



Rizzetta & Company

Town of Kindred Community Development District II

**Board of Supervisors' Meeting
April 9, 2026**

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

www.townofkindredcdd2.org

**TOWN OF KINDRED
COMMUNITY DEVELOPMENT DISTRICT II**

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

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

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

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

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

April 2nd, 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 **April 9th, 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.....Tab 1
 1. Consideration of Fountain Repair Proposal
 - B. General Manager Updates.....Tab 2
 1. Consideration of Envera Agreement
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting Held on February 12th, 2026, Tab 3
 - B. Ratification of Operation and Maintenance Expenditures for the Month(s) of October 2025 - February 2026 Tab 4
- 5. BUSINESS ITEMS**
 - A. Ratification of District Items Tab 5
 1. United Land Services
 - a. Phase 3-B Walnut Creek Baseline Controller
 2. Resort Pool Services
 - a. Foutain 1 Repairs
 - b. Replacement Pool Skimmer
 - c. Replacement Contactor for Pool Pump
 - B. Consideration of Landscape Service Amended Agreement (Under Separate Cover)
 - C. Consideration of Resolution 2026-01, General Elections..... Tab 6
 - D. Consideration of Resolution 2026-02, Landowner Elections..... Tab 7
 - E. Consideration of Resolution 2026-03, Approving the Proposed Budget and Setting the Public Hearing (Under Separate Cover)
- 6. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 1. Mosquito Inquiry
- 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



QUOTE

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

Date
30 Mar 2026

Expiry
28 Jun 2026

Quote Number
QU-0732

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

10hp Fountain Repair Quote

Scope of Work: Pull fountain to shore and replace the following; (1) 10hp Pump, (1) 10hp Motor and (1) 10hp Deluxe Starter Box. The submersible motor cable will be insulation tested at time of repair, if found to be bad and needing replacement a separate quote will be sent for approval. Motor and cable will be spliced together using a 2-part resin splice kit and the fountain will be reinstalled into its existing position.

Warranty: 2-years on Pump and Motor, 1-year on all other Parts and Labor.

Item	Description	Quantity	Unit Price	Amount USD
MTR201	10HP Franklin Sandfighter Motor 6", 230v, 1 Phase	1.00	3,682.63	3,682.63
LIQ193	10hp Grundfos Pump, 6", 498 GPM, 6" NPT	1.00	3,140.88	3,140.88
MSBD100	10hp Franklin Deluxe Motor Starter Box	1.00	2,126.00	2,126.00
SPL02	2-part Resin Splice Kit A2 Medium	1.00	125.00	125.00
RLBR	Repair Labor	6.00	155.00	930.00
SHIP	Shipping/Freight	1.00	75.00	75.00
			Subtotal	10,079.51
			TOTAL TAX	0.00
			TOTAL USD	10,079.51

Terms

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

This is not a bill, all estimates are subject to tax and shipping charges. 50% Payment due at signing, remaining balance due NET30 from

time of repair completion.

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

Name and Signature Required to Bind Quote:

Tab 2



ENVERA COMMENCEMENT DETAILS

"Client": Town of Kindred Community Development District II
"Community": Town of Kindred II

Agreement Number: 00002404

The Commencement Date of the Agreement (as that term is defined in Section 2.1 of the Agreement) is 5/27/22. The below Services will be billed as of the Billing Start Dates listed.

GROUP NAME ON AGREEMENT	CHANGE ORDER QUOTE	BILLING START DATE
Phase 2 Amenity - Active Video Surveillance	N/A	5/27/22
Phase 2 Amenity - Access Control	N/A	5/27/22
Amenity - Add Side Door Access	N/A	5/27/22
Amenity - Active & Passive Video Surveillance	Q-13402	3/19/25
Amenity - Access Control	Q-13402	3/19/25
Add Restroom Access	Q-17041	2/4/26

Tab 3

MINUTES OF MEETING

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

**TOWN OF KINDRED
COMMUNITY DEVELOPMENT DISTRICT II**

The meeting of the Board of Supervisors of the **Town of Kindred Community Development District II** was held on **February 12th, 2026, at 10:02 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	District Manager, Rizzetta & Company, Inc.
Bennett Davenport	District Counsel, Kutak Rock LLP
Jere Earlywine	District Counsel, Kutak Rock LLP <i>(Via Phone)</i>
Xabier Guerricagoitia	District Engineer, Boyd Civil <i>(Via Phone)</i>

Audience	Not Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Mendes called the meeting to order at 10:02 a.m. and confirmed a quorum.

SECOND ORDER OF BUSINESS

Audience Comments on the Agenda Items

No comments.

THIRD ORDER OF BUSINESS

Aquatic Maintenance Updates

1. Fountain Service Updates
2. Monthly Maintenance Report

46 Mr. Mendes reviewed the fountain service updates and monthly aquatics maintenance
47 Report with the Members of the Board.

