



Rizzetta & Company

# **Town of Kindred Community Development District II**

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## **Board of Supervisors' Meeting February 12, 2026**

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

**[www.townofkindredcdd2.org](http://www.townofkindredcdd2.org)**

**TOWN OF KINDRED  
COMMUNITY DEVELOPMENT DISTRICT II**

<b>Board of Supervisors</b>	John Valantasis Louis Avelli Anthony Benitez Matthew Stolz VACANT	Chairman Vice Chairman Assistant Secretary Assistant Secretary Board Supervisor
<b>District Manager</b>	Brian Mendes	Rizzetta & Company, Inc.
<b>District Counsel</b>	Jere Earlywine	Kutak Rock LLP
<b>District Engineer</b>	Xabier Guerricagoitia	Boyd Civil Engineering

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

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

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

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

**TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II**  
District Office · Orlando, Florida · (407) 472-2471  
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.townofkindredcdd2.org

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February 5<sup>th</sup>, 2026

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

**FINAL AGENDA**

Dear Board Members:

The meeting of the Board of Supervisors of the Town of Kindred Community Development District II will be held on **February 12<sup>th</sup>, 2026**, at **10:00 a.m.** at the **Holiday Inn Orlando SW Celebration Area located at 5711 W Irlo Bronson Memorial Highway, FL 34746**. 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
    1. Fountain Service Updates
    2. Monthly Maintenance Report
  - B. Sunscape Updates.....Tab 1
    1. January's Inspection Report
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Meeting Held on August 7<sup>th</sup>, 2025, .....Tab 2
  - B. Ratification of Operation and Maintenance Expenditures for the Month(s) of July – December 2025 .....Tab 3
- 5. BUSINESS ITEMS**
  - A. Ratification of District Items .....Tab 4
    1. Davey Tree Company - Deep Root Fertilization
    2. Resort Pools – Pool Rules Sign Replacements (2)
    3. Sunscape's Monthly Maintenance Services Proposal
    4. United Land Services
      1. August Irrigation Repairs
      2. Playground Mulch Installation
      3. Carissa Holly Clubhouse Installation
    5. Commercial Fitness Products – Quarterly Preventative Maintenance Services
    6. CDW Electrical – Irrigation Fan Motor Circuit & Transformer
    7. Project Completion Resolutions Series 2020, 2021, 2023 & 2024
  - B. Consideration of Fountain Repair Proposals.....Tab 5
    1. Fountain Kings
    2. The Lake Doctors
  - C. Consideration of Landscape Service Amended Agreement ( Under Separate Cover)
- 6. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer .....Tab 6
    1. Professional Rate Increase Proposal
    2. Annual Backflow Testing
  - C. District Manager .....Tab 7
    1. Q3 & Q4 Website Audit Review
    2. February 28<sup>th</sup> Property Tour Updates
- 7. SUPERVISOR REQUESTS AND 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

cc: Jere Earlywine, Kutak Rock LLP

# Tab 1



## Memorandum

To: Louis Avelli  
D.R. Horton

Cc: Paul Almonte, Melissa Dotson,  
Jon Rome, Jennifer Sanchez,  
Brian Mendes, John Borland,  
Chris Marquess, Mitch Tannenbaum,  
and Cupertino Iniguez

From: Pete Soety

Date: February 2, 2026

Re: The Town of Kindred  
CDD Section 2  
January Inspection

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The inspection was performed on Wednesday, January 28, 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 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 the Contractors providing most of their services in accordance with the contract specifications. The detail portion of their work appeared to be in order with most ornamentals, shrubs and groundcover plantings being properly trimmed and shaped with bed lines, tree rings and maintenance strips fairly well defined. There was sporadic weed growth present in the landscape and mulch continues to hold up well in most locations around the community. Great Day's Lawn and Ornamental program is providing decent results with the landscape displaying fairly good color for this time of the year and with an average amount of pest and disease activity. 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 winter 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, there were no open work items from previous month's reports.

February 2, 2026

Louis Avelli  
D.R. Horton

The Town of Kindred  
CDD Section 2  
January Inspection

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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 continue monitoring and treating St. Augustine turf areas for Sedge growth along with broadleaf weeds on the Cross Prairie Parkway extension, following a strict regimen for optimum control.
- 2) Contractor is requested to remove loose boots from Sabal palms along Red Canyon Drive, during their next detail rotation.
- 3) Contractor is requested to remove nylon guying straps from a variety of hardwood trees behind homes on Bitterroot Street, during their next detail rotation.
- 4) Contractor is requested to remove Bamboo staking material and nylon guying straps from Sycamore trees near the intersection of Three Bars Lane and Walnut Creek Drive, during their next detail rotation.
- 5) **Note to Management:** During the inspection, we noticed Bahia turf areas which appeared to have been damaged from construction activity in a common area on the right side of 2017 Walnut Creek Drive that should be properly repaired. See attached photo.
- 6) Contractor is requested to cutback Live Oak trees encroaching from a natural area 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.
- 7) Great Day Lawn & Ornamental is requested to monitor and treat St. Augustine turf areas for Sedge growth and broadleaf weeds near a lift station at the intersection of South Fork Drive and Howard Mesa Drive, following a strict regimen for optimum control.
- 8) Contractor is requested to repair a broken irrigation lateral line near a lift station at the intersection of Howard Mesa Drive and South Fork Drive, during their next monthly inspection. See attached photo.
- 9) Contractor is requested to remove brown fronds from Ribbon palms in the Phase 3 pool area, during their next detail rotation. See attached photo.

February 2, 2026

Louis Avelli  
D.R. Horton

The Town of Kindred  
CDD Section 2  
January Inspection

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- 10) Contractor is requested to properly secure loose wooden staking material for a Ribbon palm on the north side of the Phase 3 pool area, before the end of the current work week.
- 11) Contractor is requested to remove three damaged Muhly Grass near the mail kiosks on the south side of the Phase 3 amenity area, during their next detail rotation. See attached photo.
- 12) Contractor is requested to replace a dead Magnolia tree on the southeast corner of the Phase 3 amenity area with a new Florida #1 tree of comparable size, at no charge, under warranty. See attached photo.
- 13) Contractor is requested to submit a proposal to replace eight damaged Ilex Schilling on the south side of the Phase 2 amenity area with new 7-gallon plants.
- 14) Contractor is requested to remove two damaged Carissa Holly near the southernmost entrance to the Phase 2 amenity area, during their next detail rotation. Plant replacement will not be required in this location.
- 15) Contractor is requested to submit a proposal to install additional engineered mulch for the fitness equipment areas on the south side of the Phase 2 amenity area, as they appeared thin and sparse at the time of the inspection.

### **Remembrance Park**

- 16) **Urgent:** Contractor is requested to submit lawn and ornamental reports for the months of October and December to our office as soon as possible.
- 17) **Urgent:** Contractor is requested to check watering cycle duration and frequency for Live Oak trees on the southern perimeter of the park, as some appeared dry at the time of the inspection.
- 18) Contractor is requested to continue removing excessive Dog Fennel clippings around the base of hardwood trees throughout the park, during their next detail rotation.
- 19) Contractor is requested to provide a granular fertilization and fungicide application for Live Oak trees throughout the park in February closely following contract specifications.

February 2, 2026

Louis Avelli  
D.R. Horton

The Town of Kindred  
CDD Section 2  
January Inspection

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Item 12

## Tab 2

**TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II**  
**August 7, 2025, Minutes of Meeting**  
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## **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 II**

The meeting of the Board of Supervisors of the Town of Kindred Community Development District II was held on August 7, 2025, at 10:03 a.m. at the Comfort Suites Maingate East located at 2775 Florida Plaza Blvd, Kissimmee, FL 34746.

## Present and constituting a quorum:

John Valantasis **Board Supervisor, Chairman**  
Louis Avelli **Board Supervisor, Vice Chairman**  
Matthew Stolz **Board Supervisor, Assistant Secretary**  
Anthony Benitez **Board Supervisor, Assistant Secretary**

Also present were:

Brian Mendes	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Bennett Davenport	<b>District Counsel, Kutak Rock LLP</b>
Jere Earlywine	<b>District Counsel, Kutak Rock LLP</b> <i>(Via Phone)</i>
Xabier Guerricagoitia	<b>District Engineer, Boyd Civil</b> <i>(Via Phone)</i>
Scott Finestone	<b>LCAM, Artemis Lifestyles</b>

## FIRST ORDER OF BUSINESS

## Call to Order

Mr. Mendes called the meeting to order at 10:03 a.m. and confirmed a quorum.

## SECOND ORDER OF BUSINESS

## **Audience Comments on the Agenda Items**

A member of the audience inquired about the budget finances.

### THIRD ORDER OF BUSINESS

## Artemis Lifestyles Updates

Mr. Finestone briefed the board regarding the South Barry construction project.

Mr. Finestone commented on the new sidewalk for the school

**TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II**  
**August 7, 2025, Minutes of Meeting**  
**Page 2**

51 District Staff discussed the ongoing staffing operations.

## FOURTH ORDER OF BUSINESS

# Acceptance of Arbitrage Rebate Report (Series 2023)

Mr. Mendes presented the Arbitrage Rebate Report (Series 2023) to the Board and asked if there were any questions.

On Motion by Mr. Valantasis, seconded by Mr. Stolz, with all in favor, the Board of Supervisors accepted the Arbitrage Rebate Report (Series 2023), for the Town of Kindred Community Development District II.

## **FIFTH ORDER OF BUSINESS**

## **Consideration of the Minutes of the Board of Supervisors' Meeting Held on June 2, 2025**

Mr. Mendes presented the Minutes of the Board of Supervisors' Meeting Held on June 2, 2025, to the Board and asked if any changes were requested. There were none.

On Motion by Mr. Valantasis, seconded by Mr. Avelli, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Meeting Held on June 2, 2025, for the Town of Kindred Community Development District II.

## SIXTH ORDER OF BUSINESS

## Ratification of Operation and Maintenance Expenditures for the Month(s) May - June 2025

Mr. Mendes presented the operation and maintenance expenditures to the Board of Supervisors and asked if there were any questions.

Mr. Avelli commented about access cards for clubhouse three.

Mr. Finestone stated he will follow up with Envera regarding one hundred access cards.

Mr. Mendes stated he will follow up with accounting regarding delinquent taxes clarification and will include Mr. Benitez in communication.

Discussion ensued amongst the District Staff regarding staffing for clubhouse three.

Mr. Benitez inquired about the irrigation expenses and discussed this with the District Staff.

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**August 7, 2025, Minutes of Meeting**  
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85

On Motion by Mr. Valantasis, seconded by Mr. Benitez, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for May 2025 (\$117,579.92) and June 2025 (\$97,637.68), for the Town of Kindred Community Development District II.

86

**SEVENTH ORDER OF BUSINESS**

**Ratification of District Items**

- 89 1. Preventative Gym Maintenance
- 90 2. Gym Repair Proposal
- 91 3. Chair's Acceptance of the FY 2024 Financial Audit
- 92 4. Cross Prairie Sod Replacement Proposal
- 93 5. Pond Washouts Proposal
- 94 6. Truly Nolan Proposal
- 95 7. Medicine Gym Ball Proposal
- 96 8. Gym Cable Repair Proposal
- 97 9. Service Agreement for Lighting Services

98

99 Mr. Mendes reviewed all the items to be ratified with the Board of Supervisors and asked  
100 if they had any questions.

101

102 Mr. Finestone commented on the items to be ratified.

103

On Motion by Mr. Valantasis, seconded by Mr. Stolz, with all in favor, the Board of Supervisors ratified the Preventative Gym Maintenance, Gym Repair Proposal, Chair's Acceptance of the FY 2024 Financial Audit, Cross Prairie Sod Replacement Proposal, Pond Washouts Proposal, Truly Nolan Proposal, Medicine Gym Ball Proposal, Gym Cable Repair Proposal, and Service Agreement for Lighting Services, for the Town of Kindred Community Development District II.

104

**EIGHTH ORDER OF BUSINESS**

**Discussion of Trail Consideration**

105

106 Mr. Mendes opened the discussion

107

108 Mr. Stolz stated that there are no further updates at this time.

109

110 Mr. Stolz Stated the County will maintain and incur all costs associated with this project.

111

**NINTH ORDER OF BUSINESS**

**Consideration of Fountain Motor Repair  
Proposal**

112

113 Mr. Mendes presented the proposal to the Board and asked if there were any questions.  
114 There were none.

115

116 Mr. Mendes stated he will confirm the pond fountain location with Mr. Avelli.

117

121  
122 Mr. Mendes stated he will request bid proposals from Fountain Kings.

## **TENTH ORDER OF BUSINESS**

## Consideration of No Soliciting Signs Installation

Discussion ensued amongst the Board regarding sign location approval and requested the branding to be Kindred.

Mr. Guerricagoitia stated he will provide appropriate sign location on the map.

The Board of Supervisors requested that the signs be the color green.

## **ELEVENTH ORDER OF BUSINESS**

## Consideration of Engagement Letter for Arbitrage Services (Series 2021)

Mr. Mendes presented the engagement letter to the Board and asked if there were any questions. There were none.

On Motion by Mr. Stolz, seconded by Mr. Valantasis, with all in favor, the Board of Supervisors approved the Consideration of Engagement Letter for Arbitrage Services (Series 2021), for the Town of Kindred Community Development District II.

## **TWELVTH ORDER OF BUSINESS**

# Consideration of Project Completion Resolutions

1. Resolution 2025-09, Project Completion 2020
2. Resolution 2025-10, Project Completion 2021
3. Resolution 2025-11, Project Completion 2023
4. Resolution 2025-12, Project Completion 2024
5. Resolution 2025-13, Contribution Resolution Series 2023 Project
6. Resolution 2025-14, Authorizing 2<sup>nd</sup> DSRF Release & Requisition (Series 2023)
7. Resolution 2025-15, Authorizing 2<sup>nd</sup> DSRF Release & Requisition (Series 2024)

Mr. Earlywine presented the resolutions to the Board and asked if there were any questions.

Mr. Earlywine reviewed the project completion resolutions with the Board and covered details of the Bond completion.

The Board of Supervisors reviewed and voted all in favor of adopting all resolutions.

The Board and the District Staff reviewed in detail the release and requisitions.

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**August 7, 2025, Minutes of Meeting**  
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On Motion by Mr. Valantasis, seconded by Mr. Stoltz, with all in favor, the Board of Supervisors Adopted Resolution 2025-09, Project Completion 2020, for the Town of Kindred Community Development District II.

162

On Motion by Mr. Valantasis, seconded by Mr. Avelli, with all in favor, the Board of Supervisors Adopted Resolution 2025-10, Project Completion 2021, for the Town of Kindred Community Development District II.

163

On Motion by Mr. Avelli, seconded by Mr. Valantasis, with all in favor, the Board of Supervisors Adopted Resolution 2025-11, Project Completion 2023, for the Town of Kindred Community Development District II.

164

On Motion by Mr. Valantasis, seconded by Mr. Benitez, with all in favor, the Board of Supervisors Adopted Resolution 2025-12, Project Completion 2024, for the Town of Kindred Community Development District II.

165

On Motion by Mr. Valantasis, seconded by Mr. Avelli, with all in favor, the Board of Supervisors Adopted Resolution 2025-13, Contribution Resolution Series 2023 Project, for the Town of Kindred Community Development District II.

166

On Motion by Mr. Avelli, seconded by Mr. Valantasis, with all in favor, the Board of Supervisors Adopted Resolution 2025-14, Authorizing 2nd DSRF Release & Requisition (Series 2023), for the Town of Kindred Community Development District II.

167

On Motion by Mr. Valantasis, seconded by Mr. Benitez, with all in favor, the Board of Supervisors Adopted Resolution 2025-15, Authorizing 2nd DSRF Release & Requisition (Series 2024), for the Town of Kindred Community Development District II.

168

**169 THIRTEENTH ORDER OF BUSINESS**

**170 Public Hearing on Fiscal Year 2025/2026**  
**171 Final Budget**

**172 1. Consideration of Resolution 2025-17, Adopting FY 25/26 Final Budget**

173 Mr. Mendes and Mr. Earlywine reviewed the overview of budget prior to opening the public  
174 hearing.  
175

176 On Motion by Mr. Valantasis, seconded by Mr. Stoltz, with all in favor, the Board of Supervisors  
Opened the Public Hearing, for the Town of Kindred Community Development District II.

177  
178        A member of the audience inquired about the maintenance requirements for trails and  
179        conservations.

181 A member of the audience commented on budget increases and commented on the  
182 current budget.

184 A member of the audience inquired about the budget increases.

186 The District Staff responded to the inquiries and informed residents about the website  
187 containing this information.

On Motion by Mr. Avelli, seconded by Mr. Stolz, with all in favor, the Board of Supervisors Closed the Public Hearing, for the Town of Kindred Community Development District II.

189  
190       Mr. Mendes stated he will revise the resolution to correct the Arbitrage line to be corrected  
191       to \$500 and the Website line to be corrected to \$1,000.

192  
193 Mr. Earlywine reviewed the resolution with the Board and asked if there were any  
194 questions.

On Motion by Mr. Avelli, seconded by Mr. Benitez, with all in favor, the Board of Supervisors adopted Resolution 2025-17, Adopting FY 25/26 Final Budget, for the Town of Kindred Community Development District II

## FOURTEENTH OF BUSINESS

## Consideration of Resolution 2025-16, Adopting FY 25/26 Meeting Schedule

The Board requested to roll over their current meeting schedule.

Mr. Mendes stated he will inquire about holding meetings in the government building.

On Motion by Mr. Valantasis, seconded by Mr. Avelli, with all in favor, the Board of Supervisors Adopted Resolution 2025-16, Adopting FY 25/26 Meeting Schedule, for the Town of Kindred Community Development District II.

## **FIFTEENTH ORDER OF BUSINESS**

# Public Hearing on Fiscal Year 2025/2026 Special Assessments

## 1. Consideration of Resolution 2025-18, Imposing Special Assessments

210 Mr. Earlywine reviewed the resolution with the Board of Supervisors and asked if there  
211 were any questions. There were none.

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On Motion by Mr. Avelli, seconded by Mr. Stolz, with all in favor, the Board of Supervisors Approved the Resolution 2025-18, Imposing Special Assessments for the Town of Kindred Community Development District II.

213

**214 SIXTEENTH ORDER OF BUSINESS** **215 Staff Reports**

**216 A. District Counsel**

217 Mr. Earlywine reviewed with the Board the goals and objectives for Fiscal Year  
218 2025/2026.

220

On Motion by Mr. Valantasis, seconded by Mr. Avelli, with all in favor, the Board of Supervisors approved carrying over Administrative and Operational Goals for Fiscal Year 2025/2026, for the Town of Kindred Community Development District II.

