Rizzetta & Company

Town of Kindred
Community Development
District II

Board of Supervisors' Meeting
July 30, 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	Chairman
	Louis Avelli	Vice Chairman
	Anthony Benitez	Assistant Secretary
	Matthew Stolz	Assistant Secretary
	VACANT	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.

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

July 23, 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 **July 30, 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. **BUSINESS ITEMS**
   - A. Consideration of 2026 Bond Documents
     1. Presentation of Supplemental Engineer's Report..... Tab 1
     2. Presentation of Supplemental Assessment Methodology Report ..... Tab 2
     3. Consideration of Resolution 2026-04, Delegation Resolution ..... Tab 3
     4. Consideration of Resolution 2026-05, Bonds Delegated Assessment..... Tab 4
        - a) Supplemental Trust Indenture ..... Tab 5
        - b) Preliminary Limited Offering Memorandum ..... Tab 6
        - c) Bond Purchase Agreement ..... Tab 7
        - d) Continuing Disclosure Agreement ..... Tab 8
     5. Consideration of Issuer Counsel's Ancillary Documents
        - a) True-up Agreement (Under Separate Cover)
        - b) Completion Agreement ..... Tab 9
        - c) Collateral Assignment Agreement ..... Tab 10
        - d) Declaration of Consent..... Tab 11
        - e) Disclosure of Public Finance ..... Tab 12
        - f) Notice of Assessments..... Tab 13
     6. MBS Capital Markets Supplemental IBA..... Tab 14
   - B. Ratification of District Items..... Tab 15
     1. Ratification of Acquisition of the Phase 5 Improvements and Turnover of Roadway and Utilities Improvements
     2. United Land Services
        a. Mainline Repairs – Barberry Dr
        b. Muhly Grass Replacements
        c. Replacement of Missing white Foutain Grasses
        d. Replacement of Two Dead Palms at Clubhouse Three
     3. Rep Services Inc
        a. 32-Gallon Steel Receptacle & Dome cover
     4. Resort Pool Service
        a. DE Filter Replacements
        b. Motor & Seal Replacement
        c. Toro Valve Replacement
     5. The Lake Doctors – Soow Cable Replacement

6. Envera Systems
    a. NW Pool Camera Replacement
7. Commercial Fitness Products
    a. Gym Equipment Repair

C. Consideration of Resolution 2026-06, Reappointing an Assistant Treasurer ..... Tab 16

D. Consideration of Resolution 2026-07, Adopting FY 26-27 Annual Meeting Schedule ..... Tab 17

E. Consideration of Resolution 2026-08, Adopting FY 26-27 Goals and Objectives ..... Tab 18

4. BUSINESS ADMINISTRATION

A. Consideration of the Minutes of the Board of Supervisors' Meeting Held on April 9, 2026, ... Tab 19

B. Ratification of Operation and Maintenance Expenditures for the Month(s) of March – June 2026..... Tab 20

5. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

1. Q2 Website Audit Review ..... Tab 21

6. SUPERVISOR REQUESTS AND COMMENTS

7. 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

SUPPLEMENTAL ENGINEER'S REPORT
FOR
THE TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II

Prepared for:

The Town of Kindred Community Development District II

Mr. John Valantasis
Chairman

Consulting Engineer:

Xabier Guerricagoitia, P. E.
Boyd Civil Engineering, Inc.
6816 Hanging Moss Road
Orlando, FL 32807

Assessment Consultant:

Rizzetta & Company, Inc.
8529 Southpark Center Loop # 330
Orlando, FL 32819

June 9th, 2026

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2 – Opinion of Probable Costs for the District CIP……..……8-9

3 – Summary of the CIP Status/Construction Status ……..……10

EXHIBITS

Exhibit 1 – Master Plan and District Boundaries (including Expansion and Contraction Parcels)

Exhibit 2 – Amended Legal Description of District

Exhibit 3 – Sketch and Description of Expansion and Contraction Parcels and District Boundaries

Exhibit 4 – Water Infrastructure Improvements

Exhibit 5 – Reclaimed Water Infrastructure Improvements

Exhibit 6 – Sanitary Infrastructure Improvements

I. INTRODUCTION

A. Purpose of Engineer's Report

This Town of Kindred Community Development District II ("Kindred CDD II" or "District") Supplemental Engineer's Report, dated June 9th, 2026 (the "Supplemental Report"), has been prepared by Boyd Civil Engineering, the Kindred CDD II's District Engineer. This report supplements the District's previously adopted Amended and Restated Engineer's Report dated February 9, 2023 and February 13th 2020, as revised April 16th 2020 (the "Original Master Engineer's Report", and together with this Supplemental Engineer's Report and Amended and Restated Report, the "Engineer's Report") and provides an update to the costs of the Kindred CDD II's master capital improvement program (the "CIP" or "Master CIP") included therein based upon the expansion and contraction of the District boundaries pursuant to the Boundary Amendment (hereinafter defined), the completion of certain portions of the CIP, bids for additional portions and revised estimates for the remaining costs of the CIP. Further, this Amended & Restated Report provides a description of the expansion and contraction of the District's boundaries, completed portions of the CIP and status of development of ongoing work on additional portions of the CIP.

B. Description of the Kindred CDD II

The Kindred CDD II is located wholly within the unincorporated area of Osceola County, Florida ("County"). As originally established, the District encompassed approximately 218.79 acres. After the Boundary Amendment, the amended District boundaries consist of expansion of the District boundaries by 384.32 acres and contraction of the District boundaries by 18.44 acres for a total of 584.68 acres.

The Kindred CDD II, a local unit of special purpose government, was established to provide an alternative means for planning, financing, constructing, operating and maintaining various public improvements and public community facilities within its jurisdiction.

C. Description of the Kindred Community

Kindred (the "Development"), an approved Planned Development ("PD"), is situated entirely in northeast Osceola County consisting of approximately 1,596 acres. The Development is designed as a mixed-use development. Exhibit 1 illustrates the location of the Kindred CDD II within the PD. The PD is being developed in multiple phases by private developers ("Developers") and the Kindred CDD II is not involved in the PD or development process, except to the extent Kindred CDD II provides for certain master infrastructure planning and construction for the Development.

Exhibit 1 – "Master Plan" is the currently approved PD Zoning Master Development Plan.

The following table illustrates the currently approved PD and as noted on Master Plan – Exhibit 1.

Currently Approved PD

Land Use	Total
Single Family Residential	2,976 units
Multi-Family Residential	639 units
Retail	350,000 s.f.
Office	100,000 s.f.
Institutional	100,000 s.f.

The Development is situated in the former Kindred Development of Regional Impact ("DRI") and was previously subject to the Amended and Restated Development Order dated February 7, 2013 for the DRI ("Development Order"). The DRI and Development Order have been processed by the County for rescission. Rescission of the DRI will leave the remaining undeveloped property within the Development subject to the normal zoning categories established for the County.

Table 1 shows the currently proposed development program for the Kindred CDD II, as amended, that is in place with the rescission of DRI completed.

D. Description of Town of Kindred Community Development District II

The Kindred CDD II previously consisted of approximately 219 acres; however, in September 2022 the District's Board of Supervisors filed a Boundary Amendment Petition with the County to expand the District boundaries to include Phases 3 and 5 and remove portions of Phase 2B from the District ("Boundary Amendment"). The County approved the Boundary Amendment on January 9, 2023. Post Boundary Amendment, the District consists of 584.68 total acres, which includes both the areas of expansion and contraction. The proposed land use program within the amended Kindred CDD II boundaries is summarized in Table 1.

TABLE 1
LAND USE SUMMARY WITHIN THE KINDRED CDD II BOUNDARIES

Updated Based on Proposed Revisions to the Approved Development Program
October 17, 2025

Parcel	Land Use		Units	Acreage
Phase 2A	S.F.		187 D.U.	60.78
Phase 2B*	S.F.		0 D.U.*	9.90
Phase 2C	S.F.		215 D.U.	32.07
Phase 2D	S.F.		280 D.U.	52.70
	Other Areas			44.90
SUBTOTAL			**682**	**200.35**
Phase 3A	S.F.		191 D.U.	53.24
Phase 3B	S.F.		252 D.U.	73.43
Phase 3C	S.F.		186 D.U.	51.31
Phase 3D	S.F.		193 D.U.	60.13
SUBTOTAL			**822**	**238.11**
Phase 5	S.F.		351 D.U.	82.67
	SF Detached / TH Attached		**1420 SFD / 435 TH**	**Acreage**
	Other Areas			63.54
				584.68

*Note: A portion of Phase 2B area has been removed from the District boundary, and only the stormwater management facilities located in Phase 2B remain within the District's boundaries. Therefore, the above proposed land use program within the District's boundaries has been reduced by the 77 detached units and associated acreage previously identified for Phase 2B in the Original Master Engineer's Report.

As of the date of this report, the required on-site and shared off-site infrastructure for Phases 3A, 3B, 3C and 3D are complete. Installation of the off-site reclaimed water supply line will be governed by the ability of Toho Water Authority ("TWA") to make reclaimed water available in adequate capacity to effectively service the assessment areas.

II. KINDRED CDD II BOUNDARY AND PROPERTY SERVED

A. Description of Properties Served

Exhibit 2 provides the legal description of the expansion parcels (which includes Conservation Easement #1 and Conservation Easement #2) and contraction parcels for Kindred CDD II. The land within the Kindred CDD II consists primarily of sandy soils, with a slight degree of topographical relief. The Partin Canal and its adjacent tributaries and wetlands traverse the District.

B. Kindred CDD II Boundaries

Exhibit 3 delineates the revised boundaries of the Kindred CDD II. The Kindred CDD II is fronted by the right-of-way of Cross Prairie Parkway to the east and undeveloped property to the south and west as shown on Master Plan – Exhibit 1.

C. Existing and Planned Master Infrastructure

The TWA has existing water and wastewater mains west of the Development along Neptune Road that are sufficient to serve build-out of the Development's land use program. Public roadway access is provided by Neptune Road; Partin Settlement Road to Cross Prairie Parkway f/k/a Shady Lane and the associated Florida Turnpike interchange, and US 192. All required connections and "hook ups" are available to serve the master infrastructure of the Kindred CDD II's CIP.

III. PROPOSED KINDRED CDD II CIP

A. Summary of the Proposed Kindred CDD II CIP

The Kindred CDD II CIP will generally consist of the following:

- Master Roadway System
- Water Distribution System
- Reclaimed water distribution system, when available.
- Wastewater Collection System: Wastewater Gravity Lines, Force mains and Lift Stations
- Electrical Distribution System and lighting
- Landscaping/Hardscape/Signage in Common Areas
- Recreation Facilities: Parks and Related District Amenities
- Conservation areas
- Stormwater Management System

B. Roadways

Roadways within the Kindred CDD II include the internal roadways within certain development parcels, roadways throughout the CDD, and additional shared infrastructure roadways as described in the following paragraph.

Sidewalks are and will be installed by the Developer as per Osceola County Land Development Regulations alongside development roadways. The roadways will consist of a subgrade, soil cement base, curbing, striping and signage as per Osceola County Land Development Regulations. The aforementioned improvements will be owned and maintained by the County.

C. Water, Wastewater and Electrical Infrastructure

This infrastructure consists of on-site potable water mains, wastewater gravity mains and force mains, lift stations, effluent reuse irrigation mains and undergrounding of electrical conduit. These facilities are constructed in accordance with the County's Land Development Regulations, the TWA **(**water and wastewater provider), Kissimmee Utility Authority (electrical provider), and the Florida Department of Environmental Protection.

The potable water system includes the necessary valving, fire hydrants and individual services necessary to serve individual lots and development parcels consistent with the approved Master Water System Plan but not the services within such lots or development parcels. The system design provides for the necessary fire flows based on specific land uses throughout the Kindred CDD II.

The wastewater infrastructure includes gravity lines, force mains, lift stations and individual services necessary to serve the Development, consistent with the approved Master Wastewater Plan.

All water and wastewater infrastructure have or will be constructed or acquired by the Kindred CDD II, and subsequently dedicated to TWA for perpetual operation and maintenance.

An underground well system will provide surficial groundwater as a source of non-potable water, and TWA will provide highly treated wastewater effluent from an effluent reuse main located adjacent to US 192. These two sources of water are anticipated to be used as the sources of irrigation water for the Kindred CDD II's irrigation needs. Reclaimed water supply will be provided via a proposed pipe from the TWA point of connection to be identified at a later date. This pipe will be constructed at the time that TWA has documented that reclaimed water supply can be provided in sufficient volume to meet the requirements of the Kindred CDD II.

The Kindred CDD II will construct and/or acquire electrical conduit adjacent to all collector roadways. The electrical power utility provider will be responsible for the installation of electrical cable, switches and transformers. Street lighting will also be installed by the electrical power utility provider along the collector and neighborhood roadways. Electrical service and street lighting within the Kindred CDD II are provided by Kissimmee Utility Authority (KUA).All electrical facilities installed by KUA shall remain the property of KUA, including facilities installed, constructed, and/or acquired by Kindred CDD II which shall become the property and responsibility of KUA.

D. <u>Stormwater Management Facilities</u>

A master stormwater system will be constructed or acquired by the Kindred CDD II in accordance with the Master Drainage Plan that has been permitted through the South Florida Water Management District. The Stormwater Management Facilities consist primarily of wet ponds which are typically interconnected and discharge at defined natural outfalls throughout the project site. The aforementioned improvements will be owned and maintained by the District.

E. Landscaping/Hardscape

Landscaping/hardscape has been or will be provided at Development entrances, along collector roadways, and within common parcels within Kindred CDD II. Xeriscape landscaping principles have been or will be incorporated into the design to minimize the need for irrigation water. Existing specimen trees are being saved throughout the Development. The aforementioned improvements will be owned and maintained by the District.

F. Recreation and Parks

Recreation and park areas are to be constructed and planned within Kindred CDD II, which will serve the future residents of the District. These current and future amenities include an extensive bikeway and pedestrian trail system; and community pools and facilities. These amenities will be accessible by the public and owned and maintained by the Kindred CDD II.

G. Opinion of Probable Construction Costs

Tables 2.A. & 2.B. provide the updated estimated costs of the CIP for Kindred CDD II. Note, Table 2.A. provides the updated estimated costs of the CIP for the original District boundaries, less the contraction parcels (Phases 2A, 2C, & 2D); and Table 2.B. provides the updated estimated costs of the CIP for the District's expansion parcels (Phases 3A, 3B, 3C, 3D, & 5). A graphic depiction of the CIP is provided on Exhibits 4, 5 & 6, respectively. These items have been incorporated into the cost summaries presented in Tables 2.A. & 2.B.

Table 2.A. Engineer's Opinion of Probable Cost for the Kindred CDD II – Master CIP (Phases 2A, 2C, & 2D)

Cost Category of Public Infrastructure	Phase 2A	Phases 2B[4]	Phase 2C	Phase 2D	Sub-Total
Mass Grading of Public Infrastructure and Stormwater Ponds	$1,000,000	-	$761,845	$1,471,351	$3,233,196
Roads and Drainage Infrastructure	$4,000,000	-	$2,739,744	$2,259,444	$8,999,188
Potable Water, Wastewater and Reuse Mains	$2,000,000	-	$1,728,237	$1,544,148	$5,272,385
Wastewater Lift stations	$500,000	-	$335,235	$335,235	$1,170,470
Off-Site Water Main[2]	$156,000	-			$156,000
Off-Site Wastewater Improvements	$2,000,000	-	$12,500	$12,500	$2,025,000
Electrical and Lighting	$500,000	-	$400,000	$500,000	$1,400,000
Landscaping	$750,000	-	$625,000	$625,000	$2,000,000
Amenities[2]				$2,000,000	$2,000,000
Design Fees	$350,000	-	$300,000	$300,000	$950,000
Inspection Fees	$241,400	-	$139,439[3]	$140,567[3]	$521,406[3]
Platting of Public Projects and Field Monuments	$150,000	-	$125,000	$125,000	$400,000
Contingency	$1,164,740	-	$716,700[3]	$931,324[3]	$2,812,764
Total	$12,812,140	-	$7,883,700[3]	$10,244,569[3]	**$30,940,409**[3]

1 The CIP for Phases 2A, and 2C and 2D has been completed.

2 Costs are based on the construction phasing but not the benefit.

3 CIP estimated costs have been updated since the Original Master Engineer's Report to correct certain calculations and/or scrivener's errors; in addition, the total estimated costs per infrastructure type and total CIP have been updated to reflect current pricing for material and labor costs.

4 Due the Boundary Amendment removing the majority of Phase 2B, the CIP costs associated with Phase 2B have also been removed from the District's CIP. Note: (i) the Phase 2B stormwater ponds, that remain in the District and are owned and maintained by the District, were funded by the Developer and contributed to the District at no cost; and (ii) neither the Series 2020 Bonds nor Series 2021 Bond proceeds funded Phase 2B CIP costs.

Table 2.B. Engineer's Opinion of Probable Cost for the Kindred CDD II – Master CIP (Expansion Phases 3A-D & 5)

Cost Category of Public Infrastructure	Phase 3A	Phases 3B	Phase 3C	Phase 3D	Phase 5	Sub-Total	Grand Total
Mass Grading of Public Infrastructure and Stormwater Ponds	$3,541,447	$4,672,485	$3,448,739	$3,578,530	$10,275,809	$25,517,010	$28,750,206
Roads and Drainage Infrastructure	$3,541,447	$4,672,485	$3,448,739	$3,578,530	$10,275,809	$25,517,010	$34,516,198
Potable Water, Wastewater and Reuse Mains	$3,541,447	$4,672,485	$3,448,739	$3,578,530	$10,275,809	$25,517,010	$30,789,395
Wastewater Lift stations[2]	$1,056,381	-	-	-	$750,000	$1,806,381	$2,976,851
Off-Site Water Main	-	-			-	-	$156,000
Off-Site Wastewater Improvements	-	-	-	-	-	-	$2,025,000
Electrical and Lighting	$775,446	$1,023,102	$755,147	$783,566	$1,514,889	$4,852,150	$6,252,150
Landscaping	$626,237	$826,240	$609,844	$632,795	$1,660,348	$4,355,464	$6,355,464
Amenities[2]	$328,974	$434,039	$3,850,983	$332,419	-	$4,946,415	$6,946,415
Design Fees	$370,351	$488,631	$360,656	$374,229	$567,400	$2,161,267	$3,111,267
Inspection Fees	$224,137	$295,720	$218,269	$226,484	-	$964,610	$1,486,016
Platting of Public Projects and Field Monuments	$93,408	$123,240	$90,963	$94,386	$185,000	$586,997	$986,997
Miscellaneous	$9,828	$12,967	$9,571	$9,931	-	$42,297	$2,855,061
Totals	**$14,109,103**	**$17,221,394**	**$16,241,650**	**$13,189,400**	**$35,505,064**	**$96,266,611**	**$127,207,020**

[1] Due the Boundary Amendment adding Phases 3 & 5, the master infrastructure costs associated with Phases 3 & 5 have also been added to the District's CIP.

[2] Costs are based on the construction phasing but not the benefit.

H. Permit Status

Permits for the construction of Phase 2A, 2C, and 2D were obtained prior to completion of those phases. Permits for the construction of Phases 3A through 3D have been obtained and have also been issued for Phase 5. No additional permits will be required prior to the start of future Phases of the CIP construction. Permits from the following agencies are or will be required:

- Osceola County (All Site Improvements)
- Florida Department of Environmental Protection (Water and Wastewater)
- U.S. Army Corps of Engineers (Dredge and Fill, Protected Species)
- South Florida Water Management District (Water Use, Stormwater, Wetland Impacts, Protected Species)
- Toho Water Authority (Water, Wastewater and effluent reuse)
- ECFRPC, DEO (PD Development Order Compliance)

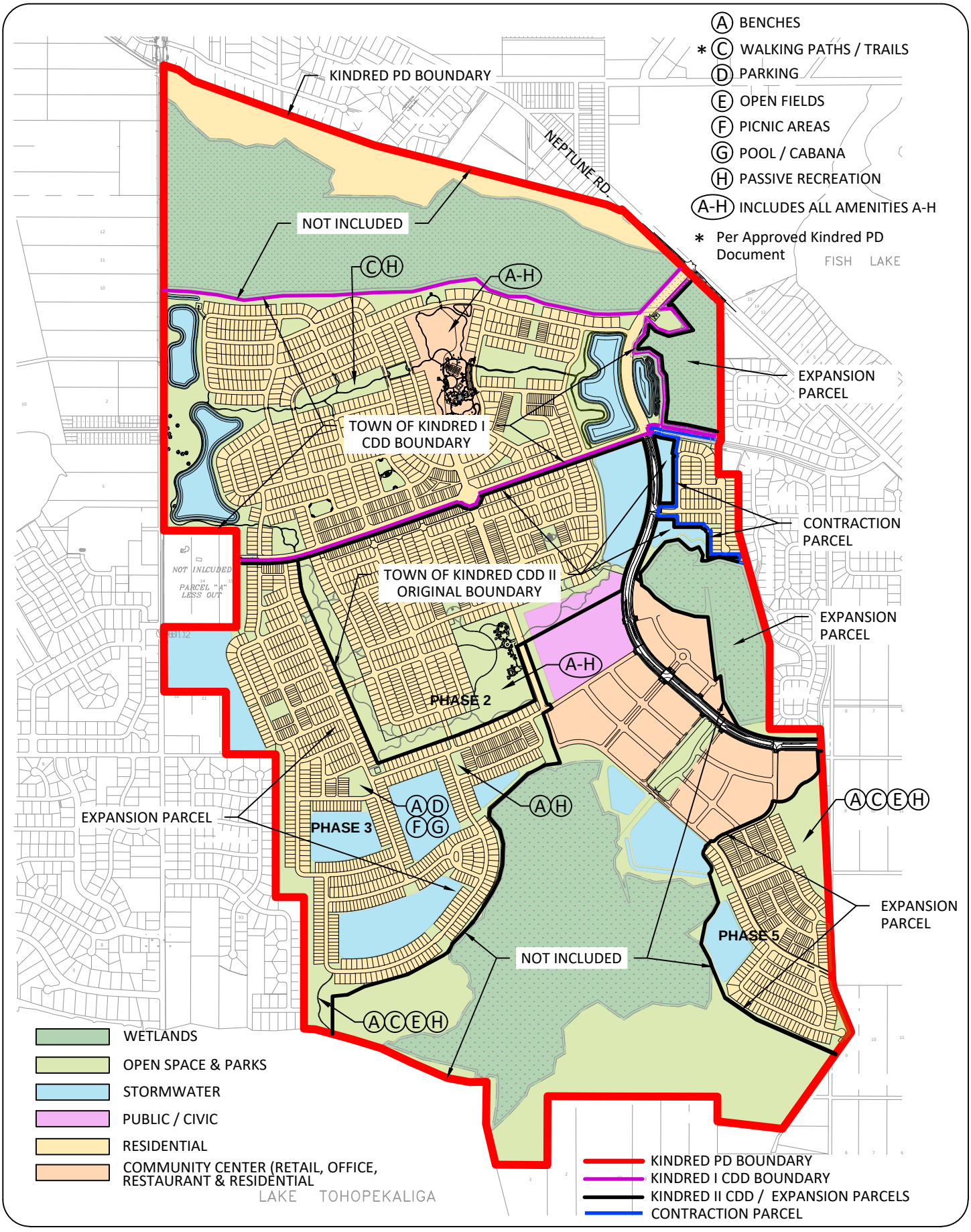
The District Engineer hereby certifies that all permits necessary to complete the project have either already been obtained, or will be obtained, following a customary and normal permitting process.

TABLE 3
SUMMARY OF THE CIP STATUS/CONSTRUCTION STATUS
KINDRED CDD II

Based on Proposed Improvements to the Approved Development Program
June 9, 2026

Phase 2	**CIP Status/Construction Status**
Phase 2A	Complete
Phase 2B	Complete
Phase 2C	Complete
Phase 2D	Complete
Phase 3	
Phase 3A	Complete
Phase 3B	Complete
Phase 3C	Complete
Phase 3D	Complete
Phase 5	
Phase 5	Substantially Complete/Ongoing

EXHIBIT 1



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BOYD CIVIL ENGINEERING
6816 Hanging Moss Road,
Orlando, FL 32807
(407)494-2693 Phone

0' 375' 750' 1500'
SCALE:1"=1500'
DATE: 2/3/2023
PROJECT NO.: 1007.022

KINDRED MASTER PLAN

22' WIDE MIN. TOWNHOMES
(FRONT / REAR LOADED)

40' WIDE SINGLE FAMILY

40' WIDE SINGLE FAMILY
(REAR LOADED)

50' WIDE SINGLE FAMILY

RECREATION

STORM WATER POND

OPEN SPACE

UTILITY TRACT

99.1 99 98 97 96 95

24"PLASTIC
DRAIN PIPE
W.INV.=57.23
E.INV.=57.16

MAINTAINED RIGHT OF WAY FOR
MACY ISLAND ROAD AS DESCRIBED
IN COUNTY ROAD MAP BOOK 1
PAGES 82-89

3520
65.44
TRAV

DITCH

54"CMP

MAINTAINED RIGHT OF WAY FOR
MACY ISLAND ROAD AS DESCRIBED
IN COUNTY ROAD MAP BOOK 1
PAGES 82-89

AND RD

Plotted: June 11, 2026, 9:01:46 AM
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BOYD CIVIL ENGINEERING
6816 Hanging Moss Road,
Orlando, FL 32807
(407)494-2693 Phone

0' 150' 300' 600'
SCALE: 1"=300'

DATE: 6/11/2026
PROJECT NO.: 1007.022

KINDRED PHASE 5
SITE PLAN

1A

EXHIBIT 2

DocuSign Envelope ID: DF45B5DA-C5C8-4A29-BE38-306D54F132FD

LEGAL DESCRIPTION

(AS PREPARED BY SURVEYOR)

PART ONE:

A portion of Blocks 7, 8, 17 and 18, FLORIDA DRAINED LAND COMPANY'S SUBDIVISION No. 1 as recorded in Plat Book B, Pages 65 and 66 of the Public Records of Osceola County, Florida; Tract FD–1, KINDRED PHASE 1FB, as recorded in Plat Book 28, Pages 22 through 25 of the Public Records of Osceola County, Florida; all of KINDRED PHASE 2A, as recorded in Plat Book 28, Pages 133 through 136 of the Public Records of Osceola County, Florida; all of KINDRED PHASE 2C1, as recorded in Plat Book 28, Pages 110 and 111 of the Public Records of Osceola County, Florida; all of KINDRED PHASE 2C AND 2D, as recorded in Plat Book 30, Page 74 through 80 of the Public Records of Osceola County, Florida and all of KINDRED PHASE 2 AMENITY CENTER, as recorded in Plat Book 30, Page 159 of the Public Records of Osceola County, Florida all lying in Section 36, Township 25 South, Range 29 East, Section 1, Township 26 South, Range 29 East and Section 31, Township 25 South, Range 30 East, Osceola County, Florida and being more particularly described as follows:

Commence at the Southwest corner of Section 36, Township 25 South, Range 29 East, Osceola County, Florida; thence run S89°48'53"E, a distance of 20.00 feet to a point on the East Right of Way of Kings Highway and the POINT OF BEGINNING; thence run N00°01'34"W, along said East Right of Way, a distance of 178.70 feet; thence run S89°48'53"E, a distance of 844.84 feet; thence run N00°01'33"W, a distance of 749.66 feet to the Southwest corner of Tract RW–1, KINDRED PHASE 1FB, as recorded in Plat Book 28, Pages 22 through 25 of the Public Records of Osceola County, Florida; thence along the South line of said Tract RW–1 and along the South Right of Way line of Red Canyon Drive the following thirty–three (33) courses: run N89°58'27"E, a distance of 220.00 feet to the Point of Curvature of a curve concave to the Southwest, having a Radius of 25.00 feet and a Central Angle of 90°00'00"; thence run Southeasterly along the arc of said curve, a distance of 39.27 feet (Chord Bearing = S45°01'33"E, Chord = 35.36 feet) to the Point of Tangency; thence run S00°01'33"E, a distance of 27.11 feet; thence run N89°58'27"E, a distance of 50.00 feet; thence run N00°01'33"W, a distance of 28.11 feet to the Point of Curvature of a curve concave to the Southeast, having a Radius of 25.00 feet and a Central Angle of 90°00'00"; thence run Northeasterly along the arc of said curve, a distance of 39.27 feet (Chord Bearing = N44°58'27"E, Chord = 35.36 feet) to a point on a Non–Tangent curve, concave to the North, having a Radius of 1,423.98 feet and a Central Angle of 25°24'48"; thence run Easterly along the arc of said curve, a distance of 631.60 feet (Chord Bearing = N79°54'49"E, Chord = 626.44 feet) to a point on a Non–Tangent curve, concave to the Southwest, having a Radius of 25.00 feet and a Central Angle of 90°00'00"; thence run Southeasterly along the arc of said curve, a distance of 39.27 feet (Chord Bearing = S64°29'29"E, Chord = 35.36 feet) to the Point of Tangency; thence run S19°29'29"E, a distance of 46.78 feet; thence run N71°01'53"E, a distance of 50.00 feet; thence run N19°29'29"W, a distance of 46.24 feet to the Point of Curvature of a curve concave to the Southeast, having a Radius of 25.00 feet and a Central Angle of 90°00'00"; thence run Northeasterly along the arc of said curve, a distance of 39.27 feet (Chord Bearing = N25°30'31"E, Chord = 35.36 feet) to the Point of Tangency; thence run N70°30'31"E, a distance of 494.40 feet to the Point of Curvature of a curve concave to the South, having a Radius of 25.00 feet and a Central Angle of 46°22'12"; thence run Easterly along the arc of said curve, a distance of 20.23 feet (Chord Bearing = S86°18'23"E, Chord = 19.69 feet) to a Point of Reverse Curve, concave to the North, having a Radius of 75.00 feet and a Central Angle of 16°21'37"; thence run Easterly along the arc of said curve, a distance of 21.42 feet (Chord Bearing = S71°18'05"E, Chord = 21.34 feet) to a Point of Reverse Curve, concave to the Southwest, having a Radius of 25.00 feet and a Central Angle of 59°59'25"; thence run Southeasterly along the arc of said curve, a distance of 26.18 feet (Chord Bearing = S49°29'11"E, Chord = 25.00 feet) to the Point of Tangency; thence run S19°29'29"E, a distance of 33.82 feet; thence run N71°01'53"E, a distance of 50.00 feet; thence run N19°29'29"W, a distance of 34.25 feet to the Point of Curvature of a curve concave to the East, having a Radius of 25.00 feet and a Central Angle of 60°00'35"; thence run Northerly along the arc of said curve, a distance of 26.18 feet (Chord Bearing = N10°30'49"E, Chord = 25.00 feet) to a Point of Reverse Curve, concave to the Northwest, having a Radius of 75.00 feet and a Central Angle of 16°22'46"; thence run Northeasterly along the arc of said curve, a distance of 21.44 feet (Chord Bearing = N32°19'43"E, Chord = 21.37 feet) to a Point of Reverse Curve, concave to the Southeast, having a Radius of 25.00 feet and a Central Angle of 46°22'12"; thence run Northeasterly along the arc of said curve, a distance of 20.23 feet (Chord Bearing = N47°19'26"E, Chord = 19.69 feet) to the Point of Tangency; thence run N70°30'31"E, a distance of 486.18 feet to the Point of Curvature of a curve concave to the Southwest, having a Radius of 25.00 feet and a Central Angle of 90°00'00"; thence run Southeasterly along the arc of said curve, a distance of 39.27 feet (Chord Bearing = S64°29'29"E, Chord = 35.36 feet) to the Point of Tangency; thence run S19°29'29"E, a distance of 56.96 feet; thence run N71°01'53"E, a distance of 50.00 feet; thence run N19°29'29"W, a distance of 57.42 feet to the Point of Curvature of a curve concave to the Southeast, having a Radius of 25.00 feet and a Central Angle of 90°00'00"; thence run Northeasterly along the arc of said curve, a distance of 39.27 feet (Chord Bearing = N25°30'31"E, Chord = 35.36 feet) to the Point of Tangency; thence run N70°30'31"E, a distance of 447.47 feet to the Point of Curvature of a curve concave to the South, having a Radius of 25.00 feet and a Central Angle of 61°35'04"; thence run Easterly along the arc of said curve, a distance of 26.87 feet (Chord Bearing = S78°41'56"E, Chord = 25.60 feet) to a Point of Reverse Curve, concave to the North, having a Radius of 120.00 feet and a Central Angle of 123°10'08"; thence run Easterly along the arc of said curve, a distance of 257.96 feet (Chord Bearing = N70°30'31"E, Chord = 211.08 feet) to a Point of Reverse Curve, concave to the Southeast, having a Radius of 25.00 feet and a Central Angle of 61°35'04"; thence run Northeasterly along the arc of said curve, a distance of 26.87 feet (Chord Bearing = N39°42'59"E, Chord = 25.60 feet) to the Point of Tangency; thence run N70°30'31"E, a distance of 1,977.92 feet to a point on a Non–Tangent curve, concave to the Southwest, having a Radius of 25.00 feet and a Central Angle of 92°35'35"; thence run Southeasterly along the arc of said curve, a distance of 40.40 feet (Chord Bearing = S63°11'41"E, Chord = 36.15 feet) to a point on the westerly Right of Way of Cross Prairie Parkway, being a point on a Non–Tangent curve, concave to the West, having a Radius of 1,735.00 feet and a Central Angle of 40°08'49"; thence along said westerly Right of Way the following three (3) courses: run Southerly along the arc of said curve, a distance of 1,215.71 feet (Chord Bearing = S03°10'30"W, Chord = 1,190.99 feet) to the Point of Tangency; thence run S23°14'55"W, a distance of 254.14 feet to the Point of Curvature of a curve concave to the East, having a Radius of 1,115.00 feet and a Central Angle of 17°31'21"; thence run Southerly along the arc of said curve, a distance of 341.00 feet (Chord Bearing = S14°29'14"W, Chord = 339.67 feet); thence leaving said Right of Way, run S61°38'37"W, a distance of 1,280.44 feet; thence run S19°29'29"E, a distance of 834.82 feet; thence run S61°12'53"W, a distance of 81.27 feet; thence run S20°02'38"E, a distance of 205.99 feet; thence run S15°30'02"E, a distance of 172.65 feet; thence run S20°57'18"E, a distance of 237.07 feet; thence run S83°02'05"W, a distance of 174.00 feet; thence run S62°40'54"W, a distance of 228.26 feet; thence run S46°26'21"W, a distance of 306.21 feet; thence run S48°41'31"W, a distance of 295.95 feet; thence run S04°49'15"W, a distance of 96.05 feet; thence run S40°15'36"E, a distance of 193.41 feet; thence run S13°29'29"E, a distance of 165.14 feet; thence run S02°13'39"W, a distance of 250.77 feet; thence run S13°37'45"W, a distance of 168.77 feet; thence run S26°54'48"W, a distance of 175.28 feet; thence run S31°57'44"W, a distance of 179.96 feet; thence run S33°28'10"W, a distance of 233.27 feet; thence run S43°27'28"W, a distance of 346.11 feet; thence run S26°54'47"W, a distance of 103.05 feet; thence run S54°41'14"W, a distance of 78.30 feet; thence run S62°02'57"W, a distance of 468.51 feet; thence run S74°10'51"W, a distance of 526.72 feet; thence run S64°05'32"W, a distance of 217.33 feet; thence run S84°33'51"W, a distance of 175.64 feet; thence run S00°01'26"W, a distance of 439.90 feet; thence run N74°40'30"W, a distance of 207.35 feet; thence run N86°38'08"W, a distance of 133.33 feet; thence run N00°01'26"E, a distance of 1,532.77 feet; thence run N89°53'44"W, a distance of 330.00 feet; thence run N00°01'13"E, a distance of 1,664.36 feet; thence run N89°37'57"W, a distance of 579.02 feet; thence run N00°00'13"E, a distance of 725.93 feet; thence run N89°57'29"W, a distance of 720.66 feet to a point on the aforementioned East Right of Way of Kings Highway; thence run N00°14'58"W, along said East Right of Way, a distance of 578.06 feet to the POINT OF BEGINNING.

Containing 428.568 acres, more or less.

PART TWO:

Tract R and Tract X, KINDRED PHASE 2B, as recorded in Plat Book 31, Pages 191 through 194 of the Public Records of Osceola County, Florida.

LESS the following described parcel:

A portion of Tract R, KINDRED PHASE 2B, as recorded in Plat Book 31, Pages 191 through 194 of the Public Records of Osceola County, Florida being described as follows:

BEGIN at the Southeast corner of Lot 692, KINDRED PHASE 2B, as recorded in Plat Book 31, Pages 191 through 194 of the Public Records of Osceola County, Florida; thence run S00°00'00"E, along the West Right of Way line of Aldenwood Place, a distance of 53.81 feet; thence run N90°00'00"W, along the North line of Lot 693, said KINDRED PHASE 2B, a distance of 120.00 feet; thence run S00°00'00"E, along the West line of said Lot 693, a distance of 26.19 feet; thence run N90°00'00"W, a distance of 30.00 feet to a point on a Non–Tangent curve, concave Southwesterly, having a Radius of 50.00 feet and a Central Angle of 90°00'00"; thence run Northwesterly along the arc of said curve, a distance of 78.54 feet (Chord Bearing = N45°00'00"W, Chord = 70.71 feet); thence run N00°00'00"E, a distance of 30.00 feet to a point on the North line of aforesaid Tract R; thence run N90°00'00"E, along said North line, a distance of 200.00 feet to the POINT OF BEGINNING.

Containing 10,894 square feet or 0.250 acres, more or less.

ALSO LESS:

A portion of Tract R, KINDRED PHASE 2B, as recorded in Plat Book 31, Pages 191 through 194 of the Public Records of Osceola County, Florida being described as follows:

BEGIN at the Northwest corner of Lot 683, KINDRED PHASE 2B, as recorded in Plat Book 31, Pages 191 through 194 of the Public Records of Osceola County, Florida; thence run S00°00'00"E, along the West line of said Lot 683, a distance of 28.70 feet; thence run S90°00'00"W, a distance of 232.05 feet to a point on the East Right of Way of Cross Prairie Parkway, being a point on a Non–Tangent curve concave Westerly, having a Radius of 1865.00 feet and a Central Angle of 00°26'13"; thence run Northerly along the arc of said curve, a distance of 14.22 feet (Chord Bearing = N11°33'04"E, Chord = 14.22 feet) to a Point of Reverse Curve, concave to the Southeast, having a Radius of 25.00 feet and a Central Angle of 88°45'07" being on the South Right of Way line of Ranch Side Road; thence along said South Right of Way line the following three (3) courses: run Northeasterly along the arc of said curve, a distance of 38.73 feet (Chord Bearing = N55°42'31"E, Chord = 34.97 feet) to a point of Reverse Curve, concave to the North, having a Radius of 650.00 feet and a Central Angle of 15°56'51"; thence run Easterly along the arc of said curve, a distance of 180.92 feet (Chord Bearing = S87°53'21"E, Chord = 180.34 feet) to a Point of Reverse Curve, concave to the South, having a Radius of 575.00 feet and a Central Angle of 02°00'37"; thence run Easterly along the arc of said curve, a distance of 20.17 feet (Chord Bearing = N85°08'32"E, Chord = 20.17 feet) to the POINT OF BEGINNING.

Containing 6,146 square feet or 0.141 acres, more or less.

ALSO LESS:

A portion of Tract X, KINDRED PHASE 2B, as recorded in Plat Book 31, Pages 191 through 194 of the Public Records of Osceola County, Florida being described as follows:

Commence at the centerline intersection of Bridge Brook Drive and Ranch Side Road as shown on the plat of KINDRED PHASE 2B, as recorded in Plat Book 31, Pages 191 through 194 of the Public Records of Osceola County, Florida; thence run N00°00'00"E along the centerline of said Bridge Brook Drive, a distance of 55.58 feet; thence run N90°00'00"W, a distance of 25.00 feet to the POINT OF BEGINNING; thence run S00°00'00"E, along the West Right of Way line of said Bridge Brook Drive, a distance of 9.34 feet to the Point of Curvature of a curve concave to the Northwest, having a Radius of 25.00 feet and a Central Angle of 85°08'36"; thence run Southwesterly along the arc of said curve, a distance of 37.15 feet (Chord Bearing = S42°34'18"W, Chord = 33.83 feet) to a Point of Compound Curve, concave to the North, having a Radius of 600.00 feet and a Central Angle of 14°59'16" being on the North Right of Way of Ranch Side Road; thence run Westerly along the arc of said curve, and said North Right of Way, a distance of 156.95 feet (Chord Bearing = N87°21'46"W, Chord = 156.51 feet) to a Point of Compound Curve, concave to the Northeast, having a Radius of 25.00 feet and a Central Angle of 85°28'32"; thence run Northwesterly along the arc of said curve, a distance of 37.30 feet (Chord Bearing = N37°07'52"W, Chord = 33.93 feet); thence run N90°00'00"E, a distance of 199.71 feet to the POINT OF BEGINNING.

Containing 6,411 square feet or 0.147 acres, more or less.

Remainder of Tract R contains 5.994 acres, more or less.

Remainder of Traxt X contains 3.904 acres, more or less.

PART TWO contains 9.898 acres, more or less, in total.

PART THREE:

Lot 3 and a portion of Lots 1, 2, 4, 5, 6 and 16, Block 21 and a portion of Lots 1 through 5, Block 22 and a portion of Lot 8, Block 23 and a portion of Lot 9, Block 26 and platted Right of Ways therein, FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1, as recorded in Plat Book B, Pages 65 and 66 of the Public Records of Osceola County, Florida, all lying in Section 6, Township 26 South, Range 30 East, Osceola County, Florida being more particularly described as follows:

Commence at the Southwest corner of Tract C–2, TOHOQUA – PHASE 2, as recorded in Plat Book 29, Pages 187 through 192 of the Public Records of Osceola County, Florida; thence run S61°30'16"W, a distance of 38.60 feet to a point on the West Right of Way line of MACY ISLAND ROAD as depicted in County Road Map Book 1, Pages 82 through 89 and the POINT OF BEGINNING; thence along said West Right of Way line the following five (5) courses: run S02°38'20"E, a distance of 1,515.37 feet to a point on a Non–Tangent curve, concave to the East, having a Radius of 500.00 feet and a Central Angle of 19°48'25"; thence run Southerly along the arc of said curve, a distance of 172.85 feet (Chord Bearing = S12°32'38"E, Chord = 171.99 feet); thence run S22°26'43"E, a distance of 439.19 feet; thence run S18°36'26"E, a distance of 44.28 feet; thence run S35°21'22"W, a distance of 312.13 feet; thence leaving said West Right of Way, run N66°17'37"W, a distance of 1,005.43 feet; thence run N55°36'33"W, a distance of 446.39 feet; thence run N22°37'02"W, a distance of 389.08 feet; thence run N18°36'41"W, a distance of 93.59 feet; thence run N28°13'46"W, a distance of 212.09 feet; thence run N11°28'51"E, a distance of 253.45 feet; thence run N38°25'30"E, a distance of 148.37 feet; thence run N26°30'00"E, a distance of 130.74 feet; thence run N17°46'47"W, a distance of 351.23 feet to a point on a Non–Tangent curve, concave to the West, having a Radius of 50.00 feet and a Central Angle of 95°56'58"; thence run Northerly along the arc of said curve, a distance of 100.48 feet (Chord Bearing = N15°43'37"E, Chord = 89.14 feet) to a Point of Compound Curve, concave to the Southwest, having a Radius of 1,040.00 feet and a Central Angle of 07°38'28"; thence run Northwesterly along the arc of said curve, a distance of 138.70 feet (Chord Bearing = N36°04'06"W, Chord = 138.59 feet) to a Point of Reverse Curve, concave to the East, having a Radius of 60.00 feet and a Central Angle of 65°14'55"; thence run Northerly along the arc of said curve, a distance of 68.33 feet (Chord Bearing = N07°15'53"W, Chord = 64.70 feet); thence run N25°21'35"E, a distance of 53.36 feet to the Point of Curvature of a curve concave to the West, having a Radius of 60.00 feet and a Central Angle of 13°19'00"; thence run Northerly along the arc of said curve, a distance of 13.95 feet (Chord Bearing = N18°42'05"E, Chord = 13.91 feet); thence run N45°52'31"E, a distance of 86.68 feet to a point on a Non–Tangent curve, concave to the North, having a Radius of 25.00 feet and a Central Angle of 87°39'32"; thence run Easterly along the arc of said curve, a distance of 38.25 feet (Chord Bearing = S87°57'17"E, Chord = 34.63 feet); thence run N48°10'04"E, a distance of 48.80 feet to the Point of Curvature of a curve concave to the Southeast, having a Radius of 275.00 feet and a Central Angle of 18°04'24"; thence run Northeasterly along the arc of said curve, a distance of 86.75 feet (Chord Bearing = N57°12'16"E, Chord = 86.39 feet) to the Point of Tangency; thence run N66°14'28"E, a distance of 453.55 feet to the Point of Curvature of a curve concave to the Northwest, having a Radius of 275.00 feet and a Central Angle of 65°27'53"; thence run Northeasterly along the arc of said curve, a distance of 314.21 feet (Chord Bearing = N33°30'31"E, Chord = 297.39 feet) to the Point of Tangency; thence run N00°46'35"E, a distance of 499.48 feet to the Point of Curvature of a curve concave to the East, having a Radius of 175.00 feet and a Central Angle of 04°01'26"; thence run Northerly along the arc of said curve, a distance of 12.29 feet (Chord Bearing = N02°47'18"E, Chord = 12.29 feet); thence run S85°12'58"E, a distance of 50.00 feet to a point on a Non–Tangent curve, concave to the East, having a Radius of 125.00 feet and a Central Angle of 04°01'50"; thence run Southerly along the arc of said curve, a distance of 8.79 feet (Chord Bearing = S02°47'30"W, Chord = 8.79 feet); thence run S00°46'35"W, a distance of 499.48 feet to the Point of Curvature of a curve concave to the West, having a Radius of 325.00 feet and a Central Angle of 07°34'18"; thence run Southerly along the arc of said curve, a distance of 42.95 feet (Chord Bearing = S04°33'44"W, Chord = 42.92 feet) to a point on a Non–Tangent curve, concave to the Northwest, having a Radius of 199.16 feet and a Central Angle of 78°01'36"; thence run Northeasterly along the arc of said curve, a distance of 271.23 feet (Chord Bearing = N63°09'53"E, Chord = 250.75 feet) to a Point of Reverse Curve, concave to the Southeast, having a Radius of 201.74 feet and a Central Angle of 43°15'20"; thence run Northeasterly along the arc of said curve, a distance of 152.30 feet (Chord Bearing = N45°46'45"E, Chord = 148.71 feet) to a Point of Reverse Curve, concave to the Northwest, having a Radius of 330.47 feet and a Central Angle of 35°27'19"; thence run Northeasterly along the arc of said curve, a distance of 204.50 feet (Chord Bearing = N49°40'45"E, Chord = 201.25 feet); thence run N03°15'28"W, a distance of 234.79 feet to a point on the South Right of Way line of CROSS PRAIRIE PARKWAY as described in Official Records Book 3776, Page 633 of the Public Records of Osceola County, Florida; thence run N90°00'00"E, along said South Right of Way line, a distance of 43.61 feet to a point on the aforesaid West Right of Way of MACY ISLAND ROAD; thence along said West Right of Way the following two (2) courses: run S03°07'07"E, a distance of 301.30 feet; thence run S02°52'53"E, a distance of 853.91 feet to the POINT OF BEGINNING.

Containing 82.673 acres, more or less.

AMENDED CDD contains 521.139 acres, more or less, in total.

SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. (NAD 83, 1990 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS). REFERENCE BEARING BEING THE EAST RIGHT OF WAY LINE OF KINGS HIGHWAY AS N00°14'58"W.

THIS IS NOT A SURVEY. NO BOUNDARY WORK WAS PERFORMED AS A PART OF THIS SKETCH.

THE SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHTS–OF–WAY OF RECORD.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SEE SHEET 2 OF 2 FOR SKETCH.

CERTIFICATION:

I HEREBY CERTIFY TO:

D.R. HORTON, INC.

DocuSigned by:
E41A6F33740F46B...

RICHARD D. BROWN, P.S.M.
STATE OF FLORIDA
REGISTRATION NO. 5700
(NOT VALID WITHOUT EMBOSSED SEAL)

8/2/2022
DATE

ABBREVIATIONS

P.B. PLAT BOOK	(C) CALCULATED	° DEGREES	ALL PROPERTY CORNERS AS NOTED.	EL. ELEVATION	BENCHMARK	CO CLEAN OUT (SEWER)
D.B. DEED BOOK	(P) PLAT	' MINUTES	D.U.E. DRAINAGE AND UTILITY EASEMENT	P.T. POINT OF TANGENCY	WOOD POWER POLE	GAS GAS METER
BK. BOOK	(D) DESCRIBED	" SECONDS	D.E. DRAINAGE EASEMENT	P.C. POINT OF CURVE	CONCRETE POWER POLE	GAS UNDERGROUND GAS MARKER
PG. PAGE	(M) MEASURED	± MORE OR LESS	P.C.P. PERMANENT CONTROL POINT	P.R.C. POINT OF REVERSE CURVE	GUY WIRE ANCHOR	FIBER OPTIC MARKER
SECT. SECTION	L.B. LICENSED BUSINESS	L.S. LICENSED SURVEYOR	P.O.B. POINT OF BEGINNING	P.I. POINT OF INTERSECTION	LIGHT POLE	WATER VALVE
TWP. TOWNSHIP	C.B. CHORD BEARING	B.W.F. BARBED WIRE FENCE	P.O.C. POINT OF COMMENCEMENT	N.&T. NAIL AND TAB	SIGN	WM WATER METER
RGE. RANGE	CH. CHORD	H.W.F. HOG WIRE FENCE	F.F. FINISH FLOOR ELEVATION	C.M.P. CORRUGATED METAL PIPE	FIRE HYDRANT	CATV CABLE TELEVISION RISER BOX
COR. CORNER	R. RADIUS	C.L.F. CHAIN LINK FENCE	L.F.E. LOWEST FLOOR ELEVATION	R.C.P. REINFORCED CONCRETE PIPE	SANITARY SEWER M.HOLE	WOOD LIGHT POLE
AC. ACRES	Δ DELTA	W.F. WOOD FENCE	G.F.E. GARAGE FLOOR ELEVATION	INV. INVERT	STORM SEWER M.HOLE	WELL
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER	T TANGENT	E.P. EDGE OF PAVEMENT	R/W RIGHT OF WAY	FD. FOUND	GAS VALVE	ECB ELECTRIC CONTROL BOX
BM BENCHMARK	C/L CENTERLINE	FRM. FRAME	O.R. OFFICIAL RECORDS	P.R.M. PERMANENT REFERENCE MONUMENT	TELEPHONE RISER BOX	ELECTRIC TRANSFORMER
C.B.S. CONCRETE BLOCK & STUCCO		O/S OFFSET	STY. STORY	TX TRANSFORMER	MLP METAL LIGHT POLE	FLP FIBERGLASS LIGHT POLE
BE UNDERGROUND POWER LINE		BT BURIED TELEPHONE LINE	CONC. CONCRETE			
OHE OVERHEAD POWER LINE		GAS BURIED GAS MAIN		SAN BURIED SANITARY SEWER LINE		

LEGEND

SKETCH OF DESCRIPTION

TOWN OF KINDRED II AMENDED CDD

REVISIONS		REVISIONS
ADD AC:	7/28/22	
AMEND AC:	8/2/22	
CAD FILE# KINDRED II CDD EXPANSION PARCELS		

SECT. 36 TWP. 25 S. RGE. 29 E.
SECT. 31 TWP. 25 S. RGE. 30 E.
SECT. 1 TWP. 26 S. RGE. 29 E.
SECT. 6 TWP. 26 S. RGE. 30 E.