48
49 **FOURTH ORDER OF BUSINESS** **Sunscape Updates**

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51 1. January's Inspection Reports

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53 The Members of the Board and District Staff reviewed the Sunscape's January
54 landscape inspection report and discussed the recent freeze.

55
56 The Members of the Board requested immediate attention to items 16 & 17 in the
57 inspection report.

58
59 **FIFTH ORDER OF BUSINESS** **Consideration of the Minutes of the Board of**
60 **Supervisors' Meeting Held on August 7th,**
61 **2025**

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63 Mr. Mendes presented the of the Minutes of the Board of Supervisors' Meeting Held on
64 August 7th, 2025, to the Board and asked if any changes were requested. There were none.

65
On Motion by Mr. Stolz, seconded by Mr. Avelli, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Meeting Held on August 7th, 2025, for the Town of Kindred Community Development District II.

66
67 **SIXTH ORDER OF BUSINESS** **Ratification of Operation and Maintenance**
68 **Expenditures for the Month(s) July -**
69 **December 2025**

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71 The Members of the Board and District Staff reviewed and discussed the expenses and
72 all detailed expenses.

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74 Mr. Mendes stated he would review the current O&M packets against Decembers
75 financials to ensure accuracy.

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77 Mr. Mendes stated he will work with Mr. Benitez and Mr. Avelli for the proposed budget
78 and send Mr. Benitez a rough draft of the proposed budget.

79
On Motion by Mr. Benitez, seconded by Mr. Stolz, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for July 2025 (\$146,702.92) August 2025 (\$104,796.14.68) and September 2025 (\$126,648.29), for the Town of Kindred Community Development District II.

80
81 The Members of the Board tabled the O&M expenditures for the months of October 2025
82 through December 2025 for further review.

SEVENTH ORDER OF BUSINESS

Ratification of District Items

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

The Members of the Board reviewed all the items to be ratified with the Board of Supervisors and asked if they had any questions.

The Members of the Board Discussed Budget increases.

Mr. Mendes stated he will review September 17th's estimate number 188475 for signatures.

On Motion by Mr. Avelli, seconded by Mr. Valantasis, with all in favor, the Board of Supervisors ratified the Davey Tree Company - Deep Root Fertilization, Resort Pools – Pool Rules Sign Replacements, Sunscape’s Monthly Maintenance Services Proposal, United Land Services, Playground Mulch Installation, Carissa Holly Clubhouse Installation, Commercial Fitness Products – Quarterly Preventative Maintenance Services and CDW Electrical – Irrigation Fan Motor Circuit & Transformer, for the Town of Kindred Community Development District II.

EIGHTH ORDER OF BUSINESS

Consideration of Fountain Repair Proposals

1. Fountain Kings
2. The Lake Doctors

The Members of the Board reviewed and discussed the fountain repair proposals by Fountain Kings and The Lake Doctors.

On Motion by Mr. Avelli, seconded by Mr. Valantasis, with all in favor, the Board of Supervisors approved The Lake Doctors the fountain repair proposal, for the Town of Kindred Community Development District II.

NINTH ORDER OF BUSINESS

Consideration of Landscape Service Amended Agreement (Under Separate Cover)

The Members of the Board reviewed Landscape Service Amended Agreement.

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TWELFTH ORDER OF BUSINESS Adjournment

On a motion by Mr. Stolz, seconded by Mr. Avelli, with all in favor, the Board of Supervisors adjourned the meeting at 10:58 a.m., for the Town of Kindred Community Development District II.

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191 _____
Assistant Secretary

_____ Chairman/Vice Chairman

Tab 4

TOWN OF KINDRED II COMMUNITY DEVELOPMENT DISTRICT

District Office · Orlando, FL 32819

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

WWW.TOWNOFKINDREDCDD2.ORG

Operation and Maintenance Expenditures October 2025 For Board Approval

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

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

Approval of Expenditures:

_____ 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, Inc.	400032	1CF9-9PPV-4RC7	Nameplate Holder 09/25	\$ 11.88
Amazon Capital Services, Inc.	400040	1GXT-QYMJ-64YM	Nameplate Holder 09/25	\$ 18.49
Amazon Capital Services, Inc.	400032	1K34-1NN3-9FYP	Janitorial Supplies 09/25	\$ 62.99
Amazon Capital Services, Inc.	400048	1MP1-XX1D-DWP6	File Storage Organizer 09/25	\$ 36.85
Amazon Capital Services, Inc.	400040	1QK7-HY11-JKDD	Janitorial Supplies 09/25	\$ 29.38
Amazon Capital Services, Inc.	400042	1WL6-VPG7-CGXV	First Aid Kit 10/25	\$ 16.66
Amazon Capital Services, Inc.	400040	11H3-XCFX-6KR6	Janitorial Supplies 09/25	\$ 232.85
Amazon Capital Services, Inc.	400032	13QT-GPLW-R3HW	Janitorial Supplies, Sign Holder & Dog Waste Supplies 09/25	\$ 1,720.56
Amazon Capital Services, Inc.	400048	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,	400050	14076	Landscape Maintenance 09/25	\$ 3,950.00
SunScape Landscape Management Services,	400044	14169	Landscape Maintenance 10/25	\$ 3,950.00
TLD-Southeast, Inc.	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>
Report Total				<u><u>\$ 136,367.53</u></u>