221

222 Mr. Finestone commented on the construction signage.

223

224 Mr. Finestone stated that phase two townhomes have hired United Land Services.

225

**B. District Engineer**

226 No comments.

227

**C. District Manager**

228 No comments.

229

**230 SEVENTEENTH ORDER OF BUSINESS** **231 Supervisor Requests & Audience**  
**232 Comments**

233 A member of the audience inquired about common area maintenance.

234

235 Mr. Mendes stated he will review the inquiry on Barberry with Sunscape.

236

237 A member of the audience inquired about the County communications.

238

239 A member of the audience commented on the trail on Calcotta that has been flooding.

240

241 A member of the audience inquired about the meeting location.

242

243 A member of the audience commented on the basketball courts.

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**TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II**  
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**EIGHTEENTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Mr. Valantasis, seconded by Mr. Stolz, with all in favor, the Board of Supervisors adjourned the meeting at 11:24 a.m., for the Town of Kindred Community Development District II.

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*[SIGNATURES ON FOLLOWING PAGE]*

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307 Assistant Secretary

Chairman/Vice Chairman

DRAFT

## Tab 3

# **TOWN OF KINDRED II**

## **COMMUNITY DEVELOPMENT DISTRICT**

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District Office · Orlando, FL 32819

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

WWW.TOWNOKINDREDCDD2.ORG

### **Operation and Maintenance Expenditures**

**July 2025**

**For Board Approval**

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

The total items being presented: **\$146,702.92**

Approval of Expenditures:

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Chairperson

Vice Chairperson

Assistant Secretary

# Town of Kindred II Community Development District

## Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Access Control Technologies, Inc.	400068	252954	Access Cards 07/25	\$ 1,003.00
Amazon Capital Services, Inc.	400069	1RNJ-KG4H-CF1P	SmartSign 07/25	\$ 63.90
Amazon Capital Services, Inc.	400048	11CT-XQVW-FRWF	Dog Waste Station Supplies 06/25	\$ 587.62
Amazon Capital Services, Inc.	400048	14G9-PD6Q-GJ7T	Dog Waste Station Supplies 06/25	\$ 91.98
Auburn Hospitality Kissimmee, LLC	400045	071425 BOS	Room Rental - BOS Meeting 08/07/25	\$ 150.00
Barcodes Acquisition, Inc.	400044	7001901131	Proximity Cards 07/25	\$ 577.98
Berger, Toombs, Elam, Gaines & Frank CPA	400007	372439	Audit Services FY 23/24	\$ 3,440.00
Boyd Civil Engineering, Inc.	400039	04422	Engineering Services 06/25	\$ 430.00
Dallos Services, Inc.	400046	5345	Janitorial Security Attendant 06/25	\$ 4,340.00
Dallos Services, Inc.	400046	5350	Janitorial Groundskeeper 06/25	\$ 1,408.00
Dallos Services, Inc.	400046	5351	Janitorial Services 05/25	\$ 2,190.00
Florida Department of Health in Osceola County	400059	49-BID-80035668	Permit #49-60-2835018 Swimming Pool Permit 07/25	\$ 375.00

# Town of Kindred II Community Development District

## Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Hidden Eyes, LLC	400049	757691	Security Monitoring & Maintenance Phase 2 08/25	\$ 1,064.23
Hidden Eyes, LLC	400049	757692	Security Monitoring & Maintenance Phase 3 08/25	\$ 1,078.17
IPFS Corporation	400040	GAA-D60393 Payment 10 07/25	GAA-D60393 Payment 10 07/25	\$ 2,574.98
Kindred Master Homeowners	400008	168	Payroll 05/25	\$ 7,724.28
Kindred Master Homeowners	400060	169	Payroll 06/25	\$ 7,724.28
Kissimmee Utility Authority	20250708-3	Monthly Summary 05/25 552 ACH	Monthly Electric / Irrigation Services 05/25	\$ 15,224.09
Kissimmee Utility Authority	20250709-01	Monthly Summary Late Fees 05/25 552 ACH	Monthly Electric / Irrigation Services 05/25	\$ 631.61
Kutak Rock, LLP	400061	3596154	Legal Services 06/25	\$ 1,015.50
LLS Tax Solutions, Inc.	400009	003780	Arbitrage Rebate Calculation Series 2023 05/25	\$ 500.00
Resort Pool Services	400010	27854	Pool Repairs 06/25	\$ 75.00
Resort Pool Services	400041	28105	Monthly Pool Maintenance 07/25	\$ 2,400.00
Resort Pool Services	400070	28218	Pressure Washed Monument Fountain 3 & 4 07/25	\$ 800.00

# Town of Kindred II Community Development District

## Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Resort Pool Services	400062	28221	Pool Repairs 06/25	\$ 120.00
Rizzetta & Company, Inc.	400012	INV0000100504	District Management Fees 07/25	\$ 4,770.67
Rizzetta & Company, Inc.	400050	INV0000100989	Mass Mailing - Budget Notice 07/25	\$ 1,450.54
Spectrum	20250708-5	2038320062125 07/25 ACH	Cable & Internet Services 07/25	\$ 220.00
Spectrum	20250708-6	2572666062025 ACH	8337 10 022 2572666 - Internet Services 07/25	\$ 114.98
SunScape Landscape Management Services, TLD-Southeast, Inc.	400071	13853	Landscape Maintenance 07/25	\$ 3,950.00
	400042	2046523	Monthly Water Management 06/25	\$ 1,240.00
Toho Water Authority	20250721-1	Monthly Summary I 06/25 552 ACH	Water - Sewer Services I 06/25	\$ 1,078.99
Toho Water Authority	20250708-2	Monthly Summary II 05/25 ACH	Monthly Summary II 05/25 ACH	\$ 14,266.92
Toho Water Authority	20250731-1	Monthly Summary II 06/25 ACH	Water - Sewer Services 06/25	\$ 14,189.90
Toho Water Authority	20250708-7	Monthly Summary II Late Fees 05/25 ACH	Water - Sewer Services 05/25	\$ 726.00
Toho Water Authority	20250708-4	Monthly Summary III 05/25 ACH	Water - Sewer Services 05/25	\$ 2,979.36

# Town of Kindred II Community Development District

## Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Toho Water Authority	20250708-8	Monthly Summary III Late Fees 05/25 ACH	Water - Sewer Services 05/25	\$ 152.60
Truly Nolan Branch 711	400047	711205519	Pest Control Services 07/25	\$ 69.00
Truly Nolan Branch 711	400047	711205520	Pest Control Services 07/25	\$ 72.00
Truly Nolan Branch 711	400047	711205975	Pest Rodent Control Services 07/25	\$ 120.00
United Land Services	400011	101422	Mainline Irrigation Repair 08/24	\$ 621.80
United Land Services	400011	155266	Landscape Maintenance 06/25	\$ 42,752.44
United Land Services	400013	155406	Reset and Straightened Trees Impacted by Rainstorm 06/25	\$ 1,250.00
United Land Services	400072	159839	Sod Replacement - Irrigation Repair 07/25	\$ 335.00
Waste Connections of Florida	20250708-1	1556188W460 ACH	Waste Disposal Services 07/25	\$ 376.55
Waste Connections of Florida	20250718-1	1560329W460 ACH	Waste Disposal Services 08/25	\$ 376.55
<b>Report Total</b>				<b>\$ 146,702.92</b>

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

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District Office · Orlando, FL 32819

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

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## **Operation and Maintenance Expenditures**

**August 2025**

**For Board Approval**

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

The total items being presented: **\$104,796.14**

Approval of Expenditures:

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Chairperson

Vice Chairperson

Assistant Secretary

# Town of Kindred II Community Development District

## Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Amazon Capital Services, 400081 Inc.		1HQY-Y4TC-H4WL	Janitorial - Dog Waste Supplies 07/25	\$ 325.18
Amazon Capital Services, 400081 Inc.		13PH-XXWG-GCWH	Large Digital Clock 07/25	\$ 56.92
Amazon Capital Services, 400081 Inc.		13YG-3WYL-KPKH	Janitorial - Dog Waste Supplies 07/25	\$ 237.54
Dallos Services, Inc.	400077	5375	Janitorial Security Attendant 07/25	\$ 4,488.00
Dallos Services, Inc.	400077	5380	Janitorial Services 07/25	\$ 2,190.00
Dallos Services, Inc.	400077	5381	Janitorial Groundskeeper 07/25	\$ 1,408.00
Hidden Eyes, LLC	400083	758762	Security Monitoring & Maintenance Phase 2 09/25	\$ 1,064.23
Hidden Eyes, LLC	400083	758763	Security Monitoring & Maintenance Phase 3 09/25	\$ 1,078.17
IPFS Corporation	400078	GAA-D60393 Payment 11 08/25	GAA-D60393 Payment 11 08/25	\$ 2,574.98
Kissimmee Utility Authority	20250804-1	Monthly Summary 06/25 552 ACH	Monthly Electric / Irrigation Services 06/25	\$ 14,644.04
Orlando Sentinel Communications	400084	121502148000	Account# CU00160414 Legal Advertising 07/25	\$ 1,102.68
Resort Pool Services	400076	28457	Monthly Pool Maintenance 08/25	\$ 2,400.00

# Town of Kindred II Community Development District

## Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Resort Pool Services	400079	28515	Monthly Pool Maintenance Ph3 07/25	\$ 3,000.00
Resort Pool Services	400079	28516	Monthly Pool Maintenance Ph3 08/25	\$ 3,000.00
Rizzetta & Company, Inc.	400073	INV0000101232	District Management Fees 08/25	\$ 4,770.67
Scott Finestone	400082	SF081325 Reimbursement	Home Depot Reimbursement 08/25	\$ 444.31
Spectrum	20250811-2	2038320072125 08/25 ACH	Cable & Internet Services 08/25	\$ 215.00
Spectrum	20250811-1	2572666072025 ACH	8337 10 022 2572666 - Internet Services 08/25	\$ 109.98
TLD-Southeast, Inc.	400075	2046525	Monthly Water Management 07/25	\$ 1,240.00
TLD-Southeast, Inc.	400085	2046526	Monthly Water Management 08/25	\$ 1,240.00
Toho Water Authority	20250818-1	Monthly Summary I 07/25 552 ACH	Water - Sewer Services I 07/25	\$ 1,151.38
Toho Water Authority	20250828-1	Monthly Summary II 07/25 ACH	Water - Sewer Services 07/25	\$ 11,884.54
Toho Water Authority	20250805-1	Monthly Summary III 06/25 ACH	Water - Sewer Services 06/25	\$ 2,849.53
Truly Nolan Branch 711	400080	711207291	Pest Control Services 08/25	\$ 69.00

# Town of Kindred II Community Development District

## Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Truly Nolan Branch 711	400080	711207292	Pest Rodent Control Services 08/25	\$ 123.00
United Land Services	400074	160086	Landscape Maintenance 07/25	\$ 42,752.44
Waste Connections of Florida	20250821-1	1564427W460 ACH	Waste Disposal Services 09/25	\$ 376.55
<b>Report Total</b>				<b>\$ 104,796.14</b>

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

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District Office · Orlando, FL 32819

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

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

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

The total items being presented: **\$126,648.29**

Approval of Expenditures:

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\_\_\_\_ Chairperson

\_\_\_\_ Vice Chairperson

\_\_\_\_ Assistant Secretary

# Town of Kindred II Community Development District

## Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Amazon Capital Services, 400026 Inc.		1DYT-XM3Y-4VDW	Window Sign Holder 09/25	\$ 56.15
Amazon Capital Services, 400095 Inc.		1FY4-DWX7-TPT9	Janitorial Supplies 08/25	\$ 124.99
Amazon Capital Services, 400017 Inc.		1M3N-T94C-FMTM	Janitorial Supplies, Business Card Display & Reception Chairs 08/25	\$ 181.46
Amazon Capital Services, 400089 Inc.		1ND7-MNGH-JH46	Janitorial Supplies 08/25	\$ 34.84
Amazon Capital Services, 400095 Inc.		1P4Y-THVQ-M4N7	Automatic Door Closer 08/25	\$ 75.90
Amazon Capital Services, 400095 Inc.		1TY1-XP6V-PFH4	Cube Storage Organizer 08/25	\$ 35.99
Amazon Capital Services, 400017 Inc.		1YNY-NT6X-73RN	Orange Traffic Training Cones 08/25	\$ 53.98
Amazon Capital Services, 400016 Inc.		11YX-49NK-93RY	Janitorial Supplies / Dog Waste Supplies and Microwave-Mini Fridge	\$ 920.78
Amazon Capital Services, 400026 Inc.		14Q3-L9LF-4PHY	Foldable Snack Tables, Reception Chairs 09/25	\$ 98.32
Amazon Capital Services, 400017 Inc.		19C4-44W7-JMQ3	Bulletin Boards 08/25	\$ 373.29
Boyd Civil Engineering, Inc.	400027	4480	Engineering Services 08/25	\$ 322.50
Commercial Fitness Products, Inc.	400020	AC09009	Preventative Maintenance 09/25	\$ 430.00
Creative Printing Services, Inc.	400092	100182	Hour Door Signs 08/25	\$ 70.00
Dallos Services, Inc.	400019	5390	Janitorial Security Attendant PH3 07/25	\$ 3,339.00

# Town of Kindred II Community Development District

## Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Dallos Services, Inc.	400019	5415	Janitorial Security Attendant 08/25	\$ 4,488.00
Dallos Services, Inc.	400019	5418	Janitorial Services 08/25	\$ 2,190.00
Dallos Services, Inc.	400019	5423	Janitorial Groundskeeper 08/25	\$ 1,408.00
Dallos Services, Inc.	400019	5429	Janitorial Security Attendant PH3 08/25	\$ 4,488.00
Dallos Services, Inc.	400019	5430	Janitorial Services PH3 08/25	\$ 2,190.00
Dallos Services, Inc.	400019	5431	Janitorial Groundskeeper PH3 08/25	\$ 1,408.00
Hidden Eyes, LLC	400023	759887	Security Monitoring & Maintenance Phase 2 10/25	\$ 1,064.23
Hidden Eyes, LLC	400023	759888	Security Monitoring & Maintenance Phase 3 10/25	\$ 1,078.17
Hidden Eyes, LLC	400090	INV000008712	Nortek Security Fobs 08/25	\$ 1,185.00
Kissimmee Utility Authority	20250902-1	Monthly Summary 07/25 552 ACH	Monthly Electric / Irrigation Services 07/25	\$ 14,502.63
Kissimmee Utility Authority	20250930-1	Monthly Summary 08/25 552 ACH	Monthly Electric / Irrigation Services 08/25	\$ 14,546.12
Kutak Rock, LLP	400028	3622370	Legal Services 07/25	\$ 270.50
LLS Tax Solutions, Inc.	400018	3869	Arbitrage Rebate Calculation Series 2021 05/25	\$ 500.00
Resort Pool Services	400021	28803	Monthly Pool Maintenance Ph3 09/25	\$ 3,000.00

# Town of Kindred II Community Development District

## Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Resort Pool Services	400021	28863	Monthly Pool Maintenance 09/25	\$ 2,400.00
Rizzetta & Company, Inc.	400094	INV0000102277	District Management Fees 09/25	\$ 4,770.67
Scott Finestone	400093	SF082125 Reimbursement	Reimbursement 08/25	\$ 707.13
Spectrum	20250910-1	2038320082125 09/25 ACH	Cable & Internet Services 09/25	\$ 215.00
Spectrum	20250909-1	2572666082025 ACH	8337 10 022 2572666 - Internet Services 09/25	\$ 109.98
SunScape Landscape Management Services, TLD-Southeast, Inc.	400091	13969	Landscape Maintenance 08/25	\$ 3,950.00
	400022	2065878	Quarterly Fountain Cleaning 09/25	\$ 450.00
Toho Water Authority	20250918-1	Monthly Summary I 08/25 552 ACH	Water - Sewer Services I 08/25	\$ 1,668.81
Toho Water Authority	20250918-2	Monthly Summary II 08/25 ACH	Water - Sewer Services 08/25	\$ 7,138.01
Toho Water Authority	20250903-1	Monthly Summary III 07/25 ACH	Water - Sewer Services 07/25	\$ 2,694.15
Truly Nolan Branch 711	400024	711209072	Pest Control Services 09/25	\$ 69.00
Truly Nolan Branch 711	400024	711209073	Pest Rodent Control Services 09/25	\$ 123.00

# **Town of Kindred II Community Development District**

## **Paid Operation & Maintenance Expenditures**

**September 1, 2025 Through September 30, 2025**

<b>Vendor Name</b>	<b>Check Number</b>	<b>Invoice Number</b>	<b>Invoice Description</b>	<b>Invoice Amount</b>
United Land Services	400015	165916	Landscape Maintenance 08/25	\$ 42,752.44
United Land Services	400015	166081	Irrigation Maintenance 08/25	\$ 540.00
United Land Services	400025	168009	Phase 3 Amenity - Landscape Maintenance 08/25	\$ 624.25
<b>Report Total</b>				<b>\$ 126,648.29</b>

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

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District Office · Orlando, FL 32819

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

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

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

The total items being presented: **\$136,367.53**

Approval of Expenditures:

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\_\_\_\_ Chairperson

\_\_\_\_ Vice Chairperson

\_\_\_\_ Assistant Secretary

# Town of Kindred II Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Amazon Capital Services, 400032 Inc.		1CF9-9PPV-4RC7	Nameplate Holder 09/25	\$ 11.88
Amazon Capital Services, 400040 Inc.		1GXT-QYMJ-64YM	Nameplate Holder 09/25	\$ 18.49
Amazon Capital Services, 400032 Inc.		1K34-1NN3-9FYP	Janitorial Supplies 09/25	\$ 62.99
Amazon Capital Services, 400048 Inc.		1MP1-XX1D-DWP6	File Storage Organizer 09/25	\$ 36.85
Amazon Capital Services, 400040 Inc.		1QK7-HY11-JKDD	Janitorial Supplies 09/25	\$ 29.38
Amazon Capital Services, 400042 Inc.		1WL6-VPG7-CGXV	First Aid Kit 10/25	\$ 16.66
Amazon Capital Services, 400040 Inc.		11H3-XCFX-6KR6	Janitorial Supplies 09/25	\$ 232.85
Amazon Capital Services, 400032 Inc.		13QT-GPLW-R3HW	Janitorial Supplies, Sign Holder & Dog Waste Supplies 09/25	\$ 1,720.56
Amazon Capital Services, 400048 Inc.		1946-7WJF-FH4T	Janitorial Supplies 09/25	\$ 107.19
Dallos Services, Inc.	400034	5352 -552	Janitorial Security Attendant 09/25	\$ 4,340.00
Dallos Services, Inc.	400034	5353 -552	Janitorial Services 09/25	\$ 2,190.00
Dallos Services, Inc.	400034	5354	Janitorial Groundskeeper 09/25	\$ 1,408.00
Dallos Services, Inc.	400034	5355	Janitorial Services PH3 09/25	\$ 2,190.00
Dallos Services, Inc.	400034	5358	Janitorial Groundskeeper PH3 09/25	\$ 1,408.00