DATE OF SKETCH 7/18/22 | JOB #17–101 | SCALE: 1"=300' | DRAWN BY: BHJ | CHECKED BY: RDB

JOHNSTON'S SURVEYING INC.
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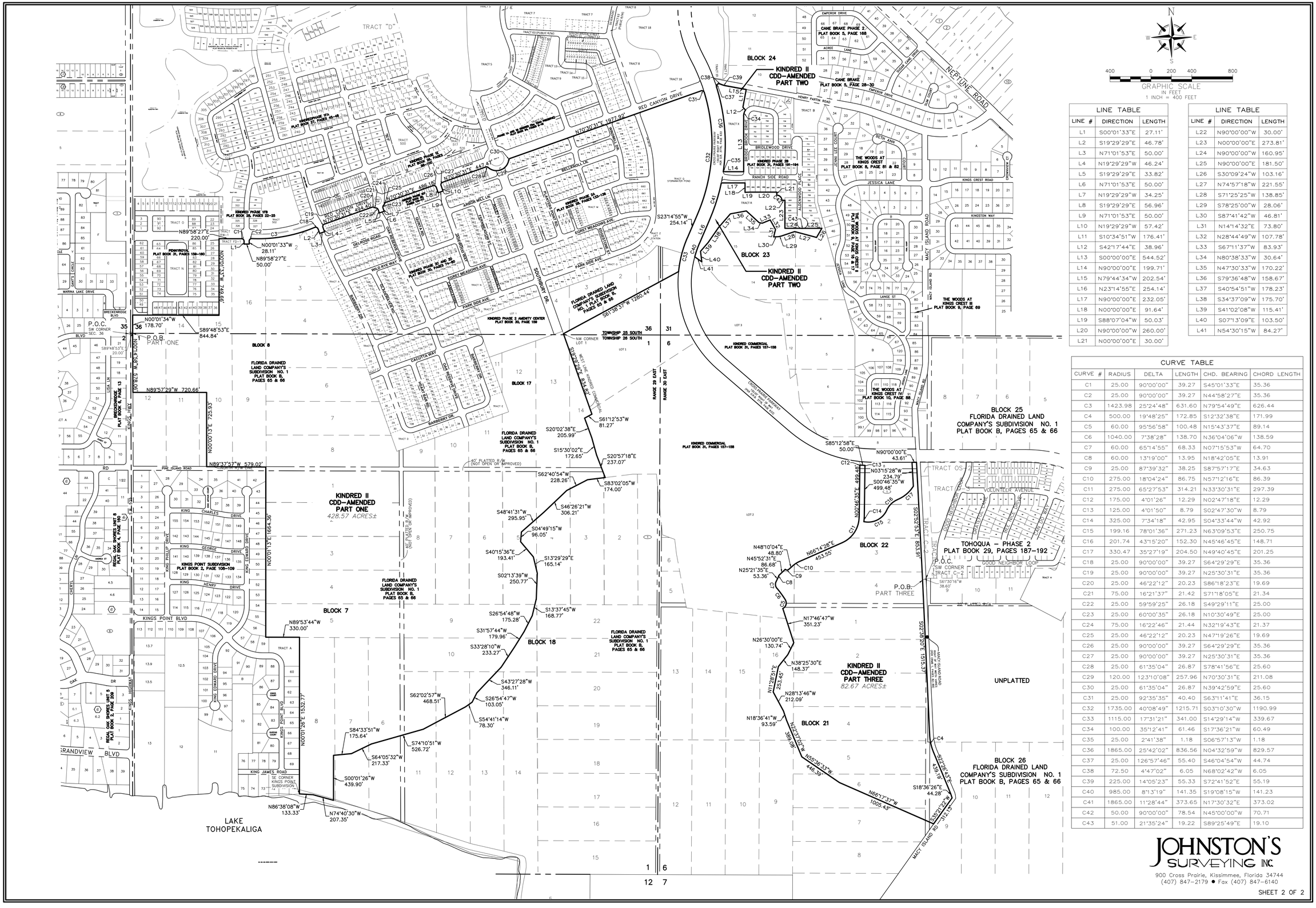
TRACT "D"
RED CANYON DRIVE
N70°30'31"E 1977.92'
N70°30'31"E 447.47'
N70°30'31"E 486.16'
N70°30'31"E 494.40'
S23°14'55"W 254.14'
S61°35'37"W 1280.44'
NEPTUNE ROAD
HENRY PARTIN ROAD
BRIDLEWOOD DRIVE
RANCH SIDE ROAD
JESSICA LANE
KINGS CREST ROAD
KINGSTON WAY
LANGE ST
MACY ISLAND RD
JENNI LEE COURT
BETH ANN COURT
CANE BRAKE DRIVE
EMPEROR DRIVE
SUGAR LAKE DRIVE
ACREE LANE
BLOCK 24
BLOCK 23
BLOCK 25
BLOCK 8
BLOCK 17
BLOCK 7
BLOCK 18
BLOCK 22
BLOCK 21
BLOCK 26
KINDRED II CDD-AMENDED PART TWO
KINDRED II CDD-AMENDED PART ONE
428.57 ACRES±
KINDRED II CDD-AMENDED PART THREE
82.67 ACRES±
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EXHIBIT 3

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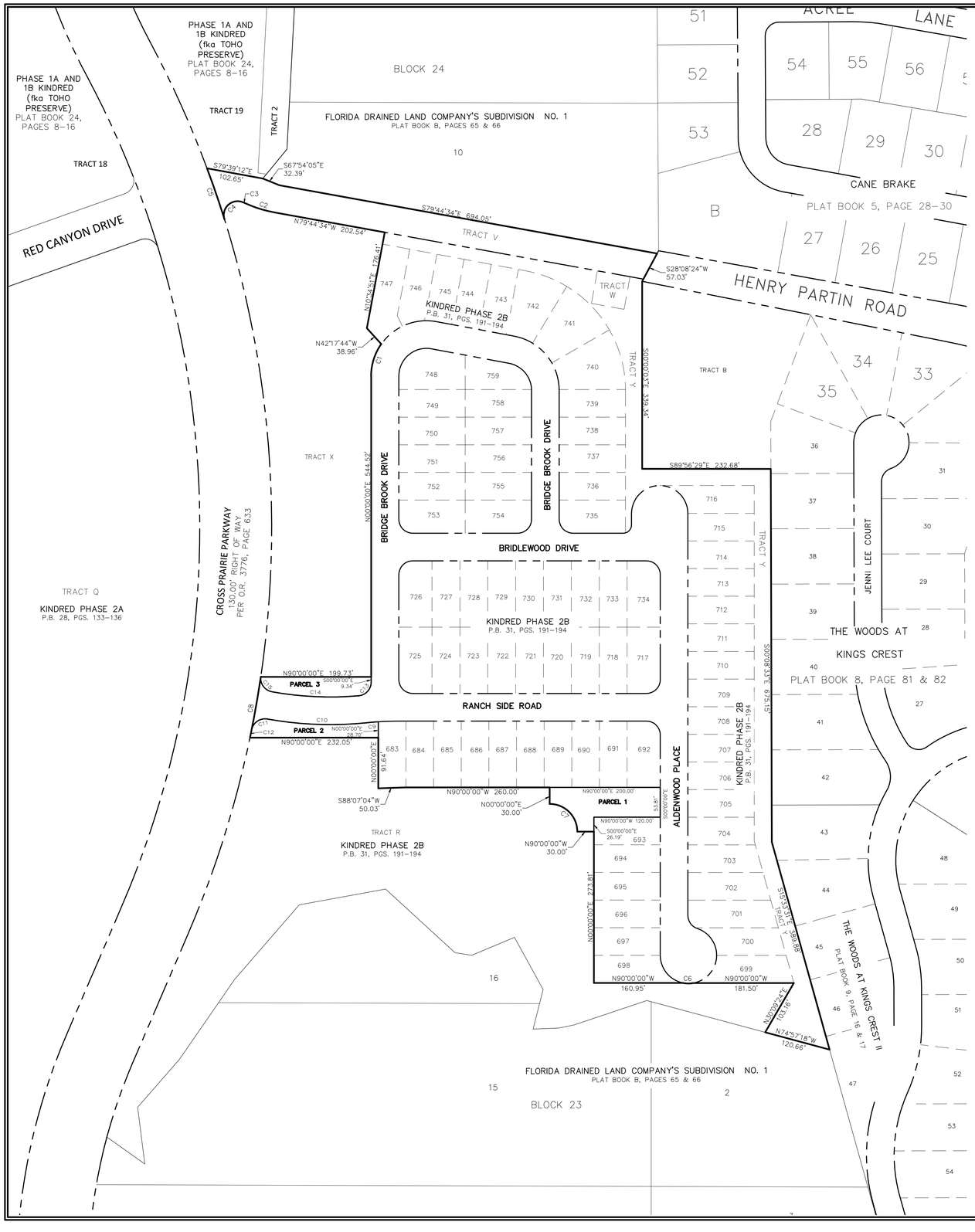


N

W E

S

100 0 50 100 200

GRAPHIC SCALE
IN FEET
1 INCH = 100 FEET

LEGAL DESCRIPTION:

KINDRED II CDD CONTRACTION PARCEL

Lots 683 through 759, Tract V, Tract W, Tract Y and named streets (Bridge Brook Drive, Bridlewood Drive, Ranch Side Road and Aldenwood Place), all lying in KINDRED PHASE 2B, according to the plat thereof, as recorded in Plat Book 31, Pages 191 through 194 of the Public records of Osceola County, Florida AND the following three parcels:

PARCEL 1

A portion of Tract R, KINDRED PHASE 2B, as recorded in Plat Book 31, Pages 191 through 194 of the Public Records of Osceola County, Florida being described as follows:

BEGIN at the Southeast corner of Lot 692, KINDRED PHASE 2B, as recorded in Plat Book 31, Pages 191 through 194 of the Public Records of Osceola County, Florida; thence run S00°00'00"E, along the West Right of Way line of Aldenwood Place, a distance of 53.81 feet; thence run N90°00'00"W, along the North line of Lot 693, said KINDRED PHASE 2B, a distance of 120.00 feet; thence run S00°00'00"E, along the West line of said Lot 693, a distance of 26.19 feet; thence run N90°00'00"W, a distance of 30.00 feet to a point on a Non–Tangent curve, concave Southwesterly, having a Radius of 50.00 feet and a Central Angle of 90°00'00"; thence run Northwesterly along the arc of said curve, a distance of 78.54 feet (Chord Bearing = N45°00'00"W, Chord = 70.71 feet); thence run N00°00'00"E, a distance of 30.00 feet to a point on the North line of aforesaid Tract R; thence run N90°00'00"E, along said North line, a distance of 200.00 feet to the POINT OF BEGINNING.

Containing 10,894 square feet or 0.250 acres, more or less.

PARCEL 2

A portion of Tract R, KINDRED PHASE 2B, as recorded in Plat Book 31, Pages 191 through 194 of the Public Records of Osceola County, Florida being described as follows:

BEGIN at the Northwest corner of Lot 683, KINDRED PHASE 2B, as recorded in Plat Book 31, Pages 191 through 194 of the Public Records of Osceola County, Florida; thence run S00°00'00"E, along the West line of said Lot 683, a distance of 28.70 feet; thence run S90°00'00"W, a distance of 232.05 feet to a point on the East Right of Way of Cross Prairie Parkway, being a point on a Non–Tangent curve concave Westerly, having a Radius of 1865.00 feet and a Central Angle of 00°26'13"; thence run Northerly along the arc of said curve, a distance of 14.22 feet (Chord Bearing = N11°33'04"E, Chord = 14.22 feet) to a Point of Reverse Curve, concave to the Southeast, having a Radius of 25.00 feet and a Central Angle of 88°45'07" being on the South Right of Way line of Ranch Side Road; thence along said South Right of Way line the following three (3) courses: run Northeasterly along the arc of said curve, a distance of 38.73 feet (Chord Bearing = N55°42'31"E, Chord = 34.97 feet) to a point of Reverse Curve, concave to the North, having a Radius of 650.00 feet and a Central Angle of 15°56'51"; thence run Easterly along the arc of said curve, a distance of 180.92 feet (Chord Bearing = S87°53'21"E, Chord = 180.34 feet) to a Point of Reverse Curve, concave to the South, having a Radius of 575.00 feet and a Central Angle of 02°00'37"; thence run Easterly along the arc of said curve, a distance of 20.17 feet (Chord Bearing = N85°08'32"E, Chord = 20.17 feet) to the POINT OF BEGINNING.

Containing 6,146 square feet or 0.141 acres, more or less.

PARCEL 3

A portion of Tract X, KINDRED PHASE 2B, as recorded in Plat Book 31, Pages 191 through 194 of the Public Records of Osceola County, Florida being described as follows:

Commence at the centerline intersection of Bridge Brook Drive and Ranch Side Road as shown on the plat of KINDRED PHASE 2B, as recorded in Plat Book 31, Pages 191 through 194 of the Public Records of Osceola County, Florida; thence run N00°00'00"E along the centerline of said Bridge Brook Drive, a distance of 55.58 feet; thence run N90°00'00"W, a distance of 25.00 feet to the POINT OF BEGINNING; thence run S00°00'00"E, along the West Right of Way line of said Bridge Brook Drive, a distance of 9.34 feet to the Point of Curvature of a curve concave to the Northwest, having a Radius of 25.00 feet and a Central Angle of 85°08'36"; thence run Southwesterly along the arc of said curve, a distance of 37.15 feet (Chord Bearing = S42°34'18"W, Chord = 33.83 feet) to a Point of Compound Curve, concave to the North, having a Radius of 600.00 feet and a Central Angle of 14°59'16" being on the North Right of Way of Ranch Side Road; thence run Westerly along the arc of said curve, and said North Right of Way, a distance of 156.95 feet (Chord Bearing = N87°21'46"W, Chord = 156.51 feet) to a Point of Compound Curve, concave to the Northeast, having a Radius of 25.00 feet and a Central Angle of 85°28'32"; thence run Northwesterly along the arc of said curve, a distance of 37.30 feet (Chord Bearing = N37°07'52"W, Chord = 33.93 feet); thence run N90°00'00"E, a distance of 199.71 feet to the POINT OF BEGINNING.

Containing 6,411 square feet or 0.147 acres, more or less.

CONTRACTION PARCEL contains 18.437 acres, more or less, in total.

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C1	100.00	35°12'41"	61.46	S17°36'21"W	60.49
C2	225.00	14°05'23"	55.33	S72°41'52"E	55.19
C3	72.50	4°47'02"	6.05	N68°02'42"W	6.05
C4	25.00	126°57'46"	55.40	S46°04'54"W	44.74
C5	1865.00	2°59'37"	97.44	N18°53'48"W	97.43
C6	51.00	21°35'24"	19.22	S89°25'49"E	19.10
C7	50.00	90°00'00"	78.54	N45°00'00"W	70.71
C8	1865.00	3°25'57"	111.73	N10°03'11"E	111.72
C9	575.00	2°00'37"	20.17	S85°08'32"W	20.17
C10	650.00	15°55'32"	180.67	S87°54'01"E	180.09
C11	25.00	89°19'01"	38.98	S55°59'39"W	35.15
C12	1865.00	0°26'13"	14.22	N11°33'04"E	14.22
C13	25.00	85°08'36"	37.15	N42°34'18"E	33.83
C14	600.00	14°59'16"	156.95	S87°21'46"E	156.51
C15	25.00	85°28'32"	37.30	S37°07'52"E	33.93

SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. (NAD 83, 1990 ADJUSTMENT).

THIS IS NOT A SURVEY. NO BOUNDARY WORK WAS PERFORMED AS A PART OF THIS SKETCH.

THE SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHTS–OF–WAY OF RECORD.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFICATION:

I HEREBY CERTIFY TO:
D R HORTON, INC.

DocuSigned by:
EA1A6F33740F46B...

RICHARD D. BROWN, P.S.M.
STATE OF FLORIDA
REGISTRATION NO. 5700
(NOT VALID WITHOUT EMBOSSED SEAL)

8/2/2022
DATE

ABBREVIATIONS

P.B. PLAT BOOK
D.B. DEED BOOK
BK. BOOK
PG. PAGE
SECT. SECTION
TWP. TOWNSHIP
RGE. RANGE
COR. CORNER
AC. ACRES
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
BM. BENCHMARK
C.B.S. CONCRETE BLOCK & STUCCO
(C) CALCULATED
(P) PLAT
(D) DESCRIBED
(M) MEASURED
BRG. BEARING
CH. CHORD
R. RADIUS
L. LENGTH
Δ DELTA
T TANGENT
℄ CENTERLINE
° DEGREES
' MINUTES
" SECONDS
± MORE OR LESS
L.B. LICENSED BUSINESS
L.S. LICENSED SURVEYOR
B.W.F. BARBED WIRE FENCE
H.W.F. HOG WIRE FENCE
C.L.F. CHAIN LINK FENCE
W.F. WOOD FENCE
E.P. EDGE OF PAVEMENT
FRM. FRAME
O/S OFFSET
ALL PROPERTY CORNERS AS NOTED.
D.U.E. DRAINAGE AND UTILITY EASEMENT
ID IDENTIFICATION
P.C.P. PERMANENT CONTROL POINT
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
F/F FINISH FLOOR ELEVATION
L.F.E. LOWEST FLOOR ELEVATION
G.F.E. GARAGE FLOOR ELEVATION
R/W RIGHT OF WAY
O.R. OFFICIAL RECORDS
STY. STORY
CONC. CONCRETE
EL. ELEVATION
P.T. POINT OF TANGENCY
P.C. POINT OF CURVE
P.R.C. POINT OF REVERSE CURVE
P.I. POINT OF INTERSECTION
N.&T. NAIL AND TAB
C.M.P. CORRUGATED METAL PIPE
R.C.P. REINFORCED CONCRETE PIPE
INV. INVERT
FD. FOUND
P.R.M. PERMANENT REFERENCE MONUMENT
TX TRANSFORMER
BE UNDERGROUND POWER LINE
OHE OVERHEAD POWER LINE
BT BURIED TELEPHONE LINE
GAS BURIED GAS MAIN
W BURIED WATER LINE
SAN BURIED SANITARY SEWER LINE

LEGEND

BENCHMARK
WOOD POWER POLE
CONCRETE POWER POLE
GUY WIRE ANCHOR
LIGHT POLE
SIGN
FIRE HYDRANT
SANITARY SEWER M.HOLE
STORM SEWER M.HOLE
GAS VALVE
TELEPHONE RISER BOX
METAL LIGHT POLE
CO CLEAN OUT (SEWER)
GAS METER
GAS UNDERGROUND GAS MARKER
FIBER OPTIC MARKER
WATER VALVE
WM WATER METER
CATV CABLE TELEVISION RISER BOX
WOOD LIGHT POLE
W WELL
ECB ELECTRIC CONTROL BOX
ELECTRIC TRANSFORMER
FLP FIBERGLASS LIGHT POLE

SKETCH OF DESCRIPTION

KINDRED II CDD CONTRACTION PARCEL

REVISIONS		REVISIONS	
ADD AC.	7/28/22		
AMEND AC.	8/2/22		
CAD FILE# KINDRED II CDD CONTRACTION			

SECT. 31 TWP. 25 S. RGE. 30 E.

DATE OF SKETCH 7/19/22 | JOB #17-101 | SCALE: 1"=100' | DRAWN BY: BHJ | CHECKED BY: RDB

JOHNSTON'S SURVEYING INC.
900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847–2179 ● Fax (407) 847–6140
L.B. #966

DocuSign Envelope ID: DF45B5DA-C5C8-4A29-BE38-306D54F132FD

LEGAL DESCRIPTION

(AS PREPARED BY SURVEYOR)

EXPANSION PARCEL 1:

Tract FD–1, KINDRED PHASE 1FB, as recorded in Plat Book 28, Pages 22 through 25 of the Public Records of Osceola County, Florida, and Lots 1 through 5 and a portion of Lots 6 through 8, Block 7, Lot 9 and a portion of Lots 2 through 8 and 10 through 16, Block 8, a portion of Lots 9 through 14, Block 17 and Lots 6 through 8 and a portion of Lots 2 through 5 and 9 through 13, Block 18 of FLORIDA DRAINED LAND COMPANY'S SUBDIVISION No. 1 as recorded in Plat Book B, Pages 65 and 66 of the Public Records of Osceola County, all lying in Section 36, Township 25 South, Range 29 East and Section 1, Township 26 South, Range 29 East, Osceola County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Section 36, Township 25 South, Range 29 East, Osceola County, Florida; thence run S89°48'53"E, along the South line of said Section 36, a distance of 20.00 feet to a point on the East Right of Way line of Kings Highway and the POINT OF BEGINNING; thence run N00°01'34"W, along said Right of Way line, a distance of 178.70 feet; thence run S89°48'53"E, a distance of 844.84 feet; thence run N00°01'33"W, a distance of 749.66 feet to the Southwest corner of Tract RW–1, KINDRED PHASE 1FB, as recorded in Plat Book 28, Pages 22 through 25 of the Public Records of Osceola County, Florida; thence along the South line of said Tract RW–1 and the South Right of Way of Red Canyon Drive the following seven (7) courses: run N89°58'27"E, a distance of 220.00 feet to the Point of Curvature of a curve concave to the Southwest, having a Radius of 25.00 feet and a Central Angle of 90°00'00"; thence run Southeasterly along the arc of said curve, a distance of 39.27 feet (Chord Bearing = S45°01'33"E, Chord = 35.36 feet) to the Point of Tangency; thence run S00°01'33"E, a distance of 27.11 feet; thence run N89°58'27"E, a distance of 50.00 feet; thence run N00°01'33"W, a distance of 28.11 feet to the Point of Curvature of a curve concave to the Southeast, having a Radius of 25.00 feet and a Central Angle of 90°00'00"; thence run Northeasterly along the arc of said curve, a distance of 39.27 feet (Chord Bearing = N44°58'27"E, Chord = 35.36 feet) to a point on a Non–Tangent curve, concave to the North, having a Radius of 1,423.98 feet and a Central Angle of 16°45'12"; thence run Easterly along the arc of said curve, a distance of 416.37 feet (Chord Bearing = N84°14'37"E, Chord = 414.89 feet); thence run S07°08'51"E, a distance of 285.24 feet to the Point of Curvature of a curve concave to the East, having a Radius of 555.00 feet and a Central Angle of 16°39'31"; thence run Southerly along the arc of said curve, a distance of 161.36 feet (Chord Bearing = S15°28'37"E, Chord = 160.80 feet) to the Point of Tangency; thence run S23°48'22"E, a distance of 1,118.74 feet; thence run N66°59'23"E, a distance of 228.48 feet; thence run S19°29'29"E, a distance of 50.04 feet; thence run S66°58'34"W, a distance of 224.72 feet; thence run S23°48'22"E, a distance of 929.01 feet; thence run N70°30'31"E, a distance of 854.39 feet; thence run N19°29'29"W, a distance of 194.00 feet; thence run N70°30'31"E, a distance of 50.00 feet; thence run S19°29'29"E, a distance of 193.63 feet; thence run N70°16'24"E, a distance of 26.65 feet to a point on a Non–Tangent curve, concave to the Northwest, having a Radius of 5,830.00 feet and a Central Angle of 08°48'33"; thence run Northeasterly along the arc of said curve, a distance of 896.37 feet (Chord Bearing = N66°50'21"E, Chord = 895.49 feet); thence run N70°30'31"E, a distance of 161.05 feet; thence run N19°29'29"W, a distance of 663.70 feet; thence run N61°38'37"E, a distance of 89.06 feet to the Northwest corner of Lot 1, KINDRED COMMERCIAL, as recorded in Plat Book 31, Pages 157 and 158 of the Public Records of Osceola County, Florida; thence along the West line of said KINDRED COMMERCIAL, the following five (5) courses: run S19°29'29"E, a distance of 834.82 feet; thence run S61°12'53"W, a distance of 81.27 feet; thence run S20°02'38"E, a distance of 205.99 feet; thence run S15°30'02"E, a distance of 172.65 feet; thence run S20°57'18"E, a distance of 237.07 feet; thence run S83°02'05"W, a distance of 174.00 feet; thence run S62°40'54"W, a distance of 228.26 feet; thence run S46°26'21"W, a distance of 306.21 feet; thence run S48°41'31"W, a distance of 295.95 feet; thence run S04°49'15"W, a distance of 96.05 feet; thence run S40°15'36"E, a distance of 193.41 feet; thence run S13°29'29"E, a distance of 165.14 feet; thence run S02°13'39"W, a distance of 250.77 feet; thence run S13°37'45"W, a distance of 168.77 feet; thence run S26°54'48"W, a distance of 175.28 feet; thence run S31°57'44"W, a distance of 179.96 feet; thence run S33°28'10"W, a distance of 233.27 feet; thence run S43°27'28"W, a distance of 346.11 feet; thence run S26°54'47"W, a distance of 103.05 feet; thence run S54°41'14"W, a distance of 78.30 feet; thence run S62°02'57"W, a distance of 468.51 feet; thence run S74°10'51"W, a distance of 526.72 feet; thence run S64°05'32"W, a distance of 217.33 feet; thence run S84°33'51"W, a distance of 175.64 feet; thence run S00°01'26"W, a distance of 439.90 feet; thence run N74°40'30"W, a distance of 207.35 feet; thence run N86°38'08"W, a distance of 133.33 feet to the Southeast corner of KINGS' POINT SUBDIVISION, as recorded in Plat Book 2, Pages 108 and 109 of the Public Records of Osceola County, Florida; thence along the East boundary of said KINGS' POINT SUBDIVISION the following three (3) courses: run N00°01'26"E, a distance of 1,532.77 feet; thence run N89°53'44"W, a distance of 330.00 feet; thence run N00°01'13"E, a distance of 1,664.36 feet to a point on the North Right of Way line of a 40 foot platted Right of Way as shown on the plat of FLORIDA DRAINED LAND COMPANY'S SUBDIVISION No. 1; thence run N89°37'57"W, along said north Right of Way, a distance of 579.02 feet; thence run N00°00'13"E, a distance of 725.93 feet; thence run N89°57'29"W, a distance of 720.66 feet to a point on the aforesaid East right of Way line of Kings Highway; thence run N00°14'58"W, along said East Right of Way line, a distance of 578.06 feet to the POINT OF BEGINNING.

Containing 238.106 acres, more or less.

EXPANSION PARCEL 2:

Lot 3 and a portion of Lots 1, 2, 4, 5, 6 and 16, Block 21 and a portion of Lots 1 through 5, Block 22 and a portion of Lot 8, Block 23 and a portion of Lot 9, Block 26 and platted Right of Ways therein, FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1, as recorded in Plat Book B, Pages 65 and 66 of the Public Records of Osceola County, Florida, all lying in Section 6, Township 26 South, Range 30 East, Osceola County, Florida being more particularly described as follows:

Commence at the Southwest corner of Tract C–2, TOHOQUA – PHASE 2, as recorded in Plat Book 29, Pages 187 through 192 of the Public Records of Osceola County, Florida; thence run S61°30'16"W, a distance of 38.60 feet to a point on the West Right of Way line of MACY ISLAND ROAD as depicted in County Road Map Book 1, Pages 82 through 89 and the POINT OF BEGINNING; thence along said West Right of Way line the following five (5) courses: run S02°38'20"E, a distance of 1,515.37 feet to a point on a Non–Tangent curve, concave to the East, having a Radius of 500.00 feet and a Central Angle of 19°48'25"; thence run Southerly along the arc of said curve, a distance of 172.85 feet (Chord Bearing = S12°32'38"E, Chord = 171.99 feet); thence run S22°26'43"E, a distance of 439.19 feet; thence run S18°36'26"E, a distance of 44.28 feet; thence run S35°21'22"W, a distance of 312.13 feet; thence leaving said West Right of Way, run N66°17'37"W, a distance of 1,005.43 feet; thence run N55°36'33"W, a distance of 446.39 feet; thence run N22°37'02"W, a distance of 389.08 feet; thence run N18°36'41"W, a distance of 93.59 feet; thence run N28°13'46"W, a distance of 212.09 feet; thence run N11°28'51"E, a distance of 253.45 feet; thence run N38°25'30"E, a distance of 148.37 feet; thence run N26°30'00"E, a distance of 130.74 feet; thence run N17°46'47"W, a distance of 351.23 feet to a point on a Non–Tangent curve, concave to the West, having a Radius of 60.00 feet and a Central Angle of 95°56'58"; thence run Northerly along the arc of said curve, a distance of 100.48 feet (Chord Bearing = N15°43'37"E, Chord = 89.14 feet) to a Point of Compound Curve, concave to the Southwest, having a Radius of 1,040.00 feet and a Central Angle of 07°38'28"; thence run Northwesterly along the arc of said curve, a distance of 138.70 feet (Chord Bearing = N36°04'06"W, Chord = 138.59 feet) to a Point of Reverse Curve, concave to the East, having a Radius of 60.00 feet and a Central Angle of 65°14'55"; thence run Northerly along the arc of said curve, a distance of 68.33 feet (Chord Bearing = N07°15'53"W, Chord = 64.70 feet); thence run N25°21'35"E, a distance of 53.36 feet to the Point of Curvature of a curve concave to the West, having a Radius of 60.00 feet and a Central Angle of 13°19'00"; thence run Northerly along the arc of said curve, a distance of 13.95 feet (Chord Bearing = N18°42'05"E, Chord = 13.91 feet); thence run N45°52'31"E, a distance of 86.68 feet to a point on a Non–Tangent curve, concave to the North, having a Radius of 25.00 feet and a Central Angle of 87°39'32"; thence run Easterly along the arc of said curve, a distance of 38.25 feet (Chord Bearing = S87°57'17"E, Chord = 34.63 feet); thence run N48°10'04"E, a distance of 48.80 feet to the Point of Curvature of a curve concave to the Southeast, having a Radius of 275.00 feet and a Central Angle of 18°04'24"; thence run Northeasterly along the arc of said curve, a distance of 86.75 feet (Chord Bearing = N57°12'16"E, Chord = 86.39 feet) to the Point of Tangency; thence run N66°14'28"E, a distance of 453.55 feet to the Point of Curvature of a curve concave to the Northwest, having a Radius of 275.00 feet and a Central Angle of 65°27'53"; thence run Northeasterly along the arc of said curve, a distance of 314.21 feet (Chord Bearing = N33°30'31"E, Chord = 297.39 feet) to the Point of Tangency; thence run N00°46'35"E, a distance of 499.48 feet to the Point of Curvature of a curve concave to the East, having a Radius of 175.00 feet and a Central Angle of 04°01'26"; thence run Northerly along the arc of said curve, a distance of 12.29 feet (Chord Bearing = N02°47'18"E, Chord = 12.29 feet); thence run S85°12'58"E, a distance of 50.00 feet to a point on a Non–Tangent curve, concave to the East, having a Radius of 125.00 feet and a Central Angle of 04°01'50"; thence run Southerly along the arc of said curve, a distance of 8.79 feet (Chord Bearing = S02°47'30"W, Chord = 8.79 feet); thence run S00°46'35"W, a distance of 499.48 feet to the Point of Curvature of a curve concave to the West, having a Radius of 325.00 feet and a Central Angle of 07°34'18"; thence run Southerly along the arc of said curve, a distance of 42.95 feet (Chord Bearing = S04°33'44"W, Chord = 42.92 feet) to a point on a Non–Tangent curve, concave to the Northwest, having a Radius of 199.16 feet and a Central Angle of 78°01'36"; thence run Northeasterly along the arc of said curve, a distance of 271.23 feet (Chord Bearing = N63°09'53"E, Chord = 250.75 feet) to a Point of Reverse Curve, concave to the Southeast, having a Radius of 201.74 feet and a Central Angle of 43°15'20"; thence run Northeasterly along the arc of said curve, a distance of 152.30 feet (Chord Bearing = N45°46'45"E, Chord = 148.71 feet) to a Point of Reverse Curve, concave to the Northwest, having a Radius of 330.47 feet and a Central Angle of 35°27'19"; thence run Northeasterly along the arc of said curve, a distance of 204.50 feet (Chord Bearing = N49°40'45"E, Chord = 201.25 feet); thence run N03°15'28"W, a distance of 234.79 feet to a point on the South Right of Way line of CROSS PRAIRIE PARKWAY as described in Official Records Book 3776, Page 633 of the Public Records of Osceola County, Florida; thence run N90°00'00"E, along said South Right of Way line, a distance of 43.61 feet to a point on the aforesaid West Right of Way of MACY ISLAND ROAD; thence along said West Right of Way the following two (2) courses: run S03°07'07"E, a distance of 301.30 feet; thence run S02°52'53"E, a distance of 853.91 feet to the POINT OF BEGINNING.

Containing 82.673 acres, more or less.

SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. (NAD 83, 1990 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS). REFERENCE BEARING BEING THE EAST RIGHT OF WAY LINE OF KINGS HIGHWAY AS N00°14'58"W.

TOTAL AREA OF EXPANSION PARCELS 1 AND 2 COMBINED = 320.78 ACRES +/–

THIS IS NOT A SURVEY. NO BOUNDARY WORK WAS PERFORMED AS A PART OF THIS SKETCH.

THE SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHTS–OF–WAY OF RECORD.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SEE SHEET 2 OF 2 FOR SKETCH.

CERTIFICATION:

I HEREBY CERTIFY TO:

D.R. HORTON, INC.

DocuSigned by:
EA1A6F33740F46B...

RICHARD D. BROWN, P.S.M.
STATE OF FLORIDA
REGISTRATION NO. 5700
(NOT VALID WITHOUT EMBOSSED SEAL)

8/2/2022
DATE

ABBREVIATIONS

P.B. PLAT BOOK
O.B. DEED BOOK
BK. BOOK
PG. PAGE
SECT. SECTION
TWP. TOWNSHIP
RGE. RANGE
COR. CORNER
AC. ACRES
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
BM BENCHMARK
C.B.S. CONCRETE BLOCK & STUCCO
—E— UNDERGROUND POWER LINE
—OHE— OVERHEAD POWER LINE
(C) CALCULATED
(P) PLAT
(D) DESCRIBED
(M) MEASURED
CB. CHORD BEARING
CH. CHORD
R. RADIUS
L. LENGTH
Δ DELTA
T. TANGENT
C/L CENTERLINE
° DEGREES
' MINUTES
" SECONDS
± MORE OR LESS
L.B. LICENSED BUSINESS
L.S. LICENSED SURVEYOR
B.W.F. BARBED WIRE FENCE
H.W.F. HOG WIRE FENCE
C.L.F CHAIN LINK FENCE
W.F WOOD FENCE
E/P EDGE OF PAVEMENT
FRM. FRAME
O/S OFFSET
ALL PROPERTY CORNERS AS NOTED.
D.U.E. DRAINAGE AND UTILITY EASEMENT
ID IDENTIFICATION
P.C.P PERMANENT CONTROL POINT
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
F/F FINISH FLOOR ELEVATION
L.F.E. LOWEST FLOOR ELEVATION
G.F.E. GARAGE FLOOR ELEVATION
R/W RIGHT OF WAY
O.R. OFFICIAL RECORDS
STY. STORY
CONC. CONCRETE
EL. ELEVATION
P.T. POINT OF TANGENCY
P.C. POINT OF CURVE
P.R.C. POINT OF REVERSE CURVE
P.I. POINT OF INTERSECTION
N.&T. NAIL AND TAB
C.M.P. CORRUGATED METAL PIPE
R.C.P. REINFORCED CONCRETE PIPE
INV. INVERT
FD. FOUND
P.R.M. PERMANENT REFERENCE MONUMENT
TX TRANSFORMER
—W— BURIED WATER LINE
—SAN— BURIED SANITARY SEWER LINE
—BT— BURIED TELEPHONE LINE
—GAS— BURIED GAS MAIN

LEGEND

BENCHMARK
WOOD POWER POLE
CONCRETE POWER POLE
GUY WIRE ANCHOR
LIGHT POLE
SIGN
FIRE HYDRANT
SANITARY SEWER M.HOLE
STORM SEWER M.HOLE
GAS VALVE
TELE TELEPHONE RISER BOX
MLP METAL LIGHT POLE
CO CLEAN OUT (SEWER)
GAS GAS METER
GAS UNDERGROUND GAS MARKER
FOM FIBER OPTIC MARKER
WATER VALVE
WM WATER METER
CATV CABLE TELEVISION RISER BOX
WOOD LIGHT POLE
W WELL
ECB ELECTRIC CONTROL BOX
T ELECTRIC TRANSFORMER
FLP FIBERGLASS LIGHT POLE

SKETCH OF DESCRIPTION

KINDRED II CDD EXPANSION PARCELS

REVISIONS	REVISIONS
AMEND AC. 8/2/22	

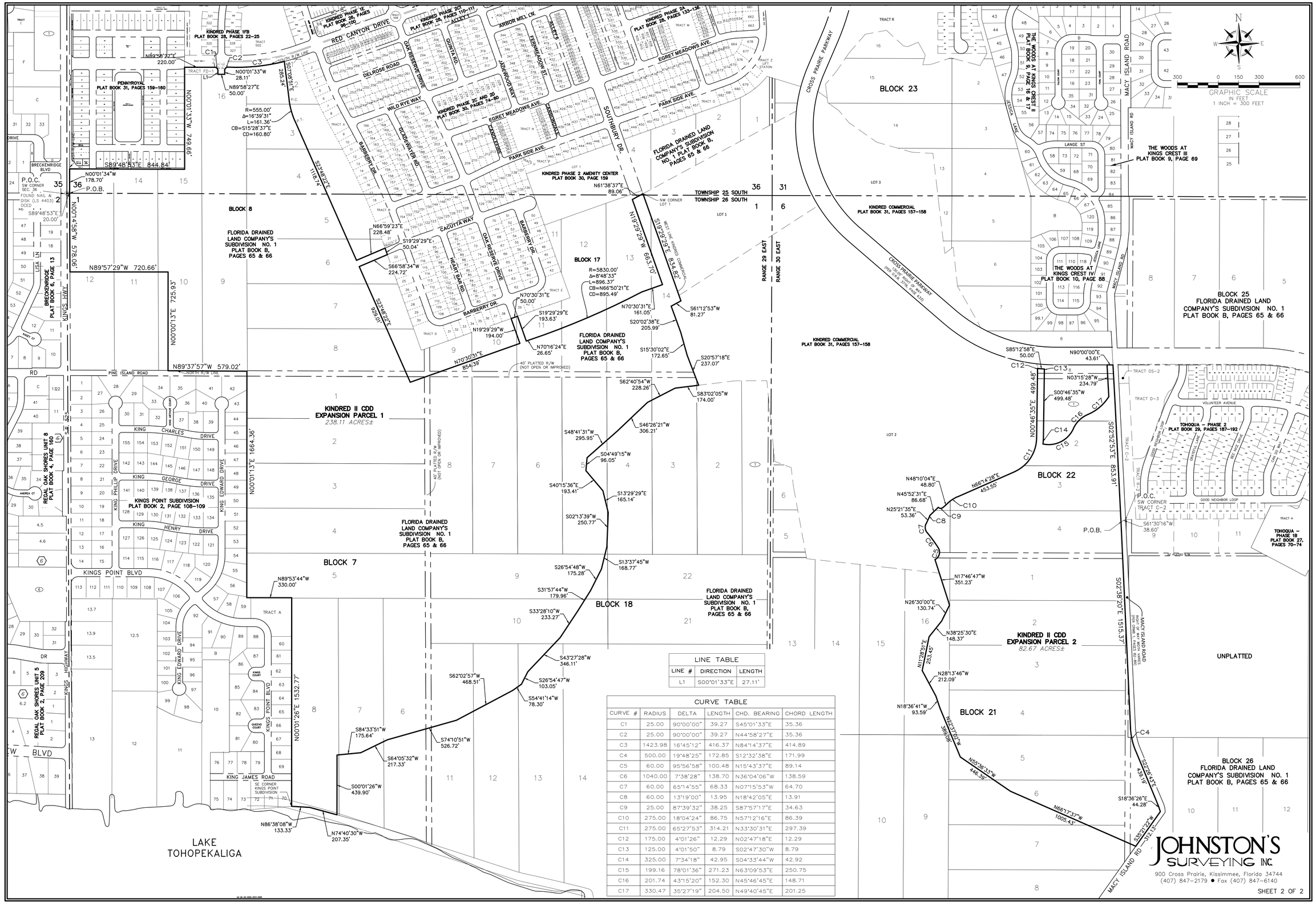
SECT. 36 TWP. 25 S. RGE. 29 E.
SECT. 1 TWP. 26 S. RGE. 29 E.
SECT. 6 TWP. 26 S. RGE. 30 E.

CAD FILE# KINDRED II CDD EXPANSION PARCELS

DATE OF SKETCH 7/18/22 | JOB #17–101 | SCALE: 1"=300' | DRAWN BY: BHJ | CHECKED BY: RDB

JOHNSTON'S SURVEYING INC.
900 Cross Prairie, Kissimmee, Florida 34744
(407) 847–2179 ● Fax (407) 847–6140

DocuSign Envelope ID: DF45B5DA-C5C8-4A29-BE38-306D54F132FD


KINDRED PHASE 1FB
PLAT BOOK 28, PAGES 22-25
KINDRED PHASE 1E
PLAT BOOK 28, PAGES 96-100
KINDRED PHASE 2C1
PLAT BOOK 28, PAGES 110-111
KINDRED PHASE 2A
PLAT BOOK 28, PAGES 133-136
RED CANYON DRIVE
ARBOR MILL CIR.
DELROSE ROAD
OAK RESERVE DRIVE
QUINTA RD.
JADEWOOD WAY
FERNMEADOW ST.
EGRET MEADOWS AVE.
WILD RYE WAY
GOLDENRAIN RD.
BARBERRY DR.
CANDLEBERRY
CREEKBERRY
PARK SIDE AVE.
SOUTHBURY DR.
KINDRED PHASE 2C AND 2B
PLAT BOOK 30, PAGES 74-80
KINDRED PHASE 2 AMENITY CENTER
PLAT BOOK 30, PAGE 159
PENNYROYAL
PLAT BOOK 31, PAGES 159-160
BRECKENRIDGE BLVD
P.O.C.
SW CORNER
SEC. 36
FOUND NAIL & DISK (LS 4403) OCED
P.O.B.
N89°58'22"E
220.00'
N00°01'33"W
28.11'
N89°58'27"E
50.00'
N00°01'33"W 749.66'
S89°48'53"E 844.84'
N00°01'34"W
178.70'
S89°48'53"E
20.00'
N00°01'45"W 578.06'
N89°57'29"W 720.66'
N00°01'13"E 725.93'
N89°37'57"W 579.02'
PINE ISLAND ROAD
NORTH R/W LINE
R=555.00'
Δ=16°39'31"
L=161.36'
CB=S15°28'37"E
CD=160.80'
S07°08'57"E
285.24'
S23°48'22"E
1119.74'
S23°48'22"E
925.01'
N66°59'23"E
228.48'
S19°29'29"E
50.04'
S66°58'34"W
224.72'
N61°38'37"E
89.06'
NW CORNER
LOT 1
N19°29'29"W 683.70'
S19°29'29"E 834.62'
WEST LINE KINDRED COMMERCIAL
S61°12'53"W
81.27'
S20°02'38"E
205.99'
S15°30'02"E
172.65'
S20°57'18"E
237.07'
N70°30'31"E
50.00'
S19°29'29"E
193.63'
N19°29'29"W
194.00'
N70°16'24"E
26.65'
N70°30'31"E
854.39'
40' PLATTED R/W
(NOT OPEN OR IMPROVED)
S62°40'54"W
228.26'
S83°02'05"W
174.00'
S46°26'21"W
306.21'
S48°41'31"W
295.95'
S04°49'15"W
96.05'
S40°15'36"E
193.41'
S13°29'29"E
165.14'
S02°13'39"W
250.77'
S13°37'45"W
168.77'
S26°54'48"W
175.28'
S31°57'44"W
179.96'
S33°28'10"W
233.27'
S43°27'28"W
346.11'
S62°02'57"W
468.51'
S26°54'47"W
103.05'
S54°41'14"W
78.30'
S84°33'51"W
175.64'
S74°10'51"W
526.72'
S64°05'32"W
217.33'
S00°01'26"W
439.90'
N86°38'08"W
133.33'
N74°40'30"W
207.35'
N00°01'26"E 1532.77'
N00°01'13"E 1664.36'
S02°25'53"E 853.91'
N00°46'35"E 499.48'
S00°46'35"W
499.48'
N03°15'28"W
234.79'
S85°12'58"E
50.00'
N90°00'00"E
43.61'
N48°10'04"E
48.80'
N66°14'28"E
453.55'
N45°52'31"E
86.68'
N25°21'35"E
53.36'
S61°30'16"W
38.60'
N17°46'47"W
351.23'
N26°30'00"E
130.74'
N38°25'30"E
148.37'
N17°28'31"E
233.45'
N28°13'46"W
212.09'
N18°36'41"W
93.59'
N62°37'02"W
369.06'
N55°39'33"W
446.39'
S22°28'41"E
439.18'
S18°36'26"E
44.28'
N68°17'37"W
1005.43'
S35°21'27"W
312.13'
S02°38'20"E 1515.37'
P.O.B.
P.O.C.
SW CORNER
TRACT C-2
GOOD NEIGHBOR LOOP
MACY ISLAND ROAD
(PER OR BK 1, PAGES 55-56)
CROSS PRAIRIE PARKWAY
(PER OR BK 1, PAGES 55-56)
CROSS PRAIRIE PARKWAY
KINDRED COMMERCIAL
PLAT BOOK 31, PAGES 157-158
BLOCK 23
BLOCK 22
BLOCK 21
THE WOODS AT KINGS CREST III
PLAT BOOK 9, PAGE 69
THE WOODS AT KINGS CREST IV
PLAT BOOK 10, PAGE 88
LANGE ST
JESSICA LANE
MACY ISLAND RD
BLOCK 25
FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1
PLAT BOOK B, PAGES 65 & 66
TOHOQUA - PHASE 2
PLAT BOOK 29, PAGES 187-192
TOHOQUA - PHASE 1B
PLAT BOOK 27, PAGES 70-74
VOLUNTEER AVENUE
GOOD NEIGHBOR LOOP
BEVERLY LANE
RIC ACE DRIVE
CAN DO WAY
TRACT D-3
TRACT O-2
TRACT C-2
TRACT H
TRACT R
TRACT 05-2
BLOCK 8
FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1
PLAT BOOK B, PAGES 65 & 66
BLOCK 17
FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1
PLAT BOOK B, PAGES 65 & 66
BLOCK 7
FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1
PLAT BOOK B, PAGES 65 & 66
BLOCK 18
FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1
PLAT BOOK B, PAGES 65 & 66
KINDRED II CDD
EXPANSION PARCEL 1
238.11 ACRES±
KINDRED II CDD
EXPANSION PARCEL 2
82.67 ACRES±
UNPLATTED
BLOCK 26
FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1
PLAT BOOK B, PAGES 65 & 66
TOWNSHIP 25 SOUTH
TOWNSHIP 26 SOUTH
RANGE 29 EAST
RANGE 30 EAST
KINGS HWY
KINGS POINT BLVD
KING CHARLES DRIVE
KING PHILLIP DRIVE
KING GEORGE DRIVE
KING EDWARD DRIVE
KING HENRY DRIVE
KING JAMES ROAD
KINGS COURT
QUEENS COURT
SE CORNER KINGS POINT SUBDIVISION
KINGS POINT SUBDIVISION
PLAT BOOK 2, PAGE 108-109
REGAL OAK SHORES UNIT 8
PLAT BOOK 4, PAGE 160
REGAL OAK SHORES UNIT 5
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BRECKENRIDGE
PLAT BOOK 6, PAGE 13
LAKE TOHOPEKALIGA
TRACT A
TRACT D
TRACT E
TRACT F
TRACT N
TRACT O
TRACT Z
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
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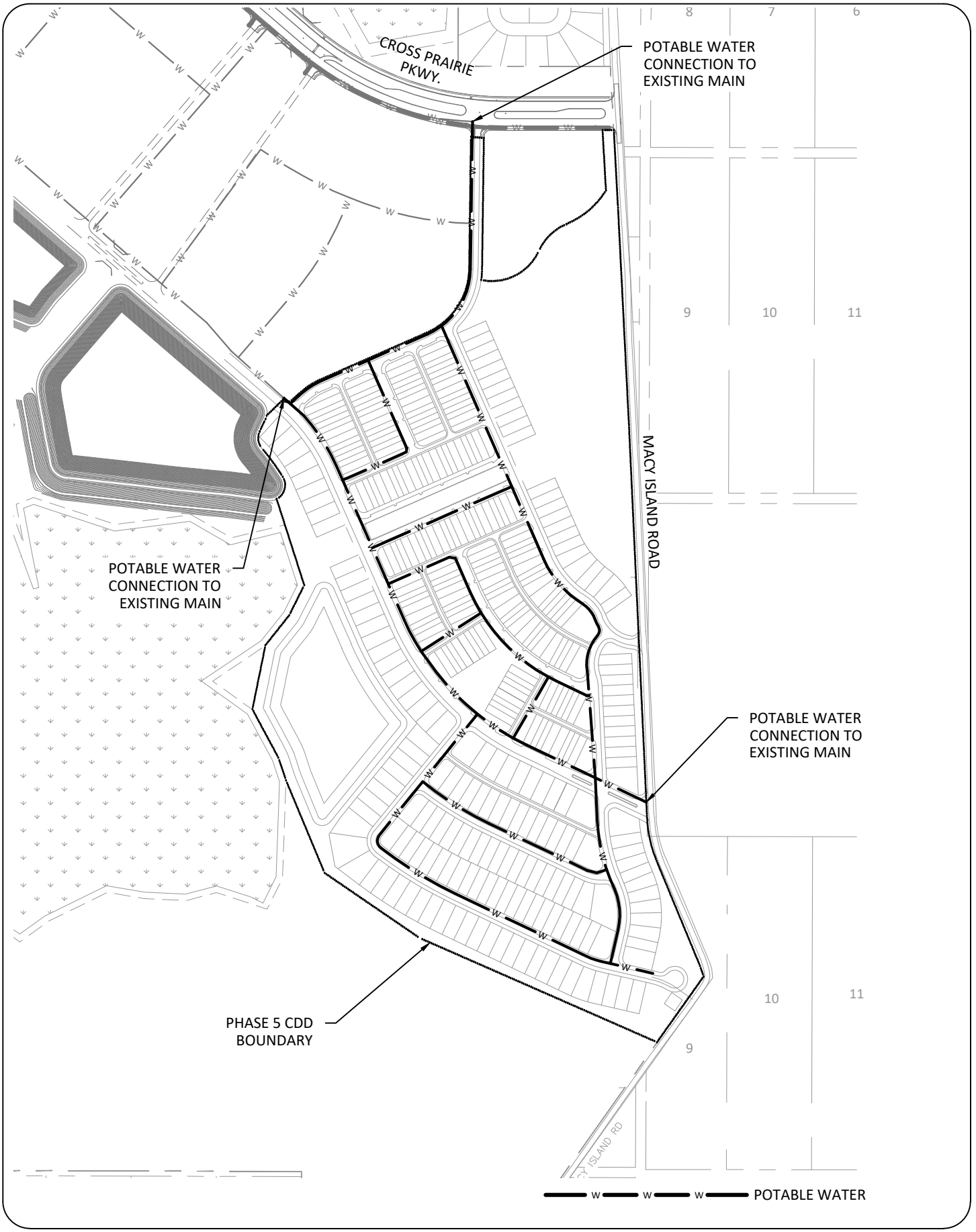
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT

EXHIBIT 4



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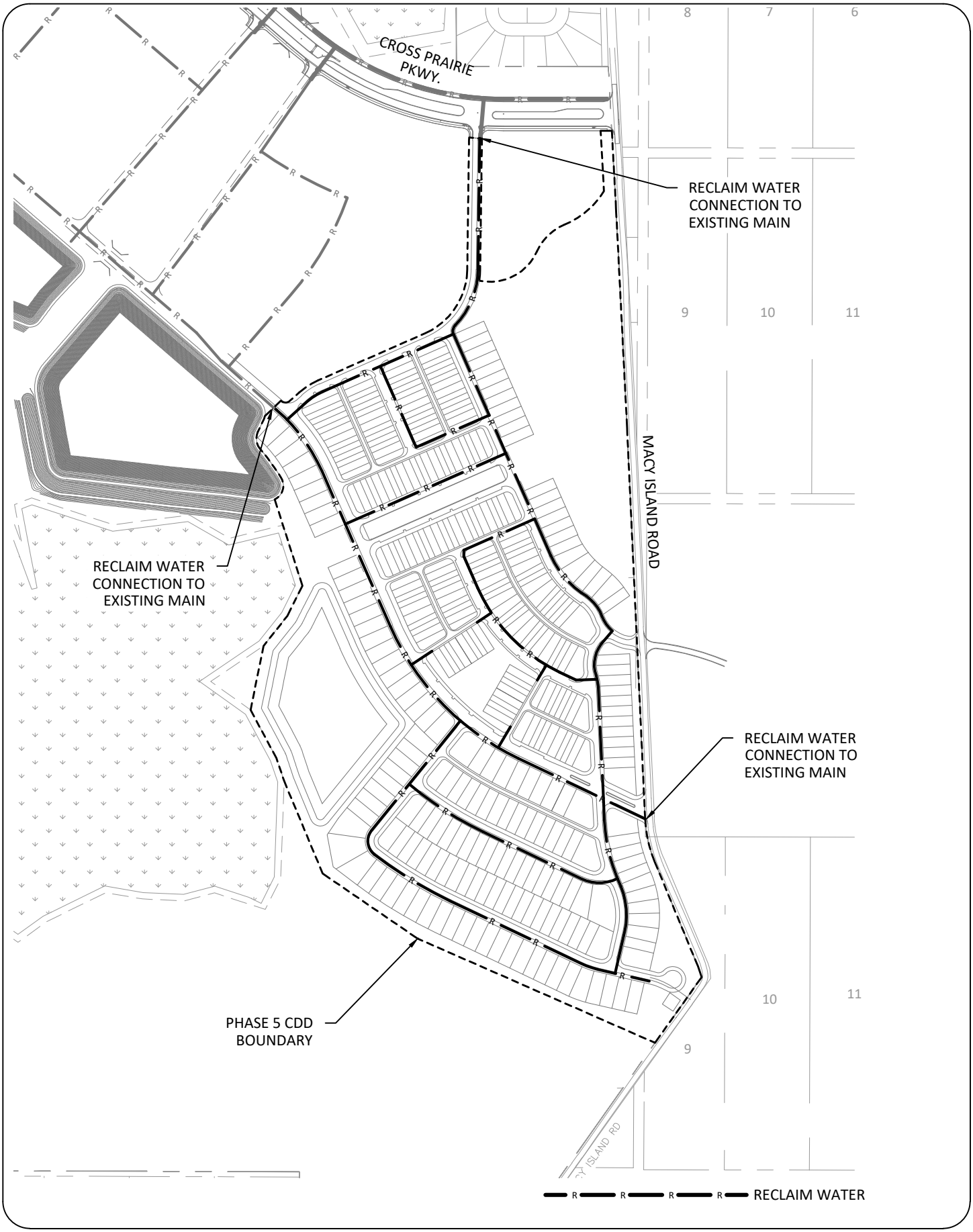
BOYD CIVIL ENGINEERING
6816 Hanging Moss Road,
Orlando, FL 32807
(407)494-2693 Phone

0' 125' 250' 500'
SCALE: 1"=500'
DATE: 8/22/2022
PROJECT NO.: 1007.023

KINDRED PHASE 5
WATER INFRASTRUCTURE IMPROVEMENTS

EXHIBIT 5



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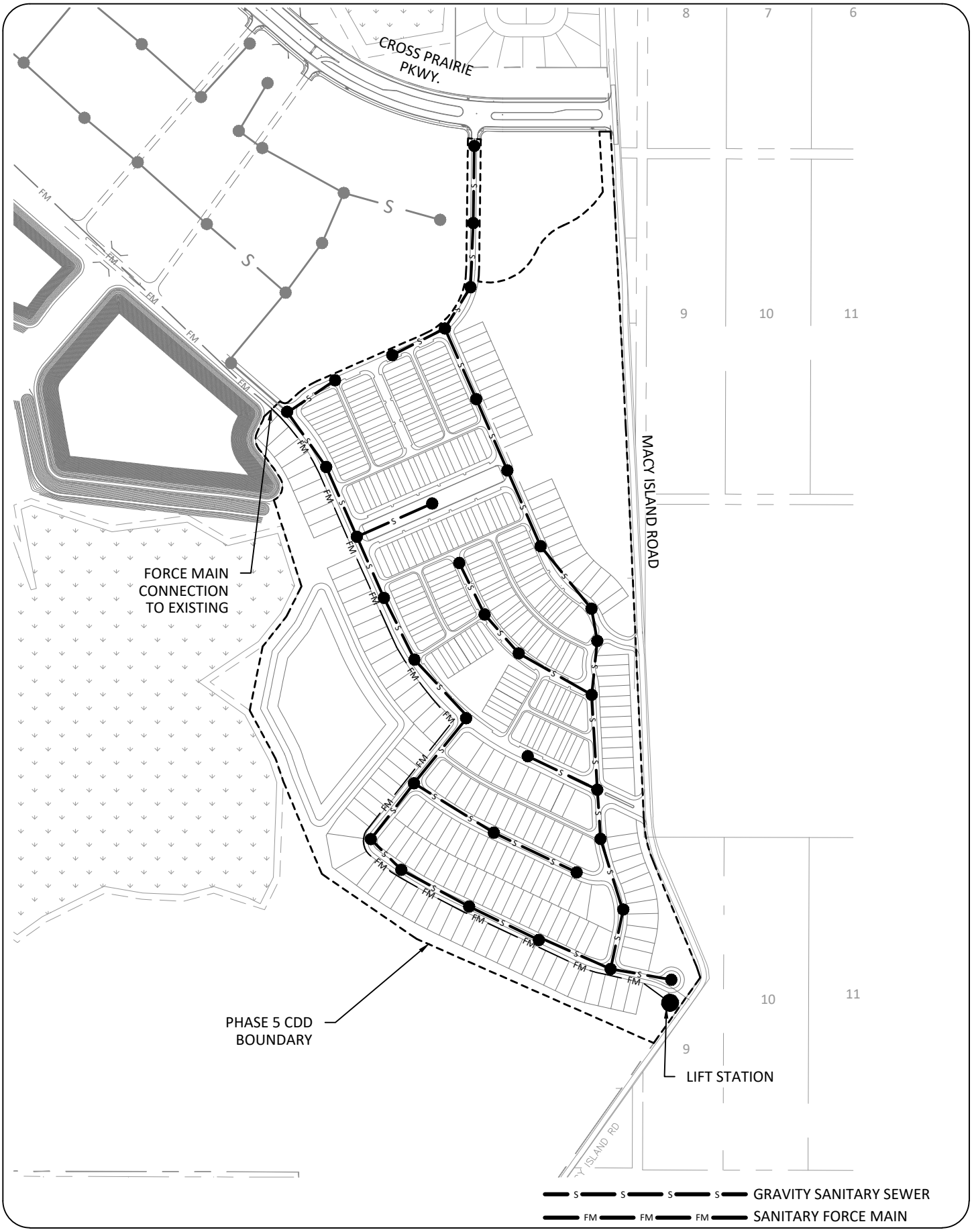
BOYD CIVIL ENGINEERING
6816 Hanging Moss Road,
Orlando, FL 32807
(407)494-2693 Phone

0' 120' 250' 500'
SCALE: 1"=500'
DATE: 8/22/2022
PROJECT NO.: 1007.023

KINDRED PHASE 5
RECLAIM INFRASTRUCTURE IMPROVEMENTS

5

EXHIBIT 6



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BOYD CIVIL ENGINEERING
6816 Hanging Moss Road,
Orlando, FL 32807
(407)494-2693 Phone

0' 125' 250' 500'
SCALE: 1"=500'
DATE: 8/22/2022
PROJECT NO.: 1007.023

KINDRED PHASE 5
SANITARY INFRASTRUCTURE IMPROVEMENTS

Tab 2

Rizzetta & Company

Town of Kindred
Community Development District II

Preliminary Supplemental
Special Assessment Allocation Report

Special Assessment Revenue Bonds, Series 2026

3434 Colwell Ave
Suite 200
Tampa, FL 33614

www.rizzetta.com

June 25, 2026

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I.	INTRODUCTION	1
II.	DEFINED TERMS	1
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I. INTRODUCTION

This Preliminary Supplemental Special Assessment Allocation Report is being presented in anticipation of financing a capital infrastructure project by the Town of Kindred Community Development District II ("District"), a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. The District proposes to issue Special Assessment Revenue Bonds, Series 2026 (the "Series 2026 Bonds"), and has retained Rizzetta & Company, Inc. to prepare a methodology for allocating the special assessments expected to be pledged by the District in connection with the transaction.