TOWN OF KINDRED II COMMUNITY DEVELOPMENT DISTRICT

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:

_____ 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

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
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

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
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

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
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	<u>\$ 421.75</u>
Report Total				<u>\$ 132,055.77</u>

TOWN OF KINDRED II COMMUNITY DEVELOPMENT DISTRICT

District Office · Orlando, FL 32819

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

WWW.TOWNOFKINDREDCDD2.ORG

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:

_____ 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, Inc.	400081	16PV-CYT4-4CK3	Fitness Equipment Maintenance & Repair 12/25	\$ 326.66
Amazon Capital Services, Inc.	400081	1FDD-FGCX-L341	Miscellaneous Supplies 12/25	\$ 29.59
Amazon Capital Services, Inc.	400074	1KFF-MFC3-JHMW	Dog Waste Supplies & Maintenance 11/25	\$ 118.88
Amazon Capital Services, Inc.	400069	1LJW-1KF7-GJGG	Janitorial Supplies 11/25	\$ 429.96
Amazon Capital Services, Inc.	400069	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

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
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 ACH	Electric / Irrigation Services 10/25	\$ 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 ACH	Electric / Irrigation Services 10/25	\$ 1,089.78
Kissimmee Utility Authority	20251201-1	111225-002388214123522520 ACH	Electric / Irrigation Services 10/25	\$ 576.83
Kissimmee Utility Authority	20251201-1	111225-002388214123539490 ACH	Electric / Irrigation Services 10/25	\$ 13.38
Kissimmee Utility Authority	20251201-1	111225-002388214123539500 ACH	Electric / Irrigation Services 10/25	\$ 13.23
Kissimmee Utility Authority	20251201-1	111225-002388214123539510 ACH	Electric / Irrigation Services 10/25	\$ 13.23
Kissimmee Utility Authority	20251201-1	111225-002388214123539940 ACH	Electric / Irrigation Services 10/25	\$ 13.79
Kissimmee Utility Authority	20251201-1	111225-002388214123539950 ACH	Electric / Irrigation Services 10/25	\$ 14.76
Kissimmee Utility Authority	20251201-1	111225-002388214123539960 ACH	Electric / Irrigation Services 10/25	\$ 14.49
Kissimmee Utility Authority	20251201-1	111225-002388214123545790 ACH	Electric / Irrigation Services 10/25	\$ 1,817.32
Kissimmee Utility Authority	20251201-1	111225-002388214123552150 ACH	Electric / Irrigation Services 10/25	\$ 13.23
Kissimmee Utility Authority	20251201-1	111225-002388214123552160 ACH	Electric / Irrigation Services 10/25	\$ 13.79
Kissimmee Utility Authority	20251201-1	111225-002388214123577540 ACH	Electric / Irrigation Services 10/25	\$ 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 ACH	Electric / Irrigation Services 10/25	\$ 13.23
Kissimmee Utility Authority	20251201-1	111225-002388214123625671 ACH	Electric / Irrigation Services 10/25	\$ 13.23
Kissimmee Utility Authority	20251201-1	111225-002388214123628801 ACH	Electric / Irrigation Services 10/25	\$ 13.23
Kissimmee Utility Authority	20251201-1	111225-002388214123634791 ACH	Electric / Irrigation Services 10/25	\$ 1,043.45
Kissimmee Utility Authority	20251201-1	111225-002388214123636861 ACH	Electric / Irrigation Services 10/25	\$ 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

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
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	ACH Water-Sewer Services 10/25	\$ 369.41
Toho Water Authority	20251218-1	002659271033469949-112625	ACH Water-Sewer Services 10/25	\$ 160.50
Toho Water Authority	20251218-1	002659271033503461-112625	ACH Water-Sewer Services 10/25	\$ 343.23
Toho Water Authority	20251217-1	002659271033503471-112525	ACH 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