# Town of Kindred II Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Dallos Services, Inc.	400034	5359	Janitorial Security Attendant PH3 09/25	\$ 4,340.00
Egis Insurance Advisors, LLC	400035	28864	Endorsement - Policy# 100124462 10/01/24-10/01/25	\$ 3,297.00
Empowered Electrical Services, LLC	400046	FD4C5A	Service Call - Electrical Diagnostic 10/25	\$ 375.00
Florida Department of Commerce	400041	93478	Special District Fee for FY25-26	\$ 175.00
Hidden Eyes, LLC	400043	760973	Security Monitoring & Maintenance Phase 2 11/25	\$ 1,064.23
Hidden Eyes, LLC	400043	760974	Security Monitoring & Maintenance Phase 3 11/25	\$ 1,078.17
Kindred Master Homeowners	400036	170	Payroll 07/25	\$ 7,724.28
Kindred Master Homeowners	400036	171	Payroll 08/25	\$ 7,724.28
Kindred Master Homeowners	400036	172	Payroll 09/25	\$ 7,724.28
Resort Pool Services	400049	28986	Pool Repairs 09/25	\$ 120.00
Resort Pool Services	400037	29163	Monthly Pool Maintenance Ph3 10/25	\$ 3,000.00
Resort Pool Services	400037	29223	Monthly Pool Maintenance 10/25	\$ 2,400.00
Rizzetta & Company, Inc.	400031	INV0000103597	District Management Fees 10/25	\$ 4,940.84
Rizzetta & Company, Inc.	400030	INV0000103709	Assessment Roll FY25/26	\$ 5,408.00

# Town of Kindred II Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Spectrum	20251010-1	2038320092125 ACH	Cable & Internet Services 10/25	\$ 215.00
Spectrum	20251009-1	2572666092025 ACH	8337 10 022 2572666 - Internet Services 10/25	\$ 109.98
SunScape Landscape Management Services, SunScape Landscape Management Services, TLD-Southeast, Inc.	400050	14076	Landscape Maintenance 09/25	\$ 3,950.00
	400044	14169	Landscape Maintenance 10/25	\$ 3,950.00
	400029	2046527	Monthly Water Management 09/25	\$ 1,240.00
TLD-Southeast, Inc.	400047	2046528	Monthly Water Management 10/25	\$ 1,240.00
Toho Water Authority	20251022-1	Monthly Summary I 09/25 552 ACH	Water - Sewer Services I 09/25	\$ 1,109.04
Toho Water Authority	20251030-1	Monthly Summary II 09/25 ACH	Water - Sewer Services 09/25	\$ 7,840.08
Toho Water Authority	20251003-1	Monthly Summary III 08/25 ACH	Water - Sewer Services 08/25	\$ 1,729.90
Truly Nolan Branch 711	400038	711210914	Pest Control Services 10/25	\$ 69.00
Truly Nolan Branch 711	400038	711210915	Pest Rodent Control Services 10/25	\$ 123.00
U.S. Bank	400039	7904307	Trustee Fees Series 2020 09/01/25-08/31/26	\$ 4,040.63
United Land Services	400045	167179	Pond Washouts 08/25	\$ 1,604.43
United Land Services	400033	169773	Landscape Maintenance 09/25	\$ 42,752.44

# **Town of Kindred II Community Development District**

## **Paid Operation & Maintenance Expenditures**

**October 1, 2025 Through October 31, 2025**

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
United Land Services	400033	169774	Phase 3 Amenity - Landscape Maintenance 09/25	\$ 2,497.00
Waste Connections of Florida	20251020-1	1568480W460 ACH	Waste Disposal Services 10/25	\$ 376.55
Waste Connections of Florida	20251020-1	1572527W460 ACH	Waste Disposal Services 11/25	\$ <u>376.55</u>
<b>Report Total</b>				<b>\$ <u>136,367.53</u></b>

# **TOWN OF KINDRED II**

## **COMMUNITY DEVELOPMENT DISTRICT**

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District Office · Orlando, FL 32819

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

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### **Operation and Maintenance Expenditures**

**November 2025**

**For Board Approval**

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

The total items being presented: **\$132,055.77**

Approval of Expenditures:

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Chairperson

Vice Chairperson

Assistant Secretary

# Town of Kindred II Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>		<u>Invoice Amount</u>
Amazon Capital Services, Inc.	400096	1CH6-WV9D-C3YY	Janitorial Supplies 11/25	\$	329.82
Amazon Capital Services, Inc.	400096	1RY1-CDYH-GLYW	Fitness Equipment Maintenance & Repair 11/25	\$	145.88
Dallos Services, Inc.	400057	6024	Security Janitorial Attendant 10/25	\$	4,340.00
Dallos Services, Inc.	400057	6029	Grounds Keeper Janitorial 10/25	\$	1,533.00
Dallos Services, Inc.	400057	6030	Janitorial Services 10/25	\$	2,190.00
Dallos Services, Inc.	400057	6031	Grounds Keeper Janitorial 10/25	\$	1,408.00
Dallos Services, Inc.	400057	6032	Security Janitorial Attendant 10/25	\$	4,556.00
Dallos Services, Inc.	400057	6033	Janitorial Services 10/25	\$	2,190.00
Disclosure Technology Services LLC	400052	1637	Amortization Schedule Series 2020, 2021, 2023 & 2024 FY25/26	\$	1,000.00
Egis Insurance Advisors, LLC	400051	29610/30962	100125285 10/25 -10/26 Policy #100125462 10/01/25-10/01/26	\$	7,188.53
Empowered Electrical Services, LLC	400097	20ZAK1	Irrigation Repair 11/25	\$	210.29
Hidden Eyes, LLC	400058	102527	Security Monitoring & Maintenance 10/25	\$	1,954.00

# Town of Kindred II Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Hidden Eyes, LLC	400099	762098	Security Monitoring & Maintenance 12/25	\$ 1,064.23
Hidden Eyes, LLC	400098	762099	Security Monitoring & Maintenance Ph3 12/25	\$ 1,078.17
IPFS Corporation	400059	GAA-D83493 #2	GAA-D83493 11/25	\$ 4,664.08
Kissimmee Utility Authority	20251103-1	Monthly Summary 09/25 552 ACH	Monthly Electric / Irrigation Services 09/25	\$ 15,294.03
Kutak Rock, LLP	400055	3641616	Legal Services 08/25-09/25	\$ 3,072.32
Kutak Rock, LLP	400100	3657767	Legal Services 10/25	\$ 282.00
Resort Pool Services	400060	29582	Pool Maintenance 11/25	\$ 3,000.00
Resort Pool Services	400101	29677	Pool Maintenance 11/25	\$ 225.00
Resort Pool Services	400056	CM-26712	Pool Maintenance PH3 11/25	\$ 3,000.00
Rizzetta & Company, Inc.	400054	INV0000104509	Accounting Services 11/25	\$ 4,940.84
Spectrum	20251110-1	2038320102125 ACH	Cable & Internet Services 11/25	\$ 215.00
Spectrum	20251110-1	2572666102025 ACH	8337 10 022 2572666 - Internet Services 11/25	\$ 109.98

# Town of Kindred II Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>		<u>Invoice Amount</u>
SunScape Landscape Management Services, TLD-Southeast, Inc.	400102	14270	Landscape Maintenance 11/25	\$	3,950.00
TLD-Southeast, Inc.	400062	2046529	Water Management 11/25	\$	1,240.00
TLD-Southeast, Inc.	400062	2102553	Water Management 11/25	\$	1,500.00
Toho Water Authority	20251104-1	002659271-033322289 09/25 ACH	Water - Sewer Services 09/25	\$	591.71
Toho Water Authority	20251121-1	002659271-033469919 10/25 ACH	Water-Sewer Services 09/25	\$	74.52
Toho Water Authority	20251121-1	002659271-033469939 10/25 ACH	Water-Sewer Services 09/25	\$	472.19
Toho Water Authority	20251121-1	002659271-033469949 10/25 ACH	Water-Sewer Services 09/25	\$	165.29
Toho Water Authority	20251121-1	002659271-033503461 10/25 ACH	Water-Sewer Services 09/25	\$	322.03
Toho Water Authority	20251119-1	002659271-033503471 10/25 ACH	Water-Sewer Services 09/25	\$	141.01
Toho Water Authority	20251104-1	Monthly Summary III 09/25 ACH	Water - Sewer Services 09/25	\$	976.27
Truly Nolan Branch 711	400061	711212687	Pest Control 11/25	\$	69.00
Truly Nolan Branch 711	400061	711212688	Pest Control 11/25	\$	123.00

# **Town of Kindred II Community Development District**

## **Paid Operation & Maintenance Expenditures**

**November 1, 2025 Through November 30, 2025**

<b>Vendor Name</b>	<b>Check Number</b>	<b>Invoice Number</b>	<b>Invoice Description</b>	<b>Invoice Amount</b>
U.S. Bank	400053	7940143	Trustee Fees S2021 FY25/26	\$ 4,256.13
U.S. Bank	400053	7942888	Trustee Fees S2024 FY25/26	\$ 4,256.13
U.S. Bank	400053	7943002	Trustee Fees S2023 FY25/26	\$ 4,256.13
United Land Services	400103	176866	Phase 3 Amenity - Landscape Maintenance 10/25	\$ 2,497.00
United Land Services	400103	177256	Landscape Maintenance 10/25	\$ 42,752.44
Waste Connections of Florida	20251120-1	1576581W460 ACH	Waste Disposal Services 12/25	\$ 421.75
<b>Report Total</b>				<b>\$ 132,055.77</b>

# **TOWN OF KINDRED II**

## **COMMUNITY DEVELOPMENT DISTRICT**

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District Office · Orlando, FL 32819

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

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### **Operation and Maintenance Expenditures**

**December 2025**

**For Board Approval**

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

The total items being presented: **\$164,318.33**

Approval of Expenditures:

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Chairperson

Vice Chairperson

Assistant Secretary

# Town of Kindred II Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Amazon Capital Services, 400081 Inc.		16PV-CYT4-4CK3	Fitness Equipment Maintenance & Repair 12/25	\$ 326.66
Amazon Capital Services, 400081 Inc.		1FDD-FGCX-L341	Miscellaneous Supplies 12/25	\$ 29.59
Amazon Capital Services, 400074 Inc.		1KFF-MFC3-JHMW	Dog Waste Supplies & Maintenance 11/25	\$ 118.88
Amazon Capital Services, 400069 Inc.		1LJW-1KF7-GJGG	Janitorial Supplies 11/25	\$ 429.96
Amazon Capital Services, 400069 Inc.		1LVL-MYGV-4L1R	Dog Waste Supplies & Maintenance 11/25	\$ 669.83
Dallos Services, Inc.	400079	6063	Security Janitorial Attendant 11/25	\$ 4,506.50
Dallos Services, Inc.	400079	6066	Janitorial Services 11/25	\$ 2,190.00
Dallos Services, Inc.	400079	6070	Janitorial Services 11/25	\$ 2,190.00
Dallos Services, Inc.	400079	6073	Grounds Keeper Janitorial 11/25	\$ 1,408.00
Dallos Services, Inc.	400079	6074	Grounds Keeper Janitorial 11/25	\$ 1,408.00
Dallos Services, Inc.	400079	6076	Security Janitorial Attendant 11/25	\$ 4,340.00
Hidden Eyes, LLC	400082	763211	Security Monitoring & Maintenance 01/26	\$ 1,064.23

# Town of Kindred II Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Hidden Eyes, LLC	400082	763212	Security Monitoring & Maintenance 01/26	\$ 1,078.17
ID Wholesaler, LLC	400104	1002049515	Access Control 11/25	\$ 577.98
IPFS Corporation	400072	GAA-D83493 #3	Insurance 12/25	\$ 4,664.08
Kindred Master Homeowners	400105	173	Payroll 10/25	\$ 7,724.28
Kindred Master Homeowners	400075	174	Payroll 11/25	\$ 7,724.28
Kissimmee Utility Authority	20251231-1	002382214123522510-121225	Electric Services 11/25	\$ 835.60
Kissimmee Utility Authority	20251231-1	002388214123503590-121225	Electric Services 11/25	\$ 9,229.81
Kissimmee Utility Authority	20251231-1	002388214123522520-121225	Electric Services 11/25	\$ 576.51
Kissimmee Utility Authority	20251231-1	002388214123539490-121225	Electric / Irrigation Services 11/25	\$ 13.50
Kissimmee Utility Authority	20251231-1	002388214123539500-121225	Electric / Irrigation Services 11/25	\$ 13.23
Kissimmee Utility Authority	20251231-1	002388214123539510-121225	Electric / Irrigation Services 11/25	\$ 13.50
Kissimmee Utility Authority	20251231-1	002388214123539940-121225	Electric / Irrigation Services 11/25	\$ 14.07

# Town of Kindred II Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Kissimmee Utility Authority	20251231-1	002388214123539950-121225	Electric / Irrigation Services 11/25	\$ 14.62
Kissimmee Utility Authority	20251231-1	002388214123539960-121225	Electric / Irrigation Services 11/25	\$ 14.50
Kissimmee Utility Authority	20251231-1	002388214123545790-121225	Electric / Irrigation Services 11/25	\$ 1,741.57
Kissimmee Utility Authority	20251231-1	002388214123552150-121225	Electric / Irrigation Services 11/25	\$ 13.23
Kissimmee Utility Authority	20251231-1	002388214123552160-121225	Electric / Irrigation Services 11/25	\$ 13.94
Kissimmee Utility Authority	20251231-1	002388214123577540-121225	Electric Services 11/25	\$ 610.64
Kissimmee Utility Authority	20251231-1	002388214123577550-121225	Electric Services 11/25	\$ 519.83
Kissimmee Utility Authority	20251231-1	002388214123586311-121225	Electric / Irrigation Services 11/25	\$ 14.22
Kissimmee Utility Authority	20251231-1	002388214123586331-121225	Electric / Irrigation Services 11/25	\$ 14.38
Kissimmee Utility Authority	20251231-1	002388214123586341-121225	Electric / Irrigation Services 11/25	\$ 14.22
Kissimmee Utility Authority	20251231-1	002388214123622831-121225	Electric / Irrigation Services 11/25	\$ 14.07
Kissimmee Utility Authority	20251231-1	002388214123622841-121225	Electric / Irrigation Services 11/25	\$ 14.22

# Town of Kindred II Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Kissimmee Utility Authority	20251231-1	002388214123622851-121225	Electric / Irrigation Services 11/25	\$ 14.22
Kissimmee Utility Authority	20251231-1	002388214123622861-121225	Electric / Irrigation Services 11/25	\$ 14.22
Kissimmee Utility Authority	20251231-1	002388214123622871-121225	Electric / Irrigation Services 11/25	\$ 14.07
Kissimmee Utility Authority	20251231-1	002388214123622881-121225	Electric / Irrigation Services 11/25	\$ 14.38
Kissimmee Utility Authority	20251231-1	002388214123622891-121225	Electric / Irrigation Services 11/25	\$ 14.38
Kissimmee Utility Authority	20251231-1	002388214123625631-121225	Electric / Irrigation Services 11/25	\$ 14.22
Kissimmee Utility Authority	20251231-1	002388214123625661-121225	Electric / Irrigation Services 11/25	\$ 13.38
Kissimmee Utility Authority	20251231-1	002388214123625671-121225	Electric / Irrigation Services 11/25	\$ 13.23
Kissimmee Utility Authority	20251231-1	002388214123628801-121225	Electric / Irrigation Services 11/25	\$ 13.64
Kissimmee Utility Authority	20251231-1	002388214123634791-121225	Electric Services 11/25	\$ 985.24
Kissimmee Utility Authority	20251231-1	002388214123636861-121225	Electric / Irrigation Services 11/25	\$ 14.07
Kissimmee Utility Authority	20251201-1	111225-002388214123503590	Electric / Irrigation Services 10/25 ACH	\$ 9,211.93

# Town of Kindred II Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Kissimmee Utility Authority	20251201-1	111225-002388214123522510	Electric / Irrigation Services 10/25 ACH	\$ 1,089.78
Kissimmee Utility Authority	20251201-1	111225-002388214123522520	Electric / Irrigation Services 10/25 ACH	\$ 576.83
Kissimmee Utility Authority	20251201-1	111225-002388214123539490	Electric / Irrigation Services 10/25 ACH	\$ 13.38
Kissimmee Utility Authority	20251201-1	111225-002388214123539500	Electric / Irrigation Services 10/25 ACH	\$ 13.23
Kissimmee Utility Authority	20251201-1	111225-002388214123539510	Electric / Irrigation Services 10/25 ACH	\$ 13.23
Kissimmee Utility Authority	20251201-1	111225-002388214123539940	Electric / Irrigation Services 10/25 ACH	\$ 13.79
Kissimmee Utility Authority	20251201-1	111225-002388214123539950	Electric / Irrigation Services 10/25 ACH	\$ 14.76
Kissimmee Utility Authority	20251201-1	111225-002388214123539960	Electric / Irrigation Services 10/25 ACH	\$ 14.49
Kissimmee Utility Authority	20251201-1	111225-002388214123545790	Electric / Irrigation Services 10/25 ACH	\$ 1,817.32
Kissimmee Utility Authority	20251201-1	111225-002388214123552150	Electric / Irrigation Services 10/25 ACH	\$ 13.23
Kissimmee Utility Authority	20251201-1	111225-002388214123552160	Electric / Irrigation Services 10/25 ACH	\$ 13.79
Kissimmee Utility Authority	20251201-1	111225-002388214123577540	Electric / Irrigation Services 10/25 ACH	\$ 602.64

# Town of Kindred II Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Kissimmee Utility Authority	20251201-1	111225-002388214123577550	Electric / Irrigation Services 10/25 ACH	\$ 764.21
Kissimmee Utility Authority	20251201-1	111225-002388214123586311	Electric / Irrigation Services 10/25 ACH	\$ 14.21
Kissimmee Utility Authority	20251201-1	111225-002388214123586331	Electric / Irrigation Services 10/25 ACH	\$ 14.49
Kissimmee Utility Authority	20251201-1	111225-002388214123586341	Electric / Irrigation Services 10/25 ACH	\$ 14.36
Kissimmee Utility Authority	20251201-1	111225-002388214123622831	Electric / Irrigation Services 10/25 ACH	\$ 14.21
Kissimmee Utility Authority	20251201-1	111225-002388214123622841	Electric / Irrigation Services 10/25 ACH	\$ 14.06
Kissimmee Utility Authority	20251201-1	111225-002388214123622851	Electric / Irrigation Services 10/25 ACH	\$ 14.06
Kissimmee Utility Authority	20251201-1	111225-002388214123622861	Electric / Irrigation Services 10/25 ACH	\$ 14.06
Kissimmee Utility Authority	20251201-1	111225-002388214123622871	Electric / Irrigation Services 10/25 ACH	\$ 14.21
Kissimmee Utility Authority	20251201-1	111225-002388214123622881	Electric / Irrigation Services 10/25 ACH	\$ 14.21
Kissimmee Utility Authority	20251201-1	111225-002388214123622891	Electric / Irrigation Services 10/25 ACH	\$ 14.36
Kissimmee Utility Authority	20251201-1	111225-002388214123625631	Electric / Irrigation Services 10/25 ACH	\$ 14.21