II. DEFINED TERMS

"Capital Improvement Program" – **(or "CIP") -** Construction and/or acquisition of public infrastructure planned for the District.

"Developer" – DR Horton, Inc., a Delaware corporation.

"District" – Town of Kindred Community Development District II.

"End User" – The ultimate purchaser of a fully developed residential unit; typically, a resident homeowner.

"Engineer's Report" – The Engineer's Report dated February 13, 2020, revised April 16, 2020, amended by the Amended and Restated Engineer's Report dated February 9, 2023, and supplemented by Supplemental Engineer's Report dated June 16, 2026 prepared by Boyd Civil Engineering, Inc.

"Equivalent Assessment Unit" – (EAU) Allocation factor which reflects a quantitative measure of the amount of special benefit conferred by the District's CIP on a particular land use, relative to other land uses.

"Indentures" – The Master Trust Indenture dated August 1, 2020, as supplemented by the Fifth Supplemental Trust Indenture dated August 1, 2026.

"Master Report" – The Master Special Assessment Allocation Report (Expansion Area) dated February 9, 2023.

"Platted Units" – Lands configured into their intended end-use and subject to a recorded plat.

"**Series 2026 Assessments**" – Special assessments, as contemplated by Chapters 190, 170, and 197, Florida Statutes, pledged to secure repayment of the District's Series 2026 Bonds.

"Series 2026 Bonds" – $4,350,000 (Estimated Par Amount) Town of Kindred Community Development District II Special Assessment Revenue Bonds, Series 2026.

"Series 2026 Project" – Construction/acquisition of a portion of the CIP allocable to phase 5 in the estimated amount of $35,505,064.

"Unplatted Parcels" – Undeveloped lands or parcels not yet subject to a recorded plat in their final end-use configuration.

All capitalized terms not defined herein shall retain the meaning ascribed in the Master Report.

III. District Information

Town of Kindred Community Development District II was established on January 13, 2020, pursuant to Osceola County Ordinance 2020-16. The District originally encompassed approximately 218.797 acres, which consisted of Phases 2A – D (the "Original District Lands"). On January 9, 2023, Ordinance No. 2023-05 was approved by Osceola County (the "County"), expanding the District's boundaries to include phases 3 and 5 (320.779 acres) and certain conservation easement property (63.54 acres) and remove portions of phase 2B (18.437 acres) from the District ("Boundary Amendment"). Post Boundary Amendment, the District consists of 584.679 net acres, which accounts for both the areas of expansion and contraction. The District is currently planned for a total of 435 townhome residential units and 1,420 single family detached residential units for an estimated total of 1,855 units.

The District is anticipating its fifth bond issuance, which will be secured by the Series 2026 Assessments, levied over the land in phase 5 within the boundaries of the District. Table 1 illustrates the product mix for the units within the assessment area which are expected to support repayment of the Series 2026 Bonds.

IV. Series 2026 Project

The Series 2026 Project is a portion of the District's CIP allocable to phase 5 that will be constructed and/or acquired with the proceeds of the Series 2026 Bonds. The estimated costs of the Series 2026 Project are $35,505,064, of which it is estimated $3,672,243 will be funded with proceeds from the Series 2026 Bonds. The District will issue Series 2026 Bonds in the estimated aggregate principal amount of $4,350,000 to fund a portion of the Series 2026 Project. Following the issuance of the Series 2026 Bonds, the District's unfunded CIP costs are expected to be funded with the proceeds of future District bonds and/or Developer contributions. For additional detail on the Series 2026 Project and the unfunded CIP costs, see Table 2, as well as the Engineer's Report.

V. PRELIMINARY SERIES 2026 BONDS AND ASSESSMENTS

In order to provide for the Series 2026 Project funding described in Section IV above, the District expects to issue Series 2026 Bonds in the estimated aggregate principal amount of $4,350,000. The Series 2026 Bonds will be structured as amortizing current-interest bonds, with repayment occurring in substantially equal annual installments of principal and interest. Interest payments shall occur every May 1 and November 1 from the date of issuance until maturity. The first scheduled payment of coupon interest will be due on November 1, 2026; however, interest will be capitalized through November 1, 2027. Therefore, the first payment of interest, along with principal, is to occur on May 1, 2028.

The Series 2026 Bonds will be secured by the pledged revenues of the Series 2026 Assessments, all as further provided under the Indenture. The Series 2026 Assessments are expected to initially be levied in an approximate annual amount of $299,484 and shall be structured in the same manner as the Series 2026 Bonds, so that revenue from the Series 2026 Assessments are sufficient to fulfill the debt service requirements of the Series 2026 Bonds. Table 3 and Table 4 reflect the general preliminary financing terms of the Series 2026 Bonds and Series 2026 Assessments, respectively.

It is expected that the Series 2026 Assessment installments assigned to Platted Units will be collected via the Osceola County property tax bill process (Uniform Method of Collection per F.S. 197.3632)[1]. Accordingly, the Series 2026 Assessments will be adjusted to allow for current county collection costs and the possibility that landowners will avail themselves of early payment discounts. Currently, the aggregate rate for costs and discounts is 6.0%, but this may fluctuate as provided by law.

VI. PRELIMINARY SERIES 2026 ASSESSMENT ALLOCATION

The District's Master Report contains specific special benefit findings relative to the Maximum Assessments and the District's CIP. As stated therein, the CIP cost per unit and Maximum Assessments were allocated pursuant to an EAU-based methodology.

Per Section IV above, the Series 2026 Bonds will fund a portion of the District's Series 2026 Project, which is expected to be constructed or acquired in a manner generally proportionate to the construction of improvements for the overall CIP. Accordingly, it is expected that the improvements funded by the Series 2026 Bonds will confer special benefit on the District's developable parcels in a manner generally proportionate to and consistent with the allocation of benefit found in the Master Report. Table 5 illustrates the manner in which the master assessments were allocated and adopted by the Board of Supervisors. Therefore, it is proper to impose Series 2026 Assessments on the units specified in Table 5, as well as the District's Preliminary Series 2026 Assessment Roll.

1 The ultimate collection procedure is subject to District approval. Nothing herein should be construed as mandating collections that conflict with the terms, privileges, and remedies provided in the Indentures, Florida law, assessment resolutions, and/or other applicable agreements.

A. Assessment Allocation

The Series 2026 Assessments will be allocated to Platted Units within phase 5 of the District and have been sized based on EAU. As allocated, the Series 2026 Assessments fall within the cost/benefit thresholds, as well as the Maximum Assessment levels, established by the Master Report.

The Preliminary Series 2026 Assessment Roll is located at page A-5.

B. Assignment of Assessments

The Series 2026 Bonds and Series 2026 Assessments have been sized based on the expectation that the Series 2026 Assessments will be fully allocated to the 351 Platted Units in phase 5. It is not expected that any other land within the boundaries of the District will be encumbered with the Series 2026 Assessments.

The District is securing repayment of the Series 2026 Bonds with the Series 2026 Assessments, as contemplated under Florida Statutes Chapters 170 and 190. Unlike property taxes, which are *ad valorem* in nature, a community development district may levy non-ad valorem special assessments under Florida Statute only if the parcels to be assessed receive special benefit from the infrastructure improvements acquired and/or constructed by the district. These special benefits are specific to lands within the district and differ in nature to those general or incidental benefits that landowners outside the district or the general public may enjoy. A district must also apportion or allocate its special assessments so that the assessments are fairly and reasonably distributed relative to the special benefit conferred. Generally speaking, this means the amount of special assessment levied on a parcel should not exceed the amount of special benefit enjoyed by that parcel. The District typically may develop and adopt an assessment methodology based on front footage, square footage, or any other reasonable allocation method, so long as the assessment meets the benefit requirement, and so long as the assessments are fairly and reasonably allocated.

As assigned to the 351 Platted Units in phase 5, the Series 2026 Assessments are supported by sufficient benefit from the Series 2026 Project and are fairly and reasonably allocated. Moreover, the Series 2026 Assessments as sized herein are sufficient to support the repayment of the Series 2026 Bonds.

VII. PREPAYMENT OF SERIES 2026 ASSESSMENTS

The Series 2026 Assessments encumbering a parcel may be prepaid in part or in full at any time, without penalty, together with interest at the rate on the Series 2026 Bonds to the bond interest payment date that is more than forty-five (45) days next succeeding the date of prepayment. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties which would otherwise be permissible if the parcel being prepaid is subject to an assessment delinquency.

TRUE-UP METHODOLOGY

The District's Series 2026 Assessment program is predicated on the development program set forth in Table 1. As stated herein, all of the lots subject to the Series 2026 Assessments have been platted. To the extent that there is a replat of such Platted Units that results in a net decrease in the principal amount of Series 2026 Assessments to be assigned then a true-up or principal reduction payment will be required to cure the deficiency as further provided in the resolutions levying the Series 2026 Assessments.

VIII. ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by members of District staff, District underwriter, and/or the Developers. The allocation methodology described herein was based on information provided by those professionals. Rizzetta & Company, Inc. makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report.

Rizzetta & Company, Inc., does not represent the community development district as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the community development district with financial advisory services or offer investment advice in any form.

EXHIBIT A:

PRELIMINARY ALLOCATION METHODOLOGY

TABLE 1: CURRENT DEVELOPMENT PLAN

PRODUCT	EAU	TOTAL UNITS (PHASE 5)
Townhome	0.4	171
Single Family	1.0	180
		351

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TOWN OF KINDRED
COMMUNITY DEVELOPMENT DISTRICT II
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026
PRELIMINARY SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT

TABLE 2: TOTAL SERIES 2026 PROJECT COSTS AND FUNDING

DESCRIPTION	ESTIMATED COSTS (PH 5)
Mass Grading of Public Infrastructure and Stormwater Ponds	$10,275,809
Roads and Drainage Infrastructure	$10,275,809
Potable Water, Wastewater and Reuse Mains	$10,275,809
Wastewater Lift Stations	$750,000
Electrical and Lighting	$1,514,889
Landscaping	$1,660,348
Design Fees	$567,400
Platting of Public Projects and Field Monuments	$185,000
Total Estimated 2026 Project Construction Costs	**$35,505,064**
Estimated Series 2026 Project costs funded by Series 2026 Bonds	$3,672,243
Recognized contribution of infrastructure to reach target assessment levels	$171,389
Remaining Series 2026 Project costs funded by the Developer or other sources	$31,661,432
Total Series 2026 Project Costs	**$35,505,064**

NOTE: Infrastructure cost estimates provided by District Engineer.

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TABLE 3: PRELIMINARY FINANCING INFORMATION - SERIES 2026 BONDS

Estimated Issue Date		August 2026
Estimated Final Maturity		May 1, 2057
Estimated Average Coupon Rate		5.50%
Estimated Maximum Annual Debt Service (MADS)		$299,484
SOURCES:		
	ESTIMATED PRINCIPAL AMOUNT	**$4,350,000**
USES:		
	Construction Fund	($3,672,243)
	Capitalized Interest - thru 11/1/2027	($287,765)
	DSRF (50% of MADS)	($149,742)
	Underwriter's Discount	($65,250)
	Cost of Issuance	($175,000)
	Total Uses	($4,350,000)

Source: District Underwriter. Numbers are preliminary and subject to change.

TABLE 4: PRELIMINARY FINANCING INFORMATION - SERIES 2026 ASSESSMENTS

Estimated Average Coupon Rate		5.50%	
Estimated Initial Principal Amount		**$4,350,000**	
Aggregate Annual Installment		$299,484	
Estimated Collection Costs	2.00%	$6,372	(1)
Estimated Early Payment Discount	4.00%	$12,744	(1)
Estimated Total Annual Installment		$318,600	

(1) May vary as provided by law.

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TABLE 5: PRELIMINARY ASSESSMENT ALLOCATION - SERIES 2026 ASSESSMENTS [1]

Product	UNITS	EST. PRODUCT TOTAL PRINCIPAL [2]	EST. PER UNIT TOTAL PRINCIPAL	EST. PRODUCT ANNUAL INSTLMT. [2][3]	EST. PER UNIT ANNUAL INSTLMT. [3]
Townhome	171	$1,400,847	$8,192.09	$102,600	$600.00
Single Family	180	$2,949,153	$16,384.18	$216,000	$1,200.00
	351	**$4,350,000**		**$318,600**	

[1] Allocation of preliminary Series 2026 Assessments based on target assessment levels. There will be a recognized in-kind contribution of infrastructure by the Developer as an assessment credit in order to reach the target assessment levels. See Table 6 for the contribution calculation.

[2] Product total shown for illustrative purposes only and are not fixed per product type.

[3] Includes estimated Osceola County collection costs/payment discounts, which may fluctuate.

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TOWN OF KINDRED
COMMUNITY DEVELOPMENT DISTRICT II
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026
PRELIMINARY SPECIAL ASSESSMENT ALLOCATION REPORT

TABLE 6: PRELIMINARY CONTRIBUTION CALCULATION [1]

PRODUCT	UNITS	TOTAL COSTS FUNDED	TARGET COSTS PER UNIT [3]	COSTS PER UNIT BY EAU	CONTRIBUTION PER UNIT	TOTAL CONTRIBUTION [4]
Townhome	171	$1,182,587	$6,916	$6,916	$0	$0
Single Family	180	$2,489,656	$13,831	$14,784	$952	$171,389
	351	**$3,672,243** [2]				**$171,389**

(1) All numbers are based on construction costs and thus are net of financing costs.
(2) Total estimated Series 2026 Project costs to be funded with Series 2026 Bonds. See Table 2.
(3) Estimated per unit costs funded with Series 2026 Bonds.
(4) Total contribution of infrastructure due to the difference between the target and the EAU allocation. See Table 2 for the application of the contribution.

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II

SERIES 2026 PRELIMINARY ASSESSMENT LIEN ROLL

PARCEL #	LEGAL DESCRIPTION	PRODUCT	EST. SERIES 2026 PRINCIPAL / UNIT	EST. SERIES 2026 ANNUAL INSTALLMENT / UNIT [(1)]
06-26-30-3698-0001-0010	KINDRED PH 5 PB 38 PGS 1-13 LOT 1	Single Family	$16,384	$1,200
06-26-30-3698-0001-0020	KINDRED PH 5 PB 38 PGS 1-13 LOT 2	Single Family	$16,384	$1,200
06-26-30-3698-0001-0030	KINDRED PH 5 PB 38 PGS 1-13 LOT 3	Single Family	$16,384	$1,200
06-26-30-3698-0001-0040	KINDRED PH 5 PB 38 PGS 1-13 LOT 4	Single Family	$16,384	$1,200
06-26-30-3698-0001-0050	KINDRED PH 5 PB 38 PGS 1-13 LOT 5	Single Family	$16,384	$1,200
06-26-30-3698-0001-0060	KINDRED PH 5 PB 38 PGS 1-13 LOT 6	Single Family	$16,384	$1,200
06-26-30-3698-0001-0070	KINDRED PH 5 PB 38 PGS 1-13 LOT 7	Single Family	$16,384	$1,200
06-26-30-3698-0001-0080	KINDRED PH 5 PB 38 PGS 1-13 LOT 8	Single Family	$16,384	$1,200
06-26-30-3698-0001-0090	KINDRED PH 5 PB 38 PGS 1-13 LOT 9	Single Family	$16,384	$1,200
06-26-30-3698-0001-0100	KINDRED PH 5 PB 38 PGS 1-13 LOT 10	Single Family	$16,384	$1,200
06-26-30-3698-0001-0110	KINDRED PH 5 PB 38 PGS 1-13 LOT 11	Single Family	$16,384	$1,200
06-26-30-3698-0001-0120	KINDRED PH 5 PB 38 PGS 1-13 LOT 12	Single Family	$16,384	$1,200
06-26-30-3698-0001-0130	KINDRED PH 5 PB 38 PGS 1-13 LOT 13	Single Family	$16,384	$1,200
06-26-30-3698-0001-0140	KINDRED PH 5 PB 38 PGS 1-13 LOT 14	Single Family	$16,384	$1,200
06-26-30-3698-0001-0150	KINDRED PH 5 PB 38 PGS 1-13 LOT 15	Single Family	$16,384	$1,200
06-26-30-3698-0001-0160	KINDRED PH 5 PB 38 PGS 1-13 LOT 16	Single Family	$16,384	$1,200
06-26-30-3698-0001-0170	KINDRED PH 5 PB 38 PGS 1-13 LOT 17	Single Family	$16,384	$1,200
06-26-30-3698-0001-0180	KINDRED PH 5 PB 38 PGS 1-13 LOT 18	Single Family	$16,384	$1,200
06-26-30-3698-0001-0190	KINDRED PH 5 PB 38 PGS 1-13 LOT 19	Single Family	$16,384	$1,200
06-26-30-3698-0001-0200	KINDRED PH 5 PB 38 PGS 1-13 LOT 20	Single Family	$16,384	$1,200
06-26-30-3698-0001-0210	KINDRED PH 5 PB 38 PGS 1-13 LOT 21	Single Family	$16,384	$1,200
06-26-30-3698-0001-0220	KINDRED PH 5 PB 38 PGS 1-13 LOT 22	Single Family	$16,384	$1,200
06-26-30-3698-0001-0230	KINDRED PH 5 PB 38 PGS 1-13 LOT 23	Single Family	$16,384	$1,200
06-26-30-3698-0001-0240	KINDRED PH 5 PB 38 PGS 1-13 LOT 24	Single Family	$16,384	$1,200
06-26-30-3698-0001-0250	KINDRED PH 5 PB 38 PGS 1-13 LOT 25	Single Family	$16,384	$1,200
06-26-30-3698-0001-0260	KINDRED PH 5 PB 38 PGS 1-13 LOT 26	Single Family	$16,384	$1,200
06-26-30-3698-0001-0270	KINDRED PH 5 PB 38 PGS 1-13 LOT 27	Single Family	$16,384	$1,200
06-26-30-3698-0001-0280	KINDRED PH 5 PB 38 PGS 1-13 LOT 28	Single Family	$16,384	$1,200
06-26-30-3698-0001-0290	KINDRED PH 5 PB 38 PGS 1-13 LOT 29	Single Family	$16,384	$1,200
06-26-30-3698-0001-0300	KINDRED PH 5 PB 38 PGS 1-13 LOT 30	Single Family	$16,384	$1,200
06-26-30-3698-0001-0310	KINDRED PH 5 PB 38 PGS 1-13 LOT 31	Single Family	$16,384	$1,200
06-26-30-3698-0001-0320	KINDRED PH 5 PB 38 PGS 1-13 LOT 32	Single Family	$16,384	$1,200
06-26-30-3698-0001-0330	KINDRED PH 5 PB 38 PGS 1-13 LOT 33	Single Family	$16,384	$1,200
06-26-30-3698-0001-0340	KINDRED PH 5 PB 38 PGS 1-13 LOT 34	Single Family	$16,384	$1,200
06-26-30-3698-0001-0350	KINDRED PH 5 PB 38 PGS 1-13 LOT 35	Single Family	$16,384	$1,200
06-26-30-3698-0001-0360	KINDRED PH 5 PB 38 PGS 1-13 LOT 36	Single Family	$16,384	$1,200
06-26-30-3698-0001-0370	KINDRED PH 5 PB 38 PGS 1-13 LOT 37	Single Family	$16,384	$1,200
06-26-30-3698-0001-0380	KINDRED PH 5 PB 38 PGS 1-13 LOT 38	Single Family	$16,384	$1,200
06-26-30-3698-0001-0390	KINDRED PH 5 PB 38 PGS 1-13 LOT 39	Single Family	$16,384	$1,200
06-26-30-3698-0001-0400	KINDRED PH 5 PB 38 PGS 1-13 LOT 40	Single Family	$16,384	$1,200
06-26-30-3698-0001-0410	KINDRED PH 5 PB 38 PGS 1-13 LOT 41	Single Family	$16,384	$1,200
06-26-30-3698-0001-0420	KINDRED PH 5 PB 38 PGS 1-13 LOT 42	Single Family	$16,384	$1,200
06-26-30-3698-0001-0430	KINDRED PH 5 PB 38 PGS 1-13 LOT 43	Single Family	$16,384	$1,200
06-26-30-3698-0001-0440	KINDRED PH 5 PB 38 PGS 1-13 LOT 44	Single Family	$16,384	$1,200
06-26-30-3698-0001-0450	KINDRED PH 5 PB 38 PGS 1-13 LOT 45	Single Family	$16,384	$1,200
06-26-30-3698-0001-0460	KINDRED PH 5 PB 38 PGS 1-13 LOT 46	Single Family	$16,384	$1,200
06-26-30-3698-0001-0470	KINDRED PH 5 PB 38 PGS 1-13 LOT 47	Single Family	$16,384	$1,200
06-26-30-3698-0001-0480	KINDRED PH 5 PB 38 PGS 1-13 LOT 48	Single Family	$16,384	$1,200
06-26-30-3698-0001-0490	KINDRED PH 5 PB 38 PGS 1-13 LOT 49	Single Family	$16,384	$1,200
06-26-30-3698-0001-0500	KINDRED PH 5 PB 38 PGS 1-13 LOT 50	Single Family	$16,384	$1,200
06-26-30-3698-0001-0510	KINDRED PH 5 PB 38 PGS 1-13 LOT 51	Single Family	$16,384	$1,200
06-26-30-3698-0001-0520	KINDRED PH 5 PB 38 PGS 1-13 LOT 52	Single Family	$16,384	$1,200
06-26-30-3698-0001-0530	KINDRED PH 5 PB 38 PGS 1-13 LOT 53	Single Family	$16,384	$1,200
06-26-30-3698-0001-0540	KINDRED PH 5 PB 38 PGS 1-13 LOT 54	Single Family	$16,384	$1,200
06-26-30-3698-0001-0550	KINDRED PH 5 PB 38 PGS 1-13 LOT 55	Single Family	$16,384	$1,200

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II

SERIES 2026 PRELIMINARY ASSESSMENT LIEN ROLL

PARCEL #	LEGAL DESCRIPTION	PRODUCT	EST. SERIES 2026 PRINCIPAL / UNIT	EST. SERIES 2026 ANNUAL INSTALLMENT / UNIT [(1)]
06-26-30-3698-0001-0560	KINDRED PH 5 PB 38 PGS 1-13 LOT 56	Single Family	$16,384	$1,200
06-26-30-3698-0001-0570	KINDRED PH 5 PB 38 PGS 1-13 LOT 57	Single Family	$16,384	$1,200
06-26-30-3698-0001-0580	KINDRED PH 5 PB 38 PGS 1-13 LOT 58	Single Family	$16,384	$1,200
06-26-30-3698-0001-0590	KINDRED PH 5 PB 38 PGS 1-13 LOT 59	Single Family	$16,384	$1,200
06-26-30-3698-0001-0600	KINDRED PH 5 PB 38 PGS 1-13 LOT 60	Single Family	$16,384	$1,200
06-26-30-3698-0001-0610	KINDRED PH 5 PB 38 PGS 1-13 LOT 61	Single Family	$16,384	$1,200
06-26-30-3698-0001-0620	KINDRED PH 5 PB 38 PGS 1-13 LOT 62	Single Family	$16,384	$1,200
06-26-30-3698-0001-0630	KINDRED PH 5 PB 38 PGS 1-13 LOT 63	Single Family	$16,384	$1,200
06-26-30-3698-0001-0640	KINDRED PH 5 PB 38 PGS 1-13 LOT 64	Single Family	$16,384	$1,200
06-26-30-3698-0001-0650	KINDRED PH 5 PB 38 PGS 1-13 LOT 65	Single Family	$16,384	$1,200
06-26-30-3698-0001-0660	KINDRED PH 5 PB 38 PGS 1-13 LOT 66	Single Family	$16,384	$1,200
06-26-30-3698-0001-0670	KINDRED PH 5 PB 38 PGS 1-13 LOT 67	Single Family	$16,384	$1,200
06-26-30-3698-0001-0680	KINDRED PH 5 PB 38 PGS 1-13 LOT 68	Single Family	$16,384	$1,200
06-26-30-3698-0001-0690	KINDRED PH 5 PB 38 PGS 1-13 LOT 69	Single Family	$16,384	$1,200
06-26-30-3698-0001-0700	KINDRED PH 5 PB 38 PGS 1-13 LOT 70	Single Family	$16,384	$1,200
06-26-30-3698-0001-0710	KINDRED PH 5 PB 38 PGS 1-13 LOT 71	Single Family	$16,384	$1,200
06-26-30-3698-0001-0720	KINDRED PH 5 PB 38 PGS 1-13 LOT 72	Single Family	$16,384	$1,200
06-26-30-3698-0001-0730	KINDRED PH 5 PB 38 PGS 1-13 LOT 73	Single Family	$16,384	$1,200
06-26-30-3698-0001-0740	KINDRED PH 5 PB 38 PGS 1-13 LOT 74	Single Family	$16,384	$1,200
06-26-30-3698-0001-0750	KINDRED PH 5 PB 38 PGS 1-13 LOT 75	Single Family	$16,384	$1,200
06-26-30-3698-0001-0760	KINDRED PH 5 PB 38 PGS 1-13 LOT 76	Single Family	$16,384	$1,200
06-26-30-3698-0001-0770	KINDRED PH 5 PB 38 PGS 1-13 LOT 77	Single Family	$16,384	$1,200
06-26-30-3698-0001-0780	KINDRED PH 5 PB 38 PGS 1-13 LOT 78	Single Family	$16,384	$1,200
06-26-30-3698-0001-0790	KINDRED PH 5 PB 38 PGS 1-13 LOT 79	Single Family	$16,384	$1,200
06-26-30-3698-0001-0800	KINDRED PH 5 PB 38 PGS 1-13 LOT 80	Single Family	$16,384	$1,200
06-26-30-3698-0001-0810	KINDRED PH 5 PB 38 PGS 1-13 LOT 81	Single Family	$16,384	$1,200
06-26-30-3698-0001-0820	KINDRED PH 5 PB 38 PGS 1-13 LOT 82	Single Family	$16,384	$1,200
06-26-30-3698-0001-0830	KINDRED PH 5 PB 38 PGS 1-13 LOT 83	Single Family	$16,384	$1,200
06-26-30-3698-0001-0840	KINDRED PH 5 PB 38 PGS 1-13 LOT 84	Single Family	$16,384	$1,200
06-26-30-3698-0001-0850	KINDRED PH 5 PB 38 PGS 1-13 LOT 85	Single Family	$16,384	$1,200
06-26-30-3698-0001-0860	KINDRED PH 5 PB 38 PGS 1-13 LOT 86	Single Family	$16,384	$1,200
06-26-30-3698-0001-0870	KINDRED PH 5 PB 38 PGS 1-13 LOT 87	Single Family	$16,384	$1,200
06-26-30-3698-0001-0880	KINDRED PH 5 PB 38 PGS 1-13 LOT 88	Single Family	$16,384	$1,200
06-26-30-3698-0001-0890	KINDRED PH 5 PB 38 PGS 1-13 LOT 89	Single Family	$16,384	$1,200
06-26-30-3698-0001-0900	KINDRED PH 5 PB 38 PGS 1-13 LOT 90	Single Family	$16,384	$1,200
06-26-30-3698-0001-0910	KINDRED PH 5 PB 38 PGS 1-13 LOT 91	Single Family	$16,384	$1,200
06-26-30-3698-0001-0920	KINDRED PH 5 PB 38 PGS 1-13 LOT 92	Single Family	$16,384	$1,200
06-26-30-3698-0001-0930	KINDRED PH 5 PB 38 PGS 1-13 LOT 93	Single Family	$16,384	$1,200
06-26-30-3698-0001-0940	KINDRED PH 5 PB 38 PGS 1-13 LOT 94	Single Family	$16,384	$1,200
06-26-30-3698-0001-0950	KINDRED PH 5 PB 38 PGS 1-13 LOT 95	Single Family	$16,384	$1,200
06-26-30-3698-0001-0960	KINDRED PH 5 PB 38 PGS 1-13 LOT 96	Single Family	$16,384	$1,200
06-26-30-3698-0001-0970	KINDRED PH 5 PB 38 PGS 1-13 LOT 97	Single Family	$16,384	$1,200
06-26-30-3698-0001-0980	KINDRED PH 5 PB 38 PGS 1-13 LOT 98	Single Family	$16,384	$1,200
06-26-30-3698-0001-0990	KINDRED PH 5 PB 38 PGS 1-13 LOT 99	Single Family	$16,384	$1,200
06-26-30-3698-0001-1000	KINDRED PH 5 PB 38 PGS 1-13 LOT 100	Single Family	$16,384	$1,200
06-26-30-3698-0001-1010	KINDRED PH 5 PB 38 PGS 1-13 LOT 101	Single Family	$16,384	$1,200
06-26-30-3698-0001-1020	KINDRED PH 5 PB 38 PGS 1-13 LOT 102	Single Family	$16,384	$1,200
06-26-30-3698-0001-1030	KINDRED PH 5 PB 38 PGS 1-13 LOT 103	Single Family	$16,384	$1,200
06-26-30-3698-0001-1040	KINDRED PH 5 PB 38 PGS 1-13 LOT 104	Single Family	$16,384	$1,200
06-26-30-3698-0001-1050	KINDRED PH 5 PB 38 PGS 1-13 LOT 105	Single Family	$16,384	$1,200
06-26-30-3698-0001-1060	KINDRED PH 5 PB 38 PGS 1-13 LOT 106	Single Family	$16,384	$1,200
06-26-30-3698-0001-1070	KINDRED PH 5 PB 38 PGS 1-13 LOT 107	Single Family	$16,384	$1,200
06-26-30-3698-0001-1080	KINDRED PH 5 PB 38 PGS 1-13 LOT 108	Single Family	$16,384	$1,200
06-26-30-3698-0001-1090	KINDRED PH 5 PB 38 PGS 1-13 LOT 109	Single Family	$16,384	$1,200
06-26-30-3698-0001-1100	KINDRED PH 5 PB 38 PGS 1-13 LOT 110	Single Family	$16,384	$1,200
06-26-30-3698-0001-1110	KINDRED PH 5 PB 38 PGS 1-13 LOT 111	Single Family	$16,384	$1,200

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II

SERIES 2026 PRELIMINARY ASSESSMENT LIEN ROLL

PARCEL #	LEGAL DESCRIPTION	PRODUCT	EST. SERIES 2026 PRINCIPAL / UNIT	EST. SERIES 2026 ANNUAL INSTALLMENT / UNIT [(1)]
06-26-30-3698-0001-1120	KINDRED PH 5 PB 38 PGS 1-13 LOT 112	Single Family	$16,384	$1,200
06-26-30-3698-0001-1130	KINDRED PH 5 PB 38 PGS 1-13 LOT 113	Single Family	$16,384	$1,200
06-26-30-3698-0001-1140	KINDRED PH 5 PB 38 PGS 1-13 LOT 114	Single Family	$16,384	$1,200
06-26-30-3698-0001-1150	KINDRED PH 5 PB 38 PGS 1-13 LOT 115	Single Family	$16,384	$1,200
06-26-30-3698-0001-1160	KINDRED PH 5 PB 38 PGS 1-13 LOT 116	Single Family	$16,384	$1,200
06-26-30-3698-0001-1170	KINDRED PH 5 PB 38 PGS 1-13 LOT 117	Single Family	$16,384	$1,200
06-26-30-3698-0001-1180	KINDRED PH 5 PB 38 PGS 1-13 LOT 118	Single Family	$16,384	$1,200
06-26-30-3698-0001-1190	KINDRED PH 5 PB 38 PGS 1-13 LOT 119	Single Family	$16,384	$1,200
06-26-30-3698-0001-1200	KINDRED PH 5 PB 38 PGS 1-13 LOT 120	Single Family	$16,384	$1,200
06-26-30-3698-0001-1210	KINDRED PH 5 PB 38 PGS 1-13 LOT 121	Single Family	$16,384	$1,200
06-26-30-3698-0001-1220	KINDRED PH 5 PB 38 PGS 1-13 LOT 122	Single Family	$16,384	$1,200
06-26-30-3698-0001-1230	KINDRED PH 5 PB 38 PGS 1-13 LOT 123	Single Family	$16,384	$1,200
06-26-30-3698-0001-1240	KINDRED PH 5 PB 38 PGS 1-13 LOT 124	Single Family	$16,384	$1,200
06-26-30-3698-0001-1250	KINDRED PH 5 PB 38 PGS 1-13 LOT 125	Single Family	$16,384	$1,200
06-26-30-3698-0001-1260	KINDRED PH 5 PB 38 PGS 1-13 LOT 126	Single Family	$16,384	$1,200
06-26-30-3698-0001-1270	KINDRED PH 5 PB 38 PGS 1-13 LOT 127	Single Family	$16,384	$1,200
06-26-30-3698-0001-1280	KINDRED PH 5 PB 38 PGS 1-13 LOT 128	Single Family	$16,384	$1,200
06-26-30-3698-0001-1290	KINDRED PH 5 PB 38 PGS 1-13 LOT 129	Single Family	$16,384	$1,200
06-26-30-3698-0001-1300	KINDRED PH 5 PB 38 PGS 1-13 LOT 130	Single Family	$16,384	$1,200
06-26-30-3698-0001-1310	KINDRED PH 5 PB 38 PGS 1-13 LOT 131	Single Family	$16,384	$1,200
06-26-30-3698-0001-1320	KINDRED PH 5 PB 38 PGS 1-13 LOT 132	Single Family	$16,384	$1,200
06-26-30-3698-0001-1330	KINDRED PH 5 PB 38 PGS 1-13 LOT 133	Single Family	$16,384	$1,200
06-26-30-3698-0001-1340	KINDRED PH 5 PB 38 PGS 1-13 LOT 134	Single Family	$16,384	$1,200
06-26-30-3698-0001-1350	KINDRED PH 5 PB 38 PGS 1-13 LOT 135	Single Family	$16,384	$1,200
06-26-30-3698-0001-1360	KINDRED PH 5 PB 38 PGS 1-13 LOT 136	Single Family	$16,384	$1,200
06-26-30-3698-0001-1370	KINDRED PH 5 PB 38 PGS 1-13 LOT 137	Single Family	$16,384	$1,200
06-26-30-3698-0001-1380	KINDRED PH 5 PB 38 PGS 1-13 LOT 138	Single Family	$16,384	$1,200
06-26-30-3698-0001-1390	KINDRED PH 5 PB 38 PGS 1-13 LOT 139	Single Family	$16,384	$1,200
06-26-30-3698-0001-1400	KINDRED PH 5 PB 38 PGS 1-13 LOT 140	Single Family	$16,384	$1,200
06-26-30-3698-0001-1410	KINDRED PH 5 PB 38 PGS 1-13 LOT 141	Single Family	$16,384	$1,200
06-26-30-3698-0001-1420	KINDRED PH 5 PB 38 PGS 1-13 LOT 142	Single Family	$16,384	$1,200
06-26-30-3698-0001-1430	KINDRED PH 5 PB 38 PGS 1-13 LOT 143	Single Family	$16,384	$1,200
06-26-30-3698-0001-1440	KINDRED PH 5 PB 38 PGS 1-13 LOT 144	Single Family	$16,384	$1,200
06-26-30-3698-0001-1450	KINDRED PH 5 PB 38 PGS 1-13 LOT 145	Single Family	$16,384	$1,200
06-26-30-3698-0001-1460	KINDRED PH 5 PB 38 PGS 1-13 LOT 146	Single Family	$16,384	$1,200
06-26-30-3698-0001-1470	KINDRED PH 5 PB 38 PGS 1-13 LOT 147	Single Family	$16,384	$1,200
06-26-30-3698-0001-1480	KINDRED PH 5 PB 38 PGS 1-13 LOT 148	Single Family	$16,384	$1,200
06-26-30-3698-0001-1490	KINDRED PH 5 PB 38 PGS 1-13 LOT 149	Single Family	$16,384	$1,200
06-26-30-3698-0001-1500	KINDRED PH 5 PB 38 PGS 1-13 LOT 150	Single Family	$16,384	$1,200
06-26-30-3698-0001-1510	KINDRED PH 5 PB 38 PGS 1-13 LOT 151	Single Family	$16,384	$1,200
06-26-30-3698-0001-1520	KINDRED PH 5 PB 38 PGS 1-13 LOT 152	Single Family	$16,384	$1,200
06-26-30-3698-0001-1530	KINDRED PH 5 PB 38 PGS 1-13 LOT 153	Single Family	$16,384	$1,200
06-26-30-3698-0001-1540	KINDRED PH 5 PB 38 PGS 1-13 LOT 154	Single Family	$16,384	$1,200
06-26-30-3698-0001-1550	KINDRED PH 5 PB 38 PGS 1-13 LOT 155	Single Family	$16,384	$1,200
06-26-30-3698-0001-1560	KINDRED PH 5 PB 38 PGS 1-13 LOT 156	Single Family	$16,384	$1,200
06-26-30-3698-0001-1570	KINDRED PH 5 PB 38 PGS 1-13 LOT 157	Single Family	$16,384	$1,200
06-26-30-3698-0001-1580	KINDRED PH 5 PB 38 PGS 1-13 LOT 158	Single Family	$16,384	$1,200
06-26-30-3698-0001-1590	KINDRED PH 5 PB 38 PGS 1-13 LOT 159	Single Family	$16,384	$1,200
06-26-30-3698-0001-1600	KINDRED PH 5 PB 38 PGS 1-13 LOT 160	Single Family	$16,384	$1,200
06-26-30-3698-0001-1610	KINDRED PH 5 PB 38 PGS 1-13 LOT 161	Single Family	$16,384	$1,200
06-26-30-3698-0001-1620	KINDRED PH 5 PB 38 PGS 1-13 LOT 162	Single Family	$16,384	$1,200
06-26-30-3698-0001-1630	KINDRED PH 5 PB 38 PGS 1-13 LOT 163	Single Family	$16,384	$1,200
06-26-30-3698-0001-1640	KINDRED PH 5 PB 38 PGS 1-13 LOT 164	Single Family	$16,384	$1,200
06-26-30-3698-0001-1650	KINDRED PH 5 PB 38 PGS 1-13 LOT 165	Single Family	$16,384	$1,200
06-26-30-3698-0001-1660	KINDRED PH 5 PB 38 PGS 1-13 LOT 166	Single Family	$16,384	$1,200
06-26-30-3698-0001-1670	KINDRED PH 5 PB 38 PGS 1-13 LOT 167	Single Family	$16,384	$1,200

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II

SERIES 2026 PRELIMINARY ASSESSMENT LIEN ROLL

PARCEL #	LEGAL DESCRIPTION	PRODUCT	EST. SERIES 2026 PRINCIPAL / UNIT	EST. SERIES 2026 ANNUAL INSTALLMENT / UNIT [(1)]
06-26-30-3698-0001-1680	KINDRED PH 5 PB 38 PGS 1-13 LOT 168	Single Family	$16,384	$1,200
06-26-30-3698-0001-1690	KINDRED PH 5 PB 38 PGS 1-13 LOT 169	Single Family	$16,384	$1,200
06-26-30-3698-0001-1700	KINDRED PH 5 PB 38 PGS 1-13 LOT 170	Single Family	$16,384	$1,200
06-26-30-3698-0001-1710	KINDRED PH 5 PB 38 PGS 1-13 LOT 171	Single Family	$16,384	$1,200
06-26-30-3698-0001-1720	KINDRED PH 5 PB 38 PGS 1-13 LOT 172	Single Family	$16,384	$1,200
06-26-30-3698-0001-1730	KINDRED PH 5 PB 38 PGS 1-13 LOT 173	Single Family	$16,384	$1,200
06-26-30-3698-0001-1740	KINDRED PH 5 PB 38 PGS 1-13 LOT 174	Single Family	$16,384	$1,200
06-26-30-3698-0001-1750	KINDRED PH 5 PB 38 PGS 1-13 LOT 175	Single Family	$16,384	$1,200
06-26-30-3698-0001-1760	KINDRED PH 5 PB 38 PGS 1-13 LOT 176	Single Family	$16,384	$1,200
06-26-30-3698-0001-1770	KINDRED PH 5 PB 38 PGS 1-13 LOT 177	Single Family	$16,384	$1,200
06-26-30-3698-0001-1780	KINDRED PH 5 PB 38 PGS 1-13 LOT 178	Single Family	$16,384	$1,200
06-26-30-3698-0001-1790	KINDRED PH 5 PB 38 PGS 1-13 LOT 179	Single Family	$16,384	$1,200
06-26-30-3698-0001-1800	KINDRED PH 5 PB 38 PGS 1-13 LOT 180	Single Family	$16,384	$1,200
06-26-30-3698-0001-1810	KINDRED PH 5 PB 38 PGS 1-13 LOT 181	Townhome	$8,192	$600
06-26-30-3698-0001-1820	KINDRED PH 5 PB 38 PGS 1-13 LOT 182	Townhome	$8,192	$600
06-26-30-3698-0001-1830	KINDRED PH 5 PB 38 PGS 1-13 LOT 183	Townhome	$8,192	$600
06-26-30-3698-0001-1840	KINDRED PH 5 PB 38 PGS 1-13 LOT 184	Townhome	$8,192	$600
06-26-30-3698-0001-1850	KINDRED PH 5 PB 38 PGS 1-13 LOT 185	Townhome	$8,192	$600
06-26-30-3698-0001-1860	KINDRED PH 5 PB 38 PGS 1-13 LOT 186	Townhome	$8,192	$600
06-26-30-3698-0001-1870	KINDRED PH 5 PB 38 PGS 1-13 LOT 187	Townhome	$8,192	$600
06-26-30-3698-0001-1880	KINDRED PH 5 PB 38 PGS 1-13 LOT 188	Townhome	$8,192	$600
06-26-30-3698-0001-1890	KINDRED PH 5 PB 38 PGS 1-13 LOT 189	Townhome	$8,192	$600
06-26-30-3698-0001-1900	KINDRED PH 5 PB 38 PGS 1-13 LOT 190	Townhome	$8,192	$600
06-26-30-3698-0001-1910	KINDRED PH 5 PB 38 PGS 1-13 LOT 191	Townhome	$8,192	$600
06-26-30-3698-0001-1920	KINDRED PH 5 PB 38 PGS 1-13 LOT 192	Townhome	$8,192	$600
06-26-30-3698-0001-1930	KINDRED PH 5 PB 38 PGS 1-13 LOT 193	Townhome	$8,192	$600
06-26-30-3698-0001-1940	KINDRED PH 5 PB 38 PGS 1-13 LOT 194	Townhome	$8,192	$600
06-26-30-3698-0001-1950	KINDRED PH 5 PB 38 PGS 1-13 LOT 195	Townhome	$8,192	$600
06-26-30-3698-0001-1960	KINDRED PH 5 PB 38 PGS 1-13 LOT 196	Townhome	$8,192	$600
06-26-30-3698-0001-1970	KINDRED PH 5 PB 38 PGS 1-13 LOT 197	Townhome	$8,192	$600
06-26-30-3698-0001-1980	KINDRED PH 5 PB 38 PGS 1-13 LOT 198	Townhome	$8,192	$600
06-26-30-3698-0001-1990	KINDRED PH 5 PB 38 PGS 1-13 LOT 199	Townhome	$8,192	$600
06-26-30-3698-0001-2000	KINDRED PH 5 PB 38 PGS 1-13 LOT 200	Townhome	$8,192	$600
06-26-30-3698-0001-2010	KINDRED PH 5 PB 38 PGS 1-13 LOT 201	Townhome	$8,192	$600
06-26-30-3698-0001-2020	KINDRED PH 5 PB 38 PGS 1-13 LOT 202	Townhome	$8,192	$600
06-26-30-3698-0001-2030	KINDRED PH 5 PB 38 PGS 1-13 LOT 203	Townhome	$8,192	$600
06-26-30-3698-0001-2040	KINDRED PH 5 PB 38 PGS 1-13 LOT 204	Townhome	$8,192	$600
06-26-30-3698-0001-2050	KINDRED PH 5 PB 38 PGS 1-13 LOT 205	Townhome	$8,192	$600
06-26-30-3698-0001-2060	KINDRED PH 5 PB 38 PGS 1-13 LOT 206	Townhome	$8,192	$600
06-26-30-3698-0001-2070	KINDRED PH 5 PB 38 PGS 1-13 LOT 207	Townhome	$8,192	$600
06-26-30-3698-0001-2080	KINDRED PH 5 PB 38 PGS 1-13 LOT 208	Townhome	$8,192	$600
06-26-30-3698-0001-2090	KINDRED PH 5 PB 38 PGS 1-13 LOT 209	Townhome	$8,192	$600
06-26-30-3698-0001-2100	KINDRED PH 5 PB 38 PGS 1-13 LOT 210	Townhome	$8,192	$600
06-26-30-3698-0001-2110	KINDRED PH 5 PB 38 PGS 1-13 LOT 211	Townhome	$8,192	$600
06-26-30-3698-0001-2120	KINDRED PH 5 PB 38 PGS 1-13 LOT 212	Townhome	$8,192	$600
06-26-30-3698-0001-2130	KINDRED PH 5 PB 38 PGS 1-13 LOT 213	Townhome	$8,192	$600
06-26-30-3698-0001-2140	KINDRED PH 5 PB 38 PGS 1-13 LOT 214	Townhome	$8,192	$600
06-26-30-3698-0001-2150	KINDRED PH 5 PB 38 PGS 1-13 LOT 215	Townhome	$8,192	$600
06-26-30-3698-0001-2160	KINDRED PH 5 PB 38 PGS 1-13 LOT 216	Townhome	$8,192	$600
06-26-30-3698-0001-2170	KINDRED PH 5 PB 38 PGS 1-13 LOT 217	Townhome	$8,192	$600
06-26-30-3698-0001-2180	KINDRED PH 5 PB 38 PGS 1-13 LOT 218	Townhome	$8,192	$600
06-26-30-3698-0001-2190	KINDRED PH 5 PB 38 PGS 1-13 LOT 219	Townhome	$8,192	$600
06-26-30-3698-0001-2200	KINDRED PH 5 PB 38 PGS 1-13 LOT 220	Townhome	$8,192	$600
06-26-30-3698-0001-2210	KINDRED PH 5 PB 38 PGS 1-13 LOT 221	Townhome	$8,192	$600
06-26-30-3698-0001-2220	KINDRED PH 5 PB 38 PGS 1-13 LOT 222	Townhome	$8,192	$600
06-26-30-3698-0001-2230	KINDRED PH 5 PB 38 PGS 1-13 LOT 223	Townhome	$8,192	$600

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II

SERIES 2026 PRELIMINARY ASSESSMENT LIEN ROLL

PARCEL #	LEGAL DESCRIPTION	PRODUCT	EST. SERIES 2026 PRINCIPAL / UNIT	EST. SERIES 2026 ANNUAL INSTALLMENT / UNIT [(1)]
06-26-30-3698-0001-2240	KINDRED PH 5 PB 38 PGS 1-13 LOT 224	Townhome	$8,192	$600
06-26-30-3698-0001-2250	KINDRED PH 5 PB 38 PGS 1-13 LOT 225	Townhome	$8,192	$600
06-26-30-3698-0001-2260	KINDRED PH 5 PB 38 PGS 1-13 LOT 226	Townhome	$8,192	$600
06-26-30-3698-0001-2270	KINDRED PH 5 PB 38 PGS 1-13 LOT 227	Townhome	$8,192	$600
06-26-30-3698-0001-2280	KINDRED PH 5 PB 38 PGS 1-13 LOT 228	Townhome	$8,192	$600
06-26-30-3698-0001-2290	KINDRED PH 5 PB 38 PGS 1-13 LOT 229	Townhome	$8,192	$600
06-26-30-3698-0001-2300	KINDRED PH 5 PB 38 PGS 1-13 LOT 230	Townhome	$8,192	$600
06-26-30-3698-0001-2310	KINDRED PH 5 PB 38 PGS 1-13 LOT 231	Townhome	$8,192	$600
06-26-30-3698-0001-2320	KINDRED PH 5 PB 38 PGS 1-13 LOT 232	Townhome	$8,192	$600
06-26-30-3698-0001-2330	KINDRED PH 5 PB 38 PGS 1-13 LOT 233	Townhome	$8,192	$600
06-26-30-3698-0001-2340	KINDRED PH 5 PB 38 PGS 1-13 LOT 234	Townhome	$8,192	$600
06-26-30-3698-0001-2350	KINDRED PH 5 PB 38 PGS 1-13 LOT 235	Townhome	$8,192	$600
06-26-30-3698-0001-2360	KINDRED PH 5 PB 38 PGS 1-13 LOT 236	Townhome	$8,192	$600
06-26-30-3698-0001-2370	KINDRED PH 5 PB 38 PGS 1-13 LOT 237	Townhome	$8,192	$600
06-26-30-3698-0001-2380	KINDRED PH 5 PB 38 PGS 1-13 LOT 238	Townhome	$8,192	$600
06-26-30-3698-0001-2390	KINDRED PH 5 PB 38 PGS 1-13 LOT 239	Townhome	$8,192	$600
06-26-30-3698-0001-2400	KINDRED PH 5 PB 38 PGS 1-13 LOT 240	Townhome	$8,192	$600
06-26-30-3698-0001-2410	KINDRED PH 5 PB 38 PGS 1-13 LOT 241	Townhome	$8,192	$600
06-26-30-3698-0001-2420	KINDRED PH 5 PB 38 PGS 1-13 LOT 242	Townhome	$8,192	$600
06-26-30-3698-0001-2430	KINDRED PH 5 PB 38 PGS 1-13 LOT 243	Townhome	$8,192	$600
06-26-30-3698-0001-2440	KINDRED PH 5 PB 38 PGS 1-13 LOT 244	Townhome	$8,192	$600
06-26-30-3698-0001-2450	KINDRED PH 5 PB 38 PGS 1-13 LOT 245	Townhome	$8,192	$600
06-26-30-3698-0001-2460	KINDRED PH 5 PB 38 PGS 1-13 LOT 246	Townhome	$8,192	$600
06-26-30-3698-0001-2470	KINDRED PH 5 PB 38 PGS 1-13 LOT 247	Townhome	$8,192	$600
06-26-30-3698-0001-2480	KINDRED PH 5 PB 38 PGS 1-13 LOT 248	Townhome	$8,192	$600
06-26-30-3698-0001-2490	KINDRED PH 5 PB 38 PGS 1-13 LOT 249	Townhome	$8,192	$600
06-26-30-3698-0001-2500	KINDRED PH 5 PB 38 PGS 1-13 LOT 250	Townhome	$8,192	$600
06-26-30-3698-0001-2510	KINDRED PH 5 PB 38 PGS 1-13 LOT 251	Townhome	$8,192	$600
06-26-30-3698-0001-2520	KINDRED PH 5 PB 38 PGS 1-13 LOT 252	Townhome	$8,192	$600
06-26-30-3698-0001-2530	KINDRED PH 5 PB 38 PGS 1-13 LOT 253	Townhome	$8,192	$600
06-26-30-3698-0001-2540	KINDRED PH 5 PB 38 PGS 1-13 LOT 254	Townhome	$8,192	$600
06-26-30-3698-0001-2550	KINDRED PH 5 PB 38 PGS 1-13 LOT 255	Townhome	$8,192	$600
06-26-30-3698-0001-2560	KINDRED PH 5 PB 38 PGS 1-13 LOT 256	Townhome	$8,192	$600
06-26-30-3698-0001-2570	KINDRED PH 5 PB 38 PGS 1-13 LOT 257	Townhome	$8,192	$600
06-26-30-3698-0001-2580	KINDRED PH 5 PB 38 PGS 1-13 LOT 258	Townhome	$8,192	$600
06-26-30-3698-0001-2590	KINDRED PH 5 PB 38 PGS 1-13 LOT 259	Townhome	$8,192	$600
06-26-30-3698-0001-2600	KINDRED PH 5 PB 38 PGS 1-13 LOT 260	Townhome	$8,192	$600
06-26-30-3698-0001-2610	KINDRED PH 5 PB 38 PGS 1-13 LOT 261	Townhome	$8,192	$600
06-26-30-3698-0001-2620	KINDRED PH 5 PB 38 PGS 1-13 LOT 262	Townhome	$8,192	$600
06-26-30-3698-0001-2630	KINDRED PH 5 PB 38 PGS 1-13 LOT 263	Townhome	$8,192	$600
06-26-30-3698-0001-2640	KINDRED PH 5 PB 38 PGS 1-13 LOT 264	Townhome	$8,192	$600
06-26-30-3698-0001-2650	KINDRED PH 5 PB 38 PGS 1-13 LOT 265	Townhome	$8,192	$600
06-26-30-3698-0001-2660	KINDRED PH 5 PB 38 PGS 1-13 LOT 266	Townhome	$8,192	$600
06-26-30-3698-0001-2670	KINDRED PH 5 PB 38 PGS 1-13 LOT 267	Townhome	$8,192	$600
06-26-30-3698-0001-2680	KINDRED PH 5 PB 38 PGS 1-13 LOT 268	Townhome	$8,192	$600
06-26-30-3698-0001-2690	KINDRED PH 5 PB 38 PGS 1-13 LOT 269	Townhome	$8,192	$600
06-26-30-3698-0001-2700	KINDRED PH 5 PB 38 PGS 1-13 LOT 270	Townhome	$8,192	$600
06-26-30-3698-0001-2710	KINDRED PH 5 PB 38 PGS 1-13 LOT 271	Townhome	$8,192	$600
06-26-30-3698-0001-2720	KINDRED PH 5 PB 38 PGS 1-13 LOT 272	Townhome	$8,192	$600
06-26-30-3698-0001-2730	KINDRED PH 5 PB 38 PGS 1-13 LOT 273	Townhome	$8,192	$600
06-26-30-3698-0001-2740	KINDRED PH 5 PB 38 PGS 1-13 LOT 274	Townhome	$8,192	$600
06-26-30-3698-0001-2750	KINDRED PH 5 PB 38 PGS 1-13 LOT 275	Townhome	$8,192	$600
06-26-30-3698-0001-2760	KINDRED PH 5 PB 38 PGS 1-13 LOT 276	Townhome	$8,192	$600
06-26-30-3698-0001-2770	KINDRED PH 5 PB 38 PGS 1-13 LOT 277	Townhome	$8,192	$600
06-26-30-3698-0001-2780	KINDRED PH 5 PB 38 PGS 1-13 LOT 278	Townhome	$8,192	$600
06-26-30-3698-0001-2790	KINDRED PH 5 PB 38 PGS 1-13 LOT 279	Townhome	$8,192	$600