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
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 110125-002659271033253339	Water-Sewer Services 10/25	\$ 39.52
Toho Water Authority	20251204-1	ACH 110125-002659271033253359	Water-Sewer Services 10/25	\$ 1,590.82
Toho Water Authority	20251204-1	ACH 110125-002659271033253369	Water-Sewer Services 10/25	\$ 203.67
Toho Water Authority	20251204-1	ACH 110125-002659271033253379	Water-Sewer Services 10/25	\$ 53.10
Toho Water Authority	20251204-1	ACH 110125-002659271033322259	Water-Sewer Services 10/25	\$ 53.10
Toho Water Authority	20251204-1	ACH 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

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>
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

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
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

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
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	<u>\$ 324.48</u>
Report Total				<u>\$ 164,318.33</u>

TOWN OF KINDRED II COMMUNITY DEVELOPMENT DISTRICT

District Office · Orlando, FL 32819

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

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Operation and Maintenance Expenditures January 2026 For Board Approval

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

The total items being presented: **\$108,872.40**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Amazon Capital Services, Inc.	400110	1777-HTYV-93FT	Janitorial Supplies 01/26	\$ 23.96
Amazon Capital Services, Inc.	400093	17PN-NV36-3WVV	Holiday Decorations 12/25	\$ 312.02
Amazon Capital Services, Inc.	400098	17X7-MCNJ-QGML	Holiday Decorations 12/25	\$ 43.99
Amazon Capital Services, Inc.	400110	1QQK-74RN-9339	Pool Maintenance 01/26	\$ 75.59
Amazon Capital Services, Inc.	400098	1RCK-61DJ-CKFD	Dog Waste Station Supplies & Maintenance 12/25	\$ 220.41
Barcodes Acquisition, Inc.	400101	Q1969191	Security Monitoring & Maintenance 01/26	\$ 577.98
Commercial Fitness Products, Inc.	400094	AC12221	Fitness Equipment Maintenance & Repair 12/25	\$ 440.00
Dallos Services, Inc.	400104	6109	Janitorial Services 12/25	\$ 2,190.00
Dallos Services, Inc.	400104	6110	Janitorial Services 12/25	\$ 2,190.00
Dallos Services, Inc.	400104	6115	Security Janitorial Attendant 12/25	\$ 4,340.00
Dallos Services, Inc.	400104	6116	Grounds Keeper Janitorial 12/25	\$ 1,408.00

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Dallos Services, Inc.	400104	6117	Grounds Keeper Janitorial 12/25	\$ 1,408.00
Dallos Services, Inc.	400104	6130	Janitorial Services 12/25	\$ 297.99
Envera Systems	400112	104664	Security Monitoring & Maintenance 01/26	\$ 576.00
Envera Systems	400109	764345	Security Monitoring & Maintenance 02/26	\$ 1,064.23
Envera Systems	400109	764346	Security Monitoring & Maintenance 02/26	\$ 1,078.17
Envera Systems	400109	IN00004975	Security Monitoring & Maintenance 12/25	\$ 41.94
Envera Systems	400109	IN00004976	Security Monitoring & Maintenance 12/25	\$ 879.40
IPFS Corporation	400099	GAAD83493-010126 #4	Internet Services 01/26	\$ 4,664.08
Kindred Master Homeowners	400095	175	Payroll 12/25	\$ 7,724.28
Kutak Rock, LLP	400113	3688814	Legal Services 11/25	\$ 724.50
Resort Pool Services	400096	30205	Pool Maintenance 01/26	\$ 3,000.00

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Resort Pool Services	400096	30262	Pool Maintenance 01/26	\$ 3,000.00
Rizzetta & Company, Inc.	400089	INV0000106244	Accounting Services 01/26	\$ 4,940.84
Spectrum	20260112-1	2038320122125	Cable & Internet Services 01/26	\$ 215.00
Spectrum	20260109-1	2572666122025	Internet Services 01/26	\$ 109.98
SunScape Landscape Management Services,	400102	14431	Landscape Maintenance 12/25	\$ 750.00
SunScape Landscape Management Services,	400102	14432	Landscape Maintenance 12/25	\$ 700.40
SunScape Landscape Management Services,	400111	14477	Landscape Maintenance 01/26	\$ 4,200.00
TLD-Southeast, Inc.	400103	2046531	Water Management 01/26	\$ 1,240.00
TLD-Southeast, Inc.	400087	2086432	Fountain Maintenance 12/25	\$ 450.00
Toho Water Authority	400091	002659271033252959-090125	Water Services 08/25	\$ 165.29
Toho Water Authority	400091	002659271033252959-100125	Water Services 09/25	\$ 133.99