# Town of Kindred II Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Kissimmee Utility Authority	20251201-1	111225-002388214123625661	Electric / Irrigation Services 10/25 ACH	\$ 13.23
Kissimmee Utility Authority	20251201-1	111225-002388214123625671	Electric / Irrigation Services 10/25 ACH	\$ 13.23
Kissimmee Utility Authority	20251201-1	111225-002388214123628801	Electric / Irrigation Services 10/25 ACH	\$ 13.23
Kissimmee Utility Authority	20251201-1	111225-002388214123634791	Electric / Irrigation Services 10/25 ACH	\$ 1,043.45
Kissimmee Utility Authority	20251201-1	111225-002388214123636861	Electric / Irrigation Services 10/25 ACH	\$ 14.06
Orlando Sentinel Communications	400085	124802507000	Legal Advertising 09/25	\$ 234.43
Resort Pool Services	400076	29870	Pool Maintenance 12/25	\$ 3,000.00
Resort Pool Services	400076	29934	Pool Maintenance 12/25	\$ 3,000.00
Resort Pool Services	400086	30016	Fountain Maintenance 12/25	\$ 895.00
Resort Pool Services	400086	30017	Pool Maintenance 12/25	\$ 495.00
Rizzetta & Company, Inc.	400067	INV0000105324	Accounting Services 12/25	\$ 4,940.84
Spectrum	20251210-1	2038320112125	Cable & Internet Services 12/25	\$ 215.00

# **Town of Kindred II Community Development District**

## **Paid Operation & Maintenance Expenditures**

**December 1, 2025 Through December 31, 2025**

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>		<u>Invoice Amount</u>
Spectrum	20251209-1	2572666112025	Internet Services 12/25	\$	109.98
SunScape Landscape Management Services, TLD-Southeast, Inc.	400083	14374	Landscape Maintenance 12/25	\$	3,950.00
	400080	2046530	Water Management 12/25	\$	1,240.00
Toho Water Authority	20251231-3	002659271033252959-120125	Water-Sewer Services 11/25	\$	509.30
Toho Water Authority	20251231-2	002659271033252969-120925	Water Services 11/25	\$	124.70
Toho Water Authority	20251231-2	002659271033253339-120125	Water-Sewer Services 11/25	\$	39.52
Toho Water Authority	20251231-2	002659271033253359-120125	Water-Sewer Services 11/25	\$	282.22
Toho Water Authority	20251231-2	002659271033253369-120125	Water-Sewer Services 11/25	\$	246.99
Toho Water Authority	20251231-2	002659271033253379-120925	Water Services 11/25	\$	67.42
Toho Water Authority	20251231-2	002659271033322259-120125	Water-Sewer Services 11/25	\$	49.52
Toho Water Authority	20251231-2	002659271033322279-120925	Water Services 11/25	\$	121.12
Toho Water Authority	20251231-4	002659271033322289-120125	Electric / Irrigation Services 11/25	\$	487.08

# Town of Kindred II Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Toho Water Authority	20251231-2	002659271033331019-120125	Electric / Irrigation Services 11/25	\$ 2,465.97
Toho Water Authority	20251231-2	002659271033331369-120925	Water Services 11/25	\$ 641.29
Toho Water Authority	20251231-2	002659271033344499-120925	Water Services 11/25	\$ 22.37
Toho Water Authority	20251231-2	002659271033442199-120125	Water-Sewer Services 11/25	\$ 878.02
Toho Water Authority	20251231-2	002659271033446089-120125	Water-Sewer Services 11/25	\$ 1,247.82
Toho Water Authority	20251218-1	002659271033469919-112625	Water-Sewer Services 10/25	\$ 63.84
Toho Water Authority	20251218-1	002659271033469939-112625	Water-Sewer Services 10/25	\$ 369.41
Toho Water Authority	20251218-1	002659271033469949-112625	Water-Sewer Services 10/25	\$ 160.50
Toho Water Authority	20251218-1	002659271033503461-112625	Water-Sewer Services 10/25	\$ 343.23
Toho Water Authority	20251217-1	002659271033503471-112525	Water-Sewer Services 10/25	\$ 326.24
Toho Water Authority	20251231-5	002659271033504431-120125	Water-Sewer Services 11/25	\$ 90.17
Toho Water Authority	20251231-2	002659271033509401-120125	Water-Sewer Services 11/25	\$ 43.85

# Town of Kindred II Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Toho Water Authority	20251231-2	002717301033437089-120925	Water-Sewer Services 11/25	\$ 96.06
Toho Water Authority	20251231-2	002717301033437109-120925	Water-Sewer Services 11/25	\$ 110.38
Toho Water Authority	20251231-2	002717301033437119-120125	Water-Sewer Services 11/25	\$ 210.62
Toho Water Authority	20251231-2	002717301033437129-120925	Water-Sewer Services 11/25	\$ 392.25
Toho Water Authority	20251204-1	110125-002659271033252969	Water-Sewer Services 10/25	\$ 128.28
Toho Water Authority	20251204-1	ACH		
Toho Water Authority	20251204-1	110125-002659271033253339	Water-Sewer Services 10/25	\$ 39.52
Toho Water Authority	20251204-1	ACH		
Toho Water Authority	20251204-1	110125-002659271033253359	Water-Sewer Services 10/25	\$ 1,590.82
Toho Water Authority	20251204-1	ACH		
Toho Water Authority	20251204-1	110125-002659271033253369	Water-Sewer Services 10/25	\$ 203.67
Toho Water Authority	20251204-1	ACH		
Toho Water Authority	20251204-1	110125-002659271033253379	Water-Sewer Services 10/25	\$ 53.10
Toho Water Authority	20251204-1	ACH		
Toho Water Authority	20251204-1	110125-002659271033322259	Water-Sewer Services 10/25	\$ 53.10
Toho Water Authority	20251204-1	ACH		
Toho Water Authority	20251204-1	110125-002659271033322279	Water-Sewer Services 10/25	\$ 128.28
Toho Water Authority	20251204-1	ACH		
		110125-002659271033331019	Water-Sewer Services 10/25	\$ 4,070.38
		ACH		

# Town of Kindred II Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Toho Water Authority	20251204-1	110125-002659271033331369	Water-Sewer Services 10/25 ACH	\$ 1,544.29
Toho Water Authority	20251204-1	110125-002659271033344499	Water-Sewer Services 10/25 ACH	\$ 11.63
Toho Water Authority	20251204-1	110125-002659271033442199	Water-Sewer Services 10/25 ACH	\$ 609.23
Toho Water Authority	20251204-1	110125-002659271033446089	Water-Sewer Services 10/25 ACH	\$ 654.91
Toho Water Authority	20251204-1	110125-002659271033509401	Water-Sewer Services 10/25 ACH	\$ 47.43
Toho Water Authority	20251204-1	110425-002659271033371659	Water-Sewer Services 10/25 ACH	\$ 31.62
Toho Water Authority	20251204-1	110425-002659271033371679	Water-Sewer Services 10/25 ACH	\$ 689.17
Toho Water Authority	20251204-1	110425-002659271033371689	Water-Sewer Services 10/25 ACH	\$ 303.70
Toho Water Authority	20251204-1	110425-002659271033469929	Water-Sewer Services 10/25 ACH	\$ 289.38
Toho Water Authority	20251204-1	110525-002659271033504441	Water-Sewer Services 10/25 ACH	\$ 99.87
Toho Water Authority	20251204-1	110725-002717301033437089	Water-Sewer Services 10/25 ACH	\$ 81.74
Toho Water Authority	20251204-1	110725-002717301033437109	Water-Sewer Services 10/25 ACH	\$ 128.28

# Town of Kindred II Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Toho Water Authority	20251204-1	110725-002717301033437119	Water-Sewer Services 10/25 ACH	\$ 289.38
Toho Water Authority	20251204-1	110725-002717301033437129	Water-Sewer Services 10/25 ACH	\$ 310.86
Toho Water Authority	20251204-2	111225-002659271033504441	Water-Sewer Services 10/25 ACH	\$ 99.87
United Land Services	400077	179220	Landscape Maintenance 11/25	\$ 42,752.44
United Land Services	400106	179221	Landscape Maintenance 11/25	\$ 2,497.00
United Land Services	400077	179922	Irrigation Repair 08/25	\$ 569.98
United Land Services	400106	182756	Landscape Replacement 11/25	\$ 105.00
United Land Services	400078	182757	Landscape Replacement 11/25	\$ 1,001.00
United Land Services	400078	182762	Landscape Replacement 11/25	\$ 481.50
United Land Services	400106	182763	Landscape Replacement 11/25	\$ 459.00
United Land Services	400077	182765	Landscape Replacement 11/25	\$ 560.00
United Land Services	400078	182766	Irrigation Repair 11/25	\$ 506.92

# **Town of Kindred II Community Development District**

## **Paid Operation & Maintenance Expenditures**

**December 1, 2025 Through December 31, 2025**

<b>Vendor Name</b>	<b>Check Number</b>	<b>Invoice Number</b>	<b>Invoice Description</b>	<b>Invoice Amount</b>
United Land Services	400084	183112	Landscape Mulch 12/25	\$ 3,960.00
Waste Connections of Florida	20251219-1	1580580W460	Waste Disposal Services 01/26	\$ 421.75
Waste Management Inc. of Florida	400068	0349543-0180-9	Waste Disposal Services 10/25	\$ 750.76
Waste Management Inc. of Florida	400068	0358088-0180-3	Waste Disposal Services 11/25	\$ 302.45
Waste Management Inc. of Florida	400073	0366655-0180-9	Waste Disposal Services 12/25	\$ 324.48
<b>Report Total</b>				<b>\$ 164,318.33</b>

## Tab 4



The Davey Tree Expert Company ("Company")  
 123 Atlantic Dr Suite 111  
 Maitland, FL 32751-3370  
 Phone: (407) 331-8020 Fax: (407) 331-4883  
 Email: Kristoffer.Baker@davey.com



Client	Service Location	10/6/2025
Town of Kindred II CDD 3434 COLWELL AVE Tampa, FL 33614-8390	TOWN OF KINDRED II CDD 1650 SOUTHURY DR Kindred, FL 34744-6436 Email: psoety@sunscapeconsulting.com	Proposal #: 20067300-1742991871 Account #: 8336732 Ship To #: 8336272 Work: (407) 804-2525 Mobile: (407) 489-7919 Fax: (407) 804-1155 Email: psoety@sunscapeconsulting.com

Fertilization/SoilCare	Service Period	Price	Tax	Total
<input type="checkbox"/> Deep Root Fertilize w/ Arbor Green PRO (**) October	Deep root fertilization for park area easement around entranceway, around lake and all along Cross Prairie Parkway on both side of road and middle islands ending at Macy Island Rd. - 9 maple trees - 341 Live oak trees	\$8,240.00		\$8,240.00

Davey's patented Arbor Green - Pro works with nature to fertilize without burning or leaching, building stronger root systems and healthier foliage. Our advanced formula is applied by hydraulic injections directly into the root zone to ensure a gradual and uniform release resulting in healthier trees which naturally resist pests and disease.

This treatment is recommended for every 6 months.

Please note that The Davey Tree Expert Company injects into the ground around the drip zone of the tree / plants and is not responsible for irrigation damage that has not been presented in the quote by the client.

<input type="checkbox"/> Deep Root Fertilize w/ Arbor Green PRO (**) March	\$8,240.00	\$8,240.00
Deep root fertilization for park area easement around entranceway, around lake and all along Cross Prairie Parkway on both side of road and middle islands ending at Macy Island Rd. - 9 maple trees - 341 Live oak trees		

Davey's patented Arbor Green - Pro works with nature to fertilize without burning or leaching, building stronger root systems and healthier foliage. Our advanced formula is applied by hydraulic injections directly into the root zone to ensure a gradual and uniform release resulting in healthier trees which naturally resist pests and disease.

This treatment is recommended for every 6 months.

Please note that The Davey Tree Expert Company injects into the ground around the drip zone of the tree / plants and is not responsible for irrigation damage that has not been presented in the quote by the client.

Total of All Services	\$16,480.00	\$0.00	\$16,480.00
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YES, please schedule the Services marked above.

YES, please automatically renew the Services marked above that are eligible for automatic renewal (as indicated by \*\*) for successive Service Periods, which will continue until I inform Company in writing that I want to cancel automatic renewal effective as of the next Service Period; however, automatic renewal will not apply to customers in CA, NY, CT or any other state that prohibits this automatic renewal option

**Other Important Terms:** See the attached "Terms and Conditions" either set forth on the reverse side of this Agreement or attached to this Agreement for additional information, such as early termination, maintenance responsibilities, warranties, late and default charges and insurance.



The Davey Tree Expert Company ("Company")  
123 Atlantic Dr Suite 111  
Maitland, FL 32751-3370  
Phone: (407) 331-8020 Fax: (407) 331-4883  
Email: Kristoffer.Baker@davey.com



Client	Service Location	
Town of Kindred II CDD 3434 COLWELL AVE Tampa, FL 33614-8390	TOWN OF KINDRED II CDD 1650 SOUTHBURY DR Kindred, FL 34744-6436 Email: psoety@sunscapeconsulting.com	Proposal #: 20067300-1742991871 Account #: 8336732 Ship To #: 8336272 Work: (407) 804-2525 Mobile: (407) 489-7919 Fax: (407) 804-1155 Email: psoety@sunscapeconsulting.com

**ACCEPTANCE OF PROPOSAL:** By signing below, Client agrees and accepts the terms and conditions stated above and the Terms and Conditions either set forth on the reverse side of this Agreement or attached to this Agreement. Company is authorized to do this work as specified. All deletions have been noted. I understand that once accepted, this Agreement constitutes a binding contract. If Client is a legal entity, the undersigned hereby represents that the undersigned has full authority to enter into this Agreement on behalf of Client. This proposal may be withdrawn if not accepted within 30 days.

YOU ARE ENTITLED TO A COMPLETELY FILLED IN COPY OF THIS AGREEMENT, SIGNED BY BOTH YOU AND US, BEFORE ANY WORK MAY BE STARTED

**DOOR-TO-DOOR SALE/ HOME SOLICITATION:** If this Agreement is the result of a Door-to-Door or Home Solicitation Sale (under applicable state or federal law), the following provision applies:

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the attached notice of cancellation form for an explanation of this right. If you cancel this agreement, the seller may not keep all or part of any cash down payment.

CLIENT:

Signature:   
Name (print): Kristoffer Baker  
Title: Sales Arborist  
Date: 10/6/2025

COMPANY:

Signature:   
Name (print): Kristoffer Baker  
Title: Sales Arborist  
Date: 10/6/2025

CLIENT CARE GUARANTEE:

We guarantee to deliver what we contract to deliver. If we fail to deliver, we will work with you until you are satisfied, or we will not charge you for the disputed service.

## ESTIMATE

Resort Pool Services DBA  
14711 Henson Rd  
Orlando, FL 32832-6535

resortinvoice@gmail.com  
+1 (321) 689-6210



### Bill to

Town Of Kindred II CDD PHASE 3

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### Estimate details

Estimate no.: 1301

Estimate date: 01/13/2026

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Pool Sign</b>	Pool rules sign 2 needed to replace damaged sign	2	\$285.00	\$570.00
<b>Total</b>					<b>\$570.00</b>

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Accepted date

Accepted by

Simon McDonnel

01/15/26

**SECOND AMENDMENT TO LANDSCAPE MANAGEMENT AGREEMENT BY AND  
BETWEEN TOWN OF KINDRED COMMUNITY DEVELOPMENT II AND  
SUNSCAPE LANDSCAPE MANAGEMENT SERVICES, INC.**

**THIS SECOND AMENDMENT** is made and entered into effective as of the 28<sup>th</sup> day of January 2026, by and between (“**Second Amendment**”):

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

**SUNSCAPE LANDSCAPE MANAGEMENT SERVICES, INC.**, a Florida corporation, whose address is 735 Primera Boulevard, Suite 145, Lake Mary, Florida 32746 (the “**Consultant**”, together with the District, the “**Parties**”).

**RECITALS**

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

**WHEREAS**, the Parties previously entered into that certain *Landscape Management Agreement by and between Town of Kindred II Community Development District and SunScape Landscape Management Services, Inc.*, dated October 2023 (the “**Agreement**”), as amended; and

**WHEREAS**, pursuant to Section 20 of the Agreement, the Parties may amend the Agreement when such amendment is in writing and authorized by both the District and the Consultant; and

**WHEREAS**, the Parties desire amend the Agreement to reflect new services rendered and increased levels of compensation relative thereto; and

**WHEREAS**, the District and Consultant warrant and agree that they have all right, power and authority to enter into and be bound by this Second Amendment.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

**1. RECITALS.** The recitals stated above are true and correct and are incorporated by reference as a material part of this Second Amendment.

**2. AMENDMENT.** The Parties agree that the Agreement shall be amended as follows:

**A.** Exhibit A of the Agreement shall be amended hereby, and **Exhibit A** hereto shall take its place.

**B.** Exhibit B of the Agreement shall be amended hereby, and **Exhibit B** hereto shall take its place.

**3. CONFLICTS.** Except as described in Section 2 of this Second Amendment, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, indemnification, and sovereign immunity provisions, remain in full effect and fully enforceable.

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

**5. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Second Amendment shall not affect the validity or enforceability of the remaining portions of this Second Amendment or any part of this Second Amendment not held to be invalid or unenforceable.

*[Signature page follows]*

**IN WITNESS WHEREOF**, the parties execute this Second Amendment the day and year first written above.

**TOWN OF KINDRED COMMUNITY DEVELOPMENT  
DISTRICT II**

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Authorized Signatory, Board of Supervisors

**SUNSCAPE LANDSCAPE MANAGEMENT SERVICES,  
INC., a Florida corporation**

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

**Exhibit A:** Revised Scope of Services

**Exhibit B:** Revised Proposal Pricing

## **Exhibit A** **Revised Scope of Services**

SunScape will perform for Client's benefit the following Services, in association with the Landscape Management Services Agreement, dated January 1, 2026:

1. Development of a landscape maintenance program, including the development of scope of work and all related contract documents.
2. Management of bid solicitation for the landscape maintenance contract; not to exceed one occurrence every three years.
3. Provide input for the landscape program budget based on the specific needs of the Client.
4. Assist in the selection of annuals and/or perennials for flower beds and containers, as applicable on each property.
5. Oversight of arbor care needs, including the identification of maintenance, control and care of hardwood trees on the property under \$5,000 in value.
6. Oversight of major storm related cleanup of the landscape including hardwood trees under \$5,000 in value.
7. Management and identification of issues and ongoing care needs for conservation boundaries and storm damage repairs.
8. Layout, pricing and supervision of incidental landscape enhancements under \$5,000.00 in value.
9. Management of irrigation system operation and associated requests for adjustment, service repairs under \$5,000.00 in value.
10. Assist in the investigation and resolution of Client's requests, inquiries and complaints regarding the landscape maintenance program, contractors or other issues related to the property.
11. Oversight of contractor's lawn and ornamental program to ensure proper nutritional levels and the timely control of plant and turf damaging insects and disease.
12. Perform monthly landscape inspections reviewing contractor compliance with the landscape agreement specifications followed by a formal report.
13. Monitoring hardscape elements throughout the property, reporting to Client any discovered problems, and managing any associated Client requests to repair and replace problematic hardscape elements under \$5,000.00 in value.
14. Management of arbor care work, major storm related cleanup, landscape enhancements, large irrigation system repairs or hardscape projects over \$5,000.00 in value can be managed under a separate agreement for a project management fee of 8.5% of total project amount.