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II

SERIES 2026 PRELIMINARY ASSESSMENT LIEN ROLL

PARCEL #	LEGAL DESCRIPTION	PRODUCT	EST. SERIES 2026 PRINCIPAL / UNIT	EST. SERIES 2026 ANNUAL INSTALLMENT / UNIT [(1)]
06-26-30-3698-0001-2800	KINDRED PH 5 PB 38 PGS 1-13 LOT 280	Townhome	$8,192	$600
06-26-30-3698-0001-2810	KINDRED PH 5 PB 38 PGS 1-13 LOT 281	Townhome	$8,192	$600
06-26-30-3698-0001-2820	KINDRED PH 5 PB 38 PGS 1-13 LOT 282	Townhome	$8,192	$600
06-26-30-3698-0001-2830	KINDRED PH 5 PB 38 PGS 1-13 LOT 283	Townhome	$8,192	$600
06-26-30-3698-0001-2840	KINDRED PH 5 PB 38 PGS 1-13 LOT 284	Townhome	$8,192	$600
06-26-30-3698-0001-2850	KINDRED PH 5 PB 38 PGS 1-13 LOT 285	Townhome	$8,192	$600
06-26-30-3698-0001-2860	KINDRED PH 5 PB 38 PGS 1-13 LOT 286	Townhome	$8,192	$600
06-26-30-3698-0001-2870	KINDRED PH 5 PB 38 PGS 1-13 LOT 287	Townhome	$8,192	$600
06-26-30-3698-0001-2880	KINDRED PH 5 PB 38 PGS 1-13 LOT 288	Townhome	$8,192	$600
06-26-30-3698-0001-2890	KINDRED PH 5 PB 38 PGS 1-13 LOT 289	Townhome	$8,192	$600
06-26-30-3698-0001-2900	KINDRED PH 5 PB 38 PGS 1-13 LOT 290	Townhome	$8,192	$600
06-26-30-3698-0001-2910	KINDRED PH 5 PB 38 PGS 1-13 LOT 291	Townhome	$8,192	$600
06-26-30-3698-0001-2920	KINDRED PH 5 PB 38 PGS 1-13 LOT 292	Townhome	$8,192	$600
06-26-30-3698-0001-2930	KINDRED PH 5 PB 38 PGS 1-13 LOT 293	Townhome	$8,192	$600
06-26-30-3698-0001-2940	KINDRED PH 5 PB 38 PGS 1-13 LOT 294	Townhome	$8,192	$600
06-26-30-3698-0001-2950	KINDRED PH 5 PB 38 PGS 1-13 LOT 295	Townhome	$8,192	$600
06-26-30-3698-0001-2960	KINDRED PH 5 PB 38 PGS 1-13 LOT 296	Townhome	$8,192	$600
06-26-30-3698-0001-2970	KINDRED PH 5 PB 38 PGS 1-13 LOT 297	Townhome	$8,192	$600
06-26-30-3698-0001-2980	KINDRED PH 5 PB 38 PGS 1-13 LOT 298	Townhome	$8,192	$600
06-26-30-3698-0001-2990	KINDRED PH 5 PB 38 PGS 1-13 LOT 299	Townhome	$8,192	$600
06-26-30-3698-0001-3000	KINDRED PH 5 PB 38 PGS 1-13 LOT 300	Townhome	$8,192	$600
06-26-30-3698-0001-3010	KINDRED PH 5 PB 38 PGS 1-13 LOT 301	Townhome	$8,192	$600
06-26-30-3698-0001-3020	KINDRED PH 5 PB 38 PGS 1-13 LOT 302	Townhome	$8,192	$600
06-26-30-3698-0001-3030	KINDRED PH 5 PB 38 PGS 1-13 LOT 303	Townhome	$8,192	$600
06-26-30-3698-0001-3040	KINDRED PH 5 PB 38 PGS 1-13 LOT 304	Townhome	$8,192	$600
06-26-30-3698-0001-3050	KINDRED PH 5 PB 38 PGS 1-13 LOT 305	Townhome	$8,192	$600
06-26-30-3698-0001-3060	KINDRED PH 5 PB 38 PGS 1-13 LOT 306	Townhome	$8,192	$600
06-26-30-3698-0001-3070	KINDRED PH 5 PB 38 PGS 1-13 LOT 307	Townhome	$8,192	$600
06-26-30-3698-0001-3080	KINDRED PH 5 PB 38 PGS 1-13 LOT 308	Townhome	$8,192	$600
06-26-30-3698-0001-3090	KINDRED PH 5 PB 38 PGS 1-13 LOT 309	Townhome	$8,192	$600
06-26-30-3698-0001-3100	KINDRED PH 5 PB 38 PGS 1-13 LOT 310	Townhome	$8,192	$600
06-26-30-3698-0001-3110	KINDRED PH 5 PB 38 PGS 1-13 LOT 311	Townhome	$8,192	$600
06-26-30-3698-0001-3120	KINDRED PH 5 PB 38 PGS 1-13 LOT 312	Townhome	$8,192	$600
06-26-30-3698-0001-3130	KINDRED PH 5 PB 38 PGS 1-13 LOT 313	Townhome	$8,192	$600
06-26-30-3698-0001-3140	KINDRED PH 5 PB 38 PGS 1-13 LOT 314	Townhome	$8,192	$600
06-26-30-3698-0001-3150	KINDRED PH 5 PB 38 PGS 1-13 LOT 315	Townhome	$8,192	$600
06-26-30-3698-0001-3160	KINDRED PH 5 PB 38 PGS 1-13 LOT 316	Townhome	$8,192	$600
06-26-30-3698-0001-3170	KINDRED PH 5 PB 38 PGS 1-13 LOT 317	Townhome	$8,192	$600
06-26-30-3698-0001-3180	KINDRED PH 5 PB 38 PGS 1-13 LOT 318	Townhome	$8,192	$600
06-26-30-3698-0001-3190	KINDRED PH 5 PB 38 PGS 1-13 LOT 319	Townhome	$8,192	$600
06-26-30-3698-0001-3200	KINDRED PH 5 PB 38 PGS 1-13 LOT 320	Townhome	$8,192	$600
06-26-30-3698-0001-3210	KINDRED PH 5 PB 38 PGS 1-13 LOT 321	Townhome	$8,192	$600
06-26-30-3698-0001-3220	KINDRED PH 5 PB 38 PGS 1-13 LOT 322	Townhome	$8,192	$600
06-26-30-3698-0001-3230	KINDRED PH 5 PB 38 PGS 1-13 LOT 323	Townhome	$8,192	$600
06-26-30-3698-0001-3240	KINDRED PH 5 PB 38 PGS 1-13 LOT 324	Townhome	$8,192	$600
06-26-30-3698-0001-3250	KINDRED PH 5 PB 38 PGS 1-13 LOT 325	Townhome	$8,192	$600
06-26-30-3698-0001-3260	KINDRED PH 5 PB 38 PGS 1-13 LOT 326	Townhome	$8,192	$600
06-26-30-3698-0001-3270	KINDRED PH 5 PB 38 PGS 1-13 LOT 327	Townhome	$8,192	$600
06-26-30-3698-0001-3280	KINDRED PH 5 PB 38 PGS 1-13 LOT 328	Townhome	$8,192	$600
06-26-30-3698-0001-3290	KINDRED PH 5 PB 38 PGS 1-13 LOT 329	Townhome	$8,192	$600
06-26-30-3698-0001-3300	KINDRED PH 5 PB 38 PGS 1-13 LOT 330	Townhome	$8,192	$600
06-26-30-3698-0001-3310	KINDRED PH 5 PB 38 PGS 1-13 LOT 331	Townhome	$8,192	$600
06-26-30-3698-0001-3320	KINDRED PH 5 PB 38 PGS 1-13 LOT 332	Townhome	$8,192	$600
06-26-30-3698-0001-3330	KINDRED PH 5 PB 38 PGS 1-13 LOT 333	Townhome	$8,192	$600
06-26-30-3698-0001-3340	KINDRED PH 5 PB 38 PGS 1-13 LOT 334	Townhome	$8,192	$600
06-26-30-3698-0001-3350	KINDRED PH 5 PB 38 PGS 1-13 LOT 335	Townhome	$8,192	$600

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II

SERIES 2026 PRELIMINARY ASSESSMENT LIEN ROLL

PARCEL #	LEGAL DESCRIPTION	PRODUCT	EST. SERIES 2026 PRINCIPAL / UNIT	EST. SERIES 2026 ANNUAL INSTALLMENT / UNIT [(1)]
06-26-30-3698-0001-3360	KINDRED PH 5 PB 38 PGS 1-13 LOT 336	Townhome	$8,192	$600
06-26-30-3698-0001-3370	KINDRED PH 5 PB 38 PGS 1-13 LOT 337	Townhome	$8,192	$600
06-26-30-3698-0001-3380	KINDRED PH 5 PB 38 PGS 1-13 LOT 338	Townhome	$8,192	$600
06-26-30-3698-0001-3390	KINDRED PH 5 PB 38 PGS 1-13 LOT 339	Townhome	$8,192	$600
06-26-30-3698-0001-3400	KINDRED PH 5 PB 38 PGS 1-13 LOT 340	Townhome	$8,192	$600
06-26-30-3698-0001-3410	KINDRED PH 5 PB 38 PGS 1-13 LOT 341	Townhome	$8,192	$600
06-26-30-3698-0001-3420	KINDRED PH 5 PB 38 PGS 1-13 LOT 342	Townhome	$8,192	$600
06-26-30-3698-0001-3430	KINDRED PH 5 PB 38 PGS 1-13 LOT 343	Townhome	$8,192	$600
06-26-30-3698-0001-3440	KINDRED PH 5 PB 38 PGS 1-13 LOT 344	Townhome	$8,192	$600
06-26-30-3698-0001-3450	KINDRED PH 5 PB 38 PGS 1-13 LOT 345	Townhome	$8,192	$600
06-26-30-3698-0001-3460	KINDRED PH 5 PB 38 PGS 1-13 LOT 346	Townhome	$8,192	$600
06-26-30-3698-0001-3470	KINDRED PH 5 PB 38 PGS 1-13 LOT 347	Townhome	$8,192	$600
06-26-30-3698-0001-3480	KINDRED PH 5 PB 38 PGS 1-13 LOT 348	Townhome	$8,192	$600
06-26-30-3698-0001-3490	KINDRED PH 5 PB 38 PGS 1-13 LOT 349	Townhome	$8,192	$600
06-26-30-3698-0001-3500	KINDRED PH 5 PB 38 PGS 1-13 LOT 350	Townhome	$8,192	$600
06-26-30-3698-0001-3510	KINDRED PH 5 PB 38 PGS 1-13 LOT 351	Townhome	$8,192	$600
			$4,350,000	**$318,600**

(1) Includes estimated county collection costs and early payment discounts.

Tab 3

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II SUPPLEMENTING ITS RESOLUTION NO. 2020-31, BY AUTHORIZING THE ISSUANCE OF ITS TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026, IN AN AGGREGATE PRINCIPAL AMOUNT NOT EXCEEDING $6,500,000 FOR THE PRINCIPAL PURPOSE OF ACQUIRING AND CONSTRUCTING ASSESSABLE IMPROVEMENTS; DELEGATING TO THE CHAIR OR VICE CHAIR OF THE BOARD OF SUPERVISORS OF THE DISTRICT, SUBJECT TO COMPLIANCE WITH THE APPLICABLE PROVISIONS HEREOF, THE AUTHORITY TO AWARD THE SALE OF SUCH SERIES 2026 BONDS TO MBS CAPITAL MARKETS, LLC, BY EXECUTING AND DELIVERING TO SUCH UNDERWRITER A BOND PURCHASE AGREEMENT AND APPROVING THE FORM THEREOF; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF A FIFTH SUPPLEMENTAL TRUST INDENTURE; APPROVING U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION AS THE TRUSTEE, REGISTRAR AND PAYING AGENT FOR SUCH SERIES 2026 BONDS; MAKING CERTAIN FINDINGS; APPROVING FORM OF THE BONDS; APPROVING THE FORMS OF THE PRELIMINARY LIMITED OFFERING MEMORANDUM AND AUTHORIZING THE USE BY THE UNDERWRITER OF THE PRELIMINARY LIMITED OFFERING MEMORANDUM AND THE LIMITED OFFERING MEMORANDUM AND THE EXECUTION OF THE LIMITED OFFERING MEMORANDUM; APPROVING THE FORM OF THE CONTINUING DISCLOSURE AGREEMENT AND AUTHORIZING THE EXECUTION THEREOF; AUTHORIZING CERTAIN OFFICIALS OF TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II AND OTHERS TO TAKE ALL ACTIONS REQUIRED IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF SAID SERIES 2026 BONDS; PROVIDING CERTAIN OTHER DETAILS WITH RESPECT TO SAID SERIES 2026 BONDS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Town of Kindred Community Development District II (the "District") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), established by Ordinance No. 2020-16 of Osceola County, Florida, enacted on January 13, 2020, and effective on January 15, 2020, as amended by Ordinance No. 2023-05 enacted by the Commission on January 9, 2023, and effective on January 11, 2023 (the "Ordinance"), and is authorize by the Act and the Ordinance to issue its bonds for the purpose of acquiring and constructing assessable improvements all as provided in the Act and the Ordinance; and

WHEREAS, the District is authorized by the Act to make payments of principal, interest, and premium, if any, with respect to its bonds by imposing levying and collecting special

assessments on property located within the District and specially benefited by the assessable improvements to be financed with certain proceeds of its bonds; and

WHEREAS, the District pursuant to its Resolution 2020-31 (the "Bond Resolution") authorized the issuance of its not exceeding $50,000,000 aggregate principal amount of its special assessment revenue bonds (the "Bonds") in separate series for the purposes set forth in said Bond Resolution and approved the form of the Master Indenture (hereinafter defined) in substantially the form attached to the Bond Resolution; and

WHEREAS, the Bonds were validated by final judgment of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida, on May 12, 2020 and a certificate of no appeal from such final judgment was entered on June 19, 2020; and

WHEREAS, pursuant to the Bond Resolution, as supplemented by Resolution No. 2020-43 adopted on June 9, 2020, and the Master Indenture, as supplemented by a First Supplemental Trust Indenture dated as of August 1, 2020, the District has previously issued its $2,500,000 Town of Kindred Community Development District II Special Assessment Revenue Bonds, Series 2020;

WHEREAS, pursuant to the Bond Resolution, as supplemented by Resolution No. 2021-10 adopted on August 10, 2021, and the Master Indenture, as supplemented by a Second Supplemental Trust Indenture dated as of September 1, 2021, the District has previously issued its $5,780,000 Town of Kindred Community Development District II Special Assessment Revenue Bonds, Series 2021;

WHEREAS, pursuant to the Bond Resolution, as supplemented by Resolution No. 2023-22 adopted on August 10, 2023, and the Master Indenture, as supplemented by a Third Supplemental Trust Indenture dated as of September 1, 2023, the District has previously issued its $8,160,000 Town of Kindred Community Development District II Special Assessment Revenue Bonds, Series 2023;

WHEREAS, pursuant to the Bond Resolution, as supplemented by Resolution No. 2024-07 adopted on August 8, 2024, and the Master Indenture, as supplemented by a Fourth Supplemental Trust Indenture dated as of September 1, 2024, the District has previously issued its $4,290,000 Town of Kindred Community Development District II Special Assessment Revenue Bonds, Series 2024;

WHEREAS, the District now desires to further supplement the Bond Resolution, to authorize the issuance of and award the sale of its Special Assessment Revenue Bonds, Series 2026 (the "Series 2026 Bonds") in a principal amount not exceeding $6,500,000, to approve the Supplemental Indenture (hereinafter defined) and to provide for various other matters relating to the issuance of the Series 2026 Bonds; and

WHEREAS, the Board of Supervisors of the District (the "Board") has received from MBS Capital Markets, LLC (the "Underwriter") a proposal in the form of a Bond Purchase Agreement (hereinafter defined) for the purchase of the Series 2026 Bonds and the Board has determined that acceptance of such proposal and the sale of the Series 2026 Bonds to the Underwriter is in the best interest of the District for the reasons hereafter indicated.

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

SECTION 1. Definitions. All words and phrases used herein in capitalized form, unless otherwise defined herein, shall have the meaning ascribed to them in the Indenture (hereinafter defined).

SECTION 2. Authorization. There is hereby authorized to be issued the Series 2026 Bonds in an aggregate principal amount not exceeding $6,500,000. The Series 2026 Bonds shall be issued under, and secured by that Master Trust Indenture, dated as of August 1, 2020 (the "Master Indenture"), as supplemented by a Fifth Supplemental Trust Indenture substantially the form set forth as **Exhibit A** hereto (the "Supplemental Indenture" an together with the Master Indenture, the "Indenture"), each between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee").

SECTION 3. Approval of Supplemental Indenture. The Supplemental Indenture is hereby approved, and the Chair or the Vice Chair of the Board are hereby authorized and directed to execute and deliver the Supplemental Indenture on behalf of and in the name of the District and the Secretary or any Assistant Secretary of the Board is hereby authorized to attest such execution, with such additions, deletions and other changes as may be made and approved by the Chair or the Vice Chair executing the same, such execution to be conclusive evidence of such approval. The Trustee is hereby approved to serve as Trustee, Registrar and Paying Agent under such Supplemental Indenture. The proceeds of the Series 2026 Bonds shall be used for the purposes set forth in the Supplemental Indenture and the Limited Offering Memorandum (hereinafter defined).

SECTION 4. Negotiated Sale. The Board hereby determines that a negotiated sale of the Series 2026 Bonds to the Underwriter is in the best interest of the District because of prevailing market conditions, because delays caused by soliciting competitive bids could adversely affect the District's ability to issue and deliver the Series 2026 Bonds at presently favorable interest rates, and because the nature of the security for the Series 2026 Bonds and the sources of payment of debt service on the Series 2026 Bonds require the participation of an underwriter in structuring the bond issue.

SECTION 5. Bond Purchase Agreement Approved. The Board hereby approves the Bond Purchase Agreement submitted by the Underwriter in substantially the form attached hereto as **Exhibit B** (the "Bond Purchase Agreement"), as submitted by the Underwriter. The Chair or Vice Chair of the Board is hereby authorized to execute the Bond Purchase Agreement and to deliver the Bond Purchase Agreement to the Underwriter with such changes, amendments, modifications, omissions and additions as may be approved by the executing Chair or Vice Chair provided that (i) the aggregate principal amount of the Series 2026 Bonds shall not exceed $6,500,000; (ii) the average interest rate on the Series 2026 Bonds will not exceed the maximum interest rate allowed under applicable Florida law without regard to any waiver of such maximum rate; (iii) the Underwriter's discount shall not exceed one and one-half percent (1.5%) of the initial aggregate principal amount of the Series 2026 Bonds; (iv) the Series 2026 Bonds shall be subject to optional redemption no later than May 1, 2038 at a redemption price not in excess of 100% of the principal amount to be redeemed plus accrued interest to the redemption date; and (v) the final maturity of the Series 2026 Bonds shall be no later than May 1, 2058.

SECTION 6. Preliminary Limited Offering Memorandum and Limited Offering Memorandum. The District hereby approves the Preliminary Limited Offering Memorandum in substantially the form attached hereto as **Exhibit C** (the "Preliminary Limited Offering Memorandum") and authorizes its distribution and use by the Underwriter in connection with the offering for the sale of the Series 2026 Bonds. If between the date hereof and the mailing of the Preliminary Limited Offering Memorandum it is necessary to make insertions, modifications and changes to the Preliminary Limited Offering Memorandum including but not limited to the inclusion of a supplemental assessment report and supplemental engineer's report as appendices thereto, the Chair or Vice Chair is hereby authorized to approve such insertions, changes and modifications, and, the Chair or Vice Chair is hereby authorized to deem the Preliminary Limited Offering Memorandum "final" within the meaning of Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") under the Securities Exchange Act of 1934, in the form as mailed and in furtherance thereof to execute a certificate evidencing same. The preparation of a final Limited Offering Memorandum is hereby approved and the Chair or Vice Chair is hereby authorized to execute such final Limited Offering Memorandum to be dated the date of the award of the Series 2026 Bonds and, upon such award, to deliver the same to the Underwriter for use by it in connection with the sale and distribution of the Series 2026 Bonds. The Limited Offering Memorandum shall be substantially in the form of the final Preliminary Limited Offering Memorandum, with such changes as shall be approved by the Chair or Vice Chair as necessary to conform to the details of the Series 2026 Bonds and such other insertions, modifications and changes as may be approved by the Chair or Vice Chair. The execution and delivery of the Limited Offering Memorandum by the Chair or Vice Chair shall constitute evidence of the approval thereof. The District hereby authorizes the use of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum and the information contained therein in connection with the offering and sale of the Series 2026 Bonds.

SECTION 7. Form of Series 2026 Bonds. The Series 2026 Bonds shall be in substantially the form as set forth in the exhibit to the Supplemental Indenture, with such additions, deletions and other changes thereto as the Chair or Vice Chair executing the Series 2026 Bonds shall approve, such approval to be conclusively evidenced by the execution of the Series 2026 Bonds (by manual or facsimile signature) by the Chair or Vice Chair. The Series 2026 Bonds may be executed (by manual or facsimile signature) by the Chair or Vice Chair and attested (by manual of facsimile signature) by the Secretary or any Assistant Secretary. The Board hereby authorizes and approves the use of a facsimile of the District seal on the Series 2026 Bonds.

SECTION 8. Continuing Disclosure Agreement. The form and content of the Continuing Disclosure Agreement relating to the Series 2026 Bonds is hereby approved in substantially the form attached hereto as **Exhibit D** (the "Disclosure Document") is hereby approved. The Chair or Vice Chair and the Secretary or any Assistant Secretary are hereby authorized to execute on behalf of the District the Disclosure Document in substantially the form attached hereto, with such additions, deletions, and other changes as may be approved by the executing Chair or Vice Chair or necessitated by applicable law, this Resolution and the Bond Purchase Agreement (such approval to be conclusively evidenced by their execution of the Disclosure Document).

SECTION 9. Open Meetings. It is hereby found and determined that all official acts of this Board concerning and relating to the issuance, sale, and delivery of the Series 2026 Bonds,

including but not limited to adoption of this Resolution, were taken in open meetings of the members of the Board and all deliberations of the members of the Board that resulted in such official acts were in meetings open to the public, in compliance with all legal requirements including, but not limited to, the requirement of Florida Statutes, Section 286.011.

SECTION 10. Other Actions. The Chair, the Vice Chair, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), Akerman LLP, as Bond Counsel, Kutak Rock LLP, the District's General Counsel, and any other consultant or experts retained by the District, are hereby authorized and directed to take all actions necessary or desirable in connection with the issuance and delivery of the Series 2026 Bonds and the consummation of all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions referred to in or contemplated by the Supplemental Indenture, the Preliminary Limited Offering Memorandum, the Limited Offering Memorandum, the form of Series 2026 Bond, this Resolution, the Disclosure Document and the Bond Purchase Agreement.

SECTION 11. Other Agreements and Reports. The Board hereby authorizes the undertaking of the 2026 Project (as defined in the Supplemental Indenture) and authorizes and directs the District staff and District's Consulting Engineer to proceed with due diligence to the completion thereof in accordance with the Indenture and as described in the Limited Offering Memorandum. The District hereby authorizes and approves the execution and delivery by the District Officers of such completion agreements, acquisition agreements, assessment true-up agreements, collateral assignments of contract rights and other agreements and instruments, between the District and the owners or developers of lands within the District as shall be necessary or desirable in connection with the issuance and delivery of the Series 2026 Bonds and the consummation of all transactions in connection therewith. Such agreements shall be in substantially the form presented to the Board or on file with the Secretary, or subsequently prepared and approved by District Counsel, with such changes therein as shall be approved by the District Officers executing or accepting delivery of the same, with such execution or acceptance to constitute conclusive evidence of such officer's approval and the District's approval of any changes therein. The District further hereby authorizes and approves preparation, revision and approval by the District Officers, District's Consulting Engineer, District Manager and the District's General Counsel of such engineering, assessment and other reports and supplements thereto as shall be necessary or desirable in connection with the marketing, sale, issuance and delivery of the Series 2026 Bonds and the consummation of all transactions in connection therewith.

SECTION 12. Approval of Prior Actions. All actions taken to date by the District Officers and the officers, agents, consultants and employees of the District in furtherance of the issuance of the Bonds are hereby approved, confirmed and ratified.

SECTION 13. Inconsistent Resolutions and Motions. All prior resolutions of the Board inconsistent with the provisions of this Resolution are hereby modified, supplemented and amended to conform with the provisions herein contained and, except as so modified, supplemented and amended hereby, shall remain in full force and effect.

SECTION 14. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

[The remainder of this page is intentionally blank; signature page follows.]

SECTION 15. Effective Date. This Resolution shall become effective immediately upon its adoption.

ADOPTED this 30 day of July, 2026.

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II

By:_____
Chair

(SEAL)

Attest:

By:_____
Secretary

Exhibits
A-Fifth Supplemental Indenture
B-Bond Purchase Agreement
C-Preliminary Limited Offering Memorandum
D-Continuing Disclosure Agreement

Exhibit A

FIFTH SUPPLEMENTAL TRUST INDENTURE

BETWEEN

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II

AND

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,

AS TRUSTEE

Dated as of August 1, 2026

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This Table of Contents is incorporated herein for ease of reference only and shall not be deemed a part of the Fifth Supplemental Trust Indenture.

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FIFTH SUPPLEMENTAL TRUST INDENTURE

THIS **FIFTH SUPPLEMENTAL TRUST INDENTURE** (the "Fifth Supplemental Indenture") dated as of August 1, 2026, from **TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II** (the "District") to **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION**, a national banking association authorized to accept and execute trusts of the character herein set out within the State of Florida, as successor to U.S. Bank National Association, as trustee (the "Trustee"). All capitalized terms not otherwise defined herein shall have the meaning ascribed thereto in the Master Indenture (hereinafter defined).

WHEREAS, the District has entered into a Master Trust Indenture dated as of August 1, 2020 (the "Master Indenture"), with the Trustee to secure the issuance of its Town of Kindred Community Development District II Special Assessment Revenue Bonds (the "Bonds"), issuable in one or more Series from time to time; and

WHEREAS, pursuant to Resolution 2020-31 adopted by the Board of the District on February 14, 2020 (the "Bond Resolution"), the District has authorized the issuance of its not exceeding $50,000,000 Town of Kindred Community Development District II Special Assessment Revenue Bonds, in one or more Series, and authorized the execution and delivery of the Master Indenture to secure the issuance of the Bonds; and

WHEREAS, the Bonds were validated by the Circuit Court of the Ninth Judicial Circuit of the State of Florida in and for Osceola County, Florida in a final judgment rendered on May 12, 2020, and the appeal period from such final judgment has expired with no appeal being taken; and

WHEREAS, pursuant to the Bond Resolution, as supplemented by Resolution No. 2020-43 adopted on June 9, 2020, and the Master Indenture, as supplemented by a First Supplemental Trust Indenture dated August 1, 2020, the District has previously issued its $2,500,000 Town of Kindred Community Development District II Special Assessment Revenue Bonds, Series 2020; and

WHEREAS, pursuant to the Bond Resolution, as supplemented by Resolution No. 2021-10 adopted on August 10, 2021, and the Master Indenture, as supplemented by a Second Supplemental Trust Indenture dated as of September 1, 2021, the District has previously issued its $5,780,000 Town of Kindred Community Development District II Special Assessment Revenue Bonds, Series 2021; and

WHEREAS, pursuant to the Bond Resolution, as supplemented by Resolution No. 2023-22 adopted on August 10, 2023, and the Master Indenture, as supplemented by a Third Supplemental Trust Indenture dated as of September 1, 2023, the District has previously issued its $8,160,000 Town of Kindred Community Development District II Special Assessment Revenue Bonds, Series 2023; and

WHEREAS, pursuant to the Bond Resolution, as supplemented by Resolution No. 2024-07 adopted on August 8, 2024, and the Master Indenture, as supplemented by a Fourth Supplemental Trust Indenture dated as of September 1, 2024, the District has previously issued its $4,290,000 Town of Kindred Community Development District II Special Assessment Revenue Bonds, Series 2024; and

WHEREAS, the Board of the District has duly adopted Resolutions 2023-10, 2023-11, 2023-12, and 2026-[_] (collectively, the "Assessment Resolutions") pursuant to Sections 170.03, 170.07 and 170.08, Florida Statutes, defining assessable property to be benefited by the 2026 Project (hereinafter defined), defining the portion of the Cost of the 2026 Project with respect to which 2026 Special Assessments (hereinafter defined) will be imposed and the manner in which such 2026 Special Assessments shall be levied against such benefited property within the District, directing the preparation of an assessment roll calling for a public hearing of the District at which owners of property to be subject to the 2026 Special Assessments may be heard as to the propriety and advisability of undertaking the 2026 Project, as to the cost thereof, the manner of payment therefor, and the amount to be assessed against each property improved by the 2026 Project, and stating the intent of the District to issue the Series 2026 Bonds (as herein defined) secured by such 2026 Special Assessments to finance a portion of the Costs of the acquisition and construction of the 2026 Project and the Board of the District has duly adopted the Assessment Resolutions, following a public hearing conducted in accordance with the Act, to fix and establish the 2026 Special Assessments and the benefited property; and

WHEREAS, pursuant to the Bond Resolution, as supplemented by District Resolution 2026-[_] dated [_____], 2026, the District has authorized the issuance, sale and delivery of its $[_____] Town of Kindred Community Development District II Special Assessment Revenue Bonds, Series 2026 (the "Series 2026 Bonds"), as a Series of Bonds under the Master Indenture and authorized the execution and delivery of this Fifth Supplemental Indenture (collectively, with the Master Indenture, the "Indenture") to secure the issuance of the Series 2026 Bonds and to set forth the terms of the Series 2026 Bonds; and

WHEREAS, the District will apply the proceeds of the Series 2026 Bonds to: (i) finance the Cost of acquisition, construction, installation and equipping of a portion of the project further described in **Exhibit C** hereto (hereinafter, the "2026 Project"); (ii) pay certain costs associated with the issuance of the Series 2026 Bonds; (iii) pay a portion of the interest accruing on the Series 2026 Bonds; and (iv) fund the 2026 Reserve Account as herein provided; and

WHEREAS, the execution and delivery of the Series 2026 Bonds and of this Fifth Supplemental Indenture have been duly authorized by the Board of the District and all things necessary to make the Series 2026 Bonds, when executed by the District and authenticated by the Trustee, valid and binding legal obligations of the District and to make this Fifth Supplemental Indenture a valid and binding agreement and, together with the Master Indenture, a valid and binding lien on the 2026 Trust Estate (as hereinafter defined) have been done;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THIS FIFTH SUPPLEMENTAL TRUST INDENTURE WITNESSETH:

That the District, in consideration of the premises, the acceptance by the Trustee of the trusts hereby created, the mutual covenants herein contained, the purchase and acceptance of the Series 2026 Bonds by the purchaser or purchasers thereof, and other good and valuable consideration, receipt of which is hereby acknowledged, and in order to further secure the payment of the principal and Redemption Price of, and interest on, all Series 2026 Bonds Outstanding from

time to time, according to their tenor and effect, and such other payments required to be made under the Master Indenture or hereunder, and to further secure the observance and performance by the District of all the covenants, expressed or implied in the Master Indenture, in this Fifth Supplemental Indenture and in the Series 2026 Bonds: (a) has executed and delivered this Fifth Supplemental Indenture and (b) does hereby, grant, bargain, sell, convey, transfer, assign and pledge unto the Trustee, and unto its successors in interest the trusts under the Master Indenture, and to them and their successors and assigns forever, all right, title and interest of the District, in, to and under, subject to the terms and conditions of the Master Indenture and the provisions of the Master Indenture pertaining to the application thereof for or to the purposes and on the terms set forth in the Master Indenture, all revenues derived by the District from the 2026 Special Assessments levied and imposed pursuant to the Assessment Proceedings (as hereinafter defined) as the same may be amended from time to time (as further defined herein, the "2026 Pledged Revenues") and the Funds and Accounts (except for the 2026 Rebate Account and the 2026 Costs of Issuance Account) established hereby (the "2026 Pledged Funds" and collectively with the "2026 Pledged Revenues," the "2026 Trust Estate") which shall comprise the Trust Estate securing only the Series 2026 Bonds;

TO HAVE AND TO HOLD all the same by the Master Indenture granted, bargained, sold, conveyed, transferred, assigned and pledged, or agreed or intended so to be, to the Trustee and its successors in trust and to it and its assigns forever;

IN TRUST NEVERTHELESS, except as in each such case may otherwise be provided in the Master Indenture, upon the terms and trusts in the Master Indenture set forth for the equal and proportionate benefit, security and protection of all and singular the present and future Owners of the Series 2026 Bonds issued or to be issued under and secured by this Fifth Supplemental Indenture, without preference, priority or distinction as to lien or otherwise, of any Series 2026 Bond over any other Series 2026 Bond by reason of priority in their issue, sale or execution;

PROVIDED HOWEVER, that if the District, its successors or assigns, shall well and duly pay, or cause to be paid, or make due provision for the payment of the principal and Redemption Price of the Series 2026 Bonds or any Series 2026 Bond secured and Outstanding under this Fifth Supplemental Indenture and the interest due or to become due thereon, at the times and in the manner mentioned in the Series 2026 Bonds and this Fifth Supplemental Indenture, according to the true intent and meaning thereof, and shall well and truly keep, perform and observe all the covenants and conditions pursuant to the terms of the Master Indenture and this Fifth Supplemental Indenture to be kept, performed and observed by it, and shall pay or cause to be paid to the Trustee all sums of money due or to become due to it in accordance with the terms and provisions of the Master Indenture and this Fifth Supplemental Indenture, then upon such final payments, this Fifth Supplemental Indenture and the rights hereby granted shall cease and terminate, with respect to all Series 2026 Bonds or any Series 2026 Bond of a particular maturity, otherwise this Fifth Supplemental Indenture shall remain in full force and effect;

THIS FIFTH SUPPLEMENTAL INDENTURE FURTHER WITNESSETH, and it is expressly declared, that all Series 2026 Bonds issued and secured hereunder are to be issued, authenticated and delivered and all of the rights and property pledged to the payment thereof are to be dealt with and disposed of under, upon and subject to the terms, conditions, stipulations, covenants, agreements, trusts, uses and purposes as in the Master Indenture (except as amended

directly or by implication by this Fifth Supplemental Indenture), including this Fifth Supplemental Indenture, expressed, and the District has agreed and covenanted, and does hereby agree and covenant, with the Trustee and with the respective Owners, from time to time, of the Series 2026 Bonds, as follows:

ARTICLE I
DEFINITIONS

Section 101. Definitions. All terms used herein that are defined in the recitals hereto are used with the same meaning herein unless the context clearly requires otherwise. All terms used herein that are defined in the Master Indenture are used with the same meaning herein (including the use of such terms in the recitals hereto and the granting clauses hereof) unless (i) expressly given a different meaning herein or (ii) the context clearly requires otherwise. In addition, unless the context clearly requires otherwise, the following terms used herein shall have the following meanings:

"Acquisition Agreement" shall mean, collectively, one or more written agreements between the Developer and the District pursuant to which the Developer has agreed to convey, construct or complete, and the Distict has agreed to purchase or accept, from time to time, interests in real property and completed components of infrastructure including, without limitation, the 2026 Project.

"Amortization Installments" shall mean the moneys required to be deposited in the 2026 Sinking Fund Account within the Debt Service Fund for the purpose of redeeming and paying when due any Term Bonds.

"Assessment Interest" shall mean the interest on 2026 Special Assessments received by the District which is pledged to the Series 2026 Bonds, other than Delinquent Assessment Interest.

"Assessment Principal" shall mean the principal amount of 2026 Special Assessments received by the District which are pledged to the Series 2026 Bonds, other than Delinquent Assessment Principal and Prepayment Principal.

"Assessment Proceedings" shall mean the proceedings of the District with respect to the establishment, levy and collection of the 2026 Special Assessments, including the Assessment Resolutions and any supplemental proceedings undertaken by the District with respect to the 2026 Special Assessments.

"Authorized Denomination" shall mean $5,000 and integral multiples of $5,000 in excess thereof; provided, however, delivery of the Series 2026 Bonds to the initial purchasers thereof shall be in minimum principal amounts of $100,000 and any integral multiple of $5,000 in excess thereof.

"Beneficial Owner" shall mean the owners from time to time of the Series 2026 Bonds for federal income tax purposes.

"Bond Depository" shall mean the securities depository existing from time to time under Section 201 hereof.

"Bond Participants" shall mean those broker-dealers, banks and other financial institutions from time to time for which the Bond Depository holds Series 2026 Bonds as securities depository.

"Collateral Assignment" shall mean the [Collateral Assignment Agreement (2026 Bonds)], dated August [_], 2026, between the District and the Developer, as amended from time to time.

"Completion Agreement" shall mean the [Completion Agreement (2026 Bonds)] dated August [_], 2026, between the District and the Developer, as amended from time to time.

"Continuing Disclosure Agreement" shall mean the Continuing Disclosure Agreement, dated August [_], 2026 between District and the Developer and joined in by the Trustee and Dissemination Agent (as defined therein), as originally executed and as it may be amended from time to time in accordance with the terms thereof.

"Delinquent Assessment Interest" shall mean Assessment Interest deposited with the Trustee after the date on which such Assessment Interest has become due and payable in accordance with applicable law or proceedings of the District.

"Delinquent Assessment Principal" shall mean Assessment Principal deposited with the Trustee after the date on which such Assessment Principal has become due and payable in accordance with applicable law or proceedings of the District.

"Developer" shall mean D.R. Horton, Inc., a Delaware corporation.

"DTC" shall mean The Depository Trust Company, New York, New York, and its successors and assigns.

"Interest Payment Date" shall mean each May 1 and November 1, commencing November 1, 2026.

"Majority Owners" shall mean the Beneficial Owners of more than fifty percent (50%) of the aggregate principal amount of the Series 2026 Bonds then Outstanding.

"Nominee" shall mean the nominee of the Bond Depository, which may be the Bond Depository, as determined from time to time pursuant to this Fifth Supplemental Indenture.

"Operation and Maintenance Assessments" shall mean non-ad valorem special assessments levied by the District pursuant to the Act and other applicable law on assessable District lands for the operation and maintenance of the 2026 Project and/or the operations of the District.

"Participating Underwriter" shall have the meaning ascribed to it in the Continuing Disclosure Agreement.

"Prepayment Principal" shall mean the excess amount of Assessment Principal received by the District over the Assessment Principal then due, but shall not include Delinquent Assessment Principal. Prepayment Principal shall not include the proceeds of any refunding bonds.

"Quarterly Redemption Date" shall mean each February 1, May 1, August 1 and November 1.

"Substantial Absorption" shall mean the date at least 90% of the principal portion of the 2026 Special Assessments have been assigned to Units that have received certificates of occupancy. The Trustee and the District may conclusively rely on a certificate from the District Manager regarding such status of the Units and the 2026 Special Assessments, and in the absence of such certification, may assume that Substantial Absorbtion has not occured.

"Term Bonds" shall mean the Series 2026 Bonds that mature on one date and that are subject to mandatory redemption from Amortization Installments.

"Units" shall mean residential units within 2026 Assessment Area.

"2026 Acquisition and Construction Account" shall mean the Account so designated, established as a separate Account within the Acquisition and Construction Fund pursuant to Section 401(a) of this Fifth Supplemental Indenture.

"2026 Assessment Area" shall mean the area within the District on which the 2026 Special Assessments are levied pursuant to the Assessment Proceedings.

"2026 Costs of Issuance Account" shall mean the Account so designated, established as a separate Account within the Acquisition and Construction Fund pursuant to Section 401(a) of this Fifth Supplemental Indenture.

"2026 Interest Account" shall mean the Account so designated, established as a separate Account within the Debt Service Fund pursuant to Section 401(b) of this Fifth Supplemental Indenture.

"2026 Optional Redemption Account" shall mean the Account so designated, established as a separate Account within the Bond Redemption Fund pursuant to Section 401(c) of this Fifth Supplemental Indenture.

"2026 Pledged Revenues" shall mean all revenues received by the District from the 2026 Special Assessments, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such 2026 Special Assessments or from the issuance and sale of tax certificates with respect to such 2026 Special Assessments; provided, however, that 2026 Pledged Revenues shall not include (A) any moneys transferred to the 2026 Rebate Account or 2026 Cost of Issuance Account, or investment earnings thereon and (B) Operations and Maintenance Assessments levied and collected by the District (it being expressly understood that the lien and pledge of the Indenture shall not apply to any of the moneys described in the foregoing clauses (A) and (B) of this proviso).

"2026 Prepayment Account" shall mean the Account so designated, established as a separate Account within the Bond Redemption Fund pursuant to Section 401(c) of this Fifth Supplemental Indenture.

"2026 Rebate Account" shall mean the Account so designated, established pursuant to Section 4.01(f) of this Fifth Supplemental Indenture.

"2026 Reserve Account" shall mean the Account established as a separate Account within the Debt Service Reserve Fund pursuant to Section 401(d) of this Fifth Supplemental Indenture.

"2026 Reserve Account Release Conditions" shall mean, collectively, 2026 Reserve Account Release Condition #1 and 2026 Reserve Account Release Condition #2.

"2026 Reserve Account Release Condition #1" shall mean, collectively, that (i) all of the principal portion of the 2026 Special Assessments has been assigned to Units within the 2026 Assessment Area that have been developed and platted; (ii) all Series 2026 Assessments are being collected pursuant to the Uniform Method; and (iii) no Event of Default has occurred and is continuing with respect to any Outstanding Series 2026 Bonds. Upon the satisfaction of 2026 Reserve Account Release Condition #1, a Responsible Officer of the District, or the District Manager on behalf of the District, shall provide a written certification to the Trustee that the events in clauses (i) and (ii) have occurred and affirming clause (iii). The Trustee may conclusively rely on such written certification and in its absence may assume all the events described above have not occurred.

"2026 Reserve Account Release Condition #2" shall mean, collectively, that (i) 2026 Reserve Account Release Condition #1 has been satisfied; (ii) all Units subject to the Series 2026 Assessments have been sold and closed with end-users; (iii) all Series 2026 Assessments are being collected pursuant to the Uniform Method; and (iv) no Event of Default has occurred and is continuing with respect to any Outstanding Series 2026 Bonds. Upon the satisfaction of the 2026 Reserve Account Release Condition #2, a Responsible Officer of the District, or the District Manager on behalf of the District, shall provide a written certification to the Trustee that the events in clauses (i), (ii) and (iii) have occurred and affirming clause (iv). The Trustee may conclusively rely on such written certification and in its absence may assume all the events described above have not occurred.

"2026 Reserve Account Requirement" shall mean, (i) initially, an amount equal to fifty percent (50%) of the maximum annual Debt Service Requirements for the Series 2026 Bonds, and (ii) upon satisfaction of 2026 Reserve Account Release Condition #1, an amount equal to twenty-five percent (25%) of the maximum annual Debt Service Requirements for the Series 2026 Bonds, and (iii) upon satisfaction of 2026 Reserve Account Release Condition #2, an amount equal to ten percent (10%) of the maximum annual Debt Service Requirement for the Series 2026 Bonds; provided, that, the 2026 Reserve Account Requirement shall also never exceed the lesser of (i) 125% of the average annual Debt Service Requirement of the Series 2026 Bonds calculated as of the date of original issuance thereof or (ii) 10% of the proceeds of the Series 2026 Bonds calculated as of the date of original issuance thereof. For the purpose of calculating the 2026 Reserve Account Requirement, the maximum annual Debt Service Requirement shall be calculated as of the date of the original issuance and delivery of the Series 2026 Bonds and recalculated in connection with each optional or extraordinary mandatory redemption of the Series 2026 Bonds (but not upon mandatory sinking fund redemption). The initial 2026 Reserve Account Requirement shall be equal to $[_____].

"2026 Revenue Account" shall mean the Account so designated, established as a separate Account within the Revenue Fund pursuant to Section 401(e) of this Fifth Supplemental Indenture.

"2026 Sinking Fund Account" shall mean the Account so designated, established as a separate Account within the Debt Service Fund pursuant to Section 401(b) of this Fifth Supplemental Indenture.

"2026 Special Assessments" shall mean the Special Assessments levied against properties within the District specially benefited by the 2026 Project as described in the Assessment Proceedings.

ARTICLE II
AUTHORIZATION, ISSUANCE AND PROVISIONS OF SERIES 2026 BONDS

Section 201. Authorization of Series 2026 Bonds; Book-Entry Only Form. The Series 2026 Bonds are hereby authorized to be issued in the aggregate principal amount of $[_____] for the purposes enumerated in the recitals hereto. The Series 2026 Bonds shall be substantially in the form set forth as **Exhibit B** to this Fifth Supplemental Indenture. Each Series 2026 Bond shall bear the designation "2026R-" and be numbered consecutively from 1 upwards.

The Series 2026 Bonds shall be initially issued in the form of a separate single certificated fully registered Series 2026 Bond for each maturity of Series 2026 Bonds. Upon initial issuance, the ownership of such Series 2026 Bond shall be registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC, the initial Bond Depository. Except as provided in this Section 201, all of the Outstanding Series 2026 Bonds shall be registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC.

With respect to Series 2026 Bonds registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC, the District, the Trustee, the Bond Registrar and the Paying Agent shall have no responsibility or obligation to any such Bond Participant or to any Beneficial Owner. Without limiting the immediately preceding sentence, the District, the Trustee, the Bond Registrar and the Paying Agent shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any Bond Participant with respect to any ownership interest in the Series 2026 Bonds, (ii) the delivery to any Bond Participant or any other person other than an Owner, as shown in the registration books kept by the Bond Registrar, of any notice with respect to the Series 2026 Bonds, including any notice of redemption, or (iii) the payment to any Bond Participant or any other person, other than an Owner, as shown in the registration books kept by the Bond Registrar, of any amount with respect to principal of, premium, if any, or interest on the Series 2026 Bonds. The District, the Trustee, the Bond Registrar and the Paying Agent may treat and consider the person in whose name each Series 2026 Bond is registered in the registration books kept by the Bond Registrar as the absolute owner of such Series 2026 Bond for the purpose of payment of principal, premium and interest with respect to such Series 2026 Bond, for the purpose of giving notices of redemption and other matters with respect to such Series 2026 Bond, for the purpose of registering transfers with respect

to such Series 2026 Bond, and for all other purposes whatsoever. The Paying Agent shall pay all principal of, premium, if any, and interest on the Series 2026 Bonds only to or upon the order of the respective Owners, as shown in the registration books kept by the Bond Registrar, or their respective attorneys duly authorized in writing, as provided herein and all such payment shall be valid and effective to fully satisfy and discharge the District's obligations with respect to payment of principal of, premium, if any, and interest on the Series 2026 Bonds to the extent of the sum or sums so paid. No person other than an Owner, as shown in the registration books kept by the Bond Registrar, shall receive a certificated Series 2026 Bond evidencing the obligation of the District to make payments of principal, premium, if any, and interest pursuant to the provisions hereof. Upon delivery by DTC to the District of written notice to the effect that DTC has determined to substitute a new Nominee in place of Cede & Co., and subject to the provisions therein with respect to Record Dates, the words "Cede & Co." in this Fifth Supplemental Indenture shall refer to such new Nominee of DTC; and upon receipt of such a notice the District shall promptly deliver a copy of the same to the Trustee, Bond Registrar and the Paying Agent. No presentation or surrender is necessary when the Series 2026 Bonds are held in a book-entry system of registration.

Upon receipt by the Trustee or the District of written notice from DTC: (i) confirming that DTC has received written notice from the District to the effect that a continuation of the requirement that all of the Outstanding Series 2026 Bonds be registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC, is not in the best interest of the Beneficial Owners of the Series 2026 Bonds or (ii) to the effect that DTC is unable or unwilling to discharge its responsibilities and no substitute Bond Depository willing to undertake the functions of DTC hereunder can be found which is willing and able to undertake such functions upon reasonable and customary terms, the Series 2026 Bonds shall no longer be restricted to being registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as nominee of DTC, but may be registered in whatever name or names the Beneficial Owners shall designate, in accordance with the provisions hereof and the Master Indenture.

Section 202. Terms of Series 2026 Bonds. The Series 2026 Bonds shall be issued as [four (4)] Term Bonds as set forth below and shall bear interest at the fixed interest rates per annum and shall mature in the amounts and on the dates set forth below:

$[_____], [___]% Term Bond due May 1, 20[_]

$[_____], [___]% Term Bond due May 1, 20[_]

$[_____], [___]% Term Bond due May 1, 20[_]

$[_____], [___]% Term Bond due May 1, 20[_]

Section 203. Dating; Interest Accrual. Each Series 2026 Bond upon initial issuance shall be dated August [__], 2026. Each Series 2026 Bond shall also bear its date of authentication. Each Series 2026 Bond shall bear interest from the Interest Payment Date to which interest has been paid next preceding the date of its authentication, unless the date of its authentication: (i) is an Interest Payment Date to which interest on such Series 2026 Bond has been paid, in which event such Series 2026 Bond shall bear interest from its date of authentication; or (ii) is prior to the first Interest Payment Date for the Series 2026 Bonds, in which event such Series 2026 Bond shall bear

interest from its date. Interest on the Series 2026 Bonds shall be due and payable on each May 1 and November 1, commencing November 1, 2026, and shall be computed on the basis of a 360-day year of twelve 30-day months.

Section 204. Denominations. The Series 2026 Bonds shall be issued in Authorized Denominations; provided, however, that the Series 2026 Bonds may only be delivered to the initial purchasers thereof in aggregate principal amounts of $100,000 or integral multiples of $5,000 in excess thereof.

Section 205. Paying Agent. The District appoints the Trustee as Paying Agent for the Series 2026 Bonds.

Section 206. Bond Registrar. The District appoints the Trustee as Bond Registrar for the Series 2026 Bonds.

Section 207. Conditions Precedent to Issuance of Series 2026 Bonds. In addition to complying with the requirements set forth in Section 3.01 of the Master Indenture in connection with the issuance of the Series 2026 Bonds, all the Series 2026 Bonds shall be executed by the District for delivery to the Trustee and thereupon shall be authenticated by the Trustee and delivered to the District or upon its order, but only upon the further receipt by the Trustee of:

(a) Certified copies of the Assessment Proceedings;

(b) A copy of the executd Master Indenture and an executed original of this Fifth Supplemental Indenture;

(c) A Bond Counsel opinion addressed to the Trustee or with respect to which the Trustee has received a customary reliance letter substantially to the effect that: (i) the Indenture has been duly authorized and executed by the District and constitutes a valid and binding obligation of the District; (ii) the Series 2026 Bonds have been duly authorized, executed and delivered by the District and are valid and binding special obligations of the District, payable solely from the sources provided therefor in the Indenture; (iii) the interest on the Series 2026 Bonds is excludable from gross income for federal income tax purposes; and (iv) the Series 2026 Bonds and the interest paid thereon are exempt from all taxes imposed by the State of Florida except as to estate taxes and taxes imposed by Chapter 220, Florida Statutes.

(d) An opinion of Counsel to the District addressed to the Trustee substantially to the effect that; (i) the District has been duly established and validly exists as a community development district under the Act, (ii) the District has good right and lawful authority under the Act to undertake the 2026 Project being financed with the proceeds of the Series 2026 Bonds, subject to obtaining such licenses, orders or other authorizations as are, at the date of such opinion, required to be obtained from any agency or regulatory body having lawful jurisdiction in order to undertake the 2026 Project, (iii) all proceedings undertaken by the District with respect to the 2026 Special Assessments have been in accordance with Florida law, (iv) the District has taken all action necessary to levy and impose the 2026 Special Assessments, and (v) the 2026 Special Assessments are legal, valid and binding liens upon the property against which such 2026 Special Assessments are made, coequal with the lien of all state, county, district and municipal taxes, superior in dignity to all other liens, titles and claims, until paid;

(e) A certificate of a Responsible Officer to the effect that, upon the authentication and delivery of the Series 2026 Bonds, the District will not be in default in the performance of the terms and provisions of the Master Indenture or this Fifth Supplemental Indenture;

(f) A certificate or certificates of the District's Consulting Engineer certifying as to the accuracy of the information set forth in the District engineer's report regarding the 2026 Project;

(g) A certificate of the "Methodology Consultant," Rizzetta & Company, Incorporated, to the effect that the benefit from the 2026 Project equals or exceeds the amount of 2026 Special Assessments, the 2026 Special Assessments are fairly and reasonably allocated across the lands subject to the 2026 Special Assessments and the 2026 Special Assessments are sufficient to pay Debt Service Requirements on the Series 2026 Bond; and

(h) A certified copy of the final judgment of validation together with a certificate of no appeal.

Delivery to the Trustee of the net proceeds from the issuance of the Series 2026 Bonds shall constitute conclusive proof of the delivery of the items described above to the satisfaction of the District and the underwriter of the Series 2026 Bonds.

Section 208. Continuing Disclosure. The District hereby covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Agreement applicable to the District. Notwithstanding any other provisions of the Indenture, failure of the District to comply with the Continuing Disclosure Agreement shall not be considered an Event of Default; however, the Trustee may and, at the request of any Participating Underwriter (as defined in Rule 15c2-12 of the Securities and Exchange Commission) or Majority Owners, and receipt of indemnity satisfactory to the Trustee shall, or any such Bondholder may, take such actions as may be necessary and appropriate, including seeking mandamus or specific performance by court order, to cause the District to comply with its obligations under this Section.

ARTICLE III
REDEMPTION AND PURCHASE OF SERIES 2026 BONDS

The Series 2026 Bonds are subject to redemption prior to maturity as provided in the form thereof set forth as **Exhibit A** to this Fifth Supplemental Indenture. Notice of redemption shall be given as provided in Section 8.02 of the Master Indenture.

ARTICLE IV
DEPOSIT OF SERIES 2026 BOND PROCEEDS AND APPLICATION THEREOF; ESTABLISHMENT OF ACCOUNTS AND OPERATION THEREOF

Section 401. Establishment of Accounts.