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Toho Water Authority	400092	002659271033252959-110125	Water Services 10/25	\$ 103.22
Toho Water Authority	20260130-1	002659271033252969-010226	Water Services 12/25	\$ 160.50
Toho Water Authority	20260130-1	002659271033253339-010226	Water Services 12/25	\$ 44.50
Toho Water Authority	20260130-1	002659271033253359-010226	Water Services 12/25	\$ 782.42
Toho Water Authority	20260130-1	002659271033253369-010226	Water Services 12/25	\$ 203.67
Toho Water Authority	20260130-1	002659271033253379-010226	Water Services 12/25	\$ 60.26
Toho Water Authority	20260130-1	002659271033322259-010226	Water Services 12/25	\$ 45.94
Toho Water Authority	20260130-1	002659271033322279-010226	Water Services 12/25	\$ 78.16
Toho Water Authority	400090	002659271033322289-110225	Water-Sewer Services 10/25	\$ 242.84
Toho Water Authority	20260130-1	002659271033331019-010226	Electric / Irrigation Services 12/25	\$ 2,115.91
Toho Water Authority	20260130-1	002659271033331369-010226	Water Services 12/25	\$ 501.54

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Toho Water Authority	20260130-1	002659271033344499-010226	Water Services 12/25	\$ 22.37
Toho Water Authority	20260105-1	002659271033371659-121225	Water-Sewer Services 11/25	\$ 31.62
Toho Water Authority	20260105-1	002659271033371679-121225	Water-Sewer Services 11/25	\$ 817.82
Toho Water Authority	20260105-1	002659271033371689-121225	Water-Sewer Services 11/25	\$ 363.70
Toho Water Authority	20260130-1	002659271033442199-010226	Water Services 12/25	\$ 689.17
Toho Water Authority	20260130-1	002659271033446089-010226	Water Services 12/25	\$ 1,480.02
Toho Water Authority	20260122-1	002659271033469919-123125	Water-Sewer Services 12/25	\$ 106.80
Toho Water Authority	20260105-1	002659271033469929-121225	Water-Sewer Services 11/25	\$ 210.62
Toho Water Authority	20260122-1	002659271033469939-123125	Water-Sewer Services 12/25	\$ 500.74
Toho Water Authority	20260122-1	002659271033469949-123125	Water-Sewer Services 12/25	\$ 164.08
Toho Water Authority	20260122-2	002659271033503461-122325	Water-Sewer Services 12/25	\$ 310.74

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Toho Water Authority	20260120-1	002659271033503471-122625	Water Services 12/25	\$ 209.76
Toho Water Authority	20260130-1	002659271033504431-010226	Water Services 12/25	\$ 63.84
Toho Water Authority	20260105-1	002659271033504441-121225	Water-Sewer Services 11/25	\$ 121.12
Toho Water Authority	20260130-1	002659271033509401-010226	Water Services 12/25	\$ 51.01
Toho Water Authority	20260130-1	002717301033437089-010226	Water-Sewer Services 12/25	\$ 88.90
Toho Water Authority	20260130-1	002717301033437109-010226	Water-Sewer Services 12/25	\$ 88.90
Toho Water Authority	20260130-1	002717301033437119-010226	Water-Sewer Services 12/25	\$ 210.62
Toho Water Authority	20260130-1	002717301033437129-010226	Water-Sewer Services 12/25	\$ 477.90
Trinity Fire Systems, Inc.	400114	90531	Security & Fire Monitoring 01/26	\$ 133.00
Uline, Inc.	400088	201473033	Miscellaneous Supplies 12/25	\$ 972.16
United Land Services	400115	183258	Landscape Replacement 11/25	\$ 900.00

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
United Land Services	400097	183410	Landscape Maintenance 12/25	\$ 42,752.44
United Land Services	400097	183414	Landscape Maintenance 12/25	\$ 2,497.00
United Land Services	400100	185103	Irrigation Repair 12/25	\$ 1,238.78
Waste Connections of Florida	20260120-2	1584599W460	Waste Disposal Services 02/26	\$ 421.75
Waste Management Inc. of Florida	400116	0376190-0180-5	Waste Disposal Services 01/26	<u>\$ 422.54</u>
Report Total				<u>\$ 108,872.40</u>