*(Additional Service Items Specific to Remembrance Park)*

15. Assist Contractor with monitoring the Park for proper hydration and general plant and tree health.
16. Inspect irrigation bubbler heads with Contractor on a regular basis to ensure proper operation.
17. Review ornamental planting beds during each inspection for plant health and control of weed growth.
18. Monitor specific nutritional and disease control applications for relocated Live Oaks and Palmetto.

**Exhibit B**  
**Revised Proposal Pricing**

**SunScape Compensation – Town of Kindred CDD 2**

Client will pay SunScape the fees set forth below as compensation to execute the services described in SunScape's Scope of Services listed on Schedule A.

Monthly Amount:	\$1,250.00	CDD 2
Monthly Amount:	\$1,250.00	Remembrance Park
Monthly Amount:	\$1,450.00	CDD 2 Phase 3
Monthly Amount:	\$250.00	CDD 2 Phase 3 Amenity
Total CDD2 Monthly Amount:	\$4,200.00	
Total CDD 2 Annual Amount:	\$50,400.00	



September 17, 2025

Contract No. - 188475

Town of Kindred 2

August 2025 MI repairs. All labor and material included.

**15471 Cross Prairie**

(1) Hunter solenoid - zone 7

**14911 Cross Prairie**

(1) solenoid - zone 20

**19891 Red Canyon Dr**

(2) Bicoders - zone 3, 16

(2) solenoids - zone 3, 16

Desc	Qty	List Price	Price w/ disc
solenoid	(4)	\$45.40	\$36.32
Bicoder	(2)	\$265.43	\$212.35

Labor Hours	Price
8 hrs	\$65

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Solenoid	4.00	\$36.32	\$145.28
Bicoder	2.00	\$212.35	\$424.70
			<b>\$569.98</b>

**WORK ORDER SUMMARY**

SERVICES	SALES TAX	TOTAL PRICE
Irrigation Repair	\$0.00	\$569.98
	<b>\$0.00</b>	<b>\$569.98</b>

**Sale** \$569.98

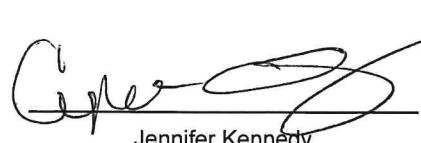
Contract No. - 188475

Town of Kindred 2

September 17, 2025

<b>Sales Tax</b>	\$0.00
<b>Total</b>	<b>\$569.98</b>

By



Jennifer Kennedy

Date 9/17/2025

United Land Services

By

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Date

Town of Kindred 2



**Proposal #211209**

Date: 1/14/2026

Cupertino Iniguez Ramirez

**Customer:**

Rizzetta & Company

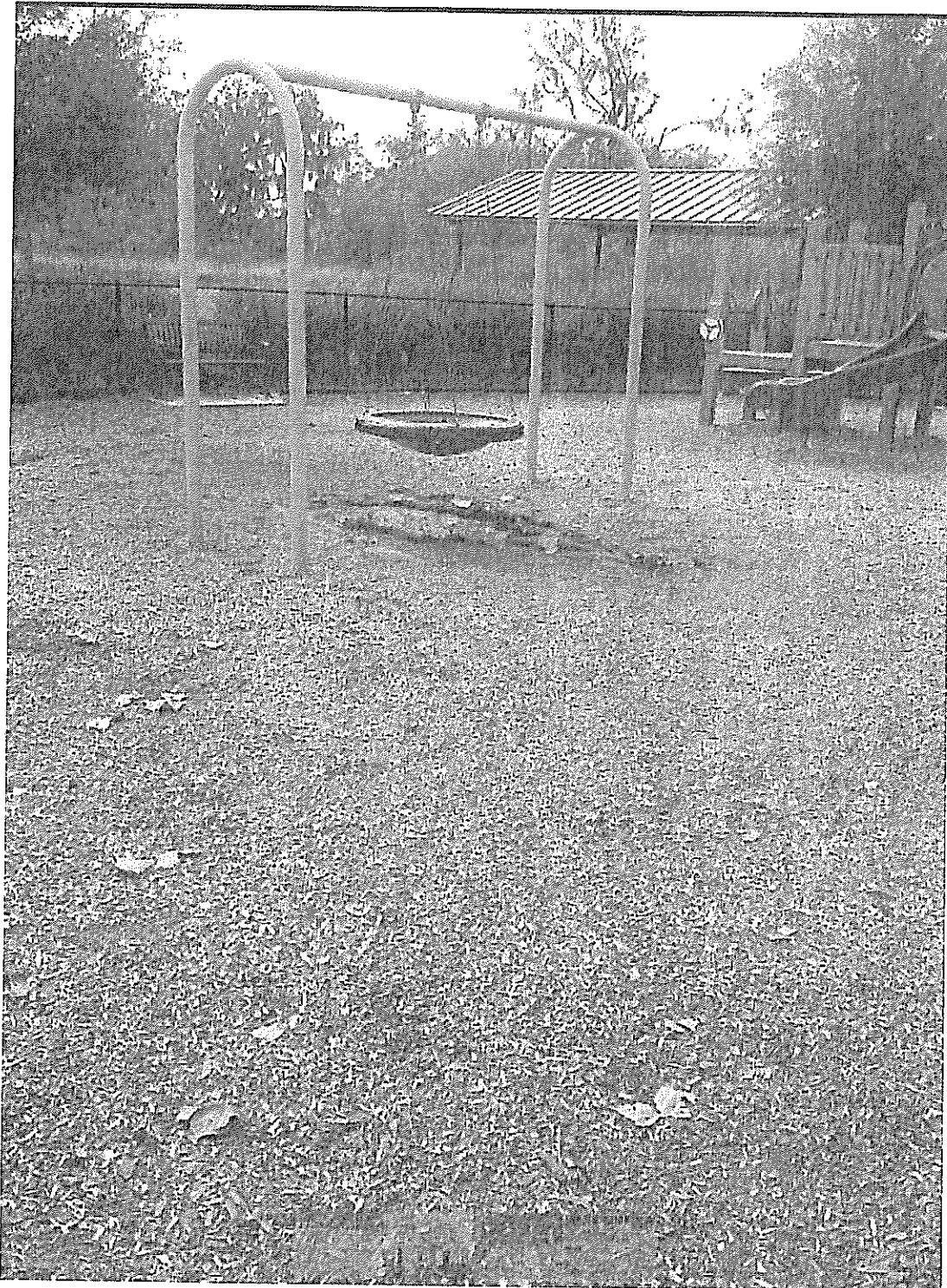
**Property:**

Town of Kindred 2  
1650 Southbury DR  
Kissimmee, FL

**ADA Playground Mulch Installed at Playground near Clubhouse 2**

**NOTE:**

Installing ADA certified playground mulch at a 5 to 6-inch depth in the playground at clubhouse 2.







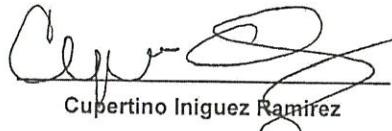
<b>ADA Playground Mulch Installed at Playground near Clubhouse 2</b>	<b>\$4,410.00</b>
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	Quantity	Price/Unit	Price
<b>ADA Certified Playground Mulch</b>			<b>\$4,410.00</b>
ADA Mulch - installed in playground	55.00	\$72.00	\$3,960.00
Labor Cost - installing new ADA playground mulch	10.00	\$45.00	\$450.00

PROJECT TOTAL: \$4,410.00

**Terms & Conditions**

By



Cupertino Iniguez Ramirez

Date

1/14/2026

United Land Services

By



Date

1/19/26

Town of Kindred 2



**Proposal #207209**

Date: 1/6/2026

Cupertino Iniguez Ramirez

**Customer:**

Rizzetta & Company

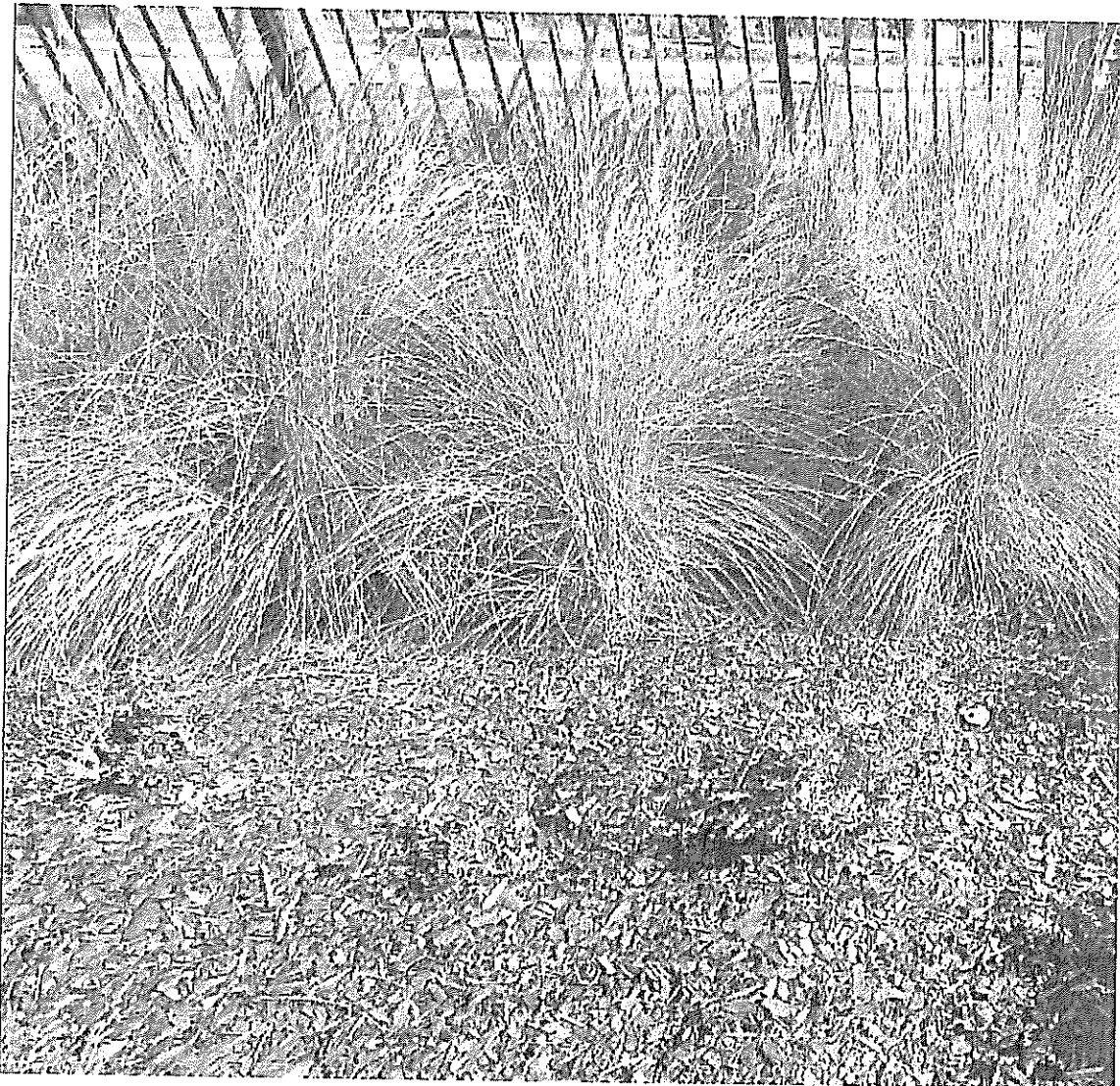
**Property:**

Town of Kindred 2  
1650 Southbury DR  
Kissimmee, FL

**Item 21: Replacing 7 Missing Carissa Holly**

**NOTE:**

replacing 7 missing Carissa Holly around clubhouse 2 that were removed with new Carissa.

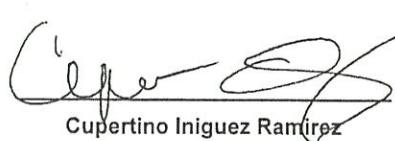


<b>Item 21: Replacing 7 Missing Carissa Holly</b>	<b>\$119.00</b>
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	Quantity	Price/Unit	Price
<b>Property Improvements</b>			<b>\$119.00</b>
Holly Carrissa 3g Plant Installed Nursery Item	7.00	\$17.00	\$119.00
<b>PROJECT TOTAL:</b>			<b>\$119.00</b>

## Terms & Conditions

By



Cupertino Iniguez Ramirez

Date

1/6/2026

United Land Services

By



Date

1/6/26

Town of Kindred 2


  
 5034 N Hiatus Rd  
 Sunrise, FLORIDA, 33351  
 954-747-5128  
[www.commfitnessproducts.com](http://www.commfitnessproducts.com)

**ESTIMATE #1235**

BID PROVIDED BY:  
 Erick@commfitnessproducts.com  
 BID PROVIDED ON: 12/10/2025

**CLIENT INFORMATION**

COMPANY: Kindred CCD2	CLIENT NAME: paul almonte
ADDRESS: 1650 southbury drive	CLIENT MAIN PHONE: 754-285-6199
CITY: town kindred cdd STATE: Florida ZIP: 34744	CLIENT EMAIL: palmonte@artemislifestyles.com

**LABOR ESTIMATE**

LABOR RATE TYPE	TOTAL HOURS ESTIMATED	AMOUNT	TOTAL
Flat Rate	N/A	\$95.00	\$95.00

**PARTS**

DESCRIPTION	PRICE	TAX RATE	TOTAL
Inflight Functional Trainer Cables	\$125.00	7.5%	\$134.38
Inflight Functional Trainer Cables	\$125.00	7.5%	\$134.38

**EXTRAS**

DESCRIPTION	PRICE	TAX RATE	TOTAL
Service/ Trip	\$95.00	7.5%	\$102.13

ESTIMATE ONLY	ESTIMATE TOTAL
This estimate is an approximation and is not guaranteed. The estimate is based on information provided from the client regarding project requirements. Actual cost may change once all project elements are finalized or negotiated. Prior to any changes of cost, the client will be notified. Estimate valid for 30 days.	<b>TOTAL LABOR:</b> \$95.00
	<b>TRAVEL CHARGE:</b> \$0.00
	<b>TOTAL PARTS:</b> \$268.76
	<b>TOTAL EXTRAS:</b> \$102.13
	<b>TOTAL EQUIPMENT:</b> \$0.00
	<b>ESTIMATE TOTAL:</b> \$465.89

**\*\*THIS IS NOT A BILL. THIS IS AN ESTIMATE ONLY. DO NOT SUBMIT PAYMENT\*\***



## Estimate

Date	Estimate #	Terms
29th January 2026	28369	Due on receipt

Lic EC13006392

Payment is due upon completion of the job.

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

Bill To
United Land Services 1450 Diamond Loop Drive Kissimmee, FL 34744

Job Address
1450 Diamond Loop Drive Kissimmee, FL 34744

DESCRIPTION	Qty	Rate	Amount
Labor and materials needed to add a 20 amp circuit for fan motor in irrigation panel and hook up new transformer for the system.	1	\$285.76	\$285.76
Note: Drywall damage may occur during repair or installation. Drywall repair is the responsibility of the customer.  \$45.00 service charge for all returned cheques. There is a 3% processing fee for credit cards.		Subtotal	\$285.76
		NONE	\$0.00
		Total	<b>\$285.76</b>
Estimates are valid for 30 days.			

**3. ACCEPTANCE OF ENGINEER'S CERTIFICATE AND DISTRICT CERTIFICATE.** The Board hereby accepts the Engineer's Certificate, attached hereto as **Exhibit A**, and District Certificate, attached hereto as **Exhibit B**, and certifies the Project complete in accordance with the trust indentures for the Bonds, the assessment resolutions levying the Assessments, and pursuant to Chapter 170, *Florida Statutes*. The Completion Date, as that term is defined in the trust indentures, shall be the date of this Resolution.

**4. DIRECTION TO DISTRICT STAFF.** District Staff is directed to notify the Trustee for the Bonds of the completion of the Project, and to effect any final transfers of funds from the reserve accounts and acquisition and construction accounts for the Bonds, and close the acquisition and construction accounts, upon completion of such transfers.

**5. FINALIZATION OF ASSESSMENTS.** Pursuant to Section 170.08, *Florida Statutes*, and the assessment resolutions levying the Assessments, and because the Project are complete, the Assessments are to be credited the difference in the assessment as originally made, approved, and confirmed and a proportionate part of the actual project costs of the Project. Because all of the original construction proceeds from the Bonds were used to construct the Project, respectively, and all contribution requirements (if any) were satisfied, no such credit is due. Accordingly, and pursuant to Section 170.08, *Florida Statutes*, and the Assessments are hereby finalized in the amount of the outstanding debt due on the Bonds, respectively, in accordance with **Exhibit B** herein, and are hereby apportioned in accordance with the assessment resolutions and reports adopted for the levy of the Assessments, as well as the Final Assessment Lien Roll on file with the District Manager.

**6. REAL ESTATE CONVEYANCES; PERMITS.** In connection with the Project, the District: (i) has accepted permits, approvals, right-of-way agreements and other similar documents from governmental entities for the construction and/or operation of the improvements, and (ii) has accepted, conveyed and/or dedicated certain interests in real and personal property (e.g., roads, utilities, stormwater improvements, and other systems), and, for those purposes, has executed plats, deeds, easements, bills of sale, permit transfer documents, agreements, and other documents necessary for the conveyance and/or operation of improvements, work product and land ((i) and (ii) together, the "Conveyances"). All such Conveyances are hereby ratified, if not previously approved, and any remaining Conveyances are expressly authorized.

**7. MUTUAL RELEASE.** Because the Project is complete, the District hereby authorizes execution of mutual releases in the forms attached hereto as **Exhibit C**.