(a) The following accounts are hereby established within the Acquisition and Construction Fund held by the Trustee:

(i) a 2026 Acquisition and Construction Account; and

(ii) a 2026 Costs of Issuance Account;

(b) A 2026 Sinking Fund Account and a 2026 Interest Account are hereby established within the Debt Service Fund held by the Trustee;

(c) A 2026 Optional Redemption Account and a 2026 Prepayment Account are hereby established within the Bond Redemption Fund;

(d) A 2026 Reserve Account is hereby established within the Debt Service Reserve Fund held by the Trustee, which account shall be held for the benefit of all of the Series 2026 Bonds without distinction as to Series 2026 Bonds and without privilege or priority of one Series 2026 Bond over another;

(e) A 2026 Revenue Account is hereby established within the Revenue Fund held by the Trustee; and

(f) A 2026 Rebate Account is hereby established within the Rebate Fund held by the Trustee.

Section 402. Use of Series 2026 Bond Proceeds. Following the Trustee's receipt of the items set forth in Section 3.01 of the Master Indenture and Section 207 hereof, the net proceeds of sale of the Series 2026 Bonds, $[_____] (equal to the face amount of the Series 2026 Bonds less an underwriter's discount of $[_____] [and plus/less][net][original issue premium/discount of $_____]) shall be delivered to the Trustee by, or on behalf of, the District and be applied as follows:

(a) $[_____] representing the initial 2026 Reserve Account Requirement, shall be deposited to the 2026 Reserve Account;

(b) $[_____] representing costs of issuance relating to the Series 2026 Bonds, shall be deposited to the credit of the 2026 Costs of Issuance Account;

(c) $[_____], shall be deposited to the 2026 Interest Account; and

(d) $[_____] of the proceeds of the Series 2026 Bonds remaining after the deposits above shall be deposited to the credit of the 2026 Acquisition and Construction Account of the Acquisition and Construction Fund.

Section 403. Acquisition and Construction Fund.

(a) Amounts on deposit in the 2026 Acquisition and Construction Account shall be applied to pay the Costs of the 2026 Project upon presentment to the Trustee of a properly signed requisition in substantially the form of **Exhibit B** hereto. The Trustee shall be entitled to conclusively rely on such certification to pay such requisition and shall have no duty to verify whether the amounts being requisitioned are properly allocable to any particular portions of the 2026 Project.

(b) Any balance remaining in the 2026 Acquisition and Construction Account after the Completion Date of the 2026 Project and after retaining the amount, if any, of all remaining unpaid Costs of the 2026 Project set forth in the Engineers' Certificate establishing such Completion Date, shall be deposited in the 2026 Prepayment Account in the Bond Redemption Fund and applied to the extraordinary mandatory redemption of the Series 2026 Bonds in the manner prescribed in the Series 2026 Bonds; provided, however, that the District shall not declare that the Completion Date of the 2026 Project has occurred until after the 2026 Reserve Account Release Conditions have been satisfied and (i) all moneys transferred from the 2026 Reserve Account to the 2026 Acquisition and Construction Account as a result of such reduction of the 2026 Reserve Account Requirement have been expended on Costs of the 2026 Project, including (A) any requisitions previously submitted by the District to the Trustee pursuant to Section 403(a) hereof that remain unpaid ("Unpaid Requisitions"), in full or in part, in chronological order (i.e., oldest to newest) based on the date such requisitions were originally submitted, and then (B) any accrued but unpaid Costs of the 2026 Project, or (ii) the Consulting Engineer has certified in writing to the District and the Trustee (upon which the Trustee may conclusively rely) that such amount is in excess of what is needed to complete the 2026 Project. Any requisition for payment of Unpaid Requisitions submitted in compliance with the prior sentence shall be executed by the District and the Consulting Engineer (at the direction of the District). At such time as there are no amounts on deposit in the 2026 Acquisition and Construction Account such account shall be closed. No transfer to the 2026 Prepayment Account shall be made if on the date of such proposed transfer the Trustee has knowledge that an Event of Default exists until such Event of Default no longer exists or is waived or the Trustee is directed by the Majority Owners to otherwise apply such moneys.

In accordance with the provisions of the Indenture, the Series 2026 Bonds are payable solely from the 2026 Trust Estate. The District acknowledges hereby that (i) the 2026 Trust Estate includes, without limitation, all amounts on deposit in the 2026 Acquisition and Construction Account then held by the Trustee, (ii) upon the occurrence of an Event of Default with respect to the Series 2026 Bonds, the 2026 Trust Estate may not be used by the District (whether to pay Costs of the 2026 Project or otherwise) without the consent of the Majority Owners, except to the extent that prior to such declared Event of Default the District had incurred a binding obligation with third parties for work on the 2026 Project and payment is for such work and (iii) upon the occurrence of an Event of Default with respect to the Series 2026 Bonds, the 2026 Trust Estate may be used by the Trustee, at the direction or with the approval of the Majority Owners, to pay reasonable costs and expenses incurred in connection with the pursuit of remedies under the Indenture. The District shall not enter into any binding agreement that will cause the expenditure of additional funds from the 2026 Trust Estate after the occurrence and during the continuance of an Event of Default unless authorized in writing by the Majority Owners.

Section 404. Costs of Issuance Account. There shall be deposited $[_____] in the 2026 Costs of Issuance Account which shall, at the written direction of a Responsible Officer to the Trustee, be used to pay the costs of issuance relating to the Series 2026 Bonds. Any amounts on deposit in the 2026 Costs of Issuance Account ninety (90) days after the date of initial delivery of the Series 2026 Bonds, for which the District has not provided a pending requisition, shall be transferred over and deposited into the 2026 Acquisition and Construction Account and used for the purposes permitted therefor and the 2026 Costs of Issuance Account shall be closed.

Section 405. 2026 Reserve Account. The 2026 Reserve Account shall be funded and maintained at all times in the amount of the 2026 Reserve Account Requirement. Amounts on deposit in the 2026 Reserve Account except as provided elsewhere in the Master Indenture or in this Fifth Supplemental Indenture shall be used only for the purpose of making payments into the 2026 Interest Account and the 2026 Sinking Fund Account to pay the Series 2026 Bonds when due, without distinction as to Series 2026 Bonds and without privilege or priority of one Series 2026 Bond over another, when the moneys on deposit in such Accounts and available therefor are insufficient.

The Trustee, on each March 15, June 15, September 15 and December 15 (or if such day is not a Business Day, on the Business Day next preceding such day) next preceding each Quarterly Redemption Date, after taking into account all payments and transfers made as of such date, shall notify the District of the amount in the 2026 Reserve Account. The District shall compute the value of the 2026 Reserve Account Requirement and shall promptly notify the Trustee of the amount of any deficiency or surplus as of such date in such account. The District shall immediately pay the amount of any deficiency to the Trustee, for deposit in the 2026 Reserve Account, from any legally available source of the District. Any such surplus in the 2026 Reserve Account as a result of having met each of the 2026 Reserve Account Release Conditions (pursuant to a written direction from the District to the Trustee upon which the Trustee may conclusively rely) shall be deposited to the 2026 Acquisition and Construction Account to be used for the purposes of such Account and all other such surplus (except as provided in the next paragraph) shall be deposited to the 2026 Prepayment Account to be used for the extraordinary mandatory redemption of Series 2026 Bonds.

All earnings on investments in the 2026 Reserve Account shall be deposited to the 2026 Revenue Account provided no deficiency exists in the 2026 Reserve Account except that prior to the Completion Date of the 2026 Project earnings shall be deposited to the 2026 Acquisition and Construction Account if a deficiency does not exist in the 2026 Reserve Account and if a deficiency does exist earnings shall remain on deposit in the 2026 Reserve Account until the deficiency is cured. Such Account shall consist only of cash and Investment Securities.

Notwithstanding the foregoing on the earliest date on which there is on deposit in the 2026 Reserve Account, sufficient monies, taking into account other monies available therefor, to pay and redeem all of the Outstanding Series 2026 Bonds, together with accrued interest on such Series 2026 Bonds to the earliest date of redemption, then the Trustee shall transfer to the 2026 Prepayment Account the amount on deposit in the 2026 Reserve Account to pay and redeem all of the Outstanding Series 2026 Bonds on the earliest such date.

Section 406. Application of Prepayment Principal; 2026 Prepayment Account. All Prepayment Principal shall upon receipt by the Trustee be deposited to the 2026 Prepayment Account. At the time the District deposits Prepayment Principal with the Trustee it shall notify the Trustee in writing as to the amount of Prepayment Principal. There shall also be deposited to the 2026 Prepayment Account insurance proceeds or condemnation awards not deposted to the 2026 Acquisition and Construction Account as provided in Secton 9.12(c) of the Master Indenture. Amounts on deposit in the 2026 Prepayment Account shall be applied to the extraordinary mandatory redemption of the Series 2026 Bonds in the manner prescribed in the Series 2026 Bonds.

The Trustee is not responsible to verify if any payment is Prepayment Principal and may conclusively rely as accurate upon the classification of the District as Prepayment Principal and in the absence of such notification will conclude that such payment is not Prepayment Principal and that such payment is to be deposited into the 2026 Revenue Account.

Section 407. Tax Covenants and Rebate Account. The District shall comply with the Federal Tax Certificate as the Arbitrage Certificate delivered in connection with the issuance of the Series 2026 Bonds (as amended and supplemented from time to time in accordance with its terms, the "2026 Arbitrage Certificate"). Amounts in the 2026 Rebate Account hereby established shall be directed by the District for investment only in Government Obligations. On any date required under the 2026 Arbitrage Certificate, the District shall give the Trustee written direction to, and the Trustee shall, transfer from the 2026 Revenue Account to the 2026 Rebate Account the amount due and owing to the United States, which amount shall be paid, to the United States, when due, in accordance with the 2026 Arbitrage Certificate. To the extent insufficient moneys are on deposit in the 2026 Revenue Account to make the transfer provided for in the immediately preceding sentence, the Districsct shall deposit with the Trustee from legally available moneys of the District the amount of any such insufficiency. To the extent any amounts in the 2026 Rebate Account are not needed to comply with the Arbitrage Certificate, such amounts shall be transferred as directed by the District to any other fund or account created hereunder.

Notwithstanding anything to the contrary contained in the Master Indenture, the District covenants with the holders of the Series 2026 Bonds that it shall comply with the requirements of Code necessary to maintain the exclusion of interest on the Series 2026 Bonds from gross income for purposes of federal income taxation, including the payment of any amount required to be rebated to the U.S. Treasury pursuant to the Code, and, in particular, that it shall not make or direct the making of any investment or other use of proceeds of such Series 2026 Bonds (or amounts deemed to be proceeds under the Code) in any manner which would cause the interest on such Series 2026 Bonds to be or become subject to federal income taxation, nor shall it fail to do any act which is necessary to prevent such interest from becoming subject to federal income taxation. The District further covenants that neither the District nor any other person under its control or direction will make any investment or other use of the proceeds of the Series 2026 Bonds (or amounts deemed to be proceeds under the Code) in any manner which would cause the Series 2026 Bonds to be "private activity bonds" as that term is defined in Section 141 of the Code (or any successor provision thereto), or "arbitrage bonds" as that term is defined in Section 148 of the Code (or any successor provision thereto) and that it will comply with such sections of the Code throughout the term of the Series 2026 Bonds.

Section 408. 2026 Revenue Account; Application of Series 2026 Accounts and Investment Earnings.

(a) Except as otherwise provided herein, amounts on deposit in the 2026 Revenue Account shall be applied in accordance with Section 6.03 of the Master Indenture. The District covenants to pay or cause to be paid the proceeds of the 2026 Special Assessments as received to the Trustee for deposit as provided in this Section 408.

(b) The Trustee is hereby authorized and directed to deposit any and all amounts required to be deposited into the Funds and Accounts by this Section 408 or by any other

provision of the Master Indenture or this Fifth Supplemental Indenture, and any other amounts or payments specifically designated by the District pursuant to a written direction or by a Supplemental Indenture for said purpose. Upon deposit of the revenues from the 2026 Special Assessments including the interest thereon with the Trustee, the District shall provide the Trustee a written accounting setting forth the amounts of such 2026 Special Assessments in the following categories which shall be deposited by the Trustee into the Funds and Accounts established hereunder as follows:

(i) Assessment Interest which shall be deposited into the 2026 Interest Account;

(ii) Assessment Principal, which shall be deposited into the 2026 Sinking Fund Account;

(iii) Prepayment Principal which shall be deposited into the 2026 Prepayment Account;

(iv) Delinquent Assessment Principal shall first be deposited to the 2026 Reserve Account and applied to restore the amount of any withdrawal from the 2026 Reserve Account to pay the principal of Series 2026 Bonds, to the extent that less than the 2026 Reserve Account Requirement is on deposit in the 2026 Reserve Account, and, the balance, if any, shall be deposited into the 2026 Sinking Fund Account;

(v) Delinquent Assessment Interest shall first be deposited to the 2026 Reserve Account and applied to restore the amount of any withdrawal from the 2026 Reserve Account to pay the interest of Series 2026 Bonds to the extent that less than the 2026 Reserve Account Requirement is on deposit in a 2026 Reserve Account, and, the balance, if any, shall be deposited into the 2026 Interest Account; and

(vi) The balance shall be deposited in the 2026 Revenue Account.

(c) On each March 15, June 15, September 15 and December 15 (or if such Day is not a Business Day, on the Business Day next preceding such day), the Trustee shall determine the amount on deposit in the 2026 Prepayment Account and, if the balance therein is greater than zero, shall transfer, but only after transferring sufficient amounts as directed by the District from the 2026 Revenue Account to pay amounts due on the next Interest Payment Date from the 2026 Revenue Account, for deposit into such 2026 Prepayment Account, an amount sufficient to increase the amount on deposit therein to the next integral multiple of $5,000, and, shall thereupon give notice and cause the extraordinary mandatory redemption of Series 2026 Bonds on the next succeeding Quarterly Redemption Date in the maximum aggregate principal amount for which moneys are then on deposit in such 2026 Prepayment Account in accordance with the provisions for extraordinary redemption of Series 2026 Bonds. All interest due in regard to such prepayments shall be paid from the 2026 Interest Account or, if insufficient amounts are on deposit in the 2026 Interest Account to pay such interest, then from the 2026 Revenue Account.

(d) Anything herein or in the Master Indenture to the contrary notwithstanding, on each May 1 and November 1 (or if such May 1 or November 1 is not a Business Day, on the Business Day next preceding such May 1 or November 1), the Trustee shall transfer from amounts

on deposit in the 2026 Revenue Account to the Funds and Accounts designated below, the following amounts in the following order of priority:

FIRST, to the 2026 Interest Account of the Debt Service Fund, an amount equal to the amount of interest payable on all Series 2026 Bonds then Outstanding on such May 1 or November 1, less any other amount already on deposit in the 2026 Interest Account;

SECOND, beginning on May 1, 202[8], and no later than the Business Day next preceding each May 1 thereafter while Series 2026 Bonds remain Outstanding, to the 2026 Sinking Fund Account, an amount equal to the Amortization Installment on the Series 2026 Bonds due on such May 1 or the principal maturing on such May 1, less any amount on deposit in the 2026 Sinking Fund Account;

THIRD, to the 2026 Reserve Account, the amount, if any, which is necessary to make the amount on deposit therein equal to the 2026 Reserve Account Requirement; and

FOURTH, the balance shall be retained in the 2026 Revenue Account, provided that on November 2 of each year any funds remaining in the 2026 Revenue Account shall be applied upon direction of the District to the Trustee, (i) prior to the completion of the 2026 Project, to the 2026 Acquisition and Construction Account, and (ii) thereafter, to any lawful purpose of the District.

Anything herein to the contrary notwithstanding, it shall not constitute an Event of Default hereunder if the full amount of the foregoing deposits are not made due to an insufficiency of funds therefor; provided, however, that nothing in this paragraph is meant to change what are otherwise Events of Default as provided for in Article X of the Master Indenture and Section 606 herein.

(e) On any date required by the Arbitrage Certificate, the District shall give the Trustee written direction to, and the Trustee shall, transfer from the 2026 Revenue Account to the 2026 Rebate Account established for the Series 2026 Bonds in the Rebate Fund the amount due and owing to the United States, which amount shall be paid, to the United States, when due, in accordance with such Arbitrage Certificate. To the extent insufficient moneys are on deposit in the 2026 Revenue Account to make the transfer provided for in the immediately preceding sentence the District shall deposit with the Trustee from legally available moneys of the District the amount of any such insufficiency.

(f) Anything herein or in the Master Indenture to the contrary notwithstanding, amounts on deposit in all of the Funds and Accounts held as security for the Series 2026 Bonds shall be invested only in Investment Securities, and further, earnings on investments in the 2026 Acquisition and Construction Account and the 2026 Costs of Issuance Account shall be retained as realized, in such Funds and Accounts and used for the purpose of such Funds and Accounts. Earnings on investments in the 2026 Revenue Account, 2026 Sinking Fund Account, the 2026 Interest Account and the 2026 Prepayment Account shall be deposited, as realized, to the credit of the 2026 Revenue Account and used for the purpose of such Account.

Earnings on investments in the 2026 Reserve Account shall be disposed of as provided in Section 405 hereof.

ARTICLE V
CONCERNING THE TRUSTEE

Section 501. Acceptance by Trustee. The Trustee accepts the trusts declared and provided in this Fifth Supplemental Indenture and agrees to perform such trusts upon the terms and conditions set forth in the Master Indenture as modified by this Fifth Supplmental Indenture.

Section 502. Limitation of Trustee's Responsibility. The Trustee shall not be responsible in any manner for the due execution of this Fifth Supplemental Indenture by the District or for the recitals contained herein, all of which are made solely by the District.

Section 503. Trustee's Duties. Nothing contained herein shall limit the rights, benefits, privileges, protection and entitlements inuring to the Trustee under the Master Indenture, including, particularly, Article XI thereof, all of which shall apply to the actions of the Trustee under this Fifth Supplemental Indenture.

Section 504. Brokerage Confirmations. The District acknowledges that to the extent regulations of the Comptroller of the Currency or other applicable regulatory entity grant the District the right to receive individual confirmations of security transactions at no additional cost, as they occur, the District specifically waives receipt of such confirmations to the extent permitted by law. The Trustee will furnish the District periodic cash transaction statements that include detail for all investment transactions made by the Trustee hereunder and under the Master Indenture with respect to the 2026 Bonds Outstanding.

Section 505. Patriot Act Requirements of Trustee. To help the government fight the funding of terrorism and money laundering activities, federal law requires all financial institutions to obtain, verify, and record information that identified each person who opens an account. For a non-individual person such as business entity, a charity, a trust, or other legal entity, the Trustee will ask for documentation to verify such non-individual person's formation and existence as a legal entity. The Trustee may also ask to see financial statements, licenses, identification and authorization documents from individuals claiming authority to represent the entity or other relevant documentation.

ARTICLE VI
MISCELLANEOUS

Section 601. Confirmation of Master Indenture. As supplemented by this Fifth Supplemental Indenture, the Master Indenture is in all respect ratified and confirmed, and this Fifth Supplemental Indenture shall be read, taken and construed as a part of the Master Indenture so that all of the rights, remedies, terms, conditions, covenants and agreements of the Master Indenture, except insofar as modified herein, shall apply and remain in full force and effect with respect to this Fifth Supplemental Indenture and to the Series 2026 Bonds issued hereunder. To the extent of any conflicts between the terms and provisions of the Master Indenture and this Fifth Supplemental Indenture the terms and provisions hereof shall control.

Section 602. Additional Covenant Regarding 2026 Special Assessments. The District covenants to assess, levy, and enforce the payment of the 2026 Special Assessments at the times and in amounts as shall be necessary in order to pay, when due, Debt Service Requirements on the

Series 2026 Bonds. In addition, and not in limitation of, the covenants contained elsewhere in this Fifth Supplemental Indenture and in the Master Indenture, the District covenants to comply with the terms of the proceedings heretofore adopted with respect to the 2026 Special Assessments, including the assessment methodology, prepared by Rizzetta & Company, Inc. (the "Report"), and to levy the 2026 Special Assessments and any required true-up payments as set forth in the Report, in such manner as will generate funds sufficient to pay the principal of and interest on the Series 2026 Bonds, when due. The District also agrees that it shall not amend the Report in any material manner without the written consent of the Majority Owners.

Except as otherwise provided herein, the 2026 Special Assessments will be collected as provided in Section 9.04 of the Master Indenture. When permitted by law, the 2026 Special Assessments levied on platted lots and pledged hereunder to secure the Series 2026 Bonds shall be collected pursuant to the Uniform Method, and 2026 Special Assessments levied on unplatted lands and pledged hereunder to secure the Series 2026 Bonds shall be collected directly by the District pursuant to the Act and Chapters 170 and 197, Florida Statutes, and not pursuant to the Uniform Method, in each case unless otherwise directed by the Trustee acting at the direction of the Majority Owners upon the occurrence and continuance of an Event of Default.

Section 603. Limitation on Additional Debt. Other than Bonds issued to refund a portion of Outstanding Series 2026 Bonds, the issuance of which as determined by the District results in present value debt service savings, the District shall not, while any Series 2026 Bonds are Outstanding, issue or incur any debt payable in whole or in part from the 2026 Trust Estate. In addition, the District covenants that so long as the Series 2026 Bonds are Outstanding, it will not issue any other Bonds or other debt obligations secured by Special Assessments for any capital projects on assessable lands which are also encumbered by the 2026 Special Assessments without the written consent of the Majority Owners, unless Substantial Absorption has occured; provided, however, that the foregoing shall not preclude the imposition of Special Assessments on property subject to the 2026 Special Assessments which as determined by the District, are necessary for health, safety, and welfare reasons or to remediate a natural disaster. The District may issue Bonds or other debt obligations secured by Special Assessments on assessable lands not encumbered by the 2026 Special Assessments without limitation except as limited by the documents pursuant to which such Bonds or debt are issued. The Trustee and the District may rely on a certificate from the District Manager regarding such status of Substantial Absorption and in the absence of receipt of such certificate, may assume Substantial Absorption has not occurred.

Section 604. Additional Matters Relating to Delinquent Assessments.

(a) Notwithstanding anything herein or in the Master Indenture to the contrary, the following provisions shall apply with respect to the 2026 Special Assessments and Series 2026 Bonds: If any property shall be offered for sale for the nonpayment of any 2026 Special Assessments, and no person or persons shall purchase such property for an amount equal to the full amount due on the 2026 Special Assessments (principal, interest, penalties and costs, plus attorneys' fees, if any), the property may then be purchased by the District for an amount equal to the balance due on the 2026 Special Assessments (principal, interest, penalties and costs, plus attorneys' fees, if any), from any legally available funds of the District and District shall receive, in its corporate name or in the name of a special purpose entity, title to the property the benefit of the Owners of the Series 2026 Bonds; provided that the Trustee shall have the right, acting at the

discretion of the Majority Owners, but shall not be obligated, to direct the District with respect to any action taken pursuant to this Section. The District, either through its own actions, or actions caused to be taken through the Trustee, shall have the power to and shall lease or sell such property, and deposit all of the net proceeds of any such lease or sale into the 2026 Revenue Account. The District, either through its own actions, or actions caused to be taken by the District through the Trustee, agrees that it shall, after being provided assurances satisfactory to it of payment of its fees, costs and expenses for doing so, be required to take the measures provided by law for listing for sale of property acquired by it as trustee for the Owners of the Series 2026 Bonds within sixty (60) days after the receipt of the request therefore signed by the Trustee, acting at the direction of the Majority Owners of the Series 2026 Outstanding. The District may pay costs associated with any actions taken by the District pursuant to this paragraph from any moneys legally available for such purpose held under the Indenture, provided such action does not adversely impact the tax-exempt status of the interest on the Series 2026 Bonds.

(b) Notwithstanding anything to the contrary herein or in the Master Indenture, the District acknowledges and agrees that (i) upon failure of any property owner to pay when due any installment of 2026 Special Assessments that are billed directly by the District, that the entire 2026 Special Assessments levied on the property for which such installment of 2026 Special Assessments is due and unpaid, with interest and penalties thereon, shall immediately become due and payable as provided by applicable law and, the District either on its own behalf, or through the actions of the Trustee may, and shall, if so directed in writing by the Majority Owners of the Outstanding Bonds of the Series, the District shall promptly, but in any event within ninety (90) days of the receipt of such direction, if any, cause to be brought the necessary legal proceedings for the foreclosure of liens of the delinquent 2026 Special Assessments, including interest and penalties and (ii) the foreclosure proceedings shall be foreclosed in the same method now or hereafter provided by law for the foreclosure of mortgages on real estate, or pursuant to the provisions of Chapter 173, and Sections 190.026 and/or 170.10, Florida Statutes, or otherwise as provided by law.

Section 605. Additional Matters Relating to 2026 Special Assessments and Assessment Proceedings. The District covenants and agrees that upon the occurrence and continuance of an Event of Default with respect to the Series 2026 Bonds, it will take such actions to enforce the remedial provisions of the Indenture, the provisions for the collection of delinquent 2026 Special Assessments that are directly billed and collected by the District, and the provisions for the foreclosure of liens of delinquent 2026 Special Assessments that are directly billed and collected by the District, as well as delinquent direct billed Operation and Maintenance Assessments, all in a manner consistent with the Master Indenture and this Fifth Supplemental Indenture.

Section 606. Additional Matters Relating to Events of Default.

In addition to the events set forth in Section 10.02 of the Master Indenture, each of the following events shall be an Event of Default with respect to the Series 2026 Bonds, notwithstanding anything to the contrary in the Master Indenture:

(a) Any portion of the 2026 Special Assessments pledged to the Series 2026 Bonds shall have become delinquent and, as the result thereof, the Indenture authorizes the Trustee to withdraw funds in an amount greater than twenty-five percent (25%) of the amount on deposit

in 2026 Reserve Account to pay the Debt Service Requirements on the Series 2026 Bonds (regardless of whether the Trustee does or does not actually withdraw such funds from the 2026 Reserve Account to pay the Debt Service Requirements on the Series 2026 Bonds) (the foregoing being referred to as a "2026 Reserve Account Event") unless within sixty (60) days from the 2026 Reserve Account Event the District has either paid to the Trustee (i) the amounts, if any, withdrawn from the 2026 Reserve Account or (ii) the portion of the Delinquent Assessment Principal and Delinquent Assessment Interest giving rise to the 2026 Reserve Account Event are no longer delinquent; and

(b) More than fifteen percent (15%) of the Operation and Maintenance Assessments that are directly billed by the District and levied by the District on tax parcels subject to the 2026 Special Assessments are not paid by the date such are due and payable and such default continues for sixty (60) days after the date when due. The District shall give written notice to the Trustee of the occurrence of such event not later than 10 days after the end of the sixty day period referred to in the preceding sentence. The Trustee shall not be deemed to have knowledge of the occurrence of such an Event of Default absent notice thereof from the District.

Section 607. Provisions Relating to Bankruptcy or Insolvency of Landowner.

(a) The provisions of this Section 607 shall be applicable both before and after the commencement, whether voluntary or involuntary, of any case, proceeding or other action by or against any owner of any tax parcel subject to at least three percent (3%) of the 2026 Special Assessments pledged to the Series 2026 Bonds Outstanding (an "Insolvent Taxpayer") under any existing or future law of any jurisdiction relating to bankruptcy, insolvency, reorganization, assignment for the benefit of creditors, or relief of debtors (a "Proceeding").

(b) The District acknowledges and agrees that, although the Series 2026 Bonds were issued by the District, the Owners of the Series 2026 Bonds are categorically the party with the ultimate financial stake in the transaction and, consequently, the party with a vested and pecuniary interest in a Proceeding. In the event of any Proceeding involving an Insolvent Taxpayer:

(i) the District hereby agrees that it shall seek to secure the written consent of the Trustee, acting at the direction of the Majority Owners, prior to making any election, giving any consent, commencing any action or filing any motion, claim, obligation, notice or application or in taking any other action or position in any Proceedings or in any action related to a Proceeding that affects, either directly or indirectly, the 2026 Special Assessments relating to the Series 2026 Bonds Outstanding, the Outstanding Series 2026 Bonds or any rights of the Trustee under the Indenture (provided, however, Trustee shall be deemed to have consented, on behalf of the Majority Owners, to the proposed action if the District does not receive a written response from the Trustee within sixty (60) days following receipt by the Trustee of the written request for consent);

(ii) the District hereby agrees that it shall not make any election, give any consent, commence any action or file any motion, claim, obligation, notice or application or take any other action or position in any Proceeding or in any action related to a Proceeding that affects, either directly or indirectly, the 2026 Special Assessments

relating to the Series 2026 Bonds Outstanding, the Series 2026 Bonds Outstanding or any rights of the Trustee under the Indenture that are inconsistent with any written consent received (or deemed received) from the Trustee;

(iii) the District hereby agrees that it shall seek the written consent of the Trustee prior to filing and voting in any such Proceeding (provided, however, Trustee shall be deemed to have consented, on behalf of the Majority Owners, to the proposed action if the District does not receive a written response from the Trustee within sixty (60) days following receipt by the Trustee of the written request for consent);

(iv) the Trustee, acting at the direction of the Majority Owners of the Series 2026 Bonds Outstanding, shall have the right, by interpleader or otherwise, to seek or oppose any relief in any such Proceeding that the District, as claimant with respect to the 2026 Special Assessments relating to the Series 2026 Bonds Outstanding would have the right to pursue, and, if the Trustee chooses to exercise any such rights, the District shall not oppose the Trustee in seeking to exercise any and all rights and taking any and all actions available to the District in connection with any Proceeding of any Insolvent Taxpayer, including without limitation, the right to file and/or prosecute and/or defend any claims and proofs of claims, to vote to accept or reject a plan, to seek dismissal of the Proceeding, to seek stay relief to commence or continue foreclosure or pursue any other available remedies as to the 2026 Special Assessments relating to the Series 2026 Bonds Outstanding, to seek substantive consolidation, to seek to shorten the Insolvent Taxpayer's exclusivity periods or to oppose any motion to extend such exclusivity periods, to oppose any motion for use of cash collateral or for authority to obtain financing, to oppose any sale procedures motion or any sale motion, to propose a competing plan of reorganization or liquidation, or to make any election under Section 1111(b) of the Bankruptcy Code; and

(v) The District shall not challenge the validity or amount of any claim submitted in good faith in such Proceeding by the Trustee, acting at the direction of the Majority Owners of he Series 2026 Bonds Outstanding, or any valuations of the lands owned by any Insolvent Taxpayer submitted in good faith by the Trustee, acting at the direction of the Majority Owners of he Series 2026 Bonds Outstanding, in such Proceedings or take any other action in such Proceedings, which is adverse to Trustee's enforcement or the District's claim and rights with respect to the 2026 Special Assessments relating to the Series 2026 Bonds Outstanding or receipt of adequate protection (as that term is defined in the Bankruptcy Code). Without limiting the generality of the foregoing, the District agrees that the Trustee shall have the right (i) to file a proof of claim with respect to the 2026 Special Assessments pledged to the Series 2026 Bonds Outstanding, (ii) to deliver to the District a copy thereof, together with evidence of the filing with the appropriate court or other authority, and (iii) to defend any objection filed to said proof of claim.

(c) Notwithstanding the provisions of the immediately preceding paragraphs, nothing in this Section shall preclude the District from becoming a party to a Proceeding in order to enforce a claim for Operation and Maintenance Assessments, and the District shall be free to pursue such claim in such manner as it shall deem appropriate in its sole and absolute discretion. Any actions taken by the District in pursuance of its claim for Operation and Maintenance

Assessments in any Proceeding shall not be considered an action adverse or inconsistent with the Trustee's rights or consents with respect to the 2026 Special Assessments relating to the Series 2026 Bonds Outstanding whether such claim is pursued by the District or the Trustee; provided, however, that the District shall not oppose any relief sought by the Trustee under the authority granted to the Trustee in clause (b)(iv) or (b)(v) above, and the District shall not seek to reduce the amount of any 2026 Special Assessments.

Section 608. Assignment of Collateral Assignment.

The District hereby assigns its rights under the Collateral Assignment to the Trustee for the benefit of the Owners, from time to time, of the Series 2026 Bonds. Such assignment shall not be considered an assumption by the Trustee of any obligations thereunder.

Section 609. Third Party Beneficiaries. This Fifth Supplemental Indenture shall inure solely to the benefit of the District, the Trustee and the Holders from time to time of the Series 2026 Bonds, and shall create no rights in any other person or entity.

Section 610. Enforcement of Completion Agreement. The District, either through its own actions, or actions caused to be taken through the Trustee, covenants that it shall strictly enforce all of the provisions of the Completion Agreement, and, upon the occurrence and continuance of a default under such agreement, the District covenants and agrees that the Trustee, at the written direction of the Majority Owners may, subject to the Trustee's rights under Article X of the Master Indenture, act on behalf of, and in the District's stead, to enforce the provisions of such agreement and to pursue all available remedies under applicable law or in equity. Anything herein or in the Master Indenture to the contrary notwithstanding, failure of the District to enforce, or permit the Trustee to enforce in its stead, all of the provisions of the Completion Agreement upon demand of the Majority Owners, or the Trustee at the written direction of the Majority Owners, shall constitute an Event of Default under the Indenture without benefit of any period for cure.

IN WITNESS WHEREOF, the District has caused these presents to be signed in its name and on its behalf by its [Vice] Chair, and its official seal to be hereunto affixed and attested by its [Assistant] Secretary, thereunto duly authorized, and to evidence its acceptance of the trusts hereby created, the Trustee has caused these presents to be signed in its name and on its behalf by its duly authorized signatory.

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II

(SEAL)

By:_____
[Vice] Chair, Board of Supervisors

ATTEST:

By:_____
[Assistant] Secretary

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee

By:_____
Vice President

EXHIBIT A

No. 2026R-__ $_____

United States of America
State of Florida
TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II
SPECIAL ASSESSMENT REVENUE BOND, SERIES 2026

Interest Rate	Maturity Date	Dated Date	CUSIP
____%	May 1, 20__	August [_], 2026	494581___

Registered Owner: CEDE & CO.

Principal Amount: _____ MILLION _____ HUNDRED _____ THOUSAND AND NO/100 DOLLARS

THE TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II HAS ESTABLISHED A BOOK-ENTRY SYSTEM OF REGISTRATION FOR THIS SERIES 2026 BOND. EXCEPT AS SPECIFICALLY PROVIDED OTHERWISE IN THE INDENTURE, CEDE & CO., AS NOMINEE OF THE DEPOSITORY TRUST COMPANY, A NEW YORK CORPORATION ("DTC"), WILL BE THE REGISTERED OWNER AND WILL HOLD THIS SERIES 2026 BOND ON BEHALF OF EACH BENEFICIAL OWNER HEREOF. BY ACCEPTANCE OF A CONFIRMATION OF PURCHASE, DELIVERY OR TRANSFER, EACH BENEFICIAL OWNER OF THIS SERIES 2026 BOND SHALL BE DEEMED TO HAVE AGREED TO SUCH ARRANGEMENT. CEDE & CO., AS REGISTERED OWNER OF THIS SERIES 2026 BOND, MAY BE TREATED AS THE OWNER OF IT FOR ALL PURPOSES.

UNLESS THIS SERIES 2026 BOND IS PRESENTED BY AN AUTHORIZED REPRESENTATIVE OF DTC TO THE TRUSTEE FOR REGISTRATION OF TRANSFER, EXCHANGE, OR PAYMENT, WITH RESPECT TO ANY SERIES 2026 BOND REGISTERED IN THE NAME OF CEDE & CO. OR IN SUCH OTHER NAME AS IS REQUESTED BY AN AUTHORIZED REPRESENTATIVE OF DTC, ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL INASMUCH AS THE REGISTERED OWNER HEREOF, CEDE & CO., HAS AN INTEREST HEREIN.

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II, a community development district duly created and existing pursuant to Chapter 190, Florida Statutes (the "District"), for value received, hereby promises to pay (but only out of the sources hereinafter mentioned) to the Registered Owner set forth above, or registered assigns, on the maturity date shown hereon, unless this Series 2026 Bond shall have been called for redemption in whole or in part and payment of the Redemption Price (as defined in the Indenture mentioned hereinafter) shall have been duly made or provided for, the principal amount shown above and to pay (but only out of the sources hereinafter mentioned) interest on the outstanding principal amount hereof from the

most recent Interest Payment Date to which interest has been paid or provided for, or if no interest has been paid, from the Dated Date shown above, on May 1 and November 1 of each year (each, an "Interest Payment Date"), commencing on November 1, 2026, until payment of said principal sum has been made or provided for, at the rate per annum set forth above. Notwithstanding the foregoing, if any Interest Payment Date is not a Business Day (as defined in the Indenture hereinafter mentioned), then all amounts due on such Interest Payment Date shall be payable on the first Business Day succeeding such Interest Payment Date, but shall be deemed paid on such Interest Payment Date. The interest so payable, and punctually paid or duly provided for, on any Interest Payment Date will, as provided in the Indenture (as hereinafter defined), be paid to the Registered Owner hereof at the close of business on the regular record date for such interest, which shall be the fifteenth (15th) day of the calendar month next preceding such Interest Payment Date; provided, however, that on or after the occurrence and continuance of an Event of Default under clause (a) and/or (b) of Section 10.02 of the Master Indenture, the payment of interest and principal or Redemption Price shall be made by the Paying Agent (hereinafter defined) to such person, who, on a special record date which is fixed by the Trustee, which shall be not more than fifteen (15) and not less than ten (10) days prior to the date of such proposed payment, appears on the registration books of the Bond Registrar as the Registered Owner of this Series 2026 Bond. Any payment of principal, or Redemption Price or interest shall be made only in accordance with standard DTC practices. Interest on this Bond will be computed on the basis of a 360-day year of twelve 30 day months.

This Bond is one of a duly authorized issue of bonds of the District designated "Special Assessment Revenue Bonds, Series 2026" (the "Series 2026 Bonds") issuable under and governed by the terms of a Master Trust Indenture, dated as of August 1, 2020 (the "Master Indenture"), between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), as supplemented by a Fifth Supplemental Trust Indenture, dated as of August 1, 2026 (the "Supplemental Indenture"), between the District and the Trustee (the Master Indenture as supplemented by the Supplemental Indenture is hereafter referred to as the "Indenture"). The Series 2026 Bonds are issued in an aggregate principal amount of $[_____] for the purposes of (i) financing the Cost of acquiring, constructing and equipping a portion of the 2026 Project (as defined in the Supplemental Indenture); (ii) paying certain costs associated with the issuance of the Series 2026 Bonds; (iii) paying a portion of the interest accruing on the Series 2026 Bonds; and (iv) making a deposit into the 2026 Reserve Account for the benefit of all of the Series 2026 Bonds.

This Series 2026 Bond is issued under and pursuant to the Constitution and laws of the State of Florida, particularly Chapter 190, Florida Statutes, as amended, and other applicable provisions of law and pursuant to the Indenture, executed counterparts of which Indenture are on file at the designated office of the Trustee. Reference is hereby made to the Indenture for the provisions, among others, with respect to the custody and application of the proceeds of Series 2026 Bonds, the collection, receipt and disposition of revenues and the funds charged with and pledged to the payment of the principal, and Redemption Price of, and the interest on, the Series 2026 Bonds, the nature and extent of the security thereby created, the covenants of the District with respect to the levy and collection of the 2026 Pledged Revenues (as defined in the Indenture), the terms and conditions under which the Series 2026 Bonds are or may be issued, the rights, duties, obligations and immunities of the District and the Trustee under the Indenture and the rights of the Registered Owners and Beneficial Owners of the Series 2026 Bonds, and, by the acceptance

of this Series 2026 Bond, the Registered Owner and Beneficial Owners hereof assent to all of the provisions of the Indenture. Terms not otherwise defined herein shall have the meaning ascribed to them in the Indenture. The Series 2026 Bonds are equally and ratably secured by the 2026 Trust Estate, without preference or priority of one Series 2026 Bond over another.

The Series 2026 Bonds are issuable only as registered bonds without coupons in current interest form in denominations of $5,000 or any integral multiple thereof (an "Authorized Denomination"); provided, however, delivery of the Series 2026 Bonds to the initial purchasers thereof shall be in minimum principal amounts of $100,000 and integral multiples of $5,000 in excess thereof. This Series 2026 Bond is transferable by the Registered Owner hereof or his duly authorized attorney at the designated corporate trust office of the Trustee as Bond Registrar (the "Bond Registrar"), upon surrender of this Series 2026 Bond, accompanied by a duly executed instrument of transfer in form and with guaranty of signature reasonably satisfactory to the Bond Registrar, subject to such reasonable regulations as the District or the Bond Registrar may prescribe, and upon payment of any taxes or other governmental charges incident to such transfer. Upon any such transfer a new Series 2026 Bond or Series 2026 Bonds, in the same aggregate principal amount and of the same maturity as the Series 2026 Bond or Series 2026 Bonds transferred, will be issued to the transferee. At the designated corporate trust office of the Bond Registrar in the manner and subject to the limitations and conditions provided in the Indenture and without cost, except for any tax or other governmental charge, Series 2026 Bonds may be exchanged for an equal aggregate principal amount of Series 2026 Bonds of the same maturity, in Authorized Denominations and bearing interest at the same rate or rates.

The District has established a book-entry system of registration for the Series 2026 Bonds. Except as specifically provided otherwise in the Indenture, an agent will hold this Series 2026 Bond on behalf of the Beneficial Owner hereof. By acceptance of a confirmation of purchase, delivery or transfer, the Beneficial Owner of this Series 2026 Bond shall be deemed to have agreed to such arrangement.

Optional Redemption

The Series 2026 Bonds are subject to redemption at the option of the District prior to maturity, in whole or in part, on any date on or after May 1, 20[36] at the Redemption Price of 100% of the principal amount to be redeemed plus accrued interest to the redemption date.

Mandatory Redemption

The Series 2026 Bond maturing May 1, 20[_] is subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the 2026 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

Year	Amortization Installment
	$

*

*Maturity

The Series 2026 Bond maturing May 1, 20[_] is subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the 2026 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

Year	Amortization Installment
	$

*

*Maturity

The Series 2026 Bond maturing May 1, 20[_] is subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the 2026 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

Year	Amortization Installment
	$

*

*Maturity

The Series 2026 Bond maturing May 1, 20[_] is subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the 2026 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

Year	Amortization Installment
	$

Year	Amortization Installment
*	

*Maturity

Any Series 2026 Bonds that are purchased by the District with amounts held to pay an Amortization Installment will be cancelled and the principal amount so purchased will be applied as a credit against the applicable Amortization Installment of the Series 2026 Bonds.

Upon redemption or purchase of the Series 2026 Bonds (other than redemption in accordance with scheduled Amortization Installments), the District shall cause to be recalculated and delivered to the Trustee revised Amortization Installments recalculated so that debt service on the Series 2026 Bonds is amortized in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Series 2026 Bonds.

Extraordinary Mandatory Redemption

The Series 2026 Bonds are subject to extraordinary mandatory redemption prior to scheduled maturity, in whole on any date or in part on any Quarterly Redemption Date, and if in part on a *pro rata* basis calculated by the District determined by the ratio of the Outstanding principal amount of each maturity of the Series 2026 Bonds treating for such purposes each Amortization Installment as a maturity divided by the aggregate principal amount of Outstanding Series 2026 Bonds and as otherwise provided in the Indenture, at the Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the Quarterly Redemption Date, if and to the extent that any one or more of the following shall have occurred:

(i) On or after Completion Date of the 2026 Project, by application of moneys transferred from the 2026 Acquisition and Construction Account to the 2026 Prepayment Account in accordance with the terms of the Indenture; or

(ii) Amounts are deposited into the 2026 Prepayment Account from the prepayment of 2026 Special Assessments or from amounts deposited into the 2026 Prepayment Account from any other source; or

(iii) When the amount on deposit in the 2026 Reserve Account, together with other moneys available therefor are sufficient to pay and redeem all the Series 2026 Bonds then Outstanding as provided in the Supplemental Indenture.

If less than all of the Series 2026 Bonds of a maturity subject to redemption shall be called for redemption, the particular such Series 2026 Bonds or portions of such Series 2026 Bonds of that maturity to be redeemed shall be selected by lot by the Registrar as provided in the Indenture.

Notice of each redemption of Series 2026 Bonds is required to be mailed by the Bond Registrar, postage prepaid, not less than thirty (30) nor more than sixty (60) days prior to the redemption date to each Registered Owner of Series 2026 Bonds to be redeemed at the address of such Registered Owner recorded on the bond register maintained by the Bond Registrar. On the

date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by the Paying Agent, all as provided in the Indenture, the Series 2026 Bonds or such portions thereof so called for redemption shall become and be due and payable at the Redemption Price provided for the redemption of such Series 2026 Bonds or such portions thereof on such date, interest on such Series 2026 Bonds or such portions thereof so called for redemption shall cease to accrue, such Series 2026 Bonds or such portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owners thereof shall have no rights in respect of such Series 2026 Bonds or such portions thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Trustee or the Paying Agent.

If at the time of mailing of notice of an optional redemption, the District shall not have deposited with the Trustee or Paying Agent for the Series 2026 Bonds to be redeemed, moneys sufficient to redeem all the Series 2026 Bonds called for redemption, such notice shall state that it is subject to the deposit of the redemption moneys with the Trustee or Paying Agent, as the case may be, not later than the opening of business on the redemption date, and such notice shall be of no effect unless such moneys are so deposited. Notwithstanding any other provision of the Indenture, notice of optional redemption may also be conditioned upon the occurrence or non-occurrence of such other event or events as shall be specified in such notice of optional redemption and may also be subject to rescission by the District if expressly set forth in such notice.

The Owner of this Series 2026 Bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any Event of Default under the Indenture, or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

Modifications or alterations of the Indenture or of any indenture supplemental thereto may be made only to the extent and in the circumstances permitted by the Indenture.

Any moneys held by the Trustee or Paying Agent in trust for the payment and discharge of any Series 2026 Bond which remain unclaimed for three (3) years after the date when such Series 2026 Bond has become due and payable, either at its stated maturity date or by call for earlier redemption, if such moneys were held by the Trustee or any Paying Agent at such date, or for three (3) years after the date of deposit of such moneys if deposited with the Trustee or Paying Agent after the date when such Series 2026 Bond became due and payable, shall be paid to the District, and thereupon and thereafter no claimant shall have any rights against the Trustee or Paying Agent to or in respect of such moneys.

If the District deposits or causes to be deposited with the Trustee funds or Defeasance Securities (as defined in the Indenture) sufficient to pay the principal or Redemption Price of any Series 2026 Bonds becoming due at maturity or by call for redemption in the manner set forth in the Indenture, together with the interest accrued to the due date, the lien of such Series 2026 Bonds as to the 2026 Trust Estate shall be discharged, except for the rights of the Owners thereof with respect to the funds so deposited as provided in the Indenture.

This Series 2026 Bond shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida.

This Series 2026 Bond is issued with the intent that the laws of the State of Florida shall govern its construction.

NEITHER THIS SERIES 2026 BOND NOR THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON SHALL CONSTITUTE A GENERAL OBLIGATION OR GENERAL INDEBTEDNESS OF THE DISTRICT WITHIN THE MEANING OF THE CONSTITUTION AND LAWS OF FLORIDA. THIS SERIES 2026 BOND AND THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON DO NOT CONSTITUTE EITHER A PLEDGE OF THE FULL FAITH AND CREDIT OF THE DISTRICT OR A LIEN UPON ANY PROPERTY OF THE DISTRICT OTHER THAN AS PROVIDED IN THE INDENTURE. NO OWNER OR ANY OTHER PERSON SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER PUBLIC AUTHORITY OR GOVERNMENTAL BODY TO PAY DEBT SERVICE OR TO PAY ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE, OR THE SERIES 2026 BONDS. RATHER, DEBT SERVICE AND ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE, OR THE SERIES 2026 BONDS, SHALL BE PAYABLE SOLELY FROM, AND SHALL BE SECURED SOLELY BY, THE 2026 TRUST ESTATE PLEDGED TO THE SERIES 2026 BONDS, ALL AS PROVIDED HEREIN AND IN THE INDENTURE.

All acts, conditions and things required by the Constitution and laws of the State of Florida and the resolutions of the District to happen, exist and be performed precedent to and in the issuance of this Series 2026 Bond and the execution of the Indenture, have happened, exist and have been performed as so required. This Series 2026 Bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Indenture until it shall have been authenticated by the execution by the Trustee of the Certificate of Authentication endorsed hereon.

IN WITNESS WHEREOF, Town of Kindred Community Development District II has caused this Series 2026 Bond to bear the signature of the [Vice] Chair of its Board of Supervisors and the official seal of the District to be impressed or imprinted hereon and attested by the signature of its [Assistant] Secretary.

TOWN OF KINDRED COMMUNITY
DEVELOPMENT DISTRICT II

(SEAL)

By: _____
[Vice] Chair, Board of Supervisors

ATTEST:

By: _____
[Assistant] Secretary

CERTIFICATE OF AUTHENTICATION

This Series 2026 Bond is one of the Bonds of the Series designated herein, described in the within-mentioned Indenture.

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Registrar

By:_____
Vice President

_____
Date of Authentication

CERTIFICATE OF VALIDATION

This Series 2026 Bond is one of a Series of Bonds which were validated by judgment of the Circuit Court in and for Osceola County, Florida, rendered on May 12, 2020.

TOWN OF KINDRED COMMUNITY
DEVELOPMENT DISTRICT II

By: _____
[Vice] Chair, Board of Supervisors

[FORM OF ABBREVIATIONS FOR SERIES 2026 BONDS]

The following abbreviations, when used in the inscription on the face of the within Series 2026 Bond, shall be construed as though they were written out in full according to applicable laws or regulations.

TEN COM as tenants in common

TEN ENT as tenant by the entireties

JT TEN as joint tenants with the right of survivorship and not as tenants in common

UNIFORM TRANS MIN ACT - _____ Custodian _____ under Uniform Transfers to Minors Act ____(State)

Additional abbreviations may also be used
though not in the above list.

For value received, the undersigned hereby sells, assigns and transfers unto _____ the within Series 2026 Bond and all rights thereunder, and hereby irrevocably constitutes and appoints _____, attorney to transfer the said Series 2026 Bond on the books of the District, with full power of substitution in the premises.

Date:_____

Social Security Number or Employer
Identification Number of Transferee:

Signature guaranteed:

_____

NOTICE: The assignor's signature to this Assignment must correspond with the name as it appears on the face of the within Series 2026 Bond in every particular without alteration or any change whatever.

_____

NOTICE: Signatures (s) must be guaranteed by guarantor institution participating in the Securities Transfer Agents Medallion Program or such other guaranteed program acceptable to the Trustee.

EXHIBIT B

FORM OF REQUISITION 2026 ACQUISITION AND CONSTRUCTION ACCOUNT

Town of Kindred Community Development District II
Osceola County, Florida

U.S. Bank Trust Company, National Association, as Trustee
Orlando, Florida

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026

The undersigned, a Responsible Officer of the Town of Kindred Community Development District II (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of August 1, 2020, as supplemented by that certain Fifth Suplemental Trust Indenture dated as of August 1, 2026 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number:

(B) Name of Payee:

(C) Amount Payable:

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

(E) Account from which disbursement to be made: 2026 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;

2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;

3. each disbursement set forth above was incurred in connection with the Cost of the 2026 Project;

4. each disbursement represents a Cost of the 2026 Project which has not previously been paid; and

5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

TOWN OF KINDRED COMMUNITY
DEVELOPMENT DISTRICT II

By:_____
Responsible Officer

Date:_____

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2026 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) the portion of the 2026 Project improvements being acquired from the proceeds of the Series 2026 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2026 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2026 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2026 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

_____
Consulting Engineer

EXHIBIT C

DESCRIPTION OF 2026 PROJECT

ASSESSABLE IMPROVEMENTS FOR PHASE 5 AS DESCRIBED IN THE AMENDED & RESTATED ENGINEER'S REPORT DATED FEBRUARY 9, 2023, AS REVISED AND AS SUPPLEMENTED BY THE SUPPLEMENTAL ENGINEER'S REPORT DATED [JUNE 16], 2026, AS PREPARED BY BOYD CIVIL ENGINEERING, INC. AND AS SUPPLEMENTED OR REVISED FROM TIME TO TIME.

Exhibit B

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II
(Osceola County, Florida)

$_____
Special Assessment Revenue Bonds,
Series 2026

August ___, 2026

BOND PURCHASE AGREEMENT

Town of Kindred Community Development District II
Osceola County, Florida

Ladies and Gentlemen:

MBS Capital Markets, LLC (the "Underwriter") offers to enter into this Bond Purchase Agreement with the Town of Kindred Community Development District II (the "District" or the "Issuer"). This offer is made subject to written acceptance hereof by the Issuer at or before 11:59 p.m., New York time, on the date hereof. If not so accepted, this offer will be subject to withdrawal by the Underwriter upon written notice delivered to the Issuer at any time prior to the acceptance hereof by the Issuer. Capitalized terms that are not defined herein shall have the meanings ascribed to such terms in the Limited Offering Memorandum or the Indenture, as applicable, each as defined herein.

1. Purchase and Sale. Upon the terms and conditions and in reliance on the representations, warranties, covenants and agreements set forth herein, the Underwriter hereby agrees to purchase from the Issuer, and the Issuer hereby agrees to sell and deliver to the Underwriter, all (but not less than all) of its $_____ aggregate principal amount of the Issuer's Special Assessment Revenue Bonds, Series 2026 (the "Series 2026 Bonds"). The Series 2026 Bonds shall be dated as of the date of their delivery and shall be payable on the dates and principal amounts, bear such rates of interest and be subject to redemption, all as set forth in Exhibit A attached hereto. Interest on the Series 2026 Bonds is payable semi-annually on May 1 and November 1 each year, commencing November 1, 2026. The purchase price for the Series 2026 Bonds shall be $_____ (representing the aggregate par amount of the Series 2026 Bonds of $_____, [less/plus] [net] [original issue discount/premium] of $_____, less an Underwriter's discount on the Series 2026 Bonds of $_____). The disclosure statement required by Section 218.385, Florida Statutes, is attached hereto as Exhibit B.

2. The Series 2026 Bonds. The Series 2026 Bonds are authorized and issued pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, and any successor statute thereto, the Florida Constitution, and other applicable provisions of law (collectively, the "Act"), and Ordinance No. 2020-16 enacted by the Board of County Commissioners of Osceola County, Florida (the "Commission") on January 13, 2020, and effective on January 15, 2020, as amended by Ordinance No. 2023-05 enacted by the Commission on January 9, 2023, and effective on January 11, 2023. The District was established for the purposes, among other things, of financing, acquiring or constructing,

maintaining and operating a portion of the infrastructure within and without the boundary of the District and necessary for development of the community known as Kindred (the "Development"). The Series 2026 Bonds are being issued pursuant to the Act and a Master Trust Indenture, dated as of August 1, 2020 (the "Master Indenture"), as supplemented by a Fifth Supplemental Trust Indenture dated as of _____ 1, 2026 (the "Fifth Supplement" and, together with the Master Indenture, the "Indenture") each by and between the District and U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank National Association, as trustee (the "Trustee"), and Resolution No. 2020-31 adopted by the District on February 14, 2020, and Resolution No. 2026-___ adopted by the District on July 30, 2026 (together, the "Bond Resolutions") authorizing the issuance of the Series 2026 Bonds. The 2026 Special Assessments comprising the 2026 Pledged Revenues will be levied by the Issuer on lands within the District specially benefited by the 2026 Project pursuant to resolutions duly adopted by the District (collectively, the "Assessment Resolutions"). The Series 2026 Bonds shall be as described in, and shall be issued and secured pursuant to, the provisions of the Indenture. The Issuer has also entered into, or will enter into at or prior to Closing (as defined in Section 7 hereof): (a) a Continuing Disclosure Agreement (the "Continuing Disclosure Agreement") with D.R. Horton, Inc. (the "Developer"), and Rizzetta & Company, Incorporated, as dissemination agent; (b) the Collateral Assignment Agreement (2026 Bonds) between the District and the Developer (the "Collateral Assignment"), (c) the Completion Agreement (2026 Bonds) between the District and the Developer (the "Completion Agreement"); and (d) this Bond Purchase Agreement. For purposes hereof, this Bond Purchase Agreement, the Indenture, the Continuing Disclosure Agreement, the Collateral Assignment, and the Completion Agreement are referred to herein collectively as the "Financing Documents."