TOWN OF KINDRED II COMMUNITY DEVELOPMENT DISTRICT

District Office · Orlando, FL 32819

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

WWW.TOWNOFKINDREDCDD2.ORG

Operation and Maintenance Expenditures February 2026 For Board Approval

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

The total items being presented: **\$124,849.82**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Amazon Capital Services, Inc.	400122	14GM-1VXG-F4XW	Janitorial Supplies 01/26	\$ 374.61
Amazon Capital Services, Inc.	400130	1DYY-1XJY-C7KD	Janitorial Supplies 01/26	\$ 19.93
Amazon Capital Services, Inc.	400125	1MC6-1LXV-6MQC	Miscellaneous Expense 02/26	\$ 91.18
Amazon Capital Services, Inc.	400122	1NVW-F9CK-WG6K	Janitorial Supplies 01/26	\$ 318.85
Dallos Services, Inc.	400126	6107	Security Janitorial Attendant 12/25	\$ 4,802.50
Dallos Services, Inc.	400123	6151	Pool Attendant 01/26	\$ 4,562.00
Dallos Services, Inc.	400123	6153	Pool Attendant 01/26	\$ 4,340.00
Dallos Services, Inc.	400123	6154	Pool Attendant 12/25	\$ 1,408.00
Dallos Services, Inc.	400123	6155	Grounds Keeper Janitorial 01/26	\$ 1,408.00
Dallos Services, Inc.	400123	6158	Janitorial Services 01/26	\$ 2,190.00
Dallos Services, Inc.	400123	6159	Janitorial Services 01/26	\$ 2,190.00
Grau & Associates, P.A.	400127	28680	Audit Services FY24/25	\$ 4,400.00

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Holiday Inn SW Celebration	400120	552-020226	BOS Meeting Room Fee 02/26	\$ 246.00
IPFS Corporation	400128	GAAD83493-020226 #5	Insurance 02/26	\$ 4,664.08
Kindred Master Homeowners	400124	176	Payroll 01/26	\$ 7,724.28
Kissimmee Utility Authority	20260202-1	002388214123503590-011326	Electric Services 12/25	\$ 9,309.73
Kissimmee Utility Authority	20260202-1	002388214123522510-011326	Electric Services 12/25	\$ 618.12
Kissimmee Utility Authority	20260202-1	002388214123522520-011326	Electric Services 12/25	\$ 691.30
Kissimmee Utility Authority	20260202-1	002388214123539490-011326	Electric / Irrigation Services 12/25	\$ 13.39
Kissimmee Utility Authority	20260202-1	002388214123539500-011326	Electric / Irrigation Services 12/25	\$ 13.23
Kissimmee Utility Authority	20260202-1	002388214123539510-011326	Electric / Irrigation Services 12/25	\$ 13.39
Kissimmee Utility Authority	20260202-1	002388214123539940-011326	Electric / Irrigation Services 12/25	\$ 13.96
Kissimmee Utility Authority	20260202-1	002388214123539950-011326	Electric / Irrigation Services 12/25	\$ 14.68
Kissimmee Utility Authority	20260202-1	002388214123539960-011326	Electric / Irrigation Services 12/25	\$ 14.53

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Kissimmee Utility Authority	20260202-1	002388214123545790-011326	Electric / Irrigation Services 12/25	\$ 1,754.06
Kissimmee Utility Authority	20260202-1	002388214123552150-011326	Electric / Irrigation Services 12/25	\$ 13.23
Kissimmee Utility Authority	20260202-1	002388214123552160-011326	Electric / Irrigation Services 12/25	\$ 13.96
Kissimmee Utility Authority	20260202-1	002388214123577540-011326	Electric Services 12/25	\$ 626.12
Kissimmee Utility Authority	20260202-1	002388214123577550-011326	Electric Services 12/25	\$ 1,038.15
Kissimmee Utility Authority	20260202-1	002388214123586311-011326	Electric / Irrigation Services 12/25	\$ 14.09
Kissimmee Utility Authority	20260202-1	002388214123586331-011326	Electric / Irrigation Services 12/25	\$ 14.40
Kissimmee Utility Authority	20260202-1	002388214123586341-011326	Electric / Irrigation Services 12/25	\$ 14.40
Kissimmee Utility Authority	20260202-1	002388214123622831-011326	Electric / Irrigation Services 12/25	\$ 14.09
Kissimmee Utility Authority	20260202-1	002388214123622841-011326	Electric / Irrigation Services 12/25	\$ 14.25
Kissimmee Utility Authority	20260202-1	002388214123622851-011326	Electric / Irrigation Services 12/25	\$ 14.09
Kissimmee Utility Authority	20260202-1	002388214123622861-011326	Electric / Irrigation Services 12/25	\$ 14.25

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Kissimmee Utility Authority	20260202-1	002388214123622871-011326	Electric / Irrigation Services 12/25	\$ 14.09
Kissimmee Utility Authority	20260202-1	002388214123622881-011326	Electric / Irrigation Services 12/25	\$ 14.25
Kissimmee Utility Authority	20260202-1	002388214123622891-011326	Electric / Irrigation Services 12/25	\$ 14.25
Kissimmee Utility Authority	20260202-1	002388214123625631-011326	Electric / Irrigation Services 12/25	\$ 14.25
Kissimmee Utility Authority	20260202-1	002388214123625661-011326	Electric / Irrigation Services 12/25	\$ 13.23
Kissimmee Utility Authority	20260202-1	002388214123625671-011326	Electric / Irrigation Services 12/25	\$ 13.39
Kissimmee Utility Authority	20260202-1	002388214123628801-011326	Electric / Irrigation Services 12/25	\$ 13.23
Kissimmee Utility Authority	20260202-1	002388214123634791-011326	Electric Services 12/25	\$ 1,002.10
Kissimmee Utility Authority	20260202-1	002388214123636861-011326	Electric / Irrigation Services 12/25	\$ 14.09
Kutak Rock, LLP	400118	3689454	Legal Services 12/25	\$ 289.50
Kutak Rock, LLP	400135	3701836	Legal Services 01/26	\$ 483.50
Resort Pool Services	400129	30365	Pool Maintenance 01/26	\$ 225.00