**8. IMPROVEMENT LIEN BOOK.** Immediately following the adoption of this Resolution, the Assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

**9. TRUE-UP PAYMENTS.** As set forth in **Exhibit B**, all true-up obligations are deemed satisfied at this time.

**10. GENERAL AUTHORIZATION.** The Chairman, members of the Board of Supervisors and District staff are hereby generally authorized, upon the adoption of this Resolution, to do all acts and

things required of them by this Resolution or desirable or consistent with the requirements or intent hereof.

**11. CONFLICTS.** All District resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. This Resolution is intended to supplement the assessment resolutions levying the Assessments which remain in full force and effect. This Resolution and the assessment resolutions levying the Assessments shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

**12. SEVERABILITY.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**13. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

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EXHIBIT A

ENGINEER'S CERTIFICATE  
REGARDING COMPLETION OF 2020 PROJECT

November 6, 2025

Board of Supervisors  
Town of Kindred Community Development District II

U.S. Bank National Association, as Trustee

RE: Certificate of Completion for Certain District Project

This Certificate is furnished in accordance Chapter 170, *Florida Statutes*, and regarding the following District's "2020 Project" ("Project"). This Certificate is intended to evidence the completion of the Project undertaken by the District. To the best of my knowledge and belief, and after reasonable inquiry, the undersigned, as an authorized representative of District Engineer, hereby makes the following certifications upon which the District may rely:

1. The Project has been completed in substantial compliance with the specifications, is in service, and is capable of performing the functions for which it is intended.
2. Based on our knowledge and belief, all labor, services, materials, and supplies used in the Project have been paid for and, where practicable, acknowledgment of such payments has been obtained from all contractors and suppliers.
3. All plans, permits and specification necessary for the operation and maintenance of the Project improvements are complete and on file with the District Engineer and have been transferred to the District or other appropriate governmental entity having charge of such operation and maintenance, or are in the process of being transferred to the District.
4. As part of the Project, the District did not fund any improvements that generated impact fee credits or similar credits.
5. The total cost of the Project was greater than the amount deposited in the applicable acquisition and construction account established for the Bonds related to the Project.

**EXHIBIT B**

**DISTRICT CERTIFICATE  
REGARDING COMPLETION OF 2020 PROJECT**

November 3, 2025

Board of Supervisors  
Town of Kindred Community Development District II

U.S. Bank National Association, as Trustee

RE: Certificate of Completion for Certain District Project  
District Assessment Consultant Certifications

This Certificate is furnished in accordance Chapter 170, *Florida Statutes*, and regarding the District's "2020 Project" ("Project"), which was funded in part by the District's Special Assessment Revenue Bonds, Series 2020 ("Bonds"). The Bonds were secured in part by debt service assessments ("Assessments") levied on certain lands within the boundaries of the District. This Certificate is intended to make certain certifications relating to the completion of the Project undertaken by the District.

To the best of my knowledge and belief, and after reasonable inquiry, the undersigned, as an authorized representative of the District's Assessment Consultant, hereby makes the following certifications upon which the District may rely:

1. The total cost of the Project was greater than the amount deposited in the applicable acquisition and construction account established for the Bonds related to the Project. Further, The District has spent substantially all monies from the applicable construction account(s) for the Project. Accordingly, and pursuant to Section 170.08, *Florida Statutes*, no credit is due in connection with finalizing the Assessments.

2. Based on inquiry of the District Engineer, the benefits to the lands subject to the Assessments from the completed Project continues to be sufficient to support the applicable Assessments. Moreover, Assessments continue to be fairly and reasonably allocated consistent with the applicable assessment resolutions and reports.

3. The Developer has satisfied any and all requirements, if any, to make contributions of infrastructure in connection with the reduction of the Assessments to meet target levels, repay impact fee credits, or otherwise offset assessments.

4. As of the date hereof, no rebate amount is due and owing to the federal government with respect to the Bonds.

5. The Assessments are sufficient to pay the remaining debt service on the Bonds.

6. Based on a review of the applicable plats for lands within the District, no true-up is presently due and owing at this time for any of the Assessments.

EXHIBIT C

**MUTUAL RELEASE**

This Mutual Release ("Release") is made and entered into by and between:

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

**D.R. HORTON, INC.**, a Delaware corporation, with a mailing address of 1341 Horton Circle, Arlington, Texas 76011 ("Developer").

**RECITALS**

**WHEREAS**, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended ("Act"), and is validly existing under the Constitution and laws of the State of Florida; and

**WHEREAS**, the Act authorizes the District to issue bonds for the purpose, among others, of planning, financing, constructing, operating and/or maintaining certain infrastructure, roadways, stormwater management, utilities (water & sewer), offsite improvements, landscaping/lighting, and other infrastructure within or without the boundaries of the District; and

**WHEREAS**, the Developer is the primary developer of certain lands within the boundaries of the District; and

**WHEREAS**, the District previously undertook its "2020 Project" ("Project"), which was funded in part by the District's Special Assessment Revenue Bonds, Series 2020 ("Bonds"), and the Bonds were secured in part by debt service assessments ("Assessments") levied on certain lands within the boundaries of the District; and

**WHEREAS**, in connection with the Bonds, the District entered into certain agreements with the Developer, including a completion agreement, collateral assignment agreement, and acquisition agreement (together, "Developer Agreements"); and

**WHEREAS**, the District is in the process of declaring the Project complete, and the parties desire to provide mutual releases relating thereto.

**NOW, THEREFORE**, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, the District and the Developer agree as follows:

**1. RECITALS.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

**2. MUTUAL RELEASES.** The Developer and District hereby agree that the Developer has been paid in full for any amounts owed in connection with the Project, and that there are no amounts of any kind due now or in the future, whether as construction proceeds, deferred costs, or otherwise, and

whether pursuant to the Developer Agreements, applicable Trust Indentures or any other agreement, to the Developer and relating in any way to the Project or the Bonds. Accordingly, the Developer hereby acknowledges receipt of all payments due and owing for work product, infrastructure, or land conveyance, or any other amount owed relating in any way to the Project or Bonds; certifies that there are no outstanding requests for payment and that there is no disagreement as to the appropriateness of any such payments; and further waives and releases any claim, entitlement, or right it presently has or may have in the future to any additional payment of amounts due and owing related to the Project or Bonds.

In consideration therefor, the District does hereby release, release, remit, acquit, and forever discharge from any and all claims, demands, damages, attorney's fees (including appellate attorney's fees), costs, debts, actions, causes of action, and suits of any kind or nature whatsoever all claims it presently has or may have in the future against the Developer and its assigns, successors, predecessor and successor corporations, parent corporations, subsidiaries, affiliates, officers (past and present), employees (past and present), independent agents (past and present), agents (past and present, attorneys (past and present, partners (past and present), members (past and present), insurers (past and present), and any and all sureties and other insurers, on account of all damages, including compensatory, economic, non-economic, punitive, and all other damages, known and unknown, foreseen and unforeseen, and any and all rights, claims and demands of whatsoever kind or nature, in law or in equity, which it ever had, now have or may hereafter acquire against such parties arising out of or with respect to the construction, implementation, equipping, ownership and operation of the Project, or any portions thereof, and the Developer Agreements or the Bonds.

**3. ASSESSMENTS.** Nothing in this Mutual Release shall be construed to waive or otherwise apply to the Developer's obligation to pay assessments (including but not limited to true-up payments) owed to the District and levied on lands owned by the Developer.

**4. EFFECTIVE DATE.** The releases contained herein shall take effect upon execution of this Release.

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RESOLUTION 2025-10

[PROJECT COMPLETION RESOLUTION  
FOR 2021 PROJECT]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II ADDRESSING REAL ESTATE CONVEYANCES AND PERMITS; ACCEPTING A CERTIFICATE OF THE DISTRICT ENGINEER AND DECLARING CERTAIN PROJECT COMPLETE; PROVIDING DIRECTION TO DISTRICT STAFF; FINALIZING ASSESSMENTS; AUTHORIZING CONVEYANCES; AUTHORIZING A MUTUAL RELEASE; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

*Background*

WHEREAS, the Town of Kindred Community Development District II ("District") was established for the purpose of providing infrastructure improvements, facilities, and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

WHEREAS, the District previously issued its Special Assessment Revenue Bonds, Series 2021 ("Bonds"), which Bonds are secured by debt service special assessments ("Assessments") levied on certain lands within the District, and which Bonds were used to finance a portion of the "2021 Project" ("Project"); and

WHEREAS, pursuant to Chapter 170, *Florida Statutes*, and the trust indentures for the Bonds, the District Engineer has executed and delivered an "Engineer's Certificate," attached hereto as **Exhibit A**, wherein the District Engineer certified the Project complete; and

WHEREAS, the District Assessment Consultant similarly has executed and delivered a "District Certificate," attached hereto as **Exhibit B**, wherein the District Assessment Consultant has made certain certifications relating to the completion of the Project; and

WHEREAS, in reliance upon the Engineer's Certificate and District Certificate, the District's Board desires to certify the Project complete in accordance with the trust indentures for the Bonds, the assessment resolutions levying the Assessments, and pursuant to Chapter 170, *Florida Statutes*, and to establish a date of the completion for the Project;

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

1. **RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. **AUTHORITY.** This Resolution is adopted pursuant the Indenture and provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

**3. ACCEPTANCE OF ENGINEER'S CERTIFICATE AND DISTRICT CERTIFICATE.** The Board hereby accepts the Engineer's Certificate, attached hereto as **Exhibit A**, and District Certificate, attached hereto as **Exhibit B**, and certifies the Project complete in accordance with the trust indentures for the Bonds, the assessment resolutions levying the Assessments, and pursuant to Chapter 170, *Florida Statutes*. The Completion Date, as that term is defined in the trust indentures, shall be the date of this Resolution.

**4. DIRECTION TO DISTRICT STAFF.** District Staff is directed to notify the Trustee for the Bonds of the completion of the Project, and to effect any final transfers of funds from the reserve accounts and acquisition and construction accounts for the Bonds, and close the acquisition and construction accounts, upon completion of such transfers.

**5. FINALIZATION OF ASSESSMENTS.** Pursuant to Section 170.08, *Florida Statutes*, and the assessment resolutions levying the Assessments, and because the Project are complete, the Assessments are to be credited the difference in the assessment as originally made, approved, and confirmed and a proportionate part of the actual project costs of the Project. Because all of the original construction proceeds from the Bonds were used to construct the Project, respectively, and all contribution requirements (if any) were satisfied, no such credit is due. Accordingly, and pursuant to Section 170.08, *Florida Statutes*, and the Assessments are hereby finalized in the amount of the outstanding debt due on the Bonds, respectively, in accordance with **Exhibit B** herein, and are hereby apportioned in accordance with the assessment resolutions and reports adopted for the levy of the Assessments, as well as the Final Assessment Lien Roll on file with the District Manager.

**6. REAL ESTATE CONVEYANCES; PERMITS.** In connection with the Project, the District: (i) has accepted permits, approvals, right-of-way agreements and other similar documents from governmental entities for the construction and/or operation of the improvements, and (ii) has accepted, conveyed and/or dedicated certain interests in real and personal property (e.g., roads, utilities, stormwater improvements, and other systems), and, for those purposes, has executed plats, deeds, easements, bills of sale, permit transfer documents, agreements, and other documents necessary for the conveyance and/or operation of improvements, work product and land ((i) and (ii) together, the "**Conveyances**"). All such Conveyances are hereby ratified, if not previously approved, and any remaining Conveyances are expressly authorized.

**7. MUTUAL RELEASE.** Because the Project is complete, the District hereby authorizes execution of mutual releases in the forms attached hereto as **Exhibit C**.

**8. IMPROVEMENT LIEN BOOK.** Immediately following the adoption of this Resolution, the Assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

**9. TRUE-UP PAYMENTS.** As set forth in **Exhibit B**, all true-up obligations are deemed satisfied at this time.

**10. GENERAL AUTHORIZATION.** The Chairman, members of the Board of Supervisors and District staff are hereby generally authorized, upon the adoption of this Resolution, to do all acts and

things required of them by this Resolution or desirable or consistent with the requirements or intent hereof.

**11. CONFLICTS.** All District resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. This Resolution is intended to supplement the assessment resolutions levying the Assessments which remain in full force and effect. This Resolution and the assessment resolutions levying the Assessments shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

**12. SEVERABILITY.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**13. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

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EXHIBIT A

ENGINEER'S CERTIFICATE  
REGARDING COMPLETION OF 2021 PROJECT

NOVEMBER 6, 2025

Board of Supervisors  
Town of Kindred Community Development District II

U.S. Bank National Association, as Trustee

RE: Certificate of Completion for Certain District Project

This Certificate is furnished in accordance Chapter 170, *Florida Statutes*, and regarding the following District's "2021 Project" ("Project"). This Certificate is intended to evidence the completion of the Project undertaken by the District. To the best of my knowledge and belief, and after reasonable inquiry, the undersigned, as an authorized representative of District Engineer, hereby makes the following certifications upon which the District may rely:

1. The Project has been completed in substantial compliance with the specifications, is in service, and is capable of performing the functions for which it is intended.
2. Based on our knowledge and belief, all labor, services, materials, and supplies used in the Project have been paid for and, where practicable, acknowledgment of such payments has been obtained from all contractors and suppliers.
3. All plans, permits and specification necessary for the operation and maintenance of the Project improvements are complete and on file with the District Engineer and have been transferred to the District or other appropriate governmental entity having charge of such operation and maintenance, or are in the process of being transferred to the District.
4. As part of the Project, the District did not fund any improvements that generated impact fee credits or similar credits.
5. The total cost of the Project was greater than the amount deposited in the applicable acquisition and construction account established for the Bonds related to the Project.

**EXHIBIT B**

**DISTRICT CERTIFICATE  
REGARDING COMPLETION OF 2021 PROJECT**

November 3, 2025

Board of Supervisors  
Town of Kindred Community Development District II

U.S. Bank National Association, as Trustee

RE: Certificate of Completion for Certain District Project  
District Assessment Consultant Certifications

This Certificate is furnished in accordance Chapter 170, *Florida Statutes*, and regarding the District's "2021 Project" ("Project"), which was funded in part by the District's Special Assessment Revenue Bonds, Series 2021 ("Bonds"). The Bonds were secured in part by debt service assessments ("Assessments") levied on certain lands within the boundaries of the District. This Certificate is intended to make certain certifications relating to the completion of the Project undertaken by the District.

To the best of my knowledge and belief, and after reasonable inquiry, the undersigned, as an authorized representative of the District's Assessment Consultant, hereby makes the following certifications upon which the District may rely:

1. The total cost of the Project was greater than the amount deposited in the applicable acquisition and construction account established for the Bonds related to the Project. Further, The District has spent substantially all monies from the applicable construction account(s) for the Project. Accordingly, and pursuant to Section 170.08, *Florida Statutes*, no credit is due in connection with finalizing the Assessments.
2. Based on inquiry of the District Engineer, the benefits to the lands subject to the Assessments from the completed Project continues to be sufficient to support the applicable Assessments. Moreover, Assessments continue to be fairly and reasonably allocated consistent with the applicable assessment resolutions and reports.
3. The Developer has satisfied any and all requirements, if any, to make contributions of infrastructure in connection with the reduction of the Assessments to meet target levels, repay impact fee credits, or otherwise offset assessments.
4. As of the date hereof, no rebate amount is due and owing to the federal government with respect to the Bonds.
5. The Assessments are sufficient to pay the remaining debt service on the Bonds.
6. Based on a review of the applicable plats for lands within the District, no true-up is presently due and owing at this time for any of the Assessments.

EXHIBIT C

**MUTUAL RELEASE**

This Mutual Release ("Release") is made and entered into by and between:

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

**D.R. HORTON, INC.**, a Delaware corporation, with a mailing address of 1341 Horton Circle, Arlington, Texas 76011 ("Developer").

**RECITALS**

**WHEREAS**, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended ("Act"), and is validly existing under the Constitution and laws of the State of Florida; and

**WHEREAS**, the Act authorizes the District to issue bonds for the purpose, among others, of planning, financing, constructing, operating and/or maintaining certain infrastructure, roadways, stormwater management, utilities (water & sewer), offsite improvements, landscaping/lighting, and other infrastructure within or without the boundaries of the District; and

**WHEREAS**, the Developer is the primary developer of certain lands within the boundaries of the District; and

**WHEREAS**, the District previously undertook its "2021 Project" ("Project"), which was funded in part by the District's Special Assessment Revenue Bonds, Series 2021 ("Bonds"), and the Bonds were secured in part by debt service assessments ("Assessments") levied on certain lands within the boundaries of the District; and

**WHEREAS**, in connection with the Bonds, the District entered into certain agreements with the Developer, including a completion agreement, collateral assignment agreement, and acquisition agreement (together, "Developer Agreements"); and

**WHEREAS**, the District is in the process of declaring the Project complete, and the parties desire to provide mutual releases relating thereto.

**NOW, THEREFORE**, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, the District and the Developer agree as follows:

**1. RECITALS.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

**2. MUTUAL RELEASES.** The Developer and District hereby agree that the Developer has been paid in full for any amounts owed in connection with the Project, and that there are no amounts of any kind due now or in the future, whether as construction proceeds, deferred costs, or otherwise, and

whether pursuant to the Developer Agreements, applicable Trust Indentures or any other agreement, to the Developer and relating in any way to the Project or the Bonds. Accordingly, the Developer hereby acknowledges receipt of all payments due and owing for work product, infrastructure, or land conveyance, or any other amount owed relating in any way to the Project or Bonds; certifies that there are no outstanding requests for payment and that there is no disagreement as to the appropriateness of any such payments; and further waives and releases any claim, entitlement, or right it presently has or may have in the future to any additional payment of amounts due and owing related to the Project or Bonds.

In consideration therefor, the District does hereby release, release, remit, acquit, and forever discharge from any and all claims, demands, damages, attorney's fees (including appellate attorney's fees), costs, debts, actions, causes of action, and suits of any kind or nature whatsoever all claims it presently has or may have in the future against the Developer and its assigns, successors, predecessor and successor corporations, parent corporations, subsidiaries, affiliates, officers (past and present), employees (past and present), independent agents (past and present), agents (past and present, attorneys (past and present, partners (past and present), members (past and present), insurers (past and present), and any and all sureties and other insurers, on account of all damages, including compensatory, economic, non-economic, punitive, and all other damages, known and unknown, foreseen and unforeseen, and any and all rights, claims and demands of whatsoever kind or nature, in law or in equity, which it ever had, now have or may hereafter acquire against such parties arising out of or with respect to the construction, implementation, equipping, ownership and operation of the Project, or any portions thereof, and the Developer Agreements or the Bonds.

**3. ASSESSMENTS.** Nothing in this Mutual Release shall be construed to waive or otherwise apply to the Developer's obligation to pay assessments (including but not limited to true-up payments) owed to the District and levied on lands owned by the Developer.