The Series 2026 Bonds are being issued to: (i) finance the cost of acquisition, construction, installation and equipping of a portion of the 2026 Project; (ii) pay certain costs associated with the issuance of the Series 2026 Bonds; (iii) pay a portion of the interest accruing on the Series 2026 Bonds; and (iv) fund the 2026 Reserve Account established for such Series 2026 Bonds.

The principal of and interest on the Series 2026 Bonds are payable from and secured by the 2026 Trust Estate, which includes the 2026 Pledged Revenues and the 2026 Pledged Funds, as provided for in the Indenture. The 2026 Pledged Revenues consist primarily of the revenues derived by the District from 2026 Special Assessments levied and collected by the District pursuant to the Assessment Resolutions with respect to property specially benefited by the 2026 Project.

3. Delivery of Limited Offering Memorandum and Other Documents.

(a) Prior to the date hereof, the Issuer provided to the Underwriter for its review the Preliminary Limited Offering Memorandum dated August ___, 2026 (the "Preliminary Limited Offering Memorandum"), that the Issuer deemed final as of its date, except for certain permitted omissions (the "permitted omissions"), as contemplated by Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") in connection with the pricing of the Series 2026 Bonds. The Issuer hereby confirms that the Preliminary Limited Offering Memorandum was deemed final as of its date, except for the permitted omissions.

(b) The Issuer shall deliver, or cause to be delivered, at its expense, to the Underwriter within seven (7) business days after the date hereof or use good faith to deliver within such shorter period as may be requested by the Underwriter and at least three (3) business days prior to the date the Series 2026 Bonds are delivered to the Underwriter, or within such other period as the Underwriter may inform the Issuer which is necessary for the Underwriter to comply with regulations of the Municipal Securities Rulemaking

Board ("MSRB") in order to accompany any confirmation that requests payment from any customer sufficient copies of the final Limited Offering Memorandum ("Limited Offering Memorandum") to enable the Underwriter to fulfill its obligations pursuant to the securities laws of Florida and the United States, in form and substance satisfactory to the Underwriter. In determining whether the number of copies to be delivered by the Issuer are reasonably necessary, at a minimum, the number shall be determined by the Underwriter and conveyed to the Issuer as shall be sufficient to enable the Underwriter to comply with the requirements of the Rule, all applicable rules of the MSRB, and to fulfill its duties and responsibilities under Florida and federal securities laws generally.

The Underwriter agrees to file the Limited Offering Memorandum in accordance with applicable MSRB rules.

The Issuer authorizes, or ratifies as the case may be, the use and distribution of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum in connection with the limited public offering and sale of the Series 2026 Bonds. The Underwriter agrees that it will not confirm the sale of any Series 2026 Bonds unless the confirmation of sale requesting payment is accompanied or preceded by the delivery of a copy of the Limited Offering Memorandum.

(c) From the date hereof until the earlier of (i) ninety (90) days from the "end of the underwriting period" (as defined in the Rule), or (ii) the time when the Limited Offering Memorandum is available to any person from the MSRB (but in no case less than twenty-five (25) days following the end of the underwriting period), if the Issuer has knowledge of the occurrence of any event which may make it necessary to amend or supplement the Limited Offering Memorandum in order to make the statements therein, in the light of the circumstances under which they were made, not misleading, the Issuer shall notify the Underwriter and if, in the reasonable opinion of the Issuer or the reasonable opinion of the Underwriter, such event requires the preparation and publication of an amendment or supplement to the Limited Offering Memorandum, the Issuer, at its expense (unless such event was caused by the Underwriter), shall promptly prepare an appropriate amendment or supplement thereto (and file or cause, to be filed, the same with the MSRB, and mail such amendment or supplement to each record owner of Series 2026 Bonds) so that the statements in the Limited Offering Memorandum as so amended or supplemented will not, in light of the circumstances under which they were made, be misleading, in a form and in a manner reasonably approved by the Underwriter. The Issuer will promptly notify the Underwriter of the occurrence of any event of which it has knowledge, which, in its opinion, is an event described in the preceding sentence. The amendments or supplements that may be authorized for use with respect to the Series 2026 Bonds are hereinafter included within the term "Limited Offering Memorandum."

4. Authority of the Underwriter. The Underwriter is duly authorized to execute this Bond Purchase Agreement and to perform its obligations hereunder. The Underwriter hereby represents that neither it nor any "person" or "affiliate" has been on the "convicted vendor list" during the past thirty-six (36) months, as all such terms are defined in Section 287.133, Florida Statutes, as amended.

5. Offering and Sale of Series 2026 Bonds. The Underwriter agrees to make a bona fide limited offering to "accredited investors" representing the general public (excluding bond houses, brokers or similar persons or organizations acting in the capacity of Underwriter or wholesalers) of all of the Series 2026 Bonds at not in excess of the initial public offering price or prices (or below the yield or yields) set forth in Exhibit A hereto; provided, however, that the Underwriter may (i) offer and sell the Series 2026 Bonds to certain bond houses, brokers or to similar persons or organizations acting in the capacity of underwriters or wholesalers at prices lower than the public offering prices set forth in Exhibit A hereto,

and (ii) change such initial offering prices (or yields) as the Underwriter deems necessary in connection with the marketing of the Series 2026 Bonds. The Issuer hereby authorizes the Underwriter to use the Limited Offering Memorandum in connection with the limited public offering and sale of the Series 2026 Bonds and ratifies and confirms the distribution and use by the Underwriter prior to the date hereof of the Preliminary Limited Offering Memorandum in connection with such limited public offering and sale.

6. Issuer Representations, Warranties, Covenants and Agreements. The Issuer represents and warrants to and covenants and agrees with the Underwriter that, as of the date hereof and as of the date of the Closing:

(a) The District is a local unit of special purpose government, duly organized and established and validly existing under the Act and the Constitution and laws of the State of Florida, with full legal right, power and authority to: (i) adopt the Bond Resolutions and the Assessment Resolutions; (ii) enter into the Financing Documents; (iii) sell, issue and deliver the Series 2026 Bonds to the Underwriter as provided herein; (iv) apply the proceeds of the sale of the Series 2026 Bonds for the purposes described in the Limited Offering Memorandum; (v) authorize the distribution of the Preliminary Limited Offering Memorandum and the execution of the Limited Offering Memorandum; (vi) carry out and consummate the transactions contemplated by the Bond Resolutions, the Assessment Resolutions, the Financing Documents and the Limited Offering Memorandum; (vii) undertake the completion or acquisition of the 2026 Project; and (viii) levy and collect the 2026 Special Assessments that will secure the Series 2026 Bonds. The Issuer has complied, and at the Closing will be in compliance in all respects, with the terms of the Act and with the obligations on its part contained in the Financing Documents and the Series 2026 Bonds.

(b) The District has complied, and at the Closing will be in compliance in all respects, with the Bond Resolutions, the Assessment Resolutions, the Act, and the Constitution and laws of the State of Florida in all matters relating to the Financing Documents and the Series 2026 Bonds, and the imposition, levy and collection of the 2026 Special Assessments.

(c) The District has duly authorized and approved, and, with respect to the final 2026 Special Assessments, will authorize and approve (1) the execution and delivery, or adoption, as the case may be, and performance of the Financing Documents, the 2026 Special Assessments and the Series 2026 Bonds, (2) the use and distribution of the Preliminary Limited Offering Memorandum and the delivery and distribution of the Limited Offering Memorandum, and (3) the taking of any and all such action as may be required on the part of the District to carry out, give effect to and consummate the transactions contemplated by the Financing Documents, the 2026 Special Assessments, the Series 2026 Bonds and the Limited Offering Memorandum.

(d) Each of the Financing Documents constitutes, or will at the Closing constitute, a legally valid and binding obligation of the District enforceable in accordance with its terms, and, upon due authorization, execution and delivery hereof and thereof by the parties hereto and thereto, will constitute a legal, valid and binding obligation of the District enforceable in accordance with its terms.

(e) When delivered to and paid for by the Underwriter at Closing in accordance with the provisions of this Bond Purchase Agreement, the Series 2026 Bonds will have been duly authorized, executed, authenticated, issued and delivered and will constitute legal, valid and binding obligations of the District, conforming to the Act, and entitled to the benefit and security of the Indenture.

(f) Upon the execution, authentication, issuance and delivery of the Series 2026 Bonds as aforesaid, the Indenture will provide, for the benefit of the holders from time to time of the Series 2026 Bonds, a legally valid and binding pledge of and a security interest in and to the 2026 Trust Estate pledged to the Series 2026 Bonds, subject only to the provisions of the Indenture permitting the application of such 2026 Trust Estate for the purposes and on the terms and conditions set forth in the Indenture.

(g) Other than any approvals that might be required under the securities laws of any state, no approval, permit, consent or authorization of, or registration or filing with, any governmental or public agency or authority or any other entity not already obtained or made, or to be made simultaneously with the issuance of the Series 2026 Bonds, is required to be obtained by the District in connection with the issuance and sale of the Series 2026 Bonds, or the execution and delivery by the District of, or the due performance of its obligations under the Financing Documents and the Series 2026 Bonds, and any such approvals, permits, consents or authorizations so obtained are in full force and effect.

(h) The District is not in breach of or in default under any applicable constitutional provision, law or administrative regulation of the State of Florida or the United States, the Financing Documents, the Series 2026 Bonds or any applicable judgment or decree or any other loan agreement, indenture, bond, note, resolution, agreement or other instrument to which the District is a party or to which the District or any of its property or assets is otherwise subject, that could have a materially adverse effect on the business or operations of the District, and no event of default by the District has occurred and is continuing under any such instrument.

(i) The execution and delivery by the District of the Financing Documents, the Series 2026 Bonds and any other instrument to which the District is a party and which is used or contemplated for use in conjunction with the transactions contemplated by the Financing Documents, the Series 2026 Bonds or the Limited Offering Memorandum, and the compliance with the provisions of each such instrument and the consummation of any transactions contemplated hereby and thereby, will not conflict with or constitute a breach of, or default under any indenture, contract, agreement, or other instrument to which the District is a party or by which it is bound, or to the best of its knowledge under any provision of the Constitution of the State of Florida or any existing law, rule, regulation, ordinance, judgment, order or decree to which the District (or any of its supervisors or officers in their respective capacities as such) or its properties is subject.

(j) Except as disclosed in the Limited Offering Memorandum, there is no action, suit, hearing, inquiry or investigation, at law or in equity, before or by any court, public board, agency or body, pending or, to the best knowledge of the District, threatened against the District or any of its supervisors in their respective capacities as such, in which an unfavorable decision, ruling or finding would, in any material way, adversely affect (1) the transactions contemplated by the Financing Documents, the Series 2026 Bonds or the proceedings relating to the 2026 Special Assessments, (2) the organization, existence or powers of the District or any of its supervisors or officers in their respective capacities as such, (3) the business, properties or assets or the condition, financial or otherwise, of the District, (4) the validity or enforceability of the Series 2026 Bonds, the Financing Documents, the 2026 Special Assessments or any other agreement or instrument to which the District is a party and which is used or contemplated for use in the transactions contemplated hereby or by the Indenture, (5) the exclusion from gross income for federal income tax purposes of the interest on the Series 2026 Bonds, (6) the exemption under the Act of the Series 2026 Bonds and the interest thereon from taxation imposed by the State of Florida, (7) the legality of investment in the Series 2026 Bonds for certain investors as provided in the Act, (8) the issuance, sale or delivery of the Series

2026 Bonds, or (9) the collection of the 2026 Special Assessments and the pledge thereof under the Indenture to pay the principal or premium, if any, or interest on the Series 2026 Bonds.

(k) Other than as stated in the Limited Offering Memorandum, the District has not issued, assumed or guaranteed any indebtedness, incurred any material liabilities, direct or contingent, or entered into any contract or arrangement of any kind payable from or secured by a pledge of the 2026 Trust Estate pledged to the Series 2026 Bonds with a lien thereon prior to or on a parity with the lien of the Series 2026 Bonds.

(l) Between the date of this Bond Purchase Agreement and the date of Closing, the District will not, without the prior written consent of the Underwriter, incur any material liabilities, direct or contingent, nor will there be any adverse change of a material nature in the financial position, results of operations or condition, financial or otherwise, of the District, other than (1) as contemplated by the Limited Offering Memorandum, or (2) in the ordinary course of business.

(m) Any certificates signed by any official of the District authorized to do so shall be deemed a representation and warranty by the District to the Underwriter as to the statements made therein.

(n) No representation or warranty by the District in this Bond Purchase Agreement nor any statement, certificate, document or exhibit furnished to or to be furnished by the District pursuant to this Bond Purchase Agreement or the Limited Offering Memorandum or in connection with the transactions contemplated hereby contains or will contain on the date of Closing any untrue statement of a material fact or omits or will omit a material fact necessary to make the statements contained therein, in the light of the circumstances under which they were made, not misleading, provided, however, that no representation is made with respect to information concerning The Depository Trust Company, the Developer, the Development, or the Underwriter or contained in the Limited Offering Memorandum under "SUITABILITY FOR INVESTMENT," "DESCRIPTION OF THE SERIES 2026 BONDS – Book-Entry Only System," "THE DEVELOPMENT," "THE DEVELOPER," "TAX MATTERS," "LITIGATION - The Developer," "CONTINUING DISCLOSURE – Continuing Compliance – The Developer" or "UNDERWRITING."

(o) The District is not in default and has not been in default at any time after December 31, 1975 as to principal or interest with respect to any obligations issued or guaranteed by the District.

7. The Closing. At 12:00 noon, New York time, on _____ ___, 2026, or at such earlier or later time or date to which the Issuer and the Underwriter may mutually agree, the Issuer will, subject to the terms and conditions hereof, deliver the Series 2026 Bonds to the Underwriter in full book-entry form, duly executed, together with the other documents hereinafter mentioned, and, subject to the terms and conditions hereof, the Underwriter will accept such delivery and pay the aggregate purchase price of the Series 2026 Bonds as set forth in Section 1 hereof (such delivery of and payment for the Series 2026 Bonds is herein called the "Closing"). The Issuer shall cause CUSIP identification numbers to be printed on the Series 2026 Bonds, but neither the failure to print such number on any Series 2026 Bond nor any error with respect thereto shall constitute cause for a failure or refusal by the Underwriter to accept delivery of and pay for the Series 2026 Bonds in accordance with the terms of this Bond Purchase Agreement. The Closing shall occur at the offices of the Issuer, or such other place to which the Issuer and the Underwriter shall have mutually agreed. The Series 2026 Bonds shall be prepared and delivered as fully registered bonds in such authorized denominations and registered in full book-entry form in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC") and shall be delivered to DTC during the business

day prior to the Closing for purposes of inspection, unless the DTC "F.A.S.T." procedure is used which requires the Registrar to retain possession of the Series 2026 Bonds.

8. Closing Conditions. The Underwriter has entered into this Bond Purchase Agreement in reliance upon the representations, warranties and agreements of the District contained herein and contained in the documents and instruments delivered at the Closing, and upon the performance by the District of its obligations hereunder, as of the date of the Closing. Accordingly, the Underwriter's obligations under this Bond Purchase Agreement to cause the purchase, acceptance of delivery and payment for the Series 2026 Bonds shall be subject to the performance by the District of its obligations to be performed hereunder and under such documents and instruments at or prior to the Closing, and shall also be subject to the following conditions:

(a) The representations and warranties of the District contained herein shall be true, complete and correct on and as of the date of the Closing, the statements made in all certificates and other documents delivered to the Underwriter at the Closing shall be true, complete and correct as of the date of Closing, and the District shall be in compliance with each of the agreements made by it in this Bond Purchase Agreement and the Indenture as of the date of Closing;

(b) At the Closing, (1) the Financing Documents, the Bond Resolutions and the Assessment Resolutions shall be in full force and effect and shall not have been amended, modified or supplemented, except as may have been agreed to in writing by the Underwriter, and the District shall have adopted and there shall be in full force and effect such additional agreements therewith and in connection with the issuance of the Series 2026 Bonds all such action as in the reasonable opinion of Bond Counsel, shall be necessary in connection with the transactions contemplated hereby, (2) the Limited Offering Memorandum shall not have been amended, modified or supplemented, except as may have been agreed to in writing by the Underwriter, (3) there shall not have occurred any event that causes the Limited Offering Memorandum or any amendment or supplement thereto to contain an untrue or misleading statement of fact that in the opinion of the Underwriter or its counsel is material or omits to state a fact that in the opinion of the Underwriter or its counsel is material and necessary to make the statements therein, in light of the circumstances under which they were made, not misleading, (4) the District shall perform or shall have performed all of its obligations under or specified in the Financing Documents to be performed at or prior to the Closing, and (5) the Series 2026 Bonds shall have been duly authorized, executed, authenticated and delivered;

(c) At or prior to the Closing, the Underwriter shall have received executed or certified copies of the following documents:

(1) Certificates, dated the date of Closing regarding the Limited Offering Memorandum and no default;

(2) The Bond Resolutions and the Assessment Resolutions, certified by authorized officers of the District under its seal as true and correct copies and as having been adopted with only such amendments, modifications or supplements as may have been approved by the Underwriter;

(3) The Master Indenture and the Fifth Supplement and the proceedings relating to the levy of the 2026 Special Assessments, certified by authorized officers of the District as true and correct copies;

(4) The Limited Offering Memorandum, and each supplement or amendment, if any, thereto;

(5) A certificate of the District, dated the date of Closing, signed on its behalf by the Chairman or Vice Chairman and the Secretary or an Assistant Secretary of its Board of Supervisors, in substantially the form of Exhibit C hereto;

(6) An opinion, dated the date of Closing, of Akerman LLP, Jacksonville, Florida, Bond Counsel, substantially in the form attached as an Appendix to the Limited Offering Memorandum;

(7) A supplemental opinion, dated the date of Closing, of Bond Counsel to the effect that (i) the Underwriter may rely on the approving opinion of Bond Counsel as though such opinion were addressed to them; (ii) the Series 2026 Bonds are exempt securities within the meaning of Section 3(a)(2) of the Securities Act of 1933, as amended (the "1933 Act"), and Section 304(a)(4) of the Trust Indenture Act of 1939, as amended (the "1939 Act") and it is not necessary in connection with the sale of the Series 2026 Bonds to the public to register the Series 2026 Bonds under the 1933 Act, or to qualify the Indenture under the 1939 Act; and (iii) Bond Counsel has reviewed the statements contained in the Limited Offering Memorandum under the sections captioned "DESCRIPTION OF THE SERIES 2026 BONDS" (other than the portion thereof captioned "Book-Entry Only System" and other than any information therein relating to DTC or the book-entry system), "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2026 BONDS" (excluding the subheadings entitled "Developer Agreements"), and "APPENDIX D – FORM OF OPINION OF BOND COUNSEL" and is of the opinion that insofar as such statements purport to summarize certain provisions of the Series 2026 Bonds and the Indenture, that such statements fairly represent the documents purported to be summarized therein. Bond Counsel has also reviewed the statements contained in the Limited Offering Memorandum on the cover relating to Bond Counsel's opinion and under the section captioned "TAX MATTERS" and is of the opinion that insofar as such sections purport to summarize the provisions of the Internal Revenue Code of 1986 as amended, and applicable laws of the State of Florida, such sections are correct as to matters of law;

(8) An opinion, dated the date of Closing, of Kutak Rock LLP, Tallahassee, Florida, District Counsel, in substantially the form of Exhibit D hereto;

(9) A copy of the Assessment Reports, each prepared by Rizzetta & Company, Incorporated and a certificate from such firm in substantially the form attached hereto as Exhibit E;

(10) An opinion, dated the date of Closing, of Bryant Miller Olive P.A., Orlando, Florida, Counsel to the Underwriter (the "Underwriter's Counsel"), in form and substance satisfactory to the Underwriter;

(11) An opinion, dated the date of Closing and addressed to the Underwriter, the Issuer and Bond Counsel, of counsel to the Trustee, in form and substance acceptable to the Underwriter and Issuer and a customary authorization and incumbency certificate, dated the date of Closing, signed by authorized officers of the Trustee;

(12) A certificate of the Developer, in substantially the form of the certificate included herein as Exhibit F and opinion(s) of counsel to the Developer in substantially the form included herein as Exhibit G (which may be addressed to such parties listed in Exhibit G in one or more separate opinions);

(13) Copies of the Engineer's Reports of Boyd Civil Engineering, Inc. (the "Consulting Engineer") and a certificate from the Consulting Engineer, in substantially the form attached hereto as Exhibit H dated the date of Closing and addressed to the Issuer and the Underwriter;

(14) A certificate, dated the date of Closing, of the authorized officers of the District to the effect that, on the basis of the facts, estimates and circumstances in effect on the date of Closing, it is not expected that the proceeds of the Series 2026 Bonds will be used in a manner that would cause the Series 2026 Bonds to be "arbitrage bonds" within the meaning of Section 148 of Internal Revenue Code of 1986, as amended;

(15) Specimen Series 2026 Bonds;

(16) A copy of the executed Letter of Representations between the District and DTC;

(17) Executed Financing Documents and the Declaration of Consent (2026 Bonds) of the Developer dated the date of Closing;

(18) A certificate executed by the District Manager that all resolutions required to be published by Florida law have been published in accordance with the requirements of Florida law;

(19) Evidence of compliance with the requirements of Section 189.051, Florida Statutes;

(20) A copy of the final validation judgment and certificate of no appeal with respect to the Series 2026 Bonds; and

(21) Such additional legal opinions, certificates (including such certificates as may be required by regulations of the Internal Revenue Service in order to establish the tax exempt character of the Series 2026 Bonds, which certificates shall be satisfactory in form and substance to Bond Counsel), and other evidence as the Underwriter, Bond Counsel or Underwriter's Counsel may deem necessary to evidence the truth and accuracy as of the Closing of the representations and warranties of the District herein contained and of the information contained in the Limited Offering Memorandum and the due performance and satisfaction by the District at or prior to such time of all agreements then to be performed and all conditions then to be satisfied by it.

All of the opinions, letters, certificates, instruments and other documents mentioned above or elsewhere in this Bond Purchase Agreement shall be deemed to be in compliance with the provisions hereof if, but only if, they are in form and substance as set forth herein or as described herein or as otherwise satisfactory to the Underwriter. Receipt of, and payments for, the Series 2026 Bonds shall constitute evidence of the satisfactory nature of such as to the Underwriter. The performance of any and all obligations of the District hereunder and the performance of any and all conditions herein for the benefit of the Underwriter may be waived by the Underwriter in their sole discretion.

If the District shall be unable to satisfy the conditions to the obligations of the Underwriter to cause the purchase, acceptance of delivery and payment for the Series 2026 Bonds contained in this Bond

Purchase Agreement, or if the obligations of the Underwriter to cause the purchase, acceptance of delivery and payment of the Series 2026 Bonds shall be terminated for any reason permitted by this Bond Purchase Agreement, this Bond Purchase Agreement shall terminate, and neither the Underwriter nor the District shall be under further obligation hereunder, but the respective obligations of the Underwriter and the District set forth in Section 10 hereof shall continue in full force and effect.

9. Termination. The Underwriter may terminate this Bond Purchase Agreement by written notice to the Issuer in the event that between the date hereof and the Closing:

(a) the marketability of the Series 2026 Bonds or the market price thereof, in the reasonable opinion of the Underwriter, has been materially adversely affected by an amendment to the Constitution of the United States or by any legislation (other than any actions taken by either House of Congress on or prior to the date hereof) (i) enacted or adopted by the United States, (ii) recommended to the Congress or otherwise endorsed for passage, by press release, other form of notice or otherwise, by the President of the United States, the chair or ranking minority member of the Committee on Finance of the United States Senate or the Committee on Ways and Means of the United States House of Representatives, the Treasury Department of the United States or the Internal Revenue Service, or (iii) favorably reported out of the appropriate Committee for passage to either House of the Congress by any full Committee of such House to which such legislation has been referred for consideration, or by any decision of any court of the United States or by any order, rule or regulation (final, temporary or proposed) on behalf of the Treasury Department of the United States, the Internal Revenue Service or any other authority or regulatory body of the United States, or by a release or announcement or communication issued or sent by the Treasury Department or the Internal Revenue Service of the United States, or any comparable legislative, judicial or administrative development affecting the federal tax status of the Issuer, its property or income, obligations of the general character of the Series 2026 Bonds, as contemplated hereby, or the interest thereon; or

(b) any legislation, rule, or regulations shall be introduced in, or be enacted or adopted in the State of Florida, or a decision by any court of competent jurisdiction within the State of Florida shall be rendered which, in the reasonable opinion of the Underwriter, materially adversely affects the market for the Series 2026 Bonds or the sale, at the contemplated offering prices, by the Underwriter of the Series 2026 Bonds to be purchased by them; or

(c) any amendment to the Limited Offering Memorandum is proposed by the Issuer or deemed necessary by Bond Counsel, or the Underwriter which, in the reasonable opinion of the Underwriter, materially adversely affects the market for the Series 2026 Bonds or the sale, at the contemplated offering prices, by the Underwriter of the Series 2026 Bonds to be purchased by them; or

(d) there shall have occurred any outbreak or escalation of hostility, declaration by the United States of a national emergency or war or other calamity or crisis the effect of which on financial markets is such as to make it, in the sole judgment of the Underwriter, impractical or inadvisable to proceed with the offering or delivery of the Series 2026 Bonds as contemplated by the Limited Offering Memorandum (exclusive of any amendment or supplement thereto); or

(e) legislation shall be enacted or adopted, or any action shall be taken by, or on behalf of, the Securities and Exchange Commission which, in the reasonable opinion of Bond Counsel, has the effect of requiring the contemplated distribution of the Series 2026 Bonds to be registered under the Securities Act of 1933, as amended, or the Indenture to be qualified under the Trust Indenture Act of 1939, as amended,

or any laws analogous thereto relating to governmental bodies, and compliance therewith cannot be accomplished prior to the Closing; or

(f) legislation shall be introduced by amendment or otherwise in or be enacted by, the House of Representatives or the Senate of the Congress of the United States, or a decision by a Court of the United States of America shall be rendered, or a stop order, ruling, release, regulation, official statement or no-action letter by or on behalf of the Securities and Exchange Commission or any other governmental authority having jurisdiction of the subject matter of the Series 2026 Bonds shall have been proposed, issued or made (which is beyond the control of the Underwriter or the Issuer to prevent or avoid) to the effect that the issuance, offering or sale of the Series 2026 Bonds as contemplated hereby or by the Limited Offering Memorandum, or any document relating to the issuance, offering or sale of the Series 2026 Bonds is or would be in violation of any of the federal securities laws at Closing, including the Securities Act of 1933, as amended and then in effect, the Securities Exchange Act of 1934, as amended and then in effect, or the Trust Indenture Act of 1939, as amended and then in effect, or with the purpose or effect of otherwise prohibiting the offering and sale of obligations of the general character of the Series 2026 Bonds, or the Series 2026 Bonds, as contemplated hereby; or

(g) there shall have occurred, after the signing hereof, either a financial crisis or a default with respect to the debt obligations of the Issuer or proceedings under the federal or State of Florida bankruptcy laws shall have been instituted by the Issuer, in either case the effect of which, in the reasonable judgment of the Underwriter, is such as to materially and adversely affect (i) the market price or the marketability of the Series 2026 Bonds, or (ii) the ability of the Underwriter to enforce contracts for the sale of the Series 2026 Bonds; or

(h) a general banking moratorium shall have been declared by the United States, New York or Florida authorities, which in the reasonable opinion of the Underwriter, materially adversely affects the market for the Series 2026 Bonds or the sale, at the contemplated offering prices, by the Underwriter of the Series 2026 Bonds to be purchased by them; or

(i) any national securities exchange, or any governmental authority, shall impose, as to the Series 2026 Bonds or obligations of the general character of the Series 2026 Bonds any material restrictions not now in force, or increase materially those now in force, with respect to the establishment of material restrictions upon trading of securities, including limited or minimum prices, by any governmental authority or by any national securities exchange, which in the reasonable opinion of the Underwriter, materially adversely affects the market for the Series 2026 Bonds or the sale, at the contemplated offering prices, by the Underwriter of the Series 2026 Bonds to be purchased by it; or

(j) legal action shall have been filed against the Issuer wherein an adverse ruling would materially adversely affect the transactions contemplated hereby or by the Limited Offering Memorandum or the validity of the Series 2026 Bonds, the Bond Resolutions, the Assessment Resolutions, the Indenture, the Continuing Disclosure Agreement or this Bond Purchase Agreement; provided, however, that as to any such litigation, the Issuer may request and the Underwriter may accept an opinion by Bond Counsel, or of other counsel acceptable to the Underwriter, that in such counsel's opinion the issues raised by any such litigation or proceeding are without substance or that the contentions of any plaintiffs therein are without merit; or

(k) there shall have occurred or any notice shall have been given of any intended review, downgrading, suspension, withdrawal, or negative change in credit watch status by any national rating service to any of the Issuer's obligations; or

(l) any information shall have become known which, in the Underwriter's reasonable opinion, makes untrue, incorrect or misleading in any material respect any statement or information contained in the Limited Offering Memorandum, as the information contained therein has been supplemented or amended by other information, or causes the Limited Offering Memorandum, as so supplemented or amended, to contain an untrue, incorrect or misleading statement of a material fact or to omit to state a material fact necessary to be stated therein in order to make the statements made therein, in light of the circumstances under which they were made, not misleading and upon the receipt of notice of same by the Issuer, the Issuer fails to promptly amend or supplement the Limited Offering Memorandum; or

(m) an event occurs as a result of which the Limited Offering Memorandum, as then amended or supplemented, would include an untrue statement of a material fact or omit to state any material fact which is necessary to be stated therein in order to make the statements made therein, in the light of the circumstances under which they were made, not misleading which, in the reasonable opinion of the Underwriter, requires an amendment or supplement to the Limited Offering Memorandum and, in the reasonable opinion of the Underwriter, materially adversely affects the marketability of the Series 2026 Bonds or the contemplated offering prices thereof and upon the receipt of notice by the Issuer, the Issuer fails to promptly amend or supplement the Limited Offering Memorandum.

(n) the IRS makes a determination with respect to any special purpose development district formed under State law (referred to herein as a "Special District") deeming that all or certain of such Special Districts are not a "political subdivision" for purposes of Section 103(a) of the Code, and such determination, in the reasonable opinion of the Underwriter, materially adversely affects the federal tax status of the District, the tax exempt character or marketability of the Series 2026 Bonds or the contemplated offering prices thereof.

10. Expenses.

(a) The District agrees to pay from the proceeds of the Series 2026 Bonds, and the Underwriter shall be under no obligation to pay, all expenses incident to the performance of the District's obligations hereunder, including but not limited to (1) the cost of the preparation, printing or other reproduction (for distribution prior to, on or after the date of acceptance of this Bond Purchase Agreement) of a reasonable number of copies of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum; (2) the fees and disbursements of Bond Counsel, District Counsel, Rizzetta & Company, Incorporated, as Assessment Consultant, Boyd Civil Engineering, Inc., as Consulting Engineer, and any other experts or consultants retained by the District, including, but not limited to, the fees and expenses of the District Manager; (3) the fees and disbursements of Underwriter's counsel; (4) the fees and disbursements of the Trustee, Bond Registrar and Paying Agent under the Indenture; and (5) out-of-pocket expenses of the District.

(b) The Underwriter shall pay (1) the cost of qualifying the Series 2026 Bonds for sale in various states chosen by the Underwriter and the cost of preparing or printing any Blue Sky and legal investment memoranda to be used in connection with such sale; and (2) out-of-pocket expenses, including advertising, incurred by them in connection with their offering and distribution of the Series 2026 Bonds.

(c) In the event that either the District or the Underwriter shall have paid obligations of the other as set forth in this Section, adjustment shall be made at or prior to Closing.

11. No Advisory or Fiduciary Role. The District acknowledges and agrees that (i) the purchase and sale of the Series 2026 Bonds pursuant to this Bond Purchase Agreement is an arm's-length commercial transaction between the District and the Underwriter, (ii) in connection therewith and with the discussions, undertakings and procedures leading up to the consummation of such transaction, the Underwriter is and has been acting solely as a principal and is not acting as an advisor (including, without limitation, a Municipal Advisor (as such term is defined in Section 975(e) of the Dodd Frank Wall Street Reform and Consumer Protection Act), agent or fiduciary of the District, (iii) the Underwriter has not assumed an advisory or fiduciary responsibility in favor of the District with respect to the offering contemplated hereby or the discussions, undertakings and procedures leading thereto (irrespective of whether the Underwriter or any affiliate of the Underwriter has provided other services or is currently providing other services to the District on other matters) and the Underwriter has no obligation to the District with respect to the offering contemplated hereby except the obligations expressly set forth in this Bond Purchase Agreement, (iv) the District has consulted its own legal, financial and other advisors to the extent it has deemed appropriate in connection with the offering of the Series 2026 Bonds, (v) the Underwriter has financial and other interests that differ from those of the District, and (vi) the District has received the Underwriter's G-17 Disclosure Letter.

12. Notices. All notices, demands and formal actions hereunder shall be in writing and mailed, electronically mailed or delivered to:

The Underwriter:	MBS Capital Markets, LLC 152 Lincoln Avenue Winter Park, Florida 32789 Attn: Brett Sealy
The District:	Town of Kindred Community Development District II c/o Rizzetta & Company, Incorporated 3434 Colwell Avenue, Suite 130 Tampa, Florida 33614 Attn: Brian Mendes Phone: (813) 933-5571
Copy to:	Kutak Rock LLP 107 West College Avenue Tallahassee, Florida 32301 Attn: Jere L. Earlywine, Esq.

13. Parties in Interest. This Bond Purchase Agreement is made solely for the benefit of the Issuer and the Underwriter (including the successors or assignees of the Issuer or the Underwriter) and no other party or person shall acquire or have any right hereunder or by virtue hereof. All representations, warranties, covenants and agreements in this Bond Purchase Agreement shall remain operative and in full force and effect, regardless of: (i) any investigations made by or on behalf of the Underwriter; (ii) the delivery of and payment for the Series 2026 Bonds pursuant to this Bond Purchase Agreement; or (iii) any

termination of this Bond Purchase Agreement but only to the extent provided by the last paragraph of Section 8 hereof.

14. Waiver. Notwithstanding any provision herein to the contrary, the performance of any and all obligations of the Issuer hereunder and the performance of any and all conditions contained herein for the benefit of the Underwriter may be waived by the Underwriter, in their sole discretion.

15. Effectiveness. This Bond Purchase Agreement shall become effective upon the execution of the acceptance hereof by the Chair or Vice Chair of the District and shall be valid and enforceable at the time of such acceptance.

16. Counterparts. This Bond Purchase Agreement may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute one and the same document.

17. Headings. The headings of the sections of this Bond Purchase Agreement are inserted for convenience only and shall not be deemed to be a part hereof.

18. Florida Law Governs. The validity, interpretation and performance of this Bond Purchase Agreement shall be governed by the laws of the State of Florida.

19. Truth In Bonding Statement. Pursuant to the provisions of Section 218.385(2) and (3), Florida Statutes, as amended, the Underwriter provides the following truth-in-bonding statement:

(a) The Issuer is proposing to issue the Series 2026 Bonds for the purposes listed in Section 2 hereof. These obligations are expected to be repaid from the 2026 Trust Estate, as further described herein. The Series 2026 Bonds are expected to be repaid over a period of approximately ___ years. At a true interest cost rate of approximately _____%, total interest paid over the life of the obligations will be approximately $_____.

(b) The primary source of repayment for the Series 2026 Bonds is the 2026 Trust Estate. Authorizing this obligation will result in a maximum of approximately $_____ of 2026 Pledged Revenues not being available to finance other services of the Issuer every year for approximately ____ years; provided, however, that in the event the Series 2026 Bonds are not issued, the District would not be entitled to impose and collect the 2026 Special Assessments in the amount of the debt service to be paid on the Series 2026 Bonds.

20. Establishment of Issue Price.

(a) The Underwriter agrees to assist the Issuer in establishing the issue price of the Series 2026 Bonds and shall execute and deliver to the Issuer at Closing an "issue price" or similar certificate, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Exhibit J, with such modifications as may be appropriate or necessary, in the reasonable judgment of the Underwriter, the Issuer and Bond Counsel, to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Series 2026 Bonds.

(b) The Issuer will treat the first price at which 10% of each maturity of the Series 2026 Bonds (the "10% test") is sold to the public as the issue price of that maturity (if different interest rates apply within a maturity, each separate CUSIP number within that maturity will be subject to the 10% test). At or promptly after the execution of this Bond Purchase Agreement, the Underwriter shall report to the Issuer

the price or prices at which it has sold to the public each maturity of Series 2026 Bonds. If at that time the 10% test has not been satisfied as to any maturity of the Series 2026 Bonds, the Underwriter agrees to promptly report to the Issuer the prices at which it sells the unsold Series 2026 Bonds of that maturity to the public. Except as set forth in (c) below, that reporting obligation shall continue, whether or not the date of Closing has occurred, until the 10% test has been satisfied as to the Series 2026 Bonds of that maturity or until all Series 2026 Bonds of that maturity have been sold to the public.

(c) The Underwriter confirms that it has offered the Series 2026 Bonds to the public on or before the date of this Bond Purchase Agreement at the offering price or prices (the "initial offering price"), or at the corresponding yield or yields, set forth in Exhibit A attached hereto. Exhibit A also sets forth, as of the date of this Bond Purchase Agreement, the maturities, if any, of the Series 2026 Bonds for which the 10% test has not been satisfied and for which the District and the Underwriter agree that the restrictions set forth in the next sentence shall apply, which will allow the District to treat the initial offering price to the public of each such maturity as of the sale date as the issue price of that maturity (the "hold-the-offering-price rule"). So long as the hold-the-offering-price rule remains applicable to any maturity of the Series 2026 Bonds, the Underwriter will neither offer nor sell unsold Series 2026 Bonds of that maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

(1) the close of the fifth (5th) business day after the sale date; or

(2) the date on which the Underwriter has sold at least 10% of that maturity of the Series 2026 Bonds to the public at a price that is no higher than the initial offering price to the public.

(d) The Underwriter shall promptly advise the District when it has sold 10% of that maturity of the Series 2026 Bonds to the public at a price that is no higher than the initial offering price to the public, if that occurs prior to the close of the fifth (5th) business day after the sale date.

(1) The Underwriter acknowledges that sales of any Series 2026 Bonds to any person that is a related party to the Underwriter shall not constitute sales to the public for purposes of this section. Further, for purposes of this section:

(1) "public" means any person other than an underwriter or a related party;

(2) "underwriter" means (A) any person that agrees pursuant to a written contract with the District (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Series 2026 Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Series 2026 Bonds to the public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Series 2026 Bonds to the public);

(3) a purchaser of any of the Series 2026 Bonds is a "related party" to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (A) at least 50% common ownership of the voting power or the total value of their stock, if

both entities are corporations (including direct ownership by one corporation of another), (B) more than 50% common ownership of their capital interests or profit interests, if both entities are partnerships (including direct ownership by one partnership of another), or (C) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other); and

(4) "sale date" means the date of execution of this Bond Purchase Agreement by all parties.

[Remainder of page intentionally left blank]

21. Entire Agreement. This Bond Purchase Agreement when accepted by you in writing as heretofore specified shall constitute the entire agreement between us and is made solely for the benefit of the Issuer and the Underwriter (including the successors or assigns of the Issuer or the Underwriter). No other person shall acquire or have any right hereunder or by virtue hereof.

Very truly yours,

MBS CAPITAL MARKETS, LLC

_____

Brett Sealy, Managing Partner

Accepted by:

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II

_____

John Valantasis, Chair, Board of Supervisors

EXHIBIT A

AMOUNTS, INTEREST RATES, MATURITIES, YIELDS, PRICES AND INITIAL CUSIP NUMBERS*

[To come]

REDEMPTION PROVISIONS

[To come]

* The District is not responsible for the use of CUSIP numbers, nor is a representation made as to their correctness. The CUSIP numbers are only included solely for the convenience of the readers of this Bond Purchase Agreement and may be changed after the issuance of the Series 2026 Bonds.

EXHIBIT B

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II
(Osceola County, Florida)

$_____
Special Assessment Revenue Bonds,
Series 2026

DISCLOSURE STATEMENT

August ___, 2026

Town of Kindred Community Development District II
Osceola County, Florida

Ladies and Gentlemen:

Pursuant to Section 218.385, Florida Statutes, and with respect to the issuance of the above-referenced bonds (the "Series 2026 Bonds"), MBS Capital Markets, LLC (the "Underwriter"), having purchased the Series 2026 Bonds pursuant to a Bond Purchase Agreement dated August ___, 2026 (the "Purchase Agreement") between the Underwriter and the Town of Kindred Community Development District II (the "District"), makes the following disclosures in connection with the limited public offering and sale of the Series 2026 Bonds:

(a) The total underwriting discount paid to the Underwriter pursuant to the Purchase Agreement is $_____ (____%).

(b) The total amount of expenses estimated to be incurred by the Underwriter in connection with the issuance of the Series 2026 Bonds is $_____. An itemization of these expenses is attached hereto as Schedule I.

(c) There are no "finders" as such term is used in Sections 218.385 and 218.386, Florida Statutes, in connection with the issuance of the Series 2026 Bonds.

(d) The components of the Underwriter's discount are as follows:

	Per $1,000		
Management Fee:		or	$
Takedown:		or	
Expenses:		or	
	$		$

(e) There are no other fees, bonuses, or other compensation estimated to be paid by the Underwriter in connection with the Series 2026 Bonds to any person not regularly employed or retained by the Underwriter.

(f) The name and address of the Underwriter is set forth below:

MBS Capital Markets, LLC
152 Lincoln Avenue
Winter Park, Florida 32789

We understand that you do not require any further disclosure from the Underwriter, pursuant to Section 218.385(6), Florida Statutes, as amended.

Very truly yours,

MBS CAPITAL MARKETS, LLC

_____

Brett Sealy, Managing Partner

SCHEDULE I

ESTIMATED EXPENSES TO BE INCURRED BY UNDERWRITER

Travel Expenses	$
Communication	
Day Loan	
Clearance & Settlement Charges	
CUSIP / DTC	
Contingency	
Total	$

EXHIBIT C

CERTIFICATE OF DISTRICT

The undersigned, as Chair and Assistant Secretary, respectively, of the Board of Supervisors of the Town of Kindred Community Development District II (the "District"), a local unit of special-purpose government duly established and validly existing under and pursuant to the Constitution and laws of the State of Florida, particularly Chapter 190, Florida Statutes, as amended (the "Act"), hereby certify to MBS Capital Markets, LLC (the "Underwriter") in satisfaction of Section 8(c)(5) of the Bond Purchase Agreement, dated August ___, 2026, with the District (the "Bond Purchase Agreement") in connection with the issuance by the District of $_____ aggregate principal amount of its Special Assessment Revenue Bonds, Series 2026 (the "Series 2026 Bonds"), as follows (terms used and not otherwise defined herein shall have the meanings ascribed to such terms in the Bond Purchase Agreement):

1. John Valantasis is the duly appointed and acting Chair of, and Brian Mendes is a duly appointed and acting Assistant Secretary to the Board of Supervisors of the District, authorized by resolution of the Board of Supervisors of the District pursuant to the Act to be custodian of all bonds, documents and papers filed with the District and the official seal of the District.

2. The following named persons are as of the date hereof the duly elected, qualified and acting members of the Board of Supervisors of the District: **[To be confirmed by Rizzetta.]**

Name	Title	Term Expires
John Valantasis*	Chair	November 2028
Louis Avelli*	Vice Chair	November 2028
Matthew Stolz*	Assistant Secretary	November 2026
Anthony Benitez*	Assistant Secretary	November 2026
Vacant	Assistant Secretary	November 2026

* Employee of the Developer or one of its affiliates.

3. The following named persons are the only designated, elected or appointed, qualified and acting officers of the District, holding the office of appointment set forth opposite their names, respectively:

Name	Title
John Valantasis	Chair
Louis Avelli	Vice Chair
Matthew Stolz	Assistant Secretary
Anthony Benitez	Assistant Secretary
Louis Avelli	Assistant Secretary
Belinda Blandon	Assistant Secretary
Brian Mendes	Assistant Secretary
Scott Brizendine	Secretary

Each of said persons since his or her appointment as aforesaid has been and now is the duly designated and qualified officer of the Board of Supervisors of the District holding the office set forth opposite his or her name, if required to file an oath of office, has done so, and if legally required to give a bond or undertaking has filed such bond or undertaking in form and amount required by law.

4. The seal, an impression of which appears below, is the only proper and official seal of the District.

5. The Board of Supervisors of the District, at duly called and held meetings of the Board of Supervisors of the District on February 14, 2020, and July 30, 2026, duly adopted Resolution Nos. 2020-31 and 2026-__, respectively, true and correct copies of which are attached hereto (together, the "Bond Resolutions"), which Bond Resolutions remain in full force and effect on the date hereof.

6. The Board of Supervisors of the District, at duly called and held meetings of the Board of Supervisors of the District on February 9, 2023, February 9, 2023, April 13, 2023, and July 30, 2026, duly adopted Resolution Nos. 2023-10, 2023-11, 2023-12, and 2026-__ (collectively, the "Assessment Resolutions"), which Assessment Resolutions remain in full force and effect on the date hereof.

7. The above referenced meetings of the Board at which the Bond Resolutions and Assessment Resolutions were adopted were duly called in accordance with applicable law, including Executive Order 2020-69 issued by Governor DeSantis, as extended and supplemented, and pursuant to Section 120.54(5)(b)2, Florida Statutes, and at said meetings a quorum was present and acted throughout. All meetings of the Board at which the Board considered any matters related to the Bond Resolutions, the Assessment Resolutions, the Indenture, the Series 2026 Bonds or any documents related to the issuance of the Series 2026 Bonds have been open to the public and held in accordance with the procedures required by Section 189.015 and Chapter 286, Florida Statutes, as amended, and all laws amendatory thereof and supplementary thereto, including Executive Order 2020-69 issued by Governor DeSantis, as extended and supplemented, and pursuant to Section 120.54(5)(b)2, Florida Statutes.

8. The District has complied with the provisions of Chapters 170, 190 and 197, Florida Statutes related to the imposition, levy, collection and enforcement of the 2026 Special Assessments.

9. Upon authentication and delivery of the Series 2026 Bonds, the District will not be in default in the performance of the terms and provisions of the Bond Resolutions, the Assessment Resolutions or the Indenture.

10. Each of the representations and warranties made by the District in the Bond Purchase Agreement is, to the best of our knowledge and belief, true and accurate on and as of this date.

11. The District has complied with all the agreements and satisfied all the conditions on its part to be complied with on or before the date hereof for delivery of the Series 2026 Bonds pursuant to the Bond Purchase Agreement, the Bond Resolutions, the Assessment Resolutions and the Indenture.

12. To the best of our knowledge, since the date of the Limited Offering Memorandum, no material and adverse change has occurred in the business, properties, other assets and financial position of the District or results of operations of the District; and to the best of our knowledge, the District has not, since the date of the Limited Offering Memorandum, incurred any material liabilities other than as set forth in or contemplated by the Limited Offering Memorandum.

13. To the best of our knowledge, the statements appearing in the Limited Offering Memorandum did not as of its date and do not as of the date hereof contain an untrue statement of a material fact or omit to state a material fact required to be included therein or necessary in order to make the statements contained therein, in light of the circumstances in which they were made, not misleading; provided, however, that no representation is made with respect to information concerning The Depository

Trust Company, the Developer, the Development, or the Underwriter or contained in the Limited Offering Memorandum under "SUITABILITY FOR INVESTMENT," "DESCRIPTION OF THE SERIES 2026 BONDS – Book-Entry Only System," "THE DEVELOPMENT," "THE DEVELOPER," "TAX MATTERS," "LITIGATION - The Developer," "CONTINUING DISCLOSURE – Continuing Compliance – The Developer" or "UNDERWRITING." Subject to the foregoing limitations, nothing has come to our attention which would lead us to believe that the Limited Offering Memorandum, as of its date or as of the date hereof contained an untrue statement of a material fact, or omitted to state a material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances in which they were made not misleading.

14. Except as set forth in the Limited Offering Memorandum, there is no litigation or other proceedings pending against the District of which the District has notice or, to the knowledge of the District, threatened against the District in or before any agency, court or tribunal, state or federal, (a) restraining or enjoining or seeking to restrain or enjoin the issuance, sale, execution or delivery of any of the Series 2026 Bonds or the imposition, levy and collection of the 2026 Special Assessments or the pledge thereof to the payment of the principal of and premium, if any, and interest on the Series 2026 Bonds, (b) questioning or affecting the validity of any provision of the Series 2026 Bonds, the Bond Resolutions, the Assessment Resolutions, the 2026 Special Assessments or the Financing Documents, as those documents are defined in the Bond Purchase Agreement, (c) questioning or affecting the validity of any of the proceedings or the authority for the authorization, sale, execution or delivery of the Series 2026 Bonds, (d) questioning or affecting the organization or existence of the District or the title of any of its officers to their respective offices or any powers of the District under the laws of the State of Florida, (e) contesting or affecting the 2026 Special Assessments or the 2026 Project, (f) contesting the accuracy or completeness of the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum or any amendment or supplement thereto, (g) contesting the exclusion of interest on the Series 2026 Bonds from federal income taxation, or (h) contesting the exemption from taxation of the Series 2026 Bonds and the interest thereon under Florida law or the legality for investment therein.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, we have hereunder set our hands this _____ day of _____, 2026.

(SEAL)

_____

John Valantasis, Chair, Board of Supervisors
Town of Kindred Community Development
District II

_____

Brian Mendes, Assistant Secretary, Board of Supervisors
Town of Kindred Community Development
District II

EXHIBIT D

FORM OF DISTRICT COUNSEL OPINION

_____ ___, 2026

Town of Kindred Community Development District II
Osceola County, Florida

MBS Capital Markets, LLC
Winter Park, Florida

U.S. Bank Trust Company, National Association, as Trustee
Orlando, Florida
(solely for reliance upon Sections C.1. and C.3.)

Re: $_____ Town of Kindred Community Development District II (Osceola County, Florida) Special Assessment Revenue Bonds, Series 2026

Ladies and Gentlemen:

We serve as counsel to the Town of Kindred Community Development District II ("**District**"), a local unit of special-purpose government established pursuant to the laws of the State of Florida, in connection with the sale by the District of its $_____ Town of Kindred Community Development District II (Osceola County, Florida) Special Assessment Revenue Bonds, Series 2026 ("**Bonds**"). This letter is delivered to you pursuant to Section 3.01 of the Master Indenture (defined below), Section 207 of the Supplemental Trust Indenture (defined below), and Section 8(c)(8) of the Bond Purchase Agreement (referenced below), and is effective as of the date first written above. Each capitalized term not otherwise defined herein has the meaning given to it in the Indenture (defined herein).

A. DOCUMENTS EXAMINED

In rendering the opinions set forth below, we have examined and/or relied upon the following documents and have made such examination of law as we have deemed necessary or appropriate:

1. Ordinance Nos. 2020-16 and 2023-05, each enacted by the Board of County Commissioners of Osceola County, Florida, on January 13, 2020, and January 9, 2023, respectively ("**Establishment Ordinance**");
2. the *Master Trust Indenture*, dated as of August 1, 2020 ("**Master Indenture**"), as supplemented by the *Fifth Supplemental Trust Indenture*, dated as of _____ 1, 2026 ("**Supplemental Trust Indenture**," and together with the Master Indenture, "**Indenture**"), each by and between the District and U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank National Association, as trustee ("**Trustee**");
3. Resolutions Nos. 2020-31 and 2026-__ adopted by the District on February 14, 2020, and July 30, 2026, respectively (together, "**Bond Resolution**");

4. *Amended & Restated Engineer's Report*, dated February 9, 2023, and February 13, 2020, as revised April 16, 2020, and the *Supplemental Engineer's Report*, dated [June 16, 2026] (together, "**Engineer's Reports**"), which describes among other things, the **"2026 Project";**

5. the *Master Special Assessment Allocation Report (Expansion Area)*, dated February 9, 2023, and the *Final Supplemental Special Assessment Allocation Report Special Assessment Revenue Bonds, Series 2026*, dated August ___, 2026(together, "**Assessment Methodology**");

6. Resolution Nos. 2023-10, 2023-11, 2023-12 and 2026-__ (collectively, "**Assessment Resolution**"), establishing the debt service special assessments ("**Debt Assessments**") securing the Bonds;

7. the *Final Judgment* issued on May 12, 2020, and by the Circuit Court for the Ninth Judicial Circuit in and for Osceola County, Florida in Case No. 49-2020-CA-592-OC, and Certificate of No Appeal issued on June 19, 2020;

8. the Preliminary Limited Offering Memorandum dated August ___, 2026 ("**PLOM**") and Limited Offering Memorandum dated August ___, 2026 ("**LOM**");

9. certain certifications by MBS Capital Markets, LLC ("**Underwriter**"), as underwriter to the sale of the Bonds;

10. certain certifications of Boyd Civil Engineering, Inc., as **"Consulting Engineer"**;

11. certain certifications of Rizzetta & Company, Inc., as **"District Manager"** and as **"Assessment Consultant"**;

12. general and closing certificate of the District;

13. an opinion of Akerman LLP ("**Bond Counsel**") issued to the District in connection with the sale and issuance of the Bonds;

14. an opinion of Aponte & Associates Law Firm, P.L.L.C. ("**Trustee Counsel**") issued to the District and Underwriter in connection with the sale and issuance of the Bonds;

15. opinion of Nelson Mullins LLP, counsel to the Developer (defined herein), issued to the District and the Underwriter in connection with the sale and issuance of the Bonds;

16. the following agreements (collectively, "**Bond Agreements**"):

    (a) the Continuing Disclosure Agreement dated _____ ___, 2026, by and among the District, D.R. Horton, Inc. ("**Developer**") and a dissemination agent;

    (b) the Bond Purchase Agreement between Underwriter and the District and dated August ___, 2026 ("**BPA**");

    (c) the Completion Agreement (2026 Bonds) between the District and the Developer and dated _____ ___, 2026;

    (d) the Collateral Assignment Agreement (2026 Bonds) between the District and the Developer and dated _____ ___, 2026;

17. the Declaration of Consent (2026 Bonds) executed by the Developer;

18. Certificate of Developer; and

19. such other documents as we have deemed necessary or appropriate in rendering the opinions set forth below.