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Resort Pool Services	400132	30450	Pool Maintenance 02/26	\$ 3,000.00
Resort Pool Services	400132	30565	Pool Maintenance 02/26	\$ 3,000.00
Rizzetta & Company, Inc.	400119	INV0000106666	Accounting Services 02/26	\$ 4,940.84
Spectrum	20260210-1	2038320012126	Cable & Internet Services 02/26	\$ 215.00
Spectrum	20260209-1	2572666012026	Internet Services 02/26	\$ 139.98
SunScape Landscape Management Services, TLD-Southeast, Inc.	400136	14573	Landscape Maintenance 02/26	\$ 4,200.00
	400133	2046532	Water Management 02/26	\$ 1,240.00
Toho Water Authority	20260203-1	002659271033371659-010526	Water-Sewer Services 12/25	\$ 31.62
Toho Water Authority	20260203-1	002659271033371679-010526	Water-Sewer Services 12/25	\$ 677.75
Toho Water Authority	20260203-1	002659271033371689-010526	Water-Sewer Services 12/25	\$ 346.57
Toho Water Authority	20260223-1	002659271033469919-012226	Water-Sewer Services 01/26	\$ 92.48
Toho Water Authority	20260203-1	002659271033469929-010526	Water Services 12/25	\$ 250.00

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Toho Water Authority	20260223-1	002659271033469939-012226	Water-Sewer Services 01/26	\$ 282.22
Toho Water Authority	20260223-1	002659271033469949-012226	Water-Sewer Services 01/26	\$ 146.18
Toho Water Authority	20260223-1	002659271033503461-012226	Water-Sewer Services 01/26	\$ 419.22
Toho Water Authority	20260223-1	002659271033503471-012026	Water Services 01/26	\$ 115.68
Toho Water Authority	20260203-1	002659271033504441-010626	Water-Sewer Services 12/25	\$ 153.34
United Land Services	400121	187724	Landscape Maintenance 01/26	\$ 2,497.00
United Land Services	400121	187725	Landscape Maintenance 01/26	\$ 42,752.44
United Land Services	400134	190548	Playground Maintenance 01/26	\$ 4,410.00
United Land Services	400134	190549	Landscape Replacement 01/26	\$ 119.00
Waste Connections of Florida	20260219-1	1588599W460	Waste Disposal Services 03/26	\$ 421.75
Waste Management Inc. of Florida	400131	0382859-0180-7	Waste Disposal Services 02/26	<u>\$ 301.02</u>
Report Total				<u>\$ 124,849.82</u>

Tab 5



Proposal #219280

Date: 3/9/2026

Rashawn Peterson

Customer:

Property:

Town of Kindred 2
 1650 Southbury DR
 Kissimmee, FL

TOK 2 CDD Phase 3-B 20211 Walnut Creek Baseline Controller

Replace surge arrestor and transformer at TOK 2 CDD Phase 3-B Baseline Controller

Material	Total:	\$305.65
	10% Discount:	\$30.65
Valves, Clocks and any part over \$300	TOTAL:	\$275

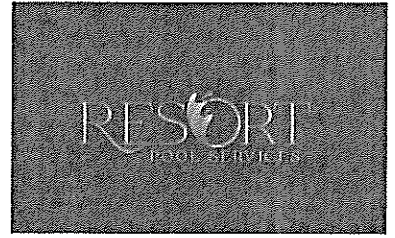
	<u>Hours:</u>		
Labor	2	\$65	\$130
	Labor Total:		\$130
	Material Total:		\$275
	TOTAL		\$405

Repairs Proposed	\$405.00
Irrigation Repair	\$405.00
PROJECT TOTAL:	\$405.00

INVOICE

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
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Invoice details

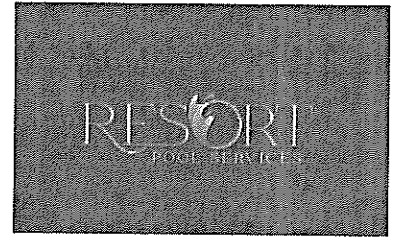
Invoice no.: 31064
Terms: Net 30
Invoice date: 03/04/2026
Due date: 04/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	03/04/2026	Pool Skimmer	Replaced skimmer net at pool	1	\$125.00	\$125.00
					Total	\$125.00