**4. EFFECTIVE DATE.** The releases contained herein shall take effect upon execution of this Release.

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RESOLUTION 2025-11

[PROJECT COMPLETION RESOLUTION  
FOR 2023 PROJECT]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II ADDRESSING REAL ESTATE CONVEYANCES AND PERMITS; ACCEPTING A CERTIFICATE OF THE DISTRICT ENGINEER AND DECLARING CERTAIN PROJECT COMPLETE; PROVIDING DIRECTION TO DISTRICT STAFF; FINALIZING ASSESSMENTS; AUTHORIZING CONVEYANCES; AUTHORIZING A MUTUAL RELEASE; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

*Background*

WHEREAS, the Town of Kindred Community Development District II ("District") was established for the purpose of providing infrastructure improvements, facilities, and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

WHEREAS, the District previously issued its Special Assessment Revenue Bonds, Series 2023 ("Bonds"), which Bonds are secured by debt service special assessments ("Assessments") levied on certain lands within the District, and which Bonds were used to finance a portion of the "2023 Project" ("Project"); and

WHEREAS, pursuant to Chapter 170, *Florida Statutes*, and the trust indentures for the Bonds, the District Engineer has executed and delivered an "Engineer's Certificate," attached hereto as **Exhibit A**, wherein the District Engineer certified the Project complete; and

WHEREAS, the District Assessment Consultant similarly has executed and delivered a "District Certificate," attached hereto as **Exhibit B**, wherein the District Assessment Consultant has made certain certifications relating to the completion of the Project; and

WHEREAS, in reliance upon the Engineer's Certificate and District Certificate, the District's Board desires to certify the Project complete in accordance with the trust indentures for the Bonds, the assessment resolutions levying the Assessments, and pursuant to Chapter 170, *Florida Statutes*, and to establish a date of the completion for the Project;

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

1. **RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.
2. **AUTHORITY.** This Resolution is adopted pursuant the Indenture and provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

**3. ACCEPTANCE OF ENGINEER'S CERTIFICATE AND DISTRICT CERTIFICATE.** The Board hereby accepts the Engineer's Certificate, attached hereto as **Exhibit A**, and District Certificate, attached hereto as **Exhibit B**, and certifies the Project complete in accordance with the trust indentures for the Bonds, the assessment resolutions levying the Assessments, and pursuant to Chapter 170, *Florida Statutes*. The Completion Date, as that term is defined in the trust indentures, shall be the date upon which a final requisition payment has been made for the Project using the balance of the Series 2023 Acquisition and Construction Account, after (i) satisfaction of the Series 2023 Reserve Account Release Condition #2, (ii) release of the corresponding monies from the Series 2023 Reserve Account and into the Series 2023 Acquisition and Construction Account, and (iii) payment has been made using those released monies and for any final project costs.

**4. DIRECTION TO DISTRICT STAFF.** District Staff is directed to notify the Trustee for the Bonds of the completion of the Project, and to effect any final transfers of funds from the reserve accounts and acquisition and construction accounts for the Bonds, and close the acquisition and construction accounts, upon completion of such transfers.

**5. FINALIZATION OF ASSESSMENTS.** Pursuant to Section 170.08, *Florida Statutes*, and the assessment resolutions levying the Assessments, and because the Project are complete, the Assessments are to be credited the difference in the assessment as originally made, approved, and confirmed and a proportionate part of the actual project costs of the Project. Because all of the original construction proceeds from the Bonds were used to construct the Project, respectively, and all contribution requirements (if any) were satisfied, no such credit is due. Accordingly, and pursuant to Section 170.08, *Florida Statutes*, and the Assessments are hereby finalized in the amount of the outstanding debt due on the Bonds, respectively, in accordance with **Exhibit B** herein, and are hereby apportioned in accordance with the assessment resolutions and reports adopted for the levy of the Assessments, as well as the Final Assessment Lien Roll on file with the District Manager.

**6. REAL ESTATE CONVEYANCES; PERMITS.** In connection with the Project, the District: (i) has accepted permits, approvals, right-of-way agreements and other similar documents from governmental entities for the construction and/or operation of the improvements, and (ii) has accepted, conveyed and/or dedicated certain interests in real and personal property (e.g., roads, utilities, stormwater improvements, and other systems), and, for those purposes, has executed plats, deeds, easements, bills of sale, permit transfer documents, agreements, and other documents necessary for the conveyance and/or operation of improvements, work product and land ((i) and (ii) together, the "Conveyances"). All such Conveyances are hereby ratified, if not previously approved, and any remaining Conveyances are expressly authorized.

**7. MUTUAL RELEASE.** Because the Project is complete, the District hereby authorizes execution of mutual releases in the forms attached hereto as **Exhibit C**.

**8. IMPROVEMENT LIEN BOOK.** Immediately following the adoption of this Resolution, the Assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

**9. TRUE-UP PAYMENTS.** As set forth in **Exhibit B**, all true-up obligations are deemed satisfied at this time.

**10. GENERAL AUTHORIZATION.** The Chairman, members of the Board of Supervisors and District staff are hereby generally authorized, upon the adoption of this Resolution, to do all acts and things required of them by this Resolution or desirable or consistent with the requirements or intent hereof.

**11. CONFLICTS.** All District resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. This Resolution is intended to supplement the assessment resolutions levying the Assessments which remain in full force and effect. This Resolution and the assessment resolutions levying the Assessments shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

**12. SEVERABILITY.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**13. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

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EXHIBIT A

**ENGINEER'S CERTIFICATE  
REGARDING COMPLETION OF 2023 PROJECT**

NOVEMBER 6, 2025

Board of Supervisors  
Town of Kindred Community Development District II

U.S. Bank National Association, as Trustee

RE: Certificate of Completion for Certain District Project

This Certificate is furnished in accordance Chapter 170, *Florida Statutes*, and regarding the following District's "2023 Project" ("Project"). This Certificate is intended to evidence the completion of the Project undertaken by the District. To the best of my knowledge and belief, and after reasonable inquiry, the undersigned, as an authorized representative of District Engineer, hereby makes the following certifications upon which the District may rely:

1. The Project has been completed in substantial compliance with the specifications, is in service, and is capable of performing the functions for which it is intended.
2. Based on our knowledge and belief, all labor, services, materials, and supplies used in the Project have been paid for and, where practicable, acknowledgment of such payments has been obtained from all contractors and suppliers.
3. All plans, permits and specification necessary for the operation and maintenance of the Project improvements are complete and on file with the District Engineer and have been transferred to the District or other appropriate governmental entity having charge of such operation and maintenance, or are in the process of being transferred to the District.
4. As part of the Project, the District did not fund any improvements that generated impact fee credits or similar credits.
5. The total cost of the Project was greater than the amount deposited in the applicable acquisition and construction account established for the Bonds related to the Project.

**EXHIBIT B**

**DISTRICT CERTIFICATE  
REGARDING COMPLETION OF 2023 PROJECT**

November 3, 2025

Board of Supervisors  
Town of Kindred Community Development District II

U.S. Bank National Association, as Trustee

RE: Certificate of Completion for Certain District Project  
District Assessment Consultant Certifications

This Certificate is furnished in accordance Chapter 170, *Florida Statutes*, and regarding the District's "2023 Project" ("Project"), which was funded in part by the District's Special Assessment Revenue Bonds, Series 2023 ("Bonds"). The Bonds were secured in part by debt service assessments ("Assessments") levied on certain lands within the boundaries of the District. This Certificate is intended to make certain certifications relating to the completion of the Project undertaken by the District.

To the best of my knowledge and belief, and after reasonable inquiry, the undersigned, as an authorized representative of the District's Assessment Consultant, hereby makes the following certifications upon which the District may rely:

1. The total cost of the Project was greater than the amount deposited in the applicable acquisition and construction account established for the Bonds related to the Project. Further, The District has spent substantially all monies from the applicable construction account(s) for the Project. Accordingly, and pursuant to Section 170.08, *Florida Statutes*, no credit is due in connection with finalizing the Assessments.

2. Based on inquiry of the District Engineer, the benefits to the lands subject to the Assessments from the completed Project continues to be sufficient to support the applicable Assessments. Moreover, Assessments continue to be fairly and reasonably allocated consistent with the applicable assessment resolutions and reports.

3. The Developer has satisfied any and all requirements, if any, to make contributions of infrastructure in connection with the reduction of the Assessments to meet target levels, repay impact fee credits, or otherwise offset assessments.

4. As of the date hereof, no rebate amount is due and owing to the federal government with respect to the Bonds.

5. The Assessments are sufficient to pay the remaining debt service on the Bonds.

6. Based on a review of the applicable plats for lands within the District, no true-up is presently due and owing at this time for any of the Assessments.

EXHIBIT C

MUTUAL RELEASE

This Mutual Release ("Release") is made and entered into by and between:

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

**D.R. HORTON, INC.**, a Delaware corporation, with a mailing address of 1341 Horton Circle, Arlington, Texas 76011 ("Developer").

RECITALS

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended ("Act"), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to issue bonds for the purpose, among others, of planning, financing, constructing, operating and/or maintaining certain infrastructure, roadways, stormwater management, utilities (water & sewer), offsite improvements, landscaping/lighting, and other infrastructure within or without the boundaries of the District; and

WHEREAS, the Developer is the primary developer of certain lands within the boundaries of the District; and

WHEREAS, the District previously undertook its "2023 Project" ("Project"), which was funded in part by the District's Special Assessment Revenue Bonds, Series 2023 ("Bonds"), and the Bonds were secured in part by debt service assessments ("Assessments") levied on certain lands within the boundaries of the District; and

WHEREAS, in connection with the Bonds, the District entered into certain agreements with the Developer, including a completion agreement, collateral assignment agreement, and acquisition agreement (together, "Developer Agreements"); and

WHEREAS, the District is in the process of declaring the Project complete, and the parties desire to provide mutual releases relating thereto.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, the District and the Developer agree as follows:

1. **RECITALS.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. **MUTUAL RELEASES.** The Developer and District hereby agree that the Developer has been paid in full for any amounts owed in connection with the Project, and that there are no amounts of any kind due now or in the future, whether as construction proceeds, deferred costs, or otherwise, and

whether pursuant to the Developer Agreements, applicable Trust Indentures or any other agreement, to the Developer and relating in any way to the Project or the Bonds. Accordingly, the Developer hereby acknowledges receipt of all payments due and owing for work product, infrastructure, or land conveyance, or any other amount owed relating in any way to the Project or Bonds; certifies that there are no outstanding requests for payment and that there is no disagreement as to the appropriateness of any such payments; and further waives and releases any claim, entitlement, or right it presently has or may have in the future to any additional payment of amounts due and owing related to the Project or Bonds.

In consideration therefor, the District does hereby release, release, remit, acquit, and forever discharge from any and all claims, demands, damages, attorney's fees (including appellate attorney's fees), costs, debts, actions, causes of action, and suits of any kind or nature whatsoever all claims it presently has or may have in the future against the Developer and its assigns, successors, predecessor and successor corporations, parent corporations, subsidiaries, affiliates, officers (past and present), employees (past and present), independent agents (past and present), agents (past and present, attorneys (past and present, partners (past and present), members (past and present), insurers (past and present), and any and all sureties and other insurers, on account of all damages, including compensatory, economic, non-economic, punitive, and all other damages, known and unknown, foreseen and unforeseen, and any and all rights, claims and demands of whatsoever kind or nature, in law or in equity, which it ever had, now have or may hereafter acquire against such parties arising out of or with respect to the construction, implementation, equipping, ownership and operation of the Project, or any portions thereof, and the Developer Agreements or the Bonds.

**NOTE:** Notwithstanding anything to the contrary herein, nothing herein shall be construed to waive the Developer's right to payment, if any, for the balance of the Series 2023 Acquisition and Construction Account, after (i) satisfaction of the Series 2023 Reserve Account Release Condition #2, (ii) release of the corresponding monies from the Series 2023 Reserve Account and into the Series 2023 Acquisition and Construction Account, and (iii) payment to the Developer using those released monies and for any final project costs.

**3. ASSESSMENTS.** Nothing in this Mutual Release shall be construed to waive or otherwise apply to the Developer's obligation to pay assessments (including but not limited to true-up payments) owed to the District and levied on lands owned by the Developer.

**4. EFFECTIVE DATE.** The releases contained herein shall take effect upon execution of this Release.

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RESOLUTION 2025-12

[PROJECT COMPLETION RESOLUTION  
FOR 2024 PROJECT]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II ADDRESSING REAL ESTATE CONVEYANCES AND PERMITS; ACCEPTING A CERTIFICATE OF THE DISTRICT ENGINEER AND DECLARING CERTAIN PROJECT COMPLETE; PROVIDING DIRECTION TO DISTRICT STAFF; FINALIZING ASSESSMENTS; AUTHORIZING CONVEYANCES; AUTHORIZING A MUTUAL RELEASE; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

*Background*

WHEREAS, the Town of Kindred Community Development District II ("District") was established for the purpose of providing infrastructure improvements, facilities, and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

WHEREAS, the District previously issued its Special Assessment Revenue Bonds, Series 2024 ("Bonds"), which Bonds are secured by debt service special assessments ("Assessments") levied on certain lands within the District, and which Bonds were used to finance a portion of the "2024 Project" ("Project"); and

WHEREAS, pursuant to Chapter 170, *Florida Statutes*, and the trust indentures for the Bonds, the District Engineer has executed and delivered an "Engineer's Certificate," attached hereto as **Exhibit A**, wherein the District Engineer certified the Project complete; and

WHEREAS, the District Assessment Consultant similarly has executed and delivered a "District Certificate," attached hereto as **Exhibit B**, wherein the District Assessment Consultant has made certain certifications relating to the completion of the Project; and

WHEREAS, in reliance upon the Engineer's Certificate and District Certificate, the District's Board desires to certify the Project complete in accordance with the trust indentures for the Bonds, the assessment resolutions levying the Assessments, and pursuant to Chapter 170, *Florida Statutes*, and to establish a date of the completion for the Project;

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

1. **RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. **AUTHORITY.** This Resolution is adopted pursuant the Indenture and provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

**3. ACCEPTANCE OF ENGINEER'S CERTIFICATE AND DISTRICT CERTIFICATE.** The Board hereby accepts the Engineer's Certificate, attached hereto as **Exhibit A**, and District Certificate, attached hereto as **Exhibit B**, and certifies the Project complete in accordance with the trust indentures for the Bonds, the assessment resolutions levying the Assessments, and pursuant to Chapter 170, *Florida Statutes*. The Completion Date, as that term is defined in the trust indentures, shall be the date upon which a final requisition payment has been made for the Project using the balance of the Series 2024 Acquisition and Construction Account, after (i) satisfaction of the Series 2024 Reserve Account Release Condition #2, (ii) release of the corresponding monies from the Series 2024 Reserve Account and into the Series 2024 Acquisition and Construction Account, and (iii) payment has been made using those released monies and for any final project costs.

**4. DIRECTION TO DISTRICT STAFF.** District Staff is directed to notify the Trustee for the Bonds of the completion of the Project, and to effect any final transfers of funds from the reserve accounts and acquisition and construction accounts for the Bonds, and close the acquisition and construction accounts, upon completion of such transfers.

**5. FINALIZATION OF ASSESSMENTS.** Pursuant to Section 170.08, *Florida Statutes*, and the assessment resolutions levying the Assessments, and because the Project are complete, the Assessments are to be credited the difference in the assessment as originally made, approved, and confirmed and a proportionate part of the actual project costs of the Project. Because all of the original construction proceeds from the Bonds were used to construct the Project, respectively, and all contribution requirements (if any) were satisfied, no such credit is due. Accordingly, and pursuant to Section 170.08, *Florida Statutes*, and the Assessments are hereby finalized in the amount of the outstanding debt due on the Bonds, respectively, in accordance with **Exhibit B** herein, and are hereby apportioned in accordance with the assessment resolutions and reports adopted for the levy of the Assessments, as well as the Final Assessment Lien Roll on file with the District Manager.

**6. REAL ESTATE CONVEYANCES; PERMITS.** In connection with the Project, the District: (i) has accepted permits, approvals, right-of-way agreements and other similar documents from governmental entities for the construction and/or operation of the improvements, and (ii) has accepted, conveyed and/or dedicated certain interests in real and personal property (e.g., roads, utilities, stormwater improvements, and other systems), and, for those purposes, has executed plats, deeds, easements, bills of sale, permit transfer documents, agreements, and other documents necessary for the conveyance and/or operation of improvements, work product and land ((i) and (ii) together, the "**Conveyances**"). All such Conveyances are hereby ratified, if not previously approved, and any remaining Conveyances are expressly authorized.

**7. MUTUAL RELEASE.** Because the Project is complete, the District hereby authorizes execution of mutual releases in the forms attached hereto as **Exhibit C**.

**8. IMPROVEMENT LIEN BOOK.** Immediately following the adoption of this Resolution, the Assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

**9. TRUE-UP PAYMENTS.** As set forth in **Exhibit B**, all true-up obligations are deemed satisfied at this time.

**10. GENERAL AUTHORIZATION.** The Chairman, members of the Board of Supervisors and District staff are hereby generally authorized, upon the adoption of this Resolution, to do all acts and things required of them by this Resolution or desirable or consistent with the requirements or intent hereof.

**11. CONFLICTS.** All District resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. This Resolution is intended to supplement the assessment resolutions levying the Assessments which remain in full force and effect. This Resolution and the assessment resolutions levying the Assessments shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

**12. SEVERABILITY.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**13. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

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EXHIBIT A

ENGINEER'S CERTIFICATE  
REGARDING COMPLETION OF 2024 PROJECT

NOVEMBER 6, 2025

Board of Supervisors  
Town of Kindred Community Development District II

U.S. Bank National Association, as Trustee

RE: Certificate of Completion for Certain District Project

This Certificate is furnished in accordance Chapter 170, *Florida Statutes*, and regarding the following District's "2024 Project" ("Project"). This Certificate is intended to evidence the completion of the Project undertaken by the District. To the best of my knowledge and belief, and after reasonable inquiry, the undersigned, as an authorized representative of District Engineer, hereby makes the following certifications upon which the District may rely:

1. The Project has been completed in substantial compliance with the specifications, is in service, and is capable of performing the functions for which it is intended.
2. Based on our knowledge and belief, all labor, services, materials, and supplies used in the Project have been paid for and, where practicable, acknowledgment of such payments has been obtained from all contractors and suppliers.
3. All plans, permits and specification necessary for the operation and maintenance of the Project improvements are complete and on file with the District Engineer and have been transferred to the District or other appropriate governmental entity having charge of such operation and maintenance, or are in the process of being transferred to the District.
4. As part of the Project, the District did not fund any improvements that generated impact fee credits or similar credits.
5. The total cost of the Project was greater than the amount deposited in the applicable acquisition and construction account established for the Bonds related to the Project.