We have also attended various meetings of the District and have participated in conferences from time to time with representatives of the District, the District Engineer, the District Manager and Assessment Consultant, the Underwriter, Bond Counsel, counsel to the Underwriter, the Developer, counsel to the Developer, and others relative to the LOM and the related documents described herein.

B. RELIANCE

This opinion is solely for the benefit of (i) the District; (ii) the Underwriter; and (iii) the Trustee; provided, however, that the Trustee may only rely on this opinion for the limited purposes of the opinions stated in Sections C.1, and C.3. Notwithstanding the foregoing, no attorney-client relationship has existed or exists between the undersigned and the Underwriter or Trustee in connection with the Bonds by virtue of this opinion. This opinion may not be relied on by any other party or for any other purpose without our prior written consent.

C. OPINIONS

Based on the foregoing, and subject to the qualifications and assumptions set forth herein, we are of the opinion that:

1. ***Authority*** – Under the Florida Constitution and laws of the State, the District has been duly established and validly exists as a local unit of special-purpose government and a community development district under Chapter 190, *Florida Statutes* ("**Act**"), with such powers as set forth in the Act, and with good, right and lawful authority: (a) to enter into and to consummate the transactions contemplated by the Bond Resolution, the Assessment Resolution, the Indenture, the Bonds and the Bond Agreements; (b) to issue the Bonds for the purposes for which they are issued; (c) to impose, levy, collect and enforce the Debt Assessments and pledge the Pledged Revenues to secure the Bonds as provided in the Indenture; (d) to adopt the Bond Resolution and the Assessment Resolution; and (e) to perform its obligations under the terms and conditions of the Bond Resolution, the Assessment Resolution, the Bond Agreements, the Bonds and the Indenture.

2. ***Assessments*** – The proceedings by the District with respect to the Debt Assessments have been in accordance with Florida law. The District has taken all action necessary to authorize and execute the Assessment Resolution and to levy and impose the Debt Assessments, as set forth in the Assessment Resolution, Assessment Methodology, and/or other applicable documents. The Debt Assessments constitute legal, valid, binding and enforceable first liens upon the property against which such Debt Assessments are assessed, co-equal with the lien of all state, county, district and municipal taxes and assessments, and superior in dignity to all other liens, titles and claims, until paid.

3. ***Agreements*** – The (a) Bond Resolution, (b) Bonds, (c) Indenture, and (d) Bond Agreements (assuming due authorization, execution and delivery of documents (b) – (d) listed herein by any parties thereto other than the District) have been duly and validly authorized, executed and delivered by the District, have been duly approved and adopted and/or issued by the District, are in full force and effect, constitute legal, valid and binding obligations of the District, and are enforceable against the District in accordance with their respective terms. All conditions prescribed in the Indenture as precedent to the issuance of the Bonds have been fulfilled.

4. ***Validation*** – The Bonds have been validated by a final judgment of the Circuit Court for the Ninth Judicial Circuit in and for Osceola County, Florida, of which no timely appeal was filed.

5. ***Governmental Approvals*** –As of the date hereof, all necessary consents, approvals, waivers or other actions by or filings with any governmental authority or other entity that are required for: (a) the adoption of the Bond Resolution and the Assessment Resolution; (b) the issuance, sale, execution and delivery of the Bonds upon the terms set forth in the BPA, PLOM, and LOM; (c) the execution and delivery of the Indenture and Bond Agreements; and (d) the performance by the District of the transactions required hereby, have been duly obtained or made and are in full force and effect.

6. ***PLOM and LOM*** – The District has duly authorized the execution, delivery and distribution by the Underwriter of the PLOM and LOM. To our knowledge, and based upon our review of the PLOM and LOM and without having undertaken to determine independently the accuracy, completeness or fairness of the statements contained in the PLOM and LOM and with respect to the PLOM, as of its date, and with respect to the LOM, as of the date of the BPA and the date hereof, nothing has come to our attention which would lead us to believe that the PLOM and LOM contain an untrue statement of a material fact or omit to state a material fact necessary to make the statements contained therein, in light of the circumstances under which they were made, not misleading, provided however that the opinions stated herein extend only to the following provisions of the PLOM and LOM: "THE DISTRICT" (excluding the subcaption "District Manager and Other Consultants"), "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2026 BONDS – 'Developer Agreements,'" "ENFORCEMENT OF ASSESSMENT COLLECTIONS," "VALIDATION," "LITIGATION – The District," "CONTINUING DISCLOSURE – Continuing Compliance – The District" and "AGREEMENT BY THE STATE" and further provided however that the opinions stated herein do not extend to any statements that constitute descriptions of the Bonds or the Indenture. No information or opinion is offered as to any remaining provisions of the PLOM or LOM.

7. ***Litigation*** – Based on our serving as the District's Registered Agent for service of process and the fact that we have not been served with notice, there is no litigation pending or, to the best of our knowledge, threatened against the District: (a) seeking to restrain or enjoin the issuance or delivery of the Bonds or the application of the proceeds thereof, or the imposition, levy or collection of the Debt Assessments or the Pledged Revenues pledged for the payment of the debt service on the Bonds; (b) contesting or affecting the authority for the Debt Assessments, the authority for the issuance of the Bonds or the validity or enforceability of the Bonds, the Indenture, the Bond Agreements or the transactions contemplated thereunder; (c) contesting or affecting the establishment or existence of the District or any of its Supervisors, officers or employees, its assets, property or condition, financial or otherwise, or contesting or affecting any of the powers of the District, including its power to enter into the Indenture or the Bond Agreements, or its power to determine, assess, levy, collect and pledge the Debt Assessments for the payment of the debt service on the Bonds; or (d) specifically contesting the exclusion from federal gross income of interest on the Bonds.

8. ***Compliance with Laws*** – To the best of our knowledge, the District is not, in any manner material to the issuance of the Bonds or the Debt Assessments, in breach of or default under any applicable provision of the Act or constitutional provision, statute, or administrative regulation of the State of Florida, or any applicable judgment or decree, any loan agreement, indenture, bond, note, resolution, agreement (including the Bond Agreements and Indenture), or any other material instrument to which the District is a party or to which the District or any of its property or assets is otherwise subject, and to the best of our knowledge, no event has occurred and is continuing which with the passage of time or the giving of notice, or both, would constitute a material default or event of default by the District under any such instrument; provided, however, that no opinion is expressed as to compliance with any state or federal tax or securities laws.

9. ***Authority to Undertake the 2026 Project*** - The District has good right and lawful authority under the Act to undertake, finance, acquire, construct, own, and operate the 2026 Project, subject to obtaining such licenses, orders or other authorizations as are, at the date of such opinion, required to be obtained from any agency or regulatory body.

D. CERTAIN ASSUMPTIONS

In rendering the foregoing opinions, we have assumed the following: (1) that all public records, certifications, agreements and other documents examined by us that have been executed or certified by public officials acting within the scope of their official capacities are authentic, truthful and accurate; (2) that copies of such public records, certifications, agreements, and other documents furnished to us are authentic and conform to the originals; (3) that all signatures on executed public records, certifications, agreements and other documents are genuine; and (4) that all public records, certifications, agreements and other documents have been properly authorized and are binding on each of the other parties thereto. Such assumptions do not apply to District documents.

E. CERTAIN QUALIFICATIONS

The foregoing opinions are subject to the following qualifications:

1. The opinions or statements expressed above are based solely on the laws of Florida in effect at the time of issuance of the Bonds. Accordingly, we express no opinion nor make any statement regarding the effect or application of the laws of the federal government (including but not limited to the Internal Revenue Code or any proposed changes thereto), or any other state or other jurisdiction.

2. Our opinion as to enforceability of any document is subject to limitations imposed by bankruptcy, insolvency, reorganization, moratorium, liquidation, readjustment of debt, or similar laws, relating to or affecting creditors' rights generally and general principles of equity (regardless of whether such enforceability is considered in a proceeding in equity or at law), and to the exercise of judicial discretion in appropriate cases, including the fact that specific performance and other equitable remedies are granted only in the discretion of a court.

3. Nothing herein shall be construed as an opinion regarding the possible applicability of state securities or "blue sky" laws or federal securities laws, as to which no opinion is expressed.

4. We further express no opinion as to the necessity for an interest rate waiver under Florida law, or the applicability of any provision or section of the Internal Revenue Code.

5. We express no opinion and make no representations with regard to financial, project, statistical or other similar information or data. We express no opinion as to compliance with any state or federal tax laws.

6. Except as set forth in Section C.9., we express no opinion and make no representation as to the Project, including but not limited to costs, estimates, projections, status, technical provisions, or anything else related to the Project.

7. We have not reviewed, and therefore express no opinion, regarding any land use, zoning, permits, approvals, real property or other related items, including but not limited to the Developer's and/or

any other landowner's ownership interests in any property within the District, whether the Developer and/or any other landowner owns any of the real property subject to the recordable Bond Agreements and/or Declaration of Consent, or whether the Developer is able to convey good and marketable title to any particular real property or interest therein.

8 With respect to any of the opinions set forth in this letter which are based on or qualified by the phrase "to our knowledge," the words "to our knowledge" signify that, in the course of our representation of the District, no facts have come to our attention that would give us actual knowledge that any such opinions or other matters are not accurate. Except to the extent expressly set forth herein, we have not undertaken any independent investigation to determine the existence or absence of any such facts, and no inference as to our knowledge of the existence of such facts should be drawn from the fact of our representation of the District.

9. The opinions set forth herein are based on factual representations made to us as of the date hereof. We assume no duty to update or supplement our opinions to reflect any facts or circumstances that may thereafter come to our attention, or to reflect any changes in law that may thereafter occur or become effective. Moreover, our opinions are not a guarantee of a particular result, and are not binding on the courts or any other entity; rather, our opinions represent our professional judgment based on our review of existing law, and in reliance on the representations and covenants that we deem relevant to such opinions.

Very truly yours,

KUTAK ROCK LLP

EXHIBIT E

CERTIFICATE OF RIZZETTA & COMPANY, INCORPORATED

I, William J. Rizzetta, President of Rizzetta & Company, Incorporated, do hereby certify to the Town of Kindred Community Development District II (the "District") and MBS Capital Markets, LLC (the "Underwriter") in connection with the issuance, sale and delivery by the District on this date of $_____ aggregate principal amount of Special Assessment Revenue Bonds, Series 2026 (the "Series 2026 Bonds") as follows (terms used and not otherwise defined herein shall have the meaning ascribed to such term in the Limited Offering Memorandum dated August ___, 2026 (the "Limited Offering Memorandum") of the District relating to the Series 2026 Bonds):

Rizzetta & Company, Incorporated has acted as District Manager and Assessment Consultant to the District in connection with the issuance of the Series 2026 Bonds and has been retained by the District to prepare the Master Special Assessment Allocation Report (Expansion Area) dated February 9, 2023, as supplemented by the Final Supplemental Special Assessment Allocation Report Special Assessment Revenue Bonds, Series 2026 dated August ___, 2026, comprising a part of the Assessment Proceedings of the District (together, the "Report");

1. the 2026 Special Assessments, as initially levied, and as may be reallocated from time to time as permitted by resolutions adopted by the District with respect to the 2026 Special Assessments, are sufficient to enable the District to pay the debt service on the Series 2026 Bonds through the final maturity thereof;

2. the 2026 Project provides a special benefit to the properties assessed and the 2026 Special Assessments are fairly and reasonably allocated to the properties assessed;

3. Rizzetta & Company, Incorporated consents to the use of the Report included as Appendix B to the Limited Offering Memorandum;

4. Rizzetta & Company, Incorporated consents to the references to the firm in the Limited Offering Memorandum;

5. the Report was prepared in accordance with all applicable provisions of Florida law;

6. as District Manager, nothing has come to our attention that would lead us to believe that the Limited Offering Memorandum, as it relates to the District, the 2026 Project, the 2026 Special Assessments, or any information provided by us, and the Report, as of their date and as of this date, contained or contains any untrue statement of a material fact or omitted or omits to state a material fact necessary to be stated therein in order to make the statements made therein, in light of the circumstances under which they were made, not misleading;

7. the information contained in the Limited Offering Memorandum under the heading "ASSESSMENT METHODOLOGY AND ALLOCATION OF ASSESSMENTS" and "THE DISTRICT – District Manager and Other Consultants" is true and correct in all material respects, and, such information does not contain any untrue statement of a material fact or omit to state any fact necessary in order to make the statements therein, in light of the circumstances under which they were made not misleading;

8. except as disclosed in the Limited Offering Memorandum, the firm knows of no material change in the matters described in the Report and is of the opinion that the considerations and assumptions used in compiling the Report are reasonable; and

9. the information contained in the Report did not, and does not, contain any untrue statement of a material fact and did not, and does not, omit to state a material fact necessary to be stated therein in order to make the statements made therein, in the light of the circumstances under which they were made, not misleading;

10. as District Manager, we are not aware of any litigation pending or, to the best of our knowledge, threatened against the District restraining or enjoining the issuance, sale, execution or delivery of the Series 2026 Bonds, or in any way contesting or affecting the validity of the Series 2026 Bonds or any proceedings of the District taken with respect to the issuance or sale thereof, or the pledge or application of any moneys or security provided for the payment of the Series 2026 Bonds, or the existence or powers of the District; and

11. Rizzetta & Company, Incorporated does not represent the District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Incorporated registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Incorporated does not provide the Issuer with financial advisory services or offer investment advice in any form.

IN WITNESS WHEREOF, the undersigned has set his hand this _____ day of _____, 2026.

RIZZETTA & COMPANY, INCORPORATED

_____

William J. Rizzetta, President

EXHIBIT F

FORM OF CERTIFICATE OF DEVELOPER

The undersigned, the duly authorized representative of D.R. Horton, Inc., as the developer (the "Developer") of the development known as Kindred (the "Development"), does hereby certify to the TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II (the "District") and MBS CAPITAL MARKETS, LLC (the "Underwriter") that:

1. This certificate is delivered by the Developer to enable the Underwriter to comply with Rule 15c2-12 under the Securities and Exchange Act of 1934 (the "Rule") in connection with the offering and sale by the District of its $_____ Town of Kindred Community Development District II Special Assessment Revenue Bonds, Series 2026 (the "Series 2026 Bonds"). Capitalized terms that are used in this certificate and not otherwise defined shall have the meanings assigned to such terms in the Limited Offering Memorandum, dated August ___, 2026 (the "Limited Offering Memorandum") and the Bond Purchase Agreement, dated August ___, 2026, between the Underwriter and the District (the "Bond Purchase Agreement").

2. The information contained in the Limited Offering Memorandum under the heading "THE DEVELOPER" and, as it pertains to the Developer and its interest in the Development, under the headings "INTRODUCTION," "THE CAPITAL IMPROVEMENT PROGRAM AND THE 2026 PROJECT," "THE DEVELOPMENT," "LITIGATION – The Developer" and "CONTINUING DISCLOSURE" (as it pertains to the Development and the Developer) contains no untrue statement of a material fact or omits to state any material fact required to be stated therein or necessary in order to make the statements made therein, in light of the circumstances under which they were made, not misleading as of the date of the Limited Offering Memorandum and as of the date hereof.

3. There has been no action taken by or omitted by the Developer that impairs the contemplated transactions by the District with respect to the Series 2026 Bonds, including: (a) the issuance and sale of the Series 2026 Bonds upon the terms set forth in the Bond Purchase Agreement; (b) the approval of the Limited Offering Memorandum and the signing of the Limited Offering Memorandum by a duly authorized officer of the District; (c) the acquisition and construction of the 2026 Project (as described in the Limited Offering Memorandum); and (d) the execution, delivery and receipt of the Bond Purchase Agreement, the Series 2026 Bonds, the Master Trust Indenture, dated as of August 1, 2020 (the "Master Indenture"), and the Fifth Supplemental Trust Indenture, dated as of _____ 1, 2026 (the "Fifth Supplemental Indenture" and, together with the Master Indenture, the "Indenture"), the Continuing Disclosure Agreement, the Completion Agreement, the Declaration of Consent (2026 Bonds) (the "Declaration of Consent"), the Collateral Assignment and any and all such other agreements or documents as may be required to be executed, delivered and received by the District in order to carry out, give effect to, and consummate the transactions contemplated by the Limited Offering Memorandum and the Indenture. The Developer acknowledges and consents to those provisions of the Bond Purchase Agreement which reference it.

4. The consummation of the transactions described in the Limited Offering Memorandum does not on the date hereof and will not at the time of such consummation, conflict with or constitute on the part of the Developer a breach or violation of the terms and provisions of, or constitute a default under any existing agreement or indenture, mortgage, lease, deed of trust, note or other instrument, to which the

Developer is subject or by which it or its properties are or may be bound. The consummation of the transactions described in the Limited Offering Memorandum does not, on the date hereof, and will not at the time of such consummation, to the best of the Developer's knowledge, conflict with or constitute on the part of the Developer a breach or violation of the terms and provisions of, or constitute a default under any existing constitution, laws, court or administrative rule or regulations, to which it is subject, or any decree, order or judgment to which it is a party or by which it is bound in force and effect on the date hereof, which would have a material adverse effect on the Series 2026 Bonds or the Development.

5. The Developer is not in default under any resolution, agreement or indenture, mortgage, lease, deed of trust, note or other instrument to which the Developer is subject, or by which it or its properties are or may be bound, which would have a material adverse effect on the Series 2026 Bonds or the Development.

6. There is no action, suit or proceeding at law or in equity by or before any court or public board or body pending or threatened, to the best of the Developer's knowledge, against the Developer: (a) seeking to restrain or enjoin the issuance or delivery of the Series 2026 Bonds or the application of the proceeds thereof, or the levy or collection of the 2026 Special Assessments, (b) contesting or affecting the authority for the issuance of the Series 2026 Bonds or the validity or enforceability of the Series 2026 Bonds, the Indenture, the Bond Purchase Agreement, the Continuing Disclosure Agreement, the Collateral Assignment, the Completion Agreement or the Declaration of Consent, or the transactions contemplated thereunder, (c) contesting or affecting the establishment or existence, of the Developer or any of its officers or employees, its assets, property or conditions, financial or otherwise, or contesting or affecting any of the powers of the Developer, including its power to develop the Development.

7. That portion of the District property securing 2026 Special Assessments for the Series 2026 Bonds is free and clear of any commercial mortgage encumbrance (i.e., non single-family home mortgages obtained by homeowners).

8. The Developer is complying in all material respects with all provisions of applicable law in all material matters relating to the Development and the District and its undertaking as described in the Limited Offering Memorandum and the Indenture including applying for all necessary permits. The Developer hereby certifies that: (a) it has the appropriate land use and zoning approvals under the Comprehensive Plan for Osceola County and the Land Development Code approved by Osceola County to permit the development of the Development and the construction of the improvements as described in the Limited Offering Memorandum under the headings of "THE DEVELOPMENT" and "THE DEVELOPER," (b) the Developer is not in default of any zoning condition, permit or development agreement which would adversely affect the District's ability to complete development of the 2026 Project (as described in the Limited Offering Memorandum) or the Developer's ability to complete the Development as described in the Limited Offering Memorandum and all appendices thereto, and (c) assuming compliance by the Developer with the material conditions of the Comprehensive Plan for Osceola County, the Osceola County Land Development Code, and zoning requirements, all of which conditions are within the control of the Developer (subject to applicable future permitting requirements and dedications as identified in the Limited Offering Memorandum) and upon issuance of applicable future permits, the Development and the District will be able to be developed as described in the Limited Offering Memorandum.

9. The Developer has previously entered into continuing disclosure obligations pursuant to the Rule, including undertakings with respect to Town of Kindred Community Development District II

Special Assessment Revenue Bonds, Series 2020, Town of Kindred Community Development District II Special Assessment Revenue Bonds, Series 2021, Town of Kindred Community Development District II Special Assessment Revenue Bonds, Series 2023, Town of Kindred Community Development District II Special Assessment Revenue Bonds, Series 2024, and bonds issued by other community development district, including, but not limited to, the Town of Kindred Community Development District ("District I"). The Developer has complied in all material respects with such obligations in the previous five (5) years, except that certain quarterly filings and material event filings required to be made thereunder were not filed when due. The Developer anticipates satisfying all future disclosure obligations required pursuant to the Continuing Disclosure Agreement and the Rule.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands for and on behalf of the Developer as of this _____ day of _____, 2026.

D.R. HORTON, INC., a Delaware corporation

_____

_____, its _____

EXHIBIT G

FORM OF OPINION OF COUNSEL TO DEVELOPER

_____ ___, 2026

Town of Kindred Community Development District II
Osceola County, Florida

MBS Capital Markets, LLC
Winter Park, Florida 32789

Re: Town of Kindred Community Development District II
$_____ Special Assessment Revenue Bonds, Series 2026 (the "Series 2026 Bonds")

Ladies and Gentlemen:

We have acted as counsel to D.R. Horton, Inc., a Delaware corporation (the "**Developer**"), in connection with its development project known as Kindred located in Osceola County, Florida (the "**Property**") further described as the "Development" in the Limited Offering Memorandum, dated August ___, 2026 (the "**Limited Offering Memorandum**"), relating to the Series 2026 Bonds issued by the Town of Kindred Community Development District II (the "**District**"). As of the date of this opinion, the owners of the 2026 Assessment Area are described in the Title Report (defined below), a portion of which is owned by the Developer ("**Developer Lands**"). Unless otherwise defined herein, capitalized terms used herein have the respective meanings assigned to such terms in the Bond Purchase Agreement, dated August ___, 2026 (the "**Contract**"), between the District and MBS Capital Markets, LLC (the "**Underwriter**"), or in the Master Trust Indenture, dated as of August 1, 2020, from the District to U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank National Association, as trustee, as supplemented by a Fifth Supplemental Trust Indenture dated as of _____]1, 2026 (collectively, the "**Indenture**").

In our capacity as counsel to the Developer, we have examined and are familiar with (i) the Declaration of Consent (2026 Bonds), dated _____ ___, 2026, (ii) the Continuing Disclosure Agreement, dated _____ ___, 2026, (iii) the Collateral Assignment Agreement (2026 Bonds), dated _____ ___, 2026, and (iv) the Completion Agreement (2026 Bonds) between the Developer and the District, dated _____ ___, 2026 (collectively, the "**Developer Agreements**").

Also, we have examined the following organizational documents (collectively, the "**Developer Organizational Documents**"):

(a) _____ of the Developer, filed with the Delaware Secretary of State on July 1, 1991, as File No. 2267254;

(b) Application by Foreign LLC for authorization to transact business in Florida, filed with the Florida Secretary of State on October 24, 1991, as Document No. P36059;

(c) On-line confirmation through the Florida Department of State Division of Corporations of the active status of Developer in the State of Florida; and

(d) Certified copy of Action by Written Consent of the Manager of the Developer dated _____ __, 20____.

We have made such examination of laws as we have deemed necessary or appropriate in rendering the opinions set forth below. We have further relied upon certificates and representations made by the Developer, the Developer's representatives and the parties to this transaction described in the Limited Offering Memorandum.

The opinions hereinafter expressed are subject to the following qualifications:

A. The enforceability of the Developer Agreements in accordance with their respective terms is subject to (i) the effect of any applicable bankruptcy, insolvency, fraudulent transfer, reorganization, moratorium or other laws affecting creditors' rights and/or remedies generally, and (ii) general principles of equity, commercial reasonableness, and good faith which limit specific enforcement of, or indemnification provisions in the documents. Our opinion as to enforceability of any document is, therefore, subject to limitations imposed by bankruptcy, insolvency, reorganization, moratorium, liquidation, readjustment of debt, or similar laws relating to or affecting creditors' rights and/or remedies generally and general principles of equity (regardless of whether such enforceability is considered in a proceeding in equity or at law), commercial reasonableness, good faith and the exercise of judicial discretion in appropriate cases.

B. Certain rights and remedies contained in the Developer Agreements may be rendered ineffective, or limited, by applicable laws or judicial decisions governing such provisions, but such laws and judicial decisions do not, in our opinion, make the Developer Agreements inadequate for the practical realization of the benefits intended to be provided by the Developer Agreements.

C. We have examined the originals or copies of such records of the Developer, certificates of public officials, the Developer's Organizational Documents, and such other agreements, instruments and documents that we have deemed necessary as a basis for the opinions hereinafter expressed.

D. In rendering the foregoing opinions, we have assumed the accuracy and truthfulness of all public records and of all certifications, documents and other proceedings examined by us that have been executed or certified by the public officials acting within the scope of their official capacities and have not verified the accuracy or truthfulness thereof.

E. In rendering this opinion, we have assumed the genuineness of all signatures (other than those of the Developer), the authenticity of all documents submitted to us as originals, the conformity to original documents of all documents submitted to us as certified, conformed or photostatic copies, and the legal capacity of all natural persons.

F. Except for the Developer, we have assumed that each other party to the Developer Agreements has the requisite power and authority to enter into and perform its respective obligations under the Developer Agreements and has duly authorized and executed and delivered the respective Developer Agreements, and that such Developer Agreements are valid, binding and enforceable against such other parties.

G. We have assumed that the Developer Agreements reviewed by us contain the entire agreement of the parties with respect to the subject matter thereof. Based upon inquiry of the Developer,

we understand that there are no other oral or written agreements between the parties that would modify the Developer Agreements.

H. As to any fact relevant to this opinion, we have relied solely upon representations of the Developer. Except to the extent expressly set forth herein, we have not undertaken any independent investigation to determine the existence or absence of any such facts, and no inference as to our knowledge of the existence of such facts should be drawn from the fact of our representation of the Developer. Whenever our opinion herein with respect to the existence or absence of facts is indicated to be based upon our knowledge or awareness, it is intended to signify that during the course of our representation of the Developer as herein described, no information has come to our attention which would give us actual knowledge of the existence or absence of such facts.

I. The opinions expressed herein relate solely to Florida and federal law, as now existing. We express no opinion with regard to any matters which may be, or which purport to be, governed by the laws of any other state or jurisdiction.

J. Nothing herein shall be construed as an opinion regarding the possible applicability of Federal or state securities or "blue sky" laws, as to which no opinion is expressed.

K. We exclude from this opinion letter an opinion as to the applicability or effect of any Federal or state taxes, including income taxes, sales taxes and franchise fees.

L. We express no opinions other than those specifically set forth herein and no other opinions may be considered implied or inferred hereby.

Based upon the foregoing, and subject to the qualifications set forth herein, we are of the opinion that:

1. The Developer is a corporation, duly organized and validly existing under the laws of the State of Delaware and is authorized to do business in the State of Florida.

2. The Developer has the power and authority to conduct its business and undertake the Development as described in the Limited Offering Memorandum.

3. The execution, delivery and performance by the Developer of the Developer Agreements are within the powers of the Developer and have been duly authorized by all required corporate action. The Developer Agreements have been duly executed and delivered and are the legal, valid and binding obligations of the Developer, enforceable in accordance with their respective terms and do not violate the Developer's Organizational Documents. To the best of our knowledge, the Developer Agreements are in full force and effect as of the date hereof, and we are not aware of any event occurring which, with the passage of time or giving of notice or both, would constitute an event of default by the Developer thereunder.

4. Based on a review of that certain [_____] (collectively, the "**Title Report**"), and without independent inquiry, fee simple title to the Developer Lands is held by the Developer and is subject only to the liens, encumbrances, easements and agreements set forth in the Title Report. The opinion in this paragraph is given as of the date of the Title Report, and we disclaim any obligation to advise you of any change which thereafter may have been brought to our attention. We offer no opinion as to the correctness of the Title Report, and have not undertaken any independent verification as to the title of the

Property, including the Developer Lands; however, nothing has come to our attention that would lead us to believe that the Title Report is incorrect.

5. To our knowledge, the levy of the 2026 Special Assessments on the Developer Lands will not conflict with or constitute a breach of or default under any agreement, indenture or other instrument to which the Developer is a party or to which its property or assets is subject.

6. There is no litigation pending or, to our knowledge, threatened against the Developer or the Developer Lands which would prevent or prohibit the development of the Development in accordance with the description thereof in the Limited Offering Memorandum relating to the Series 2026 Bonds.

7. The Developer has not made an assignment for the benefit of creditors, filed a petition in bankruptcy, petitioned or applied to any tribunal for the appointment of a custodian, receiver or any trustee or commenced any proceeding under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution or liquidation law or statute in the State of Florida. To our knowledge, based on representations made to us by the Developer, the Developer has not indicated its consent to, or approval of, or failed to object timely to, any petition in bankruptcy, application or proceeding or order for relief or the appointment of a custodian, receiver or any trustee.

8. Based upon a certificate of the Developer as to agreements to which the Developer is a party, the Developer is not in default under any mortgage, trust indenture, lease or other instrument to which it or any of its assets is subject, which default would have a material adverse effect on the Series 2026 Bonds or the Development.

9. Nothing has come to our attention that would lead us to believe that the information contained under the captions "THE CAPITAL IMPROVEMENT PROGRAM AND THE 2026 PROJECT," "THE DEVELOPMENT," "THE DEVELOPER," and "LITIGATION – The Developer" in the Preliminary Limited Offering Memorandum, dated August ___, 2026 (the "**Preliminary Offering Memorandum**"), and the Limited Offering Memorandum is not true and correct in any material respect, or contains any untrue statement of a material fact, or omits to state a material fact necessary to make the statements, in light of the circumstances under which they were made, not misleading, as of the date of the Limited Offering Memorandum and as of the date hereof.

10. Based upon our review of the published Osceola County, Florida tax records, all current and prior years taxes relating to the Developer Lands have been paid and there are no real estate taxes currently due which are unpaid.

11. Based on our review of the development approvals, we are of the opinion that the Development is zoned and properly designated in the Comprehensive Plan for its intended use. Except as disclosed in the Limited Offering Memorandum, to our actual knowledge, there is no default by the Developer of any zoning condition, permit or development agreement which would adversely affect the Developer's ability to complete development of the 2026 Project or the Development as described in the Limited Offering Memorandum and all Appendices.

This opinion letter speaks only as of the date hereof and we assume no obligation to update or supplement this opinion letter if any applicable laws change after the date of this opinion letter or if we become aware after the date of this opinion letter of any facts, whether existing before or arising after the date hereof, that might change the opinions expressed above.

We have no obligation to update this opinion letter or otherwise advise you with respect to any event or circumstance arising after the date hereof or with respect to events or circumstances occurring prior to the date hereof which are not known to us but of which we subsequently become aware. This opinion letter is provided as a legal opinion only and not as a guaranty or warranty of the matters discussed herein or in documents referred to herein. No opinion may be inferred or implied beyond the matters expressly stated herein.

This opinion letter has been prepared and is to be construed in accordance with the Report on Third-Party Legal Opinion Customary Practice in Florida, dated December 3, 2011 (the "**Report**"). The Report is incorporated by reference into this opinion letter.

This opinion is solely for the benefit of the addressees and this opinion may not be relied upon in any matter, nor used, by any other persons or entities. This opinion letter is rendered as of the date set forth above, and we express no opinion regarding, nor do we undertake to advise you of, any change in laws, circumstances or events which may occur after that date.

Very truly yours,

Nelson Mullins LLP

EXHIBIT H

CERTIFICATE OF ISSUER'S CONSULTING ENGINEER

_____ ___, 2026

Board of Supervisors
Town of Kindred Community Development District II
Osceola County, Florida

U.S. Bank Trust Company, National Association, as Trustee
Orlando, Florida

MBS Capital Markets, LLC
Winter Park, Florida

Re: Town of Kindred Community Development District II (Osceola County, Florida) Special Assessment Revenue Bonds, Series 2026 (the "Series 2026 Bonds")

Ladies and Gentlemen:

The undersigned serves as the Consulting Engineer to the Town of Kindred Community Development District II (the "District"). This Certificate is furnished pursuant to Section 8(c)(13) of the Bond Purchase Agreement dated August ___, 2026, between the District and MBS Capital Markets, LLC (the "Bond Purchase Agreement") relating to the sale of the above-captioned Bonds (the "Series 2026 Bonds"). Terms used herein in capitalized form and not otherwise defined herein shall have the meaning ascribed thereto in said Bond Purchase Agreement or in the Limited Offering Memorandum August ___, 2026, relating to the Series 2026 Bonds (the "Limited Offering Memorandum").

1. Boyd Civil Engineering, Inc. (the "Firm") has been retained by the District to serve as the Consulting Engineer and to prepare the Amended & Restated Engineer's Report dated February 9, 2023, and February 13, 2020, as revised April 16, 2020, and the Supplemental Engineer's Report dated [June 16, 2026] (together, the "Reports"), which Reports are included as an appendix to the Limited Offering Memorandum. Consent is hereby given to the references to the Firm and the Reports in the Limited Offering Memorandum and to the inclusion of the Reports as an appendix to the Limited Offering Memorandum.

2. The Reports set forth the estimated cost of the Capital Improvement Program and the 2026 Project and was prepared in accordance with generally accepted engineering practices. The 2026 Project benefits the properties subject to the 2026 Special Assessments in an amount equal to at least the cost of the 2026 Project.

3. In connection with the preparation of the Reports, personnel of the Firm participated in meetings with representatives of the District and its counsel, Bond Counsel, the Underwriter and its counsel and others in regard to the Capital Improvement Program and the 2026 Project. The Capital Improvement Program and the 2026 Project consist solely of infrastructure and other improvements set forth in the Act. Nothing has come to the attention of the Firm in relation to our engagement as described in this paragraph which would cause us to believe that the Reports were, as of their respective dates, or are as of the date

hereof, or any of the statements in the Limited Offering Memorandum specifically attributed to the Firm were, as of the date of the Limited Offering Memorandum, or are as of the date hereof, inaccurate in any material respect.

4. The information contained in the Limited Offering Memorandum under the heading "THE CAPITAL IMPROVEMENT PROGRAM AND THE 2026 PROJECT" and in Appendix "A" to the Limited Offering Memorandum are accurate statements and fairly present the information purported to be shown, and nothing has come to the attention of the Firm that would lead it to believe that such section and appendix contain an untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make such statements, in light of the circumstances in which they were made, not misleading.

5. Except as described in the Reports, all permits, consents or licenses, and all notices to or filings with governmental agencies necessary for the construction and acquisition of the Capital Improvement Program and the 2026 Project as described in the Limited Offering Memorandum required to be obtained or made have been obtained or it is reasonable to believe that they will be obtained or made when required. There is no reason to believe that any permits, consents, licenses or governmental approvals required to complete any portion of the Capital Improvement Program and the 2026 Project as described in the Limited Offering Memorandum will not be obtained as required. There is no reason to believe that the necessary water and sewer capacity will not be available when needed to permit the development of the Development as described in the Limited Offering Memorandum.

6. Assuming normal wear and maintenance the reasonably expected economic life of the improvements expected to be financed with proceeds of the Bonds is at least _____ years.

7. All of the 2026 Project to be financed with proceeds of the Series 2026 Bonds consist of facilities customarily provided by Osceola County, Florida or other governments with general taxing powers.

BOYD CIVIL ENGINEERING, INC.

_____

Steven Boyd, P.E., President

EXHIBIT I

FORM OF ISSUE PRICE CERTIFICATE

$_____
TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II
(Osceola County, Florida)

Special Assessment Revenue Bonds,
Series 2026

The undersigned, on behalf of MBS CAPITAL MARKETS, LLC ("MBS"), hereby certifies as set forth below with respect to the sale and issuance of the above-captioned obligations (the "Bonds").

1. ***Sale of the Bonds***. As of the date of this certificate, the first price at which at least 10% of each Maturity of the Bonds was sold to the Public is the respective price listed in Schedule A.

2. ***Defined Terms***.

(a) Issuer means The Town of Kindred Community Development District II.

(b) Maturity means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

(c) Public means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(e) Underwriter means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

3. ***Reserve Account***. The requirement that the 2026 Reserve Account be funded in the amount of the initial 2026 Reserve Account Requirement is necessary and a vital factor in marketing the Bonds and in obtaining the interest rates obtained which rates are comparable to that for other bonds issued of the same character priced on the same date.

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents MBS' interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the

representations set forth in the Federal Tax Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Bond Counsel in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of Internal Revenue Service Form 8038-G, and other federal income tax advice it may give to the Issuer from time to time relating to the Bonds.

MBS CAPITAL MARKETS, LLC

_____

Brett Sealy, Managing Partner

Dated: _____ ___, 2026

SCHEDULE A
SALE PRICES OF THE BONDS

SCHEDULE B
PRICING WIRE OR EQUIVALENT COMMUNICATION

FORM 8038-G STATISTICS

Exhibit C

PRELIMINARY LIMITED OFFERING MEMORANDUM DATED AUGUST __, 2026

NEW ISSUE - BOOK-ENTRY ONLY **NOT RATED**

In the opinion of Bond Counsel, assuming compliance with existing statutes, regulations, published rulings and court decisions, and assuming continuing compliance by the District with the tax covenants set forth in the Indenture, and the accuracy of certain representations included in the closing transcript for the Series 2026 Bonds, interest on the Series 2026 Bonds is, under Section 103 of the Code, excludable from gross income for federal income tax purposes and is not a specific preference item for purposes of the federal alternative minimum tax; however, such interest is taken into account in determining the adjusted financial statement income of applicable corporations for the purpose of computing the alternative minimum tax imposed on such corporations. See "TAX MATTERS" herein for a description of certain other federal tax consequences of ownership of the Series 2026 Bonds.

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II
(Osceola County, Florida)

$_____*
Special Assessment Revenue Bonds,
Series 2026

Dated: Date of delivery **Due: May 1, as shown below**

The _____* Town of Kindred Community Development District II Special Assessment Revenue Bonds, Series 2026 (the "Series 2026 Bonds") are being issued by the Town of Kindred Community Development District II (the "District") pursuant to a Master Trust Indenture dated as of August 1, 2020 (the "Master Indenture"), between the District and U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by a Fifth Supplemental Trust Indenture dated as of _____ 1, 2026, between the District and the Trustee (the "Fifth Supplement" and, together with the Master Indenture, the "Indenture"). The Series 2026 Bonds are being issued initially in the form of a separate single certificated fully registered bond for each maturity thereof, in denominations of $5,000 or any integral multiple thereof; provided, however, that delivery of the Series 2026 Bonds to the initial purchasers thereof shall be in minimum principal amounts of $100,000 and integral multiples of $5,000 in excess of $100,000. The District was created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, the Florida Constitution, and other applicable provisions of law (collectively, the "Act") and Ordinance Nos. 2020-16 and 2023-05 of the Board of County Commissioners of Osceola County, Florida.

The Series 2026 Bonds are payable from and secured by the 2026 Trust Estate, which includes the 2026 Pledged Revenues and the 2026 Pledged Funds as provided for in the Indenture. The 2026 Pledged Revenues consist of the revenues derived by the District from the 2026 Special Assessments levied against certain residential lands in the District that are benefited by the 2026 Project (hereinafter defined). See "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2026 BONDS."

The Series 2026 Bonds, when issued, will be registered in the name of Cede & Co., as the owner and nominee for The Depository Trust Company ("DTC"). Purchases of beneficial interests in the Series 2026 Bonds will be made in book-entry only form. Accordingly, principal of and interest on the Series 2026 Bonds will be paid from the sources described herein by the Trustee directly to Cede & Co. as the NOMINEE of DTC and the registered owner thereof. Disbursements of such payments to the DTC Participants is the responsibility of DTC and disbursements of such payments to the beneficial owners is the responsibility of DTC Participants and the Indirect Participants, as more fully described herein. Any purchaser as a beneficial owner of a Series 2026 Bond must maintain an account with a broker or dealer who is, or acts through, a DTC Participant to receive payment of the principal of and interest on such Series 2026 Bond. See "DESCRIPTION OF THE SERIES 2026 BONDS - Book-Entry Only System" herein. The Series 2026 Bonds will bear interest at the fixed rates set forth herein, calculated on the basis of a 360-day

year comprised of twelve (12) thirty (30) day months. Interest on the Series 2026 Bonds is payable semi-annually on each May 1 and November 1, commencing November 1, 2026.

Some or all of the Series 2026 Bonds are subject to optional, mandatory and extraordinary mandatory redemption at the times, in the amounts and at the redemption prices as more fully described herein.

The Series 2026 Bonds are being issued to: (i) finance the Cost of acquisition, construction, installation and equipping of a portion of the 2026 Project, as more particularly described herein; (ii) pay certain costs associated with the issuance of the Series 2026 Bonds; (iii) pay a portion of the interest accruing on the Series 2026 Bonds; and (iv) fund the 2026 Reserve Account.

THE SERIES 2026 BONDS INVOLVE A DEGREE OF RISK (SEE "BONDOWNERS' RISKS" HEREIN) AND ARE NOT SUITABLE FOR ALL INVESTORS. PURSUANT TO APPLICABLE FLORIDA LAW, THE UNDERWRITER IS LIMITING THIS INITIAL OFFERING OF THE SERIES 2026 BONDS TO ACCREDITED INVESTORS WITHIN THE MEANING OF THE RULES OF THE FLORIDA DEPARTMENT OF FINANCIAL SERVICES. THE LIMITATION ON THE INITIAL OFFERING TO ACCREDITED INVESTORS DOES NOT DENOTE RESTRICTIONS ON TRANSFERS IN ANY SECONDARY MARKET FOR THE SERIES 2026 BONDS. THE SERIES 2026 BONDS ARE NOT RATED OR CREDIT ENHANCED AND NO APPLICATION HAS BEEN MADE FOR A RATING OR CREDIT ENHANCEMENT WITH RESPECT TO THE SERIES 2026 BONDS. NOR IS THERE ANY REASON TO BELIEVE THAT THE DISTRICT WOULD HAVE BEEN SUCCESSFUL IN OBTAINING EITHER CREDIT ENHANCEMENT FOR THE SERIES 2026 BONDS OR A RATING FOR THE SERIES 2026 BONDS HAD APPLICATION BEEN MADE. POTENTIAL INVESTORS ARE SOLELY RESPONSIBLE FOR EVALUATING THE MERITS AND RISKS OF AN INVESTMENT IN THE SERIES 2026 BONDS. SEE "SUITABILITY FOR INVESTMENT" AND "BONDOWNERS' RISKS" HEREIN.

This cover page contains information for quick reference only. It is not a summary of the Series 2026 Bonds. Investors must read this entire Limited Offering Memorandum to obtain information essential to the making of an informed investment decision. This Limited Offering Memorandum speaks only as of its date and the information contained herein is subject to change. All capitalized terms used on this cover shall have the meanings provided in this Limited Offering Memorandum.

AMOUNTS, INTEREST RATES, MATURITIES, YIELDS, PRICES AND INITIAL CUSIP NUMBERS**

$_____ ___% Series 2026 Term Bond Due May 1, 20__ - Yield: ___% - Price: ____ - CUSIP No. _____
$_____ ___% Series 2026 Term Bond Due May 1, 20__ - Yield: ___% - Price: ____ - CUSIP No. _____
$_____ ___% Series 2026 Term Bond Due May 1, 20__ - Yield: ___% - Price: ____ - CUSIP No. _____
$_____ ___% Series 2026 Term Bond Due May 1, 20__ - Yield: ___% - Price: ____ - CUSIP No. _____

The Series 2026 Bonds are offered for delivery when, as and if issued by the District and accepted by MBS Capital Markets, LLC, the Underwriter, subject to prior sale, withdrawal or modification of the offer without notice and the receipt of the opinion of Akerman LLP, Jacksonville, Florida, Bond Counsel, as to the validity of the Series 2026 Bonds and the excludability of interest thereon from gross income for federal income tax purposes. Certain legal matters will be passed upon for the District by its counsel, Kutak Rock LLP, Tallahassee, Florida, for the Developer by its counsel, Nelson Mullins LLP, Orlando, Florida, for the Trustee by its counsel, Aponte & Associates Law Firm, P.L.L.C., Orlando, Florida and for the Underwriter by its counsel, Bryant Miller Olive P.A., Orlando, Florida. It is expected that the Series 2026

Bonds will be available for delivery through the facilities of The Depository Trust Company in New York, New York on or about _____ __, 2026.

MBS CAPITAL MARKETS, LLC

Dated: _____ __, 2026

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* Preliminary, subject to change.

** The District is not responsible for the use of CUSIP numbers, nor is any representation made as to their correctness. They are included solely for the convenience of the readers of this Limited Offering Memorandum.

RED HERRING LANGUAGE:

This Preliminary Limited Offering Memorandum and the information contained herein are subject to completion or amendment. Under no circumstances shall this Preliminary Limited Offering Memorandum constitute an offer to sell or a solicitation of an offer to buy, nor shall there be any sale of the Series 2026 Bonds in any jurisdiction in which such an offer, solicitation or sale would be unlawful prior to registration, qualification or exemption under the securities laws of such jurisdiction. The District has deemed this Preliminary Limited Offering Memorandum "final," except for certain permitted omissions, within the contemplation of Rule 15c2-12 promulgated by the Securities and Exchange Commission.

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II

BOARD OF SUPERVISORS

John Valantasis*, Chair
Louis Avelli*, Vice Chair
Matthew Stolz*, Assistant Secretary
Anthony Benitez*, Assistant Secretary
[Vacant]

DISTRICT MANAGER

Rizzetta & Company, Incorporated
Tampa, Florida

ASSESSMENT CONSULTANT

Rizzetta & Company, Incorporated
Tampa, Florida

DISTRICT COUNSEL

Kutak Rock LLP
Tallahassee, Florida

CONSULTING ENGINEER

Boyd Civil Engineering, Inc.
Orlando, Florida

BOND COUNSEL

Akerman LLP
Jacksonville, Florida

COUNSEL TO THE UNDERWRITER

Bryant Miller Olive P.A.
Orlando, Florida

* Employee of the Developer or one of its affiliates.

REGARDING USE OF THIS LIMITED OFFERING MEMORANDUM

No dealer, broker, salesman or other person has been authorized by the District, the State of Florida or the Underwriter to give any information or to make any representations other than those contained in this Limited Offering Memorandum, and, if given or made, such other information or representations must not be relied upon as having been authorized by any of the foregoing. This Limited Offering Memorandum does not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Series 2026 Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. The information set forth herein has been obtained from the District, the District Manager, the Assessment Consultant, the Developer, the Consulting Engineer and other sources that are believed by the Underwriter to be reliable. The District, the Assessment Consultant, the Developer and the Consulting Engineer will, at closing, deliver certificates certifying that certain of the information each supplied does not contain any untrue statement of a material fact or omit to state a material fact required to be stated herein or necessary to make the statements herein, in light of the circumstances under which they were made, not misleading. The information and expressions of opinion herein are subject to change without notice, and neither the delivery of this Limited Offering Memorandum nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change with respect to the matters described herein since the date hereof.

The information set forth herein has been obtained from public documents, records and other sources, including the District and the Developer, which are believed to be reliable, but it is not guaranteed as to accuracy or completeness by, and is not to be construed as a representation of, the Underwriter. The Underwriter has provided the following sentence for inclusion in this Limited Offering Memorandum. The Underwriter has reviewed the information in this Limited Offering Memorandum in accordance with, and as part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

Statements contained herein that are not purely historical, are forward-looking statements, including statements regarding the District's and the Developer's expectations, hopes, intentions, or strategies regarding the future. Readers should not place undue reliance on forward-looking statements. All forward-looking statements included herein are based on information available on the date hereof, and the District assumes no obligation to update any such forward-looking statements. Such forward-looking statements are necessarily based on various assumptions and estimates and are inherently subject to various risks and uncertainties, including risks and uncertainties relating to the possible invalidity of the underlying assumptions and estimates and possible changes or developments in social, economic, business, industry, market, legal, and regulatory circumstances and conditions and actions taken or omitted to be taken by third parties. Assumptions related to the foregoing involve judgments with respect to, among other things, future economic, competitive, and market conditions and future business decisions, all of which are difficult or impossible to predict accurately and many of which are beyond the control of the District and the Developer. Actual results could differ materially from those discussed in such forward-looking statements and, therefore, there can be no assurance that the forward-looking statements included herein will prove to be accurate.

THE UNDERWRITER IS LIMITING THIS OFFERING TO ACCREDITED INVESTORS WITHIN THE MEANING OF THE RULES OF THE FLORIDA DEPARTMENT OF FINANCIAL SERVICES. HOWEVER, THE LIMITATION ON THE INITIAL OFFERING TO ACCREDITED INVESTORS DOES

NOT DENOTE RESTRICTIONS ON TRANSFERS IN ANY SECONDARY MARKET FOR THE SERIES 2026 BONDS.

THE SERIES 2026 BONDS HAVE NOT BEEN REGISTERED WITH THE SECURITIES AND EXCHANGE COMMISSION UNDER THE SECURITIES ACT OF 1933, AS AMENDED, NOR HAS THE INDENTURE BEEN QUALIFIED UNDER THE TRUST INDENTURE ACT OF 1939, AS AMENDED, IN RELIANCE UPON CERTAIN EXEMPTIONS SET FORTH IN SUCH ACTS. THE REGISTRATION, QUALIFICATION OR EXEMPTION OF THE SERIES 2026 BONDS IN ACCORDANCE WITH THE APPLICABLE SECURITIES LAW PROVISIONS OF ANY JURISDICTIONS WHEREIN THESE SECURITIES HAVE BEEN OR WILL BE REGISTERED, QUALIFIED OR EXEMPTED SHOULD NOT BE REGARDED AS A RECOMMENDATION THEREOF BY SUCH JURISDICTIONS. NEITHER THE DISTRICT, OSCEOLA COUNTY, FLORIDA, THE STATE OF FLORIDA NOR ANY OTHER POLITICAL SUBDIVISION OR AGENCY THEREOF HAS GUARANTEED OR PASSED UPON THE MERITS OF THE SERIES 2026 BONDS OR UPON THE PROBABILITY OF ANY EARNINGS THEREON. OTHER THAN THE DISTRICT, NEITHER OSCEOLA COUNTY, FLORIDA, THE STATE OF FLORIDA, NOR ANY OTHER POLITICAL SUBDIVISION THEREOF HAS PASSED UPON THE ACCURACY OR ADEQUACY OF THIS LIMITED OFFERING MEMORANDUM.

THE ORDER AND PLACEMENT OF MATERIALS IN THIS LIMITED OFFERING MEMORANDUM, INCLUDING THE APPENDICES, ARE NOT TO BE DEEMED A DETERMINATION OF RELEVANCE, MATERIALITY OR IMPORTANCE, AND THIS LIMITED OFFERING MEMORANDUM, INCLUDING THE APPENDICES, MUST BE CONSIDERED IN ITS ENTIRETY. THE CAPTIONS AND HEADINGS IN THIS LIMITED OFFERING MEMORANDUM ARE FOR CONVENIENCE OF REFERENCE ONLY AND IN NO WAY DEFINE, LIMIT OR DESCRIBE THE SCOPE OR INTENT, OR AFFECT THE MEANING OR CONSTRUCTION, OF ANY PROVISIONS OR SECTIONS IN THIS LIMITED OFFERING MEMORANDUM.

THIS LIMITED OFFERING MEMORANDUM IS BEING PROVIDED TO PROSPECTIVE PURCHASERS IN ELECTRONIC FORMAT ON THE FOLLOWING WEBSITES: WWW.MUNIOS.COM AND WWW.EMMA.MSRB.ORG. THIS LIMITED OFFERING MEMORANDUM MAY BE RELIED UPON ONLY AS PRINTED IN ITS ENTIRETY DIRECTLY FROM SUCH WEBSITE.

REFERENCES TO WEBSITE ADDRESSES PRESENTED HEREIN ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY BE IN THE FORM OF A HYPERLINK SOLELY FOR THE READER'S CONVENIENCE. UNLESS SPECIFIED OTHERWISE, SUCH WEBSITES AND THE INFORMATION OR LINKS CONTAINED THEREIN ARE NOT INCORPORATED INTO, AND ARE NOT PART OF, THIS LIMITED OFFERING MEMORANDUM FOR ANY PURPOSE INCLUDING FOR PURPOSES OF RULE 15C2-12 PROMULGATED BY THE SECURITIES AND EXCHANGE COMMISSION.

THIS LIMITED OFFERING MEMORANDUM IS NOT, AND SHALL NOT BE DEEMED TO CONSTITUTE, AN OFFER TO SELL, OR THE SOLICITATION OF AN OFFER TO BUY REAL ESTATE, WHICH MAY ONLY BE MADE PURSUANT TO OFFERING DOCUMENTS SATISFYING APPLICABLE FEDERAL AND STATE LAWS RELATING TO THE OFFER AND SALE OF REAL ESTATE.

THIS PRELIMINARY LIMITED OFFERING MEMORANDUM IS IN A FORM DEEMED FINAL BY THE DISTRICT FOR PURPOSES OF RULE 15C2-12 ISSUED UNDER THE SECURITIES EXCHANGE ACT OF 1934, AS AMENDED, EXCEPT FOR CERTAIN INFORMATION PERMITTED TO BE OMITTED PURSUANT TO RULE 15C2-12(B)(1).

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APPENDIX C – COPY OF MASTER INDENTURE AND FORM OF FIFTH SUPPLEMENT
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APPENDIX E – FORM OF CONTINUING DISCLOSURE AGREEMENT
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LIMITED OFFERING MEMORANDUM

relating to

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II
(Osceola County, Florida)

$[_____]*
Special Assessment Revenue Bonds,
Series 2026

INTRODUCTION

The purpose of this Limited Offering Memorandum, including the cover page and appendices hereto, is to set forth certain information concerning the Town of Kindred Community Development District II (the "District"), in connection with the offering and issuance by the Town of Kindred Community Development District II of its Special Assessment Revenue Bonds, Series 2026 (the "Series 2026 Bonds"). The District was created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, the Florida Constitution, and other applicable provisions of law (collectively, the "Act") and Ordinance No. 2020-16 enacted by the Board of County Commissioners of Osceola County, Florida (the "Commission") on January 13, 2020, and effective on January 15, 2020 (the "Establishment Ordinance"), as amended by Ordinance No. 2023-05 enacted by the Commission on January 9, 2023, and effective on January 11, 2023 (the "Boundary Amendment Ordinance"). The Series 2026 Bonds are being issued pursuant to the Act and a Master Trust Indenture dated as of August 1, 2020 (the "Master Indenture"), between the District and U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by a Fifth Supplemental Trust Indenture dated as of _____ 1, 2026, between the District and the Trustee (the "Fifth Supplement" and, together with the Master Indenture, the "Indenture") and resolutions of the District authorizing the issuance of the Series 2026 Bonds. All capitalized terms used in this Limited Offering Memorandum that are defined in the Indenture and not defined herein shall have the respective meanings set forth in the copy of the Master Indenture and form of the Fifth Supplement, both of which appear as composite APPENDIX C attached hereto. The information contained in this Introduction is part of this Limited Offering Memorandum and is subject in all respects to the more complete information contained in or incorporated into this Limited Offering Memorandum. This Introduction should not be considered a complete statement of the facts material to making an investment decision. This Limited Offering Memorandum speaks only as of its date and the information contained herein is subject to change.

THE SERIES 2026 BONDS ARE NOT RATED OR CREDIT ENHANCED, AND ARE NOT A SUITABLE INVESTMENT FOR ALL INVESTORS (SEE "SUITABILITY FOR INVESTMENT" AND "BONDOWNERS' RISKS" HEREIN).

PROSPECTIVE INVESTORS MAY REQUEST SUCH ADDITIONAL INFORMATION AS DESCRIBED HEREIN UNDER THE CAPTION "SUITABILITY FOR INVESTMENT." THEREFORE, PROSPECTIVE INVESTORS SHOULD RELY UPON THE INFORMATION APPEARING IN THIS

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* Preliminary, subject to change.

