss or damage resulting from the delays due to weather conditions, crop failures, government action, strikes, acts of war, fire, casualty shortages, inability to obtain materials or other causes beyond the seller's control. In the event one or more of the foregoing occurrences, the seller reserves the right to make partial shipment or to substitute such other, similar merchandise for the merchandise ordered, as may be reasonably available, and of equal quality and suitability.

13. Corporate Approval: This Agreement shall not be valid or enforceable until signed by an authorized agent of Seller at its office in Jacksonville, Florida.

14. Governing Law and Venue: The laws of the state of Florida shall govern the rights, duties, and obligations of the parties. The Customer hereby submits to the jurisdiction of the courts of that state as to any dispute arising out of the contract between the parties and agrees that any litigation between the parties shall be brought in the courts of Duval County, Florida.

15. Collection Costs and Attorneys Fees: In the event that collection efforts are necessary for seller to collect any amounts due under this agreement, Customer agrees to pay all of Seller's resulting expenses and collection costs, including but not limited to attorney's fees and court costs, whether suit be filed or not. In the event of litigation, the prevailing party shall be entitled to recover reasonable attorney's fees.

16. Integration and Modification: The terms and conditions of the sale stated herein and, on the face, hereof constitute the final, complete and exclusive agreement of the parties and all prior negotiations and agreements with salesperson or other agents of Seller are merged herein. The Customer acknowledges that he has not relied upon any representations not contained herein. No modifications of the terms and conditions of sale shall be of any force or effect unless in writing and signed by a corporate officer of Seller at its office.

17. Survival: If any provision of the terms and conditions of the sale stated herein and, on the face, hereof shall for any reason be held prohibited by or invalid under applicable law, in whole or part, such provision shall be ineffective to the extent of such promotion or invalidity, without invalidating the remainder of such provision or the remaining provision or the remaining provisions hereof.

18. Interest: Customer agrees to pay interest at the rate of 18% per annum on all amounts not paid within thirty (30) days from the date of the invoice.

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

20. Lien Law Notice: The Lien Law Notice attached hereto is hereby incorporated by reference

21. Fuel Surcharge: The Company reserves the right to apply a fuel surcharge or adjust existing fuel surcharges at any time due to fluctuations in fuel prices, transportation costs, or related operating expenses. Any such surcharge shall be added as a separate line item and is payable under the same terms as the underlying services.

LIEN LAW NOTICE

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR

WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

By	_____	**By**	_____
	Cupertino Iniguez Ramirez		
Date	11/2/2026	**Date**	_____
			Town of Kindred 1

TAB 5

ESTIMATE

Resort Pool Services
14711 Henson Road
Orlando, FL 32832

info@resortpoolservices.com
(321) 321-7751
(321) 689-6210

Bill to
Town of Kindred 1 CDD
1450 Diamond Loop Dr
Kissimmee, FL 34744
rizzettacddinvoices@avidbill.com

Estimate details
Estimate no.: EST-1181
Estimate date: 10/08/2026
Valid until: 11/07/2026
Service location: monument Fountain 1 - 1450 Diamond Loop Dr

#	Product or service	Description	Qty	Rate	Amount
1.	**Repair**	replace 7.5 hp motor including seals, impella and seal plate	1	$4,200.00	$4,200.00

Estimate total **$4,200.00**

Review and approve online: https://app.avolv.ai/estimate/view/eyJhbGciOiJIUzI1NiIsInR5cCI6IkpXVCJ9.eyJlc3RpbWF0ZUlkIjoiY211emRrNnRiMDJucHkzbDl4YjBueG02OCIsInR5cGUiOiJlc3RpbWF0ZS12aWV3IiwiaWF0IjoxNzkxNDU0MjA2LCJleHAiOjE3OTkyMzAyMDZ9.QzkzK6PR5CvziUao4t0qeIThuzjUxrAXKL6Fzzh1zFU

Approval Approve online using the link above, or sign here and return this page to us.

Printed name | Signature | Date

TAB 6

RESOLUTION 2027-01

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 rates ("Prior Amenity 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 12th day of November 2026.

ATTEST:	**TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary / Assistant Secretary	Chairperson, Board of Supervisors

Exhibit A: Revised Amenity Rates

Our new proposed rental model is as follows.

Refundable Deposit
- Currently: $350
- Revised: $500

Hour Rental Fee: Instead of multiple flat fees, we will be moving to an hourly fee breakdown.
- Current: Standard hourly rate (10am-6pm): $87.50
- Current After hourly rate (10am-6pm): $100
- Standard hourly rate (6pm-10pm): $90
- After hourly rate (6pm-10pm): $120

Add on Options (new)
- Hot Dog Machine Rental Fee: $100
- Cotton Candy Machine: $100

Additional Services (new)
- Event Cleaning: $75
- Trash Removal Service: $50