**EXHIBIT B**

**DISTRICT CERTIFICATE  
REGARDING COMPLETION OF 2024 PROJECT**

November 3, 2025

Board of Supervisors  
Town of Kindred Community Development District II

U.S. Bank National Association, as Trustee

RE: Certificate of Completion for Certain District Project  
District Assessment Consultant Certifications

This Certificate is furnished in accordance Chapter 170, *Florida Statutes*, and regarding the District's "2024 Project" ("Project"), which was funded in part by the District's Special Assessment Revenue Bonds, Series 2024 ("Bonds"). The Bonds were secured in part by debt service assessments ("Assessments") levied on certain lands within the boundaries of the District. This Certificate is intended to make certain certifications relating to the completion of the Project undertaken by the District.

To the best of my knowledge and belief, and after reasonable inquiry, the undersigned, as an authorized representative of the District's Assessment Consultant, hereby makes the following certifications upon which the District may rely:

1. The total cost of the Project was greater than the amount deposited in the applicable acquisition and construction account established for the Bonds related to the Project. Further, The District has spent substantially all monies from the applicable construction account(s) for the Project. Accordingly, and pursuant to Section 170.08, *Florida Statutes*, no credit is due in connection with finalizing the Assessments.

2. Based on inquiry of the District Engineer, the benefits to the lands subject to the Assessments from the completed Project continues to be sufficient to support the applicable Assessments. Moreover, Assessments continue to be fairly and reasonably allocated consistent with the applicable assessment resolutions and reports.

3. The Developer has satisfied any and all requirements, if any, to make contributions of infrastructure in connection with the reduction of the Assessments to meet target levels, repay impact fee credits, or otherwise offset assessments.

4. As of the date hereof, no rebate amount is due and owing to the federal government with respect to the Bonds.

5. The Assessments are sufficient to pay the remaining debt service on the Bonds.

6. Based on a review of the applicable plats for lands within the District, no true-up is presently due and owing at this time for any of the Assessments.

**EXHIBIT C**

**MUTUAL RELEASE**

This Mutual Release ("Release") is made and entered into by and between:

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

**D.R. HORTON, INC.**, a Delaware corporation, with a mailing address of 1341 Horton Circle, Arlington, Texas 76011 ("Developer").

**RECITALS**

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended ("Act"), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to issue bonds for the purpose, among others, of planning, financing, constructing, operating and/or maintaining certain infrastructure, roadways, stormwater management, utilities (water & sewer), offsite improvements, landscaping/lighting, and other infrastructure within or without the boundaries of the District; and

WHEREAS, the Developer is the primary developer of certain lands within the boundaries of the District; and

WHEREAS, the District previously undertook its "2024 Project" ("Project"), which was funded in part by the District's Special Assessment Revenue Bonds, Series 2024 ("Bonds"), and the Bonds were secured in part by debt service assessments ("Assessments") levied on certain lands within the boundaries of the District; and

WHEREAS, in connection with the Bonds, the District entered into certain agreements with the Developer, including a completion agreement, collateral assignment agreement, and acquisition agreement (together, "Developer Agreements"); and

WHEREAS, the District is in the process of declaring the Project complete, and the parties desire to provide mutual releases relating thereto.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, the District and the Developer agree as follows:

1. **RECITALS.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. **MUTUAL RELEASES.** The Developer and District hereby agree that the Developer has been paid in full for any amounts owed in connection with the Project, and that there are no amounts of any kind due now or in the future, whether as construction proceeds, deferred costs, or otherwise, and

whether pursuant to the Developer Agreements, applicable Trust Indentures or any other agreement, to the Developer and relating in any way to the Project or the Bonds. Accordingly, the Developer hereby acknowledges receipt of all payments due and owing for work product, infrastructure, or land conveyance, or any other amount owed relating in any way to the Project or Bonds; certifies that there are no outstanding requests for payment and that there is no disagreement as to the appropriateness of any such payments; and further waives and releases any claim, entitlement, or right it presently has or may have in the future to any additional payment of amounts due and owing related to the Project or Bonds.

In consideration therefor, the District does hereby release, release, remit, acquit, and forever discharge from any and all claims, demands, damages, attorney's fees (including appellate attorney's fees), costs, debts, actions, causes of action, and suits of any kind or nature whatsoever all claims it presently has or may have in the future against the Developer and its assigns, successors, predecessor and successor corporations, parent corporations, subsidiaries, affiliates, officers (past and present), employees (past and present), independent agents (past and present), agents (past and present, attorneys (past and present, partners (past and present), members (past and present), insurers (past and present), and any and all sureties and other insurers, on account of all damages, including compensatory, economic, non-economic, punitive, and all other damages, known and unknown, foreseen and unforeseen, and any and all rights, claims and demands of whatsoever kind or nature, in law or in equity, which it ever had, now have or may hereafter acquire against such parties arising out of or with respect to the construction, implementation, equipping, ownership and operation of the Project, or any portions thereof, and the Developer Agreements or the Bonds.

NOTE: Notwithstanding anything to the contrary herein, nothing herein shall be construed to waive the Developer's right to payment, if any, for the balance of the Series 2024 Acquisition and Construction Account, after (i) satisfaction of the Series 2024 Reserve Account Release Condition #2, (ii) release of the corresponding monies from the Series 2024 Reserve Account and into the Series 2024 Acquisition and Construction Account, and (iii) payment to the Developer using those released monies and for any final project costs.

**3. ASSESSMENTS.** Nothing in this Mutual Release shall be construed to waive or otherwise apply to the Developer's obligation to pay assessments (including but not limited to true-up payments) owed to the District and levied on lands owned by the Developer.

**4. EFFECTIVE DATE.** The releases contained herein shall take effect upon execution of this Release.

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RESOLUTION 2025-13

[CONTRIBUTION RESOLUTION – 2023 PROJECT]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II RECOGNIZING A CONTRIBUTION OF INFRASTRUCTURE IN LIEU OF ASSESSMENTS AND DISTRICT FUNDED DEVELOPER AMOUNTS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the Town of Kindred Community Development District II (“**District**”) was established for the purpose of providing infrastructure improvements, facilities, and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District previously issued its Special Assessment Revenue Bonds, Series 2023 (“**Bonds**”), which Bonds are secured by debt service special assessments (“**Assessments**”) levied on certain lands within the District, and which Bonds were used to finance a portion of the “2023 Project” (“**Project**”); and

**WHEREAS**, in connection with the issuance of the Bonds and levy of the Assessments, the Developer agreed at no cost to the District to make certain contributions (“**Contribution Requirement**”) of work product, improvements, and/or real property, as set forth in the applicable assessment report(s) for the Bonds and pursuant to the applicable acquisition agreement between the District and the Developer; and

**WHEREAS**, the Board now desires to acknowledge the satisfaction of the Contribution Requirement by the Developer.

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

**1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**2. AUTHORITY.** This Resolution is adopted pursuant the Indenture and provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

**3. ACCEPTANCE OF DISTRICT CERTIFICATE; RECOGNITION OF CONTRIBUTION OF INFRASTRUCTURE.** The District hereby accepts the District Certificate attached hereto as **Exhibit A**, and agrees and acknowledges that the Developer has satisfied the Contribution Requirement. The contributions are hereby recognized and acknowledged by the Board to be an in-kind contribution of infrastructure, work product, and/or real property.

**4. CONFLICTS.** All District resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**5. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**EXHIBIT 1 TO CERTIFICATE REGARDING CONTRIBUTIONS**

Acquisition of Phase 3A Improvements	\$9,614,344.44
Requisition #1 (Paid to D.R. Horton, Inc.)	(\$7,053,252.17)
Requisition #2, DSRF Release #1 (Paid to D.R. Horton, Inc.)	(\$143,529.69)
<b>Satisfaction of Contribution Requirement</b>	<b>(\$152,450.00)</b>
BALANCE ELIGIBLE FOR PAYMENT TO DEVELOPER UPON AVAILABLE FUNDS, IF ANY	\$2,265,112.58

## Tab 5



# INVOICE

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

**Date** 30 July 2025 Fountain Kings Inc.  
**Pro. Date** 30 Aug 2025 5668 Fishhawk Crossing  
**Invoice Number** QU-0494 Blvd #155  
UNITED STATES LITHIA FL 33547

## Fountain Repairs Needed

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

#2S: Needs (2) Digital Timers.

#3S: Needs to be pulled to shore, so that the cables can be cut and tested individually in order to write an accurate repair quote.

Warranty: 30-Days on Parts and Labor.

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

## Terms

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

Payment due NET30 from time of repair completion.

If you have any questions call or email, 813-833-8610 Contact@FountainKings.com



## Terms & Conditions Service Order

1. A 50% deposit shall be due payable upon execution of this Service Order should the total cost be over \$1,000.00. The balance shall be payable upon installation, plus any taxes, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Service Order. The CUSTOMER acknowledges that this service order is executed in the state in which THE LAKE DOCTORS office conducting the work resides and therefore THE LAKE DOCTORS is not responsible for the payment of any out-of-state taxes except as required by law.
2. THE LAKE DOCTORS agrees to install and/or repair within a minimum of fifteen (15) business days from the later of the deposit payment date, or date of the executed Service Order. If service is needed within five (5) business days at the time of the executed Service Order, CUSTOMER will be subject to an additional rate. The offer contained herein is withdrawn and this Service Order shall have no further force effective thirty (30) days from the date of quotation.
3. Equipment/parts sold by THE LAKE DOCTORS is warranted to be free from defects in materials and workmanship per warranty of the respective equipment manufacturers. The liability is limited to the repair or replacement of such items deemed by MANUFACTURER to be defective and will not include items damaged by misuse, vandalism, theft, acts of God or other causes. CUSTOMER shall bear the cost of delivering such defective items to THE LAKE DOCTORS or MANUFACTURER for repair. Any repairs, alteration or modifications made by anyone other than an authorized representative of THE LAKE DOCTORS or MANUFACTURER will void the warranty. Warranty work will not be performed or paid for by THE LAKE DOCTORS or MANUFACTURER unless all past due balances are paid in full. No warranty is made or implied regarding the ability of the equipment to control algae, prevent fish kills, control odors or other performance criteria not directly related to proper mechanical function of the equipment.
4. Due to possible electrical shock hazards resulting from improper functioning of defective equipment, THE LAKE DOCTORS strongly advises CUSTOMER and other responsible parties to prohibit swimming and wading in pools or bodies of water in which electrical equipment has been installed. Posted notice is advised.
5. THE LAKE DOCTORS does not assume any liability whatsoever for damages, losses or conditions arising from improper use or maintenance of equipment installed by THE LAKE DOCTORS or MANUFACTURER. Furthermore, THE LAKE DOCTORS and MANUFACTURER assumes no liability whatsoever for damages, losses or conditions arising from equipment purchased from THE LAKE DOCTORS and improperly installed, used or maintained by CUSTOMER or others.
6. THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages.
7. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient materials, or by other force majeure condition (whether or not of the same class or kind of those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
8. THE LAKE DOCTORS, at its expense, shall maintain the following insurance coverage: a) worker's compensation with statutory limits, b) automobile and watercraft liability, and c) comprehensive general liability, including products liability and completed operations. Customers requesting to be named as additional insured or requesting hold harmless statements may be billed an additional amount to cover the cost of providing such additional coverage. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that is provided by THE LAKE DOCTORS.
9. This Service Order is not assignable by either party.
10. Termination of Service Order in writing by CUSTOMER after initiation of Service Order will be subject to a 20% restocking fee plus all shipping costs and subject to a charge equal to time and materials expended upon time of cancellation.
11. Quotations are made and orders accepted on a firm price basis provided CUSTOMER authorizes shipment and delivery within a period of ten (10) business days after execution of Service Order.
12. Special or custom orders are not returnable for credit. A special or custom order is defined by THE LAKE DOCTORS as any order deviating from, or modified from, standard items, kits or systems. This shall include any component or system custom built to buyer's specifications.
13. CUSTOMER warrants that he or she is authorized to execute the Service Order on behalf of the riparian owner and to hold THE LAKE DOCTORS harmless for consequences of such service not arising out of the sole negligence of THE LAKE DOCTORS.
14. THE LAKE DOCTORS reserve the right to impose a service charge of 1 ½ percent per month on past due balances. CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services.
15. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Service Order, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorney's fees (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
16. This Service Order constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
17. THE LAKE DOCTORS or CUSTOMER may cancel this agreement with or without cause by 30-day written notice.

## Tab 6

January 5, 2026

Mr. Brian Mendes  
District Manager  
Town of Kindred II CDD  
8529 Southpark Circle, #330  
Orlando, FL 32819

Re: Proposal for Professional Service Rate Increase as District Engineer for Town of Kindred II CDD

Dear Brian:

The purpose of this letter is to request a rate increase for our services as District Engineer for the Town of Kindred II Community Development District.

We respectfully request that the Board of Supervisors consider approving an updated rate schedule based on our 2026 fee structure. This schedule reflects increased operating costs and aligns with current market rates for professional engineering services. We further request that the approved 2026 rates become effective on March 1, 2026.

We appreciate the opportunity to continue serving the Board of Supervisors and the Board's consideration of this request.

Sincerely,



Steven N. Boyd, P.E.

Hourly Rate Authorization Approved by:

\_\_\_\_\_  
Date \_\_\_\_\_

Town of Kindred II CDD

## ATTACHMENT A

### Hourly Rate Schedule for the Town of Kindred II CDD

Principal	\$273.00
Director of Engineering	\$262.00
Project Manager / Senior Civil Engineer	\$199.00
Project Engineer/Civil Engineer	\$168.00
Senior Civil 3D Designer	\$152.00
CAD Technician - 2D	\$126.00
Civil Engineer E.I.	\$125.00
Assistant Project Manager	\$110.00
Administrative Assistant	\$94.00

March 28, 2024

Mr. Brian Mendes  
District Manager  
Town of Kindred II CDD  
8529 Southpark Circle, #330  
Orlando, FL 32819

Re: Proposal for Professional Service Rate Increase as District Engineer for Town of Kindred II CDD

Dear Brian:

The purpose of this letter is to request a rate increase for our services as District Engineer for Town of Kindred II CDD.

We are requesting that the Board of Supervisors consider approving an updated rate schedule that is based on our current 2024 rate schedule which reflects increased costs and is competitive with current rates for professional engineering services.

Our proposed rates for 2024 are attached.

We appreciate the opportunity to continue serving the Board of Supervisors and the Board's consideration of this request.

Sincerely,

Steven N. Boyd, P.E.

Hourly Rate Authorization Approved by:

## **ATTACHMENT A**

### **Hourly Rate Schedule for the Town of Kindred II CDD**

Principal	\$260.00
Director of Engineering	\$250.00
Project Manager / Senior Civil Engineer	\$190.00
Project Engineer	\$160.00
Senior Civil 3D Designer	\$145.00
CAD Technician	\$120.00
Project Coordination	\$105.00
Administrative / Permit Technician	\$90.00

## **Tab 7**



# Quarterly Compliance Audit Report

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## Town of Kindred II

**Date:** October 2025 - 3rd Quarter

**Prepared for:** Matthew Huber

**Developer:** Rizzetta

**Insurance agency:**



### Preparer:

Susan Morgan - *SchoolStatus Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*

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# Compliance Audit Overview

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

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

## Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



### ADA Website Accessibility

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



## Florida Statute Compliance

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

## Audit Process

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

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

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



# ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

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

\*Errors represent less than 5% of the page count are considered passing

\*\*Error reporting details are available in your Campus Suite Website Accessibility dashboard



# Florida F.S. 189.069 Requirements

Result: **PASSED**

## Compliance Criteria

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

# Accessibility overview

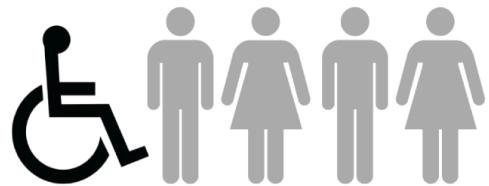
## Everyone deserves equal access.

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

## The legal and right thing to do

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

**19%**  
of population has a disability.



Sight, hearing, physical, cognitive.



# ADA Compliance Categories

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



## Contrast and colors

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

**Contract checker:** <http://webaim.org/resources/contrastchecker>



## Using semantics to format your HTML pages

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



## Text alternatives for non-text content

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

**Helpful article:** <http://webaim.org/techniques/alttext>



## Ability to navigate with the keyboard

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

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

**Helpful article:** <http://webaim.org/techniques/skipnav>



## Easy to navigate and find information

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

**Helpful article:** <http://webaim.org/techniques/sitetools/>



## Properly formatting tables

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

**Helpful article:** <http://webaim.org/techniques/tables/data>



## Making PDFs accessible

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

**Helpful articles:** <http://webaim.org/techniques/acrobat/acrobat>



## Making videos accessible

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

**Helpful article:** <http://webaim.org/techniques/captions>



## Making forms accessible

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

**Helpful article:** <http://webaim.org/techniques/forms>



## Alternate versions

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



## Feedback for users

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



## Other related requirements

### ***No flashing***

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

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# Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
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508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web



# Quarterly Compliance Audit Report

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## Town of Kindred II

**Date:** December 2025 - 4th Quarter

**Prepared for:** Matthew Huber

**Developer:** Rizzetta

**Insurance agency:**



**Preparer:**

Susan Morgan - *SchoolStatus Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*

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# Compliance Audit Overview

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

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

## Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



### ADA Website Accessibility

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



## Florida Statute Compliance

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

## Audit Process

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

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

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



# ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

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

\*Errors represent less than 5% of the page count are considered passing

\*\*Error reporting details are available in your Campus Suite Website Accessibility dashboard



# Florida F.S. 189.069 Requirements

Result: **PASSED**

## Compliance Criteria

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

# Accessibility overview

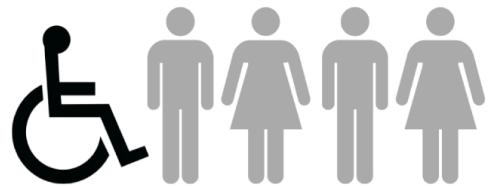
## Everyone deserves equal access.

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

## The legal and right thing to do

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

**19%**  
of population has a disability.



Sight, hearing, physical, cognitive.



# ADA Compliance Categories

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



## Contrast and colors

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

**Contract checker:** <http://webaim.org/resources/contrastchecker>



## Using semantics to format your HTML pages

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



## Text alternatives for non-text content

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

**Helpful article:** <http://webaim.org/techniques/alttext>



## Ability to navigate with the keyboard

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

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

**Helpful article:** <http://webaim.org/techniques/skipnav>



## Easy to navigate and find information

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

**Helpful article:** <http://webaim.org/techniques/sitetools/>



## Properly formatting tables

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

**Helpful article:** <http://webaim.org/techniques/tables/data>



## Making PDFs accessible

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

**Helpful articles:** <http://webaim.org/techniques/acrobat/acrobat>



## Making videos accessible

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

**Helpful article:** <http://webaim.org/techniques/captions>



## Making forms accessible

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

**Helpful article:** <http://webaim.org/techniques/forms>



## Alternate versions

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



## Feedback for users

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



## Other related requirements

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