INVOICE

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
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Invoice details

Invoice no.: 30743
Terms: Net 30
Invoice date: 02/20/2026
Due date: 03/22/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	02/19/2026	Repairs	Fountain 1 - replaced broken 3/4 male adapter and coupling on backflow for autofill	1	\$350.00	\$350.00
					Total	\$350.00

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
Town of Kindred II CDD
3434 Colwell Avenue, Suite 200
Tampa
FL
33614

Estimate details

Estimate no.: 1344
Estimate date: 03/19/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Repairs	replace main contactor for pool pump.	1	\$695.00	\$695.00
					Total	\$695.00

Accepted date

Accepted by

Tab 6

RESOLUTION NO. 2026-01

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

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

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

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

1. **GENERAL ELECTION SEATS.** Seat 2, currently vacant, Seat 3, currently held by Matthew Stolz, are scheduled for the General Election. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to the General Election.

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

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

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

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026. The District understands that it will be responsible to pay for its proportionate share of the General Election

cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

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

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

PASSED AND ADOPTED this 9th day of April 2026.

**TOWN OF KINDRED
COMMUNITY DEVELOPMENT
DISTRICT II**

CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

SECRETARY/ASSISTANT SECRETARY

EXHIBIT A

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

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

The Town of Kindred Community Development District II has two (3) seats up for the general election, specifically seats 2 and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

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

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

Tab 7

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS’ MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) “shall exercise the powers granted to the district pursuant to Chapter 190, *Florida Statutes*,” and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	John Valantasis	2028
2	Vacant	2026
3	Matthew Stolz	2026
4	Anthony Benitez	2026
5	Louis Avelli	2028

This year, Seat 4, currently Anthony Benitez, is subject to a landowner election. The term of office for the successful landowner candidate shall commence upon election and shall be for a four-year period. Seat 2, currently held vacant, and Seat 3, currently held by Matthew Stolz, are subject to a General Election process to be conducted by the Osceola County Supervisor of Elections, which General Election process shall be addressed by a separate resolution.

2. **LANDOWNER’S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the [redacted] day of November, 2026, at 10:00 a.m., and located at Holiday Inn Orlando SW Celebration Area, 5711 W. Irlo Bronson Memorial Highway., Kissimmee, Florida 34746.

3. **PUBLICATION.** The District’s Secretary is hereby directed to publish notice of the landowners’ meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners’ meeting and election have been announced by the Board at its April 9, 2026 meeting. A sample notice of landowners’

meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Ph: (407) 472-2471.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

PASSED AND ADOPTED THIS 9th DAY OF APRIL, 2026.

**TOWN OF KINDRED COMMUNITY
DEVELOPMENT DISTRICT II**

ATTEST:

CHAIRPERSON / VICE CHAIRPERSON

SECRETARY / ASSISTANT SECRETARY

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II

Notice is hereby given to the public and all landowners within the Town of Kindred Community Development District II (“**District**”) the location of which is generally described as comprising a parcel or parcels of land containing approximately 218.797 acres, located south of Neptune Road, north of Lake Tohopekaliga, west of Macy Island Road and east of Kings Hwy, in the Osceola County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District’s Board of Supervisors (“**Board**”, and individually, “**Supervisor**”). Immediately following the landowners’ meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November [redacted], 2026
TIME: 10:00 a.m.
PLACE: Holiday Inn Orlando SW Celebration Area
5711 W. Irlo Bronson Memorial Highway
Kissimmee, Florida 34746

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Ph: (407) 472-2471 (“**District Manager’s Office**”). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy. At the landowners’ meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners’ meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager’s Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager’s Office, at least 48 hours before the hearing. 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), for aid in contacting the District Manager’s Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

District Manager
Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: November [REDACTED], 2026

TIME: 10:00 a.m.

LOCATION: **Holiday Inn Orlando SW Celebration Area
5711 W. Irlo Bronson Memorial Highway
Kissimmee, Florida 34746**

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District II (“**District**”) has been established and the landowners have held their initial election, there shall be a subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors (“**Board**”) every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners’ meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners’ meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, one (1) seat on the Board will be up for election in a landowner seat for a four year period. The term of office for the successful landowner candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II
OSCEOLA COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER [REDACTED], 2026**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Town of Kindred Community Development District II to be held at Holiday Inn Orlando SW Celebration Area, 5711 W. Irlo Bronson Memorial Highway, Kissimmee, Florida 34746, on November [REDACTED], 2026, at 10:00 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2019), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II
OSCEOLA COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER [REDACTED], 2026

For Election (1 Supervisor): The candidate receiving the highest number of votes will receive a four (4) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Parkland Preserve Community Development District II and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
4		

Date: _____

Signed: _____

Printed Name: _____