LIMITED OFFERING MEMORANDUM WITHIN THE CONTEXT OF THE AVAILABILITY OF SUCH ADDITIONAL INFORMATION AND THE SOURCES THEREOF.

The District was established for the purposes, among other things, of financing and managing the planning, acquisition, construction, maintenance and operation of the infrastructure necessary for community development in a portion of the development known as Kindred (the "Development"). The Act authorizes the District to issue bonds for the purposes, among others, of financing, funding, planning, establishing, acquiring, constructing or reconstructing, enlarging or extending, equipping, operating and maintaining stormwater management, water supply, sewer and wastewater management, off-site improvements, district roads, street lights and other electrical utilities, recreational facilities and other basic infrastructure projects within or without the boundaries of the District, as provided in the Act.

Consistent with the requirements of the Indenture and the Act, the Series 2026 Bonds are being issued for the primary purpose of paying a portion of the costs of the capital improvement program ("Capital Improvement Program" or "CIP") adopted by the District and described in APPENDIX A – ENGINEER'S REPORTS. The CIP includes public roadways; storm water management systems; off-site and on-site utility systems; landscaping, irrigation, and hardscape in common areas; undergrounding of electrical lines; lighting; recreational facilities; professional fees; and contingency. Proceeds of the Series 2026 Bonds will be utilized to acquire and construct a portion of the 2026 Project which represents a portion of the CIP, pay certain costs associated with the issuance of the Series 2026 Bonds, make a deposit into the 2026 Reserve Account for the benefit of all of the Series 2026 Bonds and pay a portion of the interest to come due on the Series 2026 Bonds.

The Series 2026 Bonds are payable from and secured by the revenues derived by the District from the 2026 Special Assessments (as defined in the Indenture) and amounts in the Funds and Accounts established under the Fifth Supplement (except for the 2026 Rebate Account and the 2026 Costs of Issuance Account). The 2026 Special Assessments will be levied and collected on the 351 platted lots in Phase 5 (the "2026 Assessment Area") as described under "ASSESSMENT METHODOLOGY AND ALLOCATION OF ASSESSMENTS" herein.

The 2026 Special Assessments represent an allocation of a portion of the costs of the 2026 Project, including bond financing costs, to the 2026 Assessment Area in accordance with the Master Special Assessment Allocation Report (Expansion Area), dated February 9, 2023 (the "Master Assessment Report"), as supplemented by the Preliminary Supplemental Special Assessment Allocation Report dated July __, 2026* (the "Supplemental Assessment Report" and, together with the Master Assessment Report, the "Assessment Reports"), each prepared by Rizzetta & Company, Incorporated (the "Assessment Consultant") and attached hereto as composite APPENDIX B.

Other than Bonds issued to refund a portion of Outstanding Series 2026 Bonds, the issuance of which as determined by the District results in present value debt service savings, the District shall not, while any Series 2026 Bonds are Outstanding, issue or incur any debt payable in whole or in part from the 2026 Trust Estate. In addition, the District covenants that so long as the Series 2026 Bonds are Outstanding, it will not issue any other Bonds or other debt obligations secured by Special Assessments for any capital projects on assessable lands which are also encumbered by the 2026 Special Assessments without the written consent of the Majority Owners, unless Substantial Absorption has occurred (defined in the Fifth Supplement to mean the date at least 90% of the principal portion of the 2026 Special Assessments have

* Preliminary, subject to change based on the final terms of the Series 2026 Bonds.

been assigned to Units that have received certificates of occupancy); provided, however, that the foregoing shall not preclude the imposition of Special Assessments on property subject to the 2026 Special Assessments which as determined by the District, are necessary for health, safety, and welfare reasons or to remediate a natural disaster. The District may issue Bonds or other debt obligations secured by Special Assessments on assessable lands not encumbered by the 2026 Special Assessments without limitation except as limited by the documents pursuant to which such Bonds or debt are issued. The Trustee and the District may rely on a certificate from the District Manager regarding such status of Substantial Absorption and in the absence of receipt of such certificate, may assume Substantial Absorption has not occurred.

There follows in this Limited Offering Memorandum a brief description of the District, the CIP (of which the 2026 Project is a part), a portion of which is to be acquired and/or constructed with proceeds of the Series 2026 Bonds, the Development (hereinafter defined), the Developer (hereinafter defined), together with summaries of the terms of the Indenture, the Series 2026 Bonds and certain provisions of the Act. All references herein to the Indenture and the Act are qualified in their entirety by reference to such documents and statutes and all references to the Series 2026 Bonds are qualified by reference to the form thereof and the information with respect thereto contained in the Indenture. A copy of the Master Indenture and the form of the Fifth Supplement are attached hereto as composite APPENDIX C. The information herein under the captions "THE DEVELOPMENT" and "THE DEVELOPER" has been furnished by the Developer and has been included herein without independent investigation by the District or District Counsel, Bond Counsel, or the Underwriter or its counsel, and the District and the Underwriter make no representation or warranty concerning the accuracy or completeness of such information. The Developer makes no representation or warranty as to the accuracy or completeness of information contained herein which has been furnished by any other party to the transactions contemplated hereby.

SUITABILITY FOR INVESTMENT

While the Series 2026 Bonds are not subject to registration under the Securities Act of 1933, as amended (the "Securities Act"), the Underwriter has determined that the Series 2026 Bonds are not suitable for investment by persons other than, and, as required by Chapter 189, Florida Statutes, will offer the Series 2026 Bonds only to, "accredited investors," within the meaning of Chapter 517, Florida Statutes, and the rules promulgated thereunder ("Accredited Investors"). However, the limitation of the initial offering to Accredited Investors does not denote restrictions on transfers in any secondary market for the Series 2026 Bonds. Prospective investors in the Series 2026 Bonds should have such knowledge and experience in financial and business matters to be capable of evaluating the merits and risks of an investment in the Series 2026 Bonds and should have the ability to bear the economic risks of such prospective investment, including a complete loss of such investment.

Investment in the Series 2026 Bonds poses certain economic risks. No dealer, broker, salesman or other person has been authorized by the District or the Underwriter to give any information or make any representations, other than those contained in this Limited Offering Memorandum.

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THE DISTRICT

General

The District was established pursuant to the Establishment Ordinance and its boundaries have since been amended pursuant to the Boundary Amendment Ordinance. The District is a residential project situated within the Kindred Planned Development, adjacent to Neptune Road within the unincorporated area of northwestern Osceola County, Florida (the "County"). The District currently encompasses approximately 585 acres and is expected to contain a total of approximately 1,848 residential units at build-out.

Legal Powers and Authority

The District is an independent unit of special-purpose, local government created pursuant to, and established in accordance with, the Act. The Act was enacted in 1980 to provide a uniform method for the establishment of independent districts to manage and finance basic community development services, including capital infrastructure required for community developments throughout the State of Florida (the "State"). The Act provides legal authority for community development districts (such as the District) to finance the acquisition, construction, operation and maintenance of the major infrastructure for community development pursuant to its general law charter.

Among other provisions, the Act gives the District's Board of Supervisors the authority to, among other things, (a) finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems, facilities, and basic infrastructure for, among other things: (i) water management and control for lands within the District and to connect any of such facilities with roads and bridges; (ii) water supply, sewer and waste-water management, reclamation and reuse systems or any combination thereof and to construct and operate connecting intercept or outlet sewers and sewer mains and pipes and water mains, conduits, or pipelines in, along, and under any street, alley, highway, or other public place or ways, and to dispose of any effluent, residue, or other byproducts of such system or sewer system; (iii) District roads equal to or exceeding the specifications of the county in which such District roads are located and street lights, landscaping, hardscaping and undergrounding of electric utility lines; (iv) conservation areas, mitigation areas, and wildlife habitat; (v) any other project, facility, or service required by a development approval, interlocal agreement, zoning condition, or permit issued by a governmental authority with jurisdiction in the District; and (vi) with the consent of the local general-purpose government within the jurisdiction of which the power is to be exercised, parks and facilities for indoor and outdoor recreational uses, and security; (b) borrow money and issue bonds of the District; (c) impose and foreclose special assessments liens as provided in the Act; and (d) exercise all other powers, necessary, convenient, incidental or proper in connection with any of the powers or duties of the District stated in the Act.

The Act does not empower the District to adopt and enforce any land use plans or zoning ordinances and the Act does not empower the District to grant building permits. These functions are to be performed by general-purpose local governments having jurisdiction over the lands within the District.

The Act exempts all property owned by the District from levy and sale by virtue of an execution and from judgment liens.

Board of Supervisors

The Act provides that a five-member Board of Supervisors (the "Board") serves as the governing body of the District. Members of the Board (the "Supervisors") must be residents of the State and citizens of the United States. Initially, Supervisors are appointed by the Establishment Ordinance. The Act provides that, at a meeting of the landowners held within ninety (90) days of establishment of the District, Supervisors must be elected by the landowners with the two Supervisors receiving the highest number of votes to serve for four years and the remaining Supervisors to serve for a two-year term. For landowner elections, ownership of land within the District entitles the owner to one vote per acre (with fractions thereof rounded upward to the nearest whole number). A Supervisor serves until expiration of his or her term and until his or her successor is chosen and qualified. If, during a term of office, a vacancy occurs, the remaining Supervisors may fill the vacancy by an appointment of an interim Supervisor for the remainder of the unexpired term.

After the initial election held within 90 days after formation of the District, the elections take place every two years, with the first such election being held on the first Tuesday in November, and subsequent elections being held on a date in November established by the Board. Upon the later of six years after the initial appointment of Supervisors and the year when the District next attains at least 250 qualified electors, Supervisors whose terms are expiring will begin to be elected (as their terms expire) by qualified electors of the District. A qualified elector is a registered voter who is at least eighteen years of age, a resident of the District and the State and a citizen of the United States. At the election where Supervisors are first elected by qualified electors, two Supervisors must be qualified electors and be elected by qualified electors, each elected to four-year terms. The seat of the remaining Supervisor whose term is expiring at such election shall be filled by a Supervisor who is elected by the landowners for a four-year term and who is not required to be a qualified elector. Thereafter, as terms expire, all Supervisors must be qualified electors and must be elected by qualified electors to serve staggered four-year terms.

Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, prior to the exercise of such power, it shall call an election at which all Supervisors shall be elected by qualified electors in the District. Elections subsequent to such decision shall be held in a manner such that the Supervisors will serve four-year terms with staggered expiration dates in the manner set forth in the Act.

The Act provides that it shall not be an impermissible conflict of interest under Florida law governing public officials for a Supervisor to be a stockholder, officer or employee of a landowner or of any entity affiliated with a landowner.

The current members of the Board and the expiration of the term of each member are set forth below:

Name	Title	Term Expires
John Valantasis*	Chair	November 2028
Louis Avelli*	Vice Chair	November 2028
Matthew Stolz*	Assistant Secretary	November 2026
Anthony Benitez*	Assistant Secretary	November 2026
[Vacant]		

* Employee of the Developer or one of its affiliates.

A majority of the members of the Board constitutes a quorum for the purposes of conducting its business and exercising its powers and for all other purposes. Action taken by the District shall be upon a vote of a majority of the members present unless general law or a rule of the District requires a greater number. All meetings of the Board are open to the public under Florida's open meeting or "Sunshine" law.

District Manager and Other Consultants

The chief administrative official of the District is the District Manager (as hereinafter defined). The Act provides that a District Manager has charge and supervision of the works of the District and is responsible for preserving and maintaining any improvement or facility constructed or erected pursuant to the provisions of the Act, for maintaining and operating the equipment owned by the District, and for performing such other duties as may be prescribed by the Board. The District has retained Rizzetta & Company, Incorporated (the "District Manager"), to serve as its District Manager. The District Manager's office is located at 3434 Colwell Avenue, Suite 130, Tampa, Florida 33614 and its telephone number is (813) 933-5571.

The Act further authorizes the Board to hire such employees and agents as it deems necessary. Thus, the District has employed the services of Akerman LLP, Jacksonville, Florida, as Bond Counsel; Kutak Rock LLP, Tallahassee, Florida, as District Counsel; the Assessment Consultant to prepare the Assessment Reports for the Series 2026 Bonds; and Boyd Civil Engineering, Inc. (the "Consulting Engineer") to prepare the Engineer's Reports (hereinafter defined).

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PRIOR DISTRICT INDEBTEDNESS

The District previously issued its $2,500,000 Special Assessment Revenue Bonds, Series 2020 (the "Series 2020 Bonds"), of which $2,175,000 is outstanding. The Series 2020 Bonds are secured by special assessments which are levied on assessable land within the District constituting Phases 2A-1 and 2C-1 which has been developed into 225 platted lots (the "2020 Assessment Area"). Further, the District issued its $5,780,000 Special Assessment Revenue Bonds, Series 2021 (the "Series 2021 Bonds"), of which $5,280,000 is outstanding. The Series 2021 Bonds were issued to support the development of Phases 2C-2 and 2D which have been developed into 457 platted lots on which the special assessments securing the Series 2021 Bonds are levied (the "2021 Assessment Area"). Further, the District issued its $8,160,000 Special Assessment Revenue Bonds, Series 2023 (the "Series 2023 Bonds"), of which $7,930,000 is outstanding. The Series 2023 Bonds were issued to support the development of Phases 3A, 3C and 3D which have been developed into 570 platted lots on which the special assessments securing the Series 2023 Bonds are levied (the "2023 Assessment Area"). Further, the District issued its $4,290,000 Special Assessment Revenue Bonds, Series 2024 (the "Series 2024 Bonds"), of which $4,225,000 is outstanding. The Series 2024 Bonds were issued to support the development of Phase 3B which has been developed into 252 platted lots on which the special assessments securing the Series 2024 Bonds are levied (the "2024 Assessment Area").

As described herein, the District will issue its Series 2026 Bonds to support the development of Phase 5 which includes 351 platted lots (as previously defined, the "2026 Assessment Area"). The 2026 Special Assessments securing the Series 2026 Bonds will be levied on the 351 platted lots in the 2026 Assessment Area. The special assessments securing the Series 2020 Bonds, the Series 2021 Bonds, the Series 2023 Bonds, the Series 2024 Bonds and the Series 2026 Bonds are levied on separate and distinct assessment areas and therefore do not overlap.

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THE CAPITAL IMPROVEMENT PROGRAM AND THE 2026 PROJECT

A description of the District's capital improvement program (the "CIP") is set forth in the District's Amended & Restated Engineer's Report dated February 9, 2023 (the "Master Engineer's Report"), prepared by the Consulting Engineer. The Master Engineer's Report details the infrastructure and estimated costs associated with the CIP for the District. The Consulting Engineer has also prepared the Supplemental Engineer's Report dated June 9, 2026 (the "Supplemental Engineer's Report" and, together with the Master Engineer's Report, the "Engineer's Reports") detailing information concerning the improvements for Phase 5 (the "2026 Project"), a portion of which will be financed with proceeds of the Series 2026 Bonds. The information in this section relating to the CIP and the 2026 Project is qualified in its entirety by reference to such Engineer's Reports which are attached hereto as composite APPENDIX A and which should be read in their entirety.

The CIP, which includes Phases 2A, 2C, 2D, 3A through 3D and 5, is estimated to cost approximately $127.2 million and includes public roadways; storm water management systems; off-site and on-site utility systems; landscaping, irrigation, and hardscape in common areas; undergrounding of electrical lines; lighting; recreational facilities; professional fees; and contingency. The capital improvements described in the CIP have and continue to be constructed in multiple phases over time to ultimately provide infrastructure supporting the development of the entire District. It is the intent of the District to issue multiple Series of Bonds to fund portions of the CIP necessary for the development of each phase. Such Series of Bonds have been and will continue to be secured by separate and distinct areas pertaining to each delineated phase.

The District will issue its Series 2026 Bonds to acquire and/or construct a portion of the capital improvements in Phase 5 which constitutes the final phase of development within the District. The 2026 Project consists of a portion of the CIP in an approximate amount of $35.5 million and includes the costs allocable to Phase 5 only. As discussed herein, the 2026 Assessment Area has been platted into 351 lots.

Proceeds of the Series 2026 Bonds in the amount of approximately $3.7 million will be used to fund the acquisition and/or construction of a portion of the 2026 Project. As of June 22, 2026, the Developer estimates it has expended approximately $28.4 million in development-related expenditures related to the 2026 Assessment Area. The remainder of the 2026 Project not funded with proceeds of the Series 2026 Bonds is anticipated to be funded with contributions from the Developer. At the time of issuance of the Series 2026 Bonds, the Developer and the District will enter into a Completion Agreement (the "Completion Agreement") whereby the Developer will agree to complete those portions of the 2026 Project not funded with proceeds of the Series 2026 Bonds. The District cannot make any representation that the Developer will have sufficient funds to complete the 2026 Project.

The status of construction and permitting for the 2026 Project is outlined in the Engineer's Reports attached hereto as composite APPENDIX A. The Consulting Engineer has indicated that all permits necessary to construct the 2026 Project have either been obtained or are reasonably expected to be obtained in the ordinary course of business. In addition to the Engineer's Reports, please refer to "THE DEVELOPMENT - Zoning, Development Agreements and Permitting" for a more detailed description of the zoning and permitting status of the Development.

ASSESSMENT METHODOLOGY AND ALLOCATION OF ASSESSMENTS

Five (5) assessment areas have been established over time that coincide with geographic areas of the District that have been developed. As previously stated, the 2026 Assessment Area comprises Phase 5 and has been fully platted into 351 residential units.

The District has adopted the Assessment Reports attached hereto as composite APPENDIX B. The Assessment Reports provide for a methodology to allocate the total costs and benefit derived from the 2026 Project and the 2026 Special Assessments levied in connection with the Series 2026 Bonds. The Supplemental Assessment Report provides for the levy of the 2026 Special Assessments on each of the 351 platted lots in the 2026 Assessment Area by product type as set forth in the Supplemental Assessment Report.

The table below illustrates the estimated principal and annual assessments that will be levied by the District for each of the respective product types in the 2026 Assessment Area.

Product Type	Units	Est. Series 2026 Bonds Principal Per Unit	Est. Series 2026 Bonds Gross Annual Debt Service Per Unit*
Townhome	171	$ 8,192	$ 600
Single-Family**	180	16,384	1,200
	351		

* Includes gross-up of 4% for early payment and 2% for collection fees imposed by the County.

** The Single-Family product includes lots of forty (40) and fifty (50) feet in width.

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THE DEVELOPMENT

The following information appearing under the captions "THE DEVELOPMENT" and "THE DEVELOPER" has been furnished by the Developer for inclusion in this Limited Offering Memorandum as a means for the prospective purchasers of the Series 2026 Bonds to understand the anticipated development plan and the provision of infrastructure to the real property within the District. Although believed to be reliable, such information has not been independently verified by the District or its counsel, the Underwriter or its counsel, or Bond Counsel, and no person other than the Developer, subject to certain qualifications and limitations, makes any representation or warranty as to the accuracy or completeness of such information. At the time of the issuance of the Series 2026 Bonds, the Developer will represent in writing that the information herein under the captions "THE DEVELOPMENT," "THE DEVELOPER," "LITIGATION - The Developer," and "CONTINUING DISCLOSURE – Continuing Compliance – The Developer" does not contain any untrue statement of a material fact and does not omit to state any material fact necessary in order to make the statements made therein, in light of the circumstances under which they were made, not misleading.

The Developer's obligation to pay the 2026 Special Assessments is no greater than the obligation of any other landowner within the District. The Developer is not a guarantor of payment on any property within the District and the recourse for the Developer's failure to pay is limited to its ownership interest in the land subject to the 2026 Special Assessments. See "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2026 BONDS" herein.

Overview

The Development consists of approximately 1,596 acres located in an unincorporated area of the County. The property located within the Development is zoned Planned Development (the "Kindred PD") and the Kindred PD provides for the development of 3,615 detached and attached residential units, 550,000 square feet of mixed-use space and a school. Multiple community development districts have been established to finance, plan, establish, acquire and/or construct infrastructure in the Development, including the Town of Kindred Community Development District ("District I") and the District. Despite the establishment of multiple community development districts, the Development has and will continue to function as a single, interrelated community with varying neighborhoods including those geared toward first-time and move-up buyers.

District I encompasses approximately 321 acres and includes 893 residential units and recreational facilities. Development activities in District I commenced in June 2014 and all 893 homes have been built, sold and closed.

As indicated herein, with the contraction and expansion of its boundaries, the District includes approximately 585 acres and is expected to contain 1,855 residential units at build-out. To date, five (5) assessment areas have been established to facilitate the development and financing of the land within the District, including: (i) the 2020 Assessment Area, fully developed and platted for 225 single-family homes in Phases 2A-1 and 2C-1 (ii) the 2021 Assessment Area, fully developed and platted for 457 single-family homes in Phases 2C-2 and 2D (iii) the 2023 Assessment Area, fully developed and platted for 570 single-family homes in Phases 3A, 3C and 3D (iv) the 2024 Assessment Area, fully developed and platted for 252 single-family homes in Phase 3B and (v) the 2026 Assessment Area, substantially complete and platted for 351 single-family homes in Phase 5. Since home building and development activities commenced in the District in May 2019, D.R. Horton, Inc. ("D.R. Horton" or the "Developer") has been the primary active developer and homebuilder. Further, since then, approximately 1,478 home sale contracts had been written with retail home buyers, of which 1,389 homes had closed as of June 22, 2026. Home sales and construction

activities in the 2026 Assessment Area are anticipated to commence in the third quarter of 2026 with home closings anticipated to commence in the fourth quarter of 2026.

The main entrance to the Development is situated at Neptune Road and Cross Prairie Parkway approximately two (2) miles southwest of the Florida Turnpike and U.S. 192 interchange. State Road 417 (Central Florida Greenway) and SR 528 (Beach Line) can be accessed via the Florida Turnpike approximately ten (10) and fifteen (15) miles north, respectively. Further, the Orlando International Airport is approximately thirteen (13) miles northeast of the Development.

The Development is also centrally located to recreational opportunities, shopping, restaurants and healthcare. The western boundary of the Kindred PD abuts Lake Toho which, with a surface area of nearly 23,000 acres, is the largest lake in the County. Lake Toho and nearby East Lake Toho (12,000 acres) provide boating and other watercraft opportunities as well as world-renowned bass fishing. Retail and dining opportunities are located along U.S. 192 which is less than two (2) miles from the Development. Big box retailers such as Walmart and Home Depot are located less than five (5) miles southeast of the Development. Further, a Publix grocery store is located approximately two (2) miles east of the Development. The St. Cloud Regional Medical Center is located approximately six (6) miles east and the Veterans Affairs Medical Center at Lake Nona and Nemours Children Hospital are located approximately twelve (12) miles northeast of the Development.

Land Acquisition/Development Financing

The Developer acquired the 1,596 acres comprising the Development in May 2006 for an aggregate purchase price of approximately $25.5 million in cash. There are no mortgages on the property owned by the Developer.

As of June 22, 2026, the Developer estimates it has expended approximately $28.4 million in development related expenditures related to the 2026 Assessment Area. Proceeds of the Series 2026 Bonds will be utilized to fund the acquisition and/or construction of a portion of the 2026 Project in the amount of approximately $3.6 million. The remainder of the 2026 Project not funded with proceeds of the Series 2026 Bonds is expected to be funded by the Developer.

Zoning, Development Agreements and Permitting

Zoning

The lands within the Development are located in the 1,596-acre Kindred PD which was originally approved in March 2008, as last amended in August 2019, together with a development of regional impact. The Developer subsequently sought and obtained approval of the rescission of the development of regional impact. The Kindred PD provides for the development of 3,615 detached and attached residential units, 550,000 square feet of mixed-use space and a school.

Satisfaction of various development conditions, including, without limitation, the extension of Cross Prairie Parkway along the Development's eastern boundary to the adjacent Tohoqua project, the extension of Shady Lane at Partin Settlement Road to Cross Prairie Parkway, the widening of the existing portion of Shady Lane connecting from Partin Settlement Road to U.S. 192 just prior to the entrance at the Florida Turnpike, the installation of off-site and on-site utility improvements and the sale of an approximately twenty (20) acre school site to the Osceola County School Board have been or are in the process of being met.

Permits

In addition to the approvals described above, various permits and approvals are required to complete construction of the 2026 Project and any other improvements required for the District not included within the 2026 Project. The Engineer's Reports attached hereto as composite APPENDIX A include a list of those permits that have been obtained and those that will need to be obtained to complete the construction of the infrastructure necessary to serve the District. Upon issuance of the Series 2026 Bonds, the Consulting Engineer will certify that all such permits and approvals not previously obtained are expected to be obtained in the ordinary course of business.

Environmental

The Developer commissioned a habitat management and conservation plan (the "HMCP") that was originally required for approval of the subsequently rescinded development of regional impact. The HMCP describes the habitat evaluations, conservation plan, management actions and monitoring plan for the wildlife species that currently inhabit the Kindred PD and are listed in the Florida Fish and Wildlife Conservation Commission's Official List – Florida's Endangered Species, Threatened Species and Species of Special Concern.

In 2005, the Developer commissioned an environmental site assessment for the entire approximately 1,596 acres constituting the Kindred PD which identified no evidence of on-site or off-site environmentally recognized conditions. The assessment did recommend that stained soil near an above-ground heating oil tank be removed for proper disposal during site preparation. It further recommended that the water well on-site should be properly plugged and abandoned in accordance with water management district guidelines if it was not to be used following development.

Utilities

Toho Water Authority provides water and sewer services to the Development, with the Kissimmee Utility Authority providing electrical power to the Development. Homeowners select their own telecommunication providers.

Land Use and Phasing Plan

As discussed herein, lands within the boundaries of the District total approximately 585 acres and are expected to contain 1,855 residential units at build-out.

The following table illustrates the current land use and phasing plan for the lands within the District, which is subject to change.

	2020 Assessment Area		2021 Assessment Area		2023 Assessment Area			2024 Assessment Area	2026 Assessment Area	
Product Type	**2A-1**	**2C-1**	**2C-2**	**2D**	**3A**	**3C**	**3D**	**3B**	**5**	**Total**
Townhome	42	38	32	30	60	38	24	--	171	435
Single-Family*	145	0	145	250	131	148	169	252	180	1,420
Total	**187**	**38**	**177**	**280**	**191**	**186**	**193**	**252**	**351**	**1,855**

* The Single-Family product includes lots of forty (40), fifty (50) and sixty (60) feet in width.

Assessment Areas

As previously discussed herein, five (5) assessment areas have been established within the District known as the 2020 Assessment Area, the 2021 Assessment Area, the 2023 Assessment Area, the 2024 Assessment Area and the 2026 Assessment Area. The initial phase of development occurred in the 2020 Assessment Area, which has been developed into 225 single-family lots located in Phases 2A-1 and 2C-1. The second phase of development occurred in the 2021 Assessment Area, which has been developed into 457 single-family lots located in Phases 2C-2 and 2D. The next phase of development occurred in the 2023 Assessment Area, which has been developed into 570 single-family lots located in Phases 3A, 3C and 3D. The 2024 Assessment Area constitutes Phase 3B and includes 252 single-family platted lots. Further, the 2026 Assessment Area constitutes Phase 5 which includes 351 platted lots and represents the final phase of development within the District. All homes in the District are presently anticipated to be constructed, marketed and sold by the Developer as part of the larger Kindred development.

As previously described herein under the heading "THE CAPITAL IMPROVEMENT PROGRAM AND THE 2026 PROJECT," the Series 2026 Bonds are being issued to fund a portion of the 2026 Project supporting the 2026 Assessment Area in the amount of approximately $3.7 million. The 2026 Special Assessments levied in connection with the Series 2026 Bonds will be levied on the 351 platted single-family lots in the 2026 Assessment Area.

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Development Status

Development activities in the District commenced in 2019. Since then, all 1,855 lots have been platted in the District. As discussed herein, work in the District was undertaken in phases and is now nearing completion in its entirety. Development work for the 2026 Assessment Area is expected to be complete by the third quarter of 2026. The following table sets forth the anticipated construction schedule for infrastructure for each active phase within the District as provided by the Developer and such information is subject to change.

Phase	# of Units	Development Status	Expected Completion Date
2020 Assessment Area			
Phase 2A-1	187	Platted, Complete (*Sold Out)*	Complete
Phase 2C-1	38	Platted, Complete (*Sold Out)*	Complete
Subtotal	**225**		
2021 Assessment Area			
Phase 2C-2	177	Platted, Complete (*Sold Out)*	Complete
Phase 2D	280	Platted, Complete (*Sold Out)*	Complete
Subtotal	**457**		
2023 Assessment Area			
Phase 3A	191	Platted, Complete (*Sold Out)*	Complete
Phase 3C	186	Platted, Complete (*Sold Out*)	Complete
Phase 3D	193	Platted, Complete (*Sold Out*)	Complete
Subtotal	**570**		
2024 Assessment Area			
Phase 3B	252	Platted, Complete (*Home Construction Underway*)	Complete
Subtotal	**252**		
2026 Assessment Area			
Phase 5	351	Platted, Substantially Complete *(Home Construction to Commence Q3 2026)*	Q3 2026
Subtotal	**351**		
Total	**1,855**		

In addition to the development activities described above, the Developer has completed work to extend the portion of Cross Prairie Parkway running alongside the eastern border of the District and extending to the adjacent Tohoqua project. Such segment of Cross Prairie Parkway was completed in the first quarter of 2023. Further, work on Cattail Creek Lane extending south from Cross Prairie Parkway through Phase 5 is complete, subject to final acceptance by the County, and will provide for immediate access to the 2026 Assessment Area.

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Residential Product Offerings

The Development is being marketed primarily to first-time home buyers. The table below illustrates the current product and pricing information for the townhome and single-family homes that are currently being offered by the Developer under its Express Homes and D.R. Horton brands in the Development, which information is subject to change. As indicated herein, the 2026 Assessment Area will include 351 townhome and single-family homes. More detailed information, including floorplans, may be found at www.drhorton.com.

Product Type	Est. Base Square Footages	Est. Base Prices
Townhome	1,551 – 1,816	$351,990 - $366,990
Single-Family	1,504 – 2,601	$393,990 - $485,990

Home Construction/Sales Activity

The Developer has completed construction of five (5) single-family model homes located in Phase 2A. Home sales within the District officially commenced in September 2019, and as of June 22, 2026, approximately 1,478 home sale contracts had been written with retail home buyers, of which 1,389 homes had closed. Home sales and construction activities in the 2026 Assessment Area are anticipated to commence in the third quarter of 2026 with home closings anticipated to commence in the fourth quarter of 2026.

Projected Absorption

The following table sets forth the anticipated pace of home closings in the 2026 Assessment Area. As previously stated herein, home sales and construction activities in the 2026 Assessment Area are anticipated to commence in the third quarter of 2026 with home closings anticipated to commence in the fourth quarter of 2026.

Product Type	2026	2027	2028	Total
Townhome	18	84	69	171
Single-Family	--	102	78	180
Total	**18**	**186**	**147**	**351**

The aforementioned projections are based upon estimates and assumptions that are inherently uncertain, though considered reasonable, and are subject to significant business, economic and competitive uncertainties and contingencies, all of which are difficult to predict. As a result, there can be no assurance that such projections will occur or be realized in the time frames anticipated. See "BONDOWNERS' RISKS" herein.

Recreational Facilities

The District includes an amenity center that features a clubhouse, pool, beach volleyball courts, children's playground, pavilion picnic areas and walking/nature trials, located in Phase 2A. Additional recreational facilities located within Phase 3C of the District have been completed and include a clubhouse, pool, exercise station, play fields and walking/nature trials. Further, construction of additional dog parks, walking/nature trials and open space within Phase 5 of the District is scheduled for completion in the third quarter of 2026. The recreational facilities in the District will be owned and operated by the District.

Residents within the District also have access to the amenities located in District I. These include a clubhouse, exercise/fitness room, pool, beach volleyball courts, tennis courts, soccer field, children's playground, pavilion picnic areas, dog park and walking/nature trails.

Schools

Based upon current school districting, students residing in the Development will attend Neptune Elementary School, Neptune Middle School or Gateway High School. All three (3) schools are within four (4) miles of the Development. However, future capacity limitations or redistricting could result in a change to the zoned school that students residing in the Development would attend. The elementary, middle and high school received a "B," "A," and "B" rating, respectively, from the Florida Department of Education for 2026 (which are the latest available school grades).

Marketing

The Developer has incorporated the marketing efforts for the Development into its overall local, regional and State marketing program which includes, without limitation, internet, social media, realtor functions, print and radio ads.

Fees and Assessments

Each homeowner will pay annual taxes, assessments, and fees on an ongoing basis as a result of their ownership of property within the District, including ad valorem property taxes, the debt service assessments levied in connection with Bonds issued by the District, association fees, and administrative, operation and maintenance assessments levied by the District as described in more detail below.

Property Taxes. The current millage rate for the area of the County where the District is located is 13.8543. Accordingly, assuming a home with a $400,000 taxable value, the annual property tax would be approximately $5,542.

Homeowner's Association Fees. All homeowners will be subject to annual homeowner's association ("HOA") fees for the architectural review, deed restriction enforcement and maintenance of any HOA-owned facilities. The current annual master HOA fee is $130. In addition, a sub-association for the townhome product has been established for the common-area lawn maintenance. The current annual sub-association HOA fee for the townhomes is $1,008, which is payable in monthly installments.

District Special Assessments. All homeowners residing in the 2026 Assessment Area will be subject to the 2026 Special Assessments levied in connection with the Series 2026 Bonds. In addition, all homeowners in the District are subject to annual operation and maintenance assessments levied by the District which are derived from the District's annual budget and are subject to change each year. The table below illustrates the aforementioned annual assessments that will be levied in the 2026 Assessment Area by the District for each of the respective product type.

	Est. Series 2026 Bonds Gross Annual Debt Service Per Unit*	**Est. FY 2027 O&M Assessment Per Unit**
Townhome	$ 600	$ 577
Single-Family**	1,200	1,443

* Includes applicable collection costs and early payment discounts imposed by the Osceola County Tax Collector.

** The Single-Family product includes lots of forty (40) and fifty (50) feet in width.

As noted, certain of the amounts set forth above are estimates. It is anticipated that funds derived from the operation and maintenance assessments described above will be used by the District primarily to pay for maintenance of District-owned facilities and administrative overhead and operating expenses including, without limitation, District management, insurance, maintenance and supplies. Furthermore, it is anticipated that funds derived from the HOA fees described above will be used by such association primarily to pay for architectural review fees, deed restriction and operation and maintenance of any HOA-owned facilities. The assessments imposed by the District for its administrative, operation and maintenance costs will vary annually, based on the adopted budget of the District for a particular fiscal year. Similarly, the HOA's fee will vary annually based on the budget adopted by the association for a particular year.

Competition

The Developer expects that primary competition for the sale of homes within the 2026 Assessment Area will come from the active communities within the Kindred community and the surrounding area, which include the Tohoqua (Tohoqua CDD) and Crossprairie (Edgewater East CDD and Edgewater West CDD) communities.

This section does not purport to summarize all of the existing or planned communities in the area of the Development, but rather to provide a description of those that the Developer feels pose primary competition to the Development.

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THE DEVELOPER

The developer of the residential lands within the Development is D.R. Horton, Inc., a Delaware corporation. The Developer (or its affiliates) is also currently serving as the sole homebuilder in the Development. Founded in 1978 and headquartered in Arlington, Texas, D.R. Horton has operations in 126 markets in thirty-six (36) states across the United States and is engaged in the construction and sale of high-quality homes through its diverse product portfolio with sales generally ranging from the $200,000 to over $1,000,000. D.R. Horton also constructs and sells both single-family rental and multi-family rental properties. During the twelve-month period ended March 31, 2026, D.R. Horton closed 83,832 homes in its homebuilding operations, in addition to 3,593 single-family rental homes and 2,359 multi-family rental units in its rental operations.. D.R. Horton also provides mortgage financing, title services and insurance agency services for homebuyers through its mortgage, title and insurance subsidiaries.

D.R. Horton is a publicly-traded company, the common stock of which is listed on the New York Stock Exchange under the symbol "DHI." D.R. Horton is subject to the informational requirements of the Securities and Exchange Commission Act of 1934, as amended, and in accordance therewith files reports, proxy statements, and other information with the Securities and Exchange Commission (the "SEC"). The file number for D.R. Horton is No. 1-14122. The registration statement and other SEC filings are available through the SEC's EDGAR access system at the SEC's website at https://sec.gov.

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DESCRIPTION OF THE SERIES 2026 BONDS

General Description

The Series 2026 Bonds are issuable only as registered bonds without coupons in current interest form in denominations of $5,000 or any integral multiple thereof (an "Authorized Denomination"); provided, however, delivery of the Series 2026 Bonds to the initial purchasers thereof shall be in minimum principal amounts of $100,000 and integral multiples of $5,000 in excess thereof.

The Series 2026 Bonds will be dated as of their date of issuance and will bear interest payable on each May 1 and November 1, commencing November 1, 2026 (each, an "Interest Payment Date") and shall be computed on the basis of a 360-day year of twelve (12) thirty (30) day months. The Series 2026 Bonds will mature on the dates, in such amounts and at such rates as set forth on the cover page of this Limited Offering Memorandum.

Interest on each Series 2026 Bond will be payable on each Interest Payment Date as heretofore described. Interest shall be paid to the Registered Owner of Series 2026 Bonds at the close of business on the regular record date for such interest, which shall be the fifteenth (15th) day of the calendar month next preceding such Interest Payment Date; provided, however, that on or after the occurrence and continuance of an Event of Default under clause (a) and/or (b) of Section 10.02 of the Master Indenture, the payment of interest and principal or Redemption Price shall be made by the Paying Agent to such person, who, on a special record date which is fixed by the Trustee, which shall be not more than fifteen (15) and not less than ten (10) days prior to the date of such proposed payment, appears on the registration books of the Bond Registrar as the Registered Owner of a Series 2026 Bond. Any payment of principal, or Redemption Price or interest shall be made only in accordance with standard DTC practices. Each Series 2026 Bond shall bear interest from the Interest Payment Date to which interest has been paid next preceding the date of its authentication, unless the date of its authentication: (i) is an Interest Payment Date to which interest on such Series 2026 Bond has been paid, in which event such Series 2026 Bond shall bear interest from its date of authentication; or (ii) is prior to the first Interest Payment Date for the Series 2026 Bonds, in which event, such Series 2026 Bond shall bear interest from its date.

The Series 2026 Bonds will initially be registered in the name of Cede & Co., as nominee for The Depository Trust Company ("DTC"), which will act initially as securities depository for the Series 2026 Bonds and, so long as the Series 2026 Bonds are held in book-entry only form, Cede & Co. will be considered the registered owner for all purposes hereof. See "--Book-Entry Only System" below for more information about DTC and its book-entry only system.

Redemption Provisions for the Series 2026 Bonds

Optional Redemption. The Series 2026 Bonds are subject to redemption at the option of the District prior to maturity, in whole or in part, on any date, on or after May 1, 20[__] at the Redemption Price of 100% of the principal amount to be redeemed plus accrued interest to the redemption date.

Mandatory Redemption in Part. The Series 2026 Bond maturing May 1, 20[__] is subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the 2026 Sinking Fund Account established under the Fifth Supplement in satisfaction of applicable Amortization Installments (as defined in the Fifth Supplement) at a Redemption Price of 100% of the principal amount

thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

Year	Amortization Installments	Year	Amortization Installments
	$		$
	*		

_____
**Maturity*

The Series 2026 Bond maturing May 1, 20[__] is subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the 2026 Sinking Fund Account established under the Fifth Supplement in satisfaction of applicable Amortization Installments (as defined in the Fifth Supplement) at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

Year	Amortization Installments	Year	Amortization Installments
	$		$
	*		

_____
**Maturity*

The Series 2026 Bond maturing May 1, 20[__] is subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the 2026 Sinking Fund Account established under the Fifth Supplement in satisfaction of applicable Amortization Installments (as defined in the Fifth Supplement) at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

Year	Amortization Installments	Year	Amortization Installments
	$		$
	*		

_____
** Maturity*

The Series 2026 Bond maturing May 1, 20[__] is subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the 2026 Sinking Fund Account established under the Fifth Supplement in satisfaction of applicable Amortization Installments (as defined in the Fifth Supplement) at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

Year	Amortization Installments	Year	Amortization Installments
	$		$

*

_____
* *Maturity*

Any Series 2026 Bonds that are purchased by the District with amounts held to pay an Amortization Installment will be cancelled and the principal amount so purchased will be applied as a credit against the applicable Amortization Installment of the Series 2026 Bonds. Upon redemption or purchase of the Series 2026 Bonds (other than redemption in accordance with scheduled Amortization Installments), the District shall cause to be recalculated and delivered to the Trustee revised Amortization Installments recalculated so that debt service on the Series 2026 Bonds is amortized in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Series 2026 Bonds.

Extraordinary Mandatory Redemption. The Series 2026 Bonds are subject to extraordinary mandatory redemption prior to scheduled maturity, in whole on any date or in part on any Quarterly Redemption Date, and if in part on a *pro rata* basis calculated by the District determined by the ratio of the Outstanding principal amount of each maturity of the Series 2026 Bonds treating for such purposes each Amortization Installment as a maturity divided by the aggregate principal amount of Outstanding Series 2026 Bonds and as otherwise provided in the Indenture, at the Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the Quarterly Redemption Date, if and to the extent that any one or more of the following shall have occurred:

(i) On or after Completion Date of the 2026 Project, by application of moneys transferred from the 2026 Acquisition and Construction Account to the 2026 Prepayment Account in accordance with the terms of the Indenture; or

(ii) Amounts are deposited into the 2026 Prepayment Account from the prepayment of 2026 Special Assessments or from amounts deposited into the 2026 Prepayment Account from any other source; or

(iii) When the amount on deposit in the 2026 Reserve Account, together with other moneys available therefor are sufficient to pay and redeem all the Series 2026 Bonds then Outstanding as provided in the Fifth Supplement.

If less than all of the Series 2026 Bonds of a maturity subject to redemption shall be called for redemption, the particular such Series 2026 Bonds or portions of such Series 2026 Bonds of that maturity to be redeemed shall be selected by lot by the Registrar as provided in the Indenture.

Notice of Redemption and of Purchase

When required to redeem or purchase Series 2026 Bonds under any provision of the Indenture or directed to do so by the District, the Trustee shall cause notice thereof, to be mailed at least thirty (30) but not more than sixty (60) days prior to the redemption or purchase date to all Owners of Series 2026 Bonds to be redeemed or purchased (as such Owners appear on the Bond Register on the fifth (5th) day prior to such mailing), at their registered addresses, but failure to mail any such notice or defect in the notice or in the mailing thereof shall not affect the validity of the redemption or purchase of the Series 2026 Bonds for which notice was duly mailed in accordance with the Indenture.

If at the time of mailing of notice of an optional redemption or purchase, the District shall not have deposited with the Trustee or Paying Agent moneys sufficient to redeem or purchase all the Series 2026 Bonds called for redemption or purchase, such notice shall state that the redemption is conditional and is subject to the deposit of the redemption or purchase moneys with the Trustee or Paying Agent, as the case may be, not later than the redemption or purchase date, and such notice shall be of no effect unless such moneys are so deposited.

If the amount of funds deposited with the Trustee for such redemption, or otherwise available, is insufficient to pay the Redemption Price and accrued interest on the Series 2026 Bonds so called for redemption on the redemption date, the Trustee shall redeem and pay on such date an amount of such Series 2026 Bonds for which such funds are sufficient, selecting the Series 2026 Bonds to be redeemed randomly from among all such Series 2026 Bonds called for redemption on such date, and among different maturities of Series 2026 Bonds in the same manner as the initial selection of Series 2026 Bonds to be redeemed, and from and after such redemption date, interest on the Series 2026 Bonds or portions thereof so paid shall cease to accrue and become payable; but interest on any Series 2026 Bonds or portions thereof not so paid shall continue to accrue until paid at the same rate as it would have had such Series 2026 Bonds not been called for redemption.

Book-Entry Only System

The information in this caption concerning DTC and DTC's book-entry system has been obtained from sources that the District believes to be reliable, but neither the District nor the Underwriter makes any representation or warranty or takes any responsibility for the accuracy or completeness of such information.

DTC will act as securities depository for the Series 2026 Bonds. The Series 2026 Bonds will be issued as fully-registered bonds registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered bond certificate will be issued for each maturity of the Series 2026 Bonds and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants (the "Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (the "Indirect Participants"). DTC has a Standard & Poor's rating of AA+. The DTC rules

applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of the Series 2026 Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for such Series 2026 Bonds on DTC's records. The ownership interest of each actual purchaser of each Series 2026 Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Series 2026 Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of the Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Series 2026 Bonds, except in the event that use of the book-entry system for the Series 2026 Bonds is discontinued.

To facilitate subsequent transfers, all Series 2026 Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Series 2026 Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Series 2026 Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Series 2026 Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping an account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements made among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Series 2026 Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Series 2026 Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Series 2026 Bond documents. For example, Beneficial Owners of Series 2026 Bonds may wish to ascertain that the nominee holding the Series 2026 Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Series 2026 Bonds are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such Series 2026 Bonds, as the case may be, to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Series 2026 Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the District as soon as possible after the Record Date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Series 2026 Bonds are credited on the Record Date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions and dividend payments on the Series 2026 Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's

practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the District or the Registrar on the payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Registrar, or the District, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the District and/or the Paying Agent for the Series 2026 Bonds. Disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of the Direct and Indirect Participants.

DTC may discontinue providing its services as securities depository with respect to the Series 2026 Bonds at any time by giving reasonable notice to the District. Under such circumstances, in the event that a successor securities depository is not obtained, Series 2026 Bond certificates are required to be printed and delivered.

The District may decide to discontinue use of the system of book-entry only transfers through DTC (or a successor securities depository). In that event, Series 2026 Bond certificates will be printed and delivered to DTC.

SO LONG AS CEDE & CO. IS THE REGISTERED OWNER OF THE SERIES 2026 BONDS, AS NOMINEE OF DTC, REFERENCE HEREIN TO THE OWNER OF THE SERIES 2026 BONDS OR REGISTERED OWNERS OF THE SERIES 2026 BONDS SHALL MEAN DTC AND SHALL NOT MEAN THE BENEFICIAL OWNERS OF THE SERIES 2026 BONDS.

NEITHER THE DISTRICT NOR THE TRUSTEE WILL HAVE ANY RESPONSIBILITY OR OBLIGATION TO THE DTC PARTICIPANTS OR THE PERSONS FOR WHOM THEY ACT AS NOMINEE WITH RESPECT TO THE PAYMENTS TO OR THE PROVIDING OF NOTICE FOR THE DTC PARTICIPANTS, THE INDIRECT PARTICIPANTS OR THE BENEFICIAL OWNERS OF THE SERIES 2026 BONDS. THE DISTRICT CANNOT AND DOES NOT GIVE ANY ASSURANCES THAT DTC, THE DTC PARTICIPANTS OR OTHERS WILL DISTRIBUTE PAYMENTS OF PRINCIPAL OF OR INTEREST ON THE SERIES 2026 BONDS PAID TO DTC OR ITS NOMINEE, AS THE REGISTERED OWNER, OR PROVIDE ANY NOTICES TO THE BENEFICIAL OWNERS OR THAT THEY WILL DO SO ON A TIMELY BASIS, OR THAT DTC WILL ACT IN THE MANNER DESCRIBED IN THIS LIMITED OFFERING MEMORANDUM.

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SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2026 BONDS

General

The Series 2026 Bonds are payable from and secured by all revenues derived by the District from the 2026 Special Assessments (excluding amounts transferred to the 2026 Rebate Account or the 2026 Costs of Issuance Account, or investment earnings thereof, and Operations and Maintenance Assessments levied and collected by the District) (the "2026 Pledged Revenues") and amounts in the Funds and Accounts (except for the 2026 Rebate Account and the 2026 Costs of Issuance Account[, or investment earnings thereon]) established by the Indenture for the benefit of the Series 2026 Bonds (the "2026 Pledged Funds" and, collectively with the 2026 Pledged Revenues, the "2026 Trust Estate").

The 2026 Special Assessments represent an allocation of a portion of the costs of the 2026 Project, including bond financing costs, to the 2026 Assessment Area in accordance with the Assessment Reports attached hereto as composite APPENDIX B.

"Special Assessments" include (a) the net proceeds derived from the levy and collection of "special assessments," as provided for in Sections 190.011(14) and 190.022 of the Act against lands in the District ("District Lands") that are subject to assessment as a result of a particular Project or any portion thereof, and (b) the net proceeds derived from the levy and collection of "benefit special assessments," as provided for in Section 190.021(2) of the Act, against the lands within the District that are subject to assessment as a result of a particular Project or any portion thereof, and in the case of both "special assessments" and "benefit special assessments," including the interest and penalties on such assessments, pursuant to all applicable provisions of the Act and Chapter 170, Florida Statutes, and Chapter 197, Florida Statutes (and any successor statutes thereto), including, without limitation, any amount received from any foreclosure proceeding for the enforcement of collection of such assessments or from the issuance and sale of tax certificates with respect to such assessments, less (to the extent applicable) the fees and costs of collection thereof payable to the Tax Collector and less certain administrative costs payable to the Property Appraiser pursuant to the Property Appraiser and Tax Collector Agreement. "Special Assessments" shall not include "special assessments" levied and collected by the District under Section 190.022 of the Act for maintenance purposes or "maintenance special assessments" levied and collected by the District under Section 190.021(3) of the Act.

NEITHER THE SERIES 2026 BONDS NOR THE INTEREST AND PREMIUM, IF ANY, PAYABLE THEREON SHALL CONSTITUTE A GENERAL OBLIGATION OR GENERAL INDEBTEDNESS OF THE DISTRICT WITHIN THE MEANING OF THE CONSTITUTION AND LAWS OF FLORIDA. THE SERIES 2026 BONDS AND THE INTEREST AND PREMIUM, IF ANY, PAYABLE THEREON DO NOT CONSTITUTE EITHER A PLEDGE OF THE FULL FAITH AND CREDIT OF THE DISTRICT OR A LIEN UPON ANY PROPERTY OF THE DISTRICT OTHER THAN AS PROVIDED IN THE INDENTURE. NO OWNER OR ANY OTHER PERSON SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER PUBLIC AUTHORITY OR GOVERNMENTAL BODY TO PAY DEBT SERVICE OR TO PAY ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE OR THE SERIES 2026 BONDS. RATHER, DEBT SERVICE AND ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE OR THE SERIES 2026 BONDS, SHALL BE PAYABLE SOLELY FROM, AND SHALL BE SECURED SOLELY BY,

THE 2026 TRUST ESTATE PLEDGED TO THE SERIES 2026 BONDS, ALL AS PROVIDED IN THE SERIES 2026 BONDS AND IN THE INDENTURE.

THE SERIES 2026 BONDS AND THE 2026 SPECIAL ASSESSMENTS DO NOT CONSTITUTE AN INDEBTEDNESS OF THE DEVELOPER AND THE PAYMENT THEREOF IS NOT GUARANTEED BY THE DEVELOPER.

Funds and Accounts

The Indenture establishes with the Trustee the following Funds and Accounts: 1) within the Acquisition and Construction Fund, a 2026 Acquisition and Construction Account and a 2026 Costs of Issuance Account; 2) within the Debt Service Fund, a 2026 Sinking Fund Account and a 2026 Interest Account; 3) within the Bond Redemption Fund, a 2026 Optional Redemption Account and a 2026 Prepayment Account; 4) within the Debt Service Reserve Fund, a 2026 Reserve Account, which account shall be held for the benefit of all of the Series 2026 Bonds without distinction as to Series 2026 Bonds and without privilege or priority of one Series 2026 Bond over another; 5) within the Revenue Fund, a 2026 Revenue Account and 6) within the Rebate Fund, a 2026 Rebate Account.

2026 Acquisition and Construction Account

Amounts on deposit in the 2026 Acquisition and Construction Account shall be applied to pay the Costs of the 2026 Project upon presentment to the Trustee of a properly signed requisition.

Any balance remaining in the 2026 Acquisition and Construction Account after the Completion Date of the 2026 Project and after retaining the amount, if any, of all remaining unpaid Costs of the 2026 Project set forth in the Engineers' Certificate establishing such Completion Date, shall be deposited in the 2026 Prepayment Account in the Bond Redemption Fund and applied to the extraordinary mandatory redemption of the Series 2026 Bonds in the manner prescribed in the Series 2026 Bonds; provided, however, that the District shall not declare that the Completion Date of the 2026 Project has occurred until after the 2026 Reserve Account Release Conditions have been satisfied and (i) all moneys transferred from the 2026 Reserve Account to the 2026 Acquisition and Construction Account as a result of such reduction of the 2026 Reserve Account Requirement have been expended on Costs of the 2026 Project, including (A) any requisitions previously submitted by the District to the Trustee pursuant to Section 403(a) of the Fifth Supplement that remain unpaid ("Unpaid Requisitions"), in full or in part, in chronological order (i.e., oldest to newest) based on the date such requisitions were originally submitted, and then (B) any accrued but unpaid Costs of the 2026 Project, or (ii) the Consulting Engineer has certified in writing to the District and the Trustee (upon which the Trustee may conclusively rely) that such amount is in excess of what is needed to complete the 2026 Project. Any requisition for payment of Unpaid Requisitions submitted in compliance with the prior sentence shall be executed by the District and the Consulting Engineer (at the direction of the District). At such time as there are no amounts on deposit in the 2026 Acquisition and Construction Account such account shall be closed. No transfer to the 2026 Prepayment Account shall be made if on the date of such proposed transfer the Trustee has knowledge that an Event of Default exists until such Event of Default no longer exists or is waived or the Trustee is directed by the Majority Owners to otherwise apply such moneys.

In accordance with the provisions of the Indenture, the Series 2026 Bonds are payable solely from the 2026 Trust Estate. The District acknowledges in the Fifth Supplement that (i) the 2026 Trust Estate includes, without limitation, all amounts on deposit in the 2026 Acquisition and Construction Account then

held by the Trustee, (ii) upon the occurrence of an Event of Default with respect to the Series 2026 Bonds, the 2026 Trust Estate may not be used by the District (whether to pay Costs of the 2026 Project or otherwise) without the consent of the Majority Owners, except to the extent that prior to such declared Event of Default the District had incurred a binding obligation with third parties for work on the 2026 Project and payment is for such work and (iii) upon the occurrence of an Event of Default with respect to the Series 2026 Bonds, the 2026 Trust Estate may be used by the Trustee, at the direction or with the approval of the Majority Owners, to pay reasonable costs and expenses incurred in connection with the pursuit of remedies under the Indenture. The District agrees in the Fifth Supplement that it shall not enter into any binding agreement that will cause the expenditure of additional funds from the 2026 Trust Estate after the occurrence and during the continuance of an Event of Default unless authorized in writing by the Majority Owners.

2026 Reserve Account and 2026 Reserve Account Requirement

The 2026 Reserve Account shall be funded and maintained at all times in the amount of the 2026 Reserve Account Requirement.

"2026 Reserve Account Requirement" shall mean, (i) initially, an amount equal to fifty percent (50%) of the maximum annual Debt Service Requirements for the Series 2026 Bonds, and (ii) upon satisfaction of 2026 Reserve Account Release Condition #1, an amount equal to twenty-five percent (25%) of the maximum annual Debt Service Requirements for the Series 2026 Bonds, and (iii) upon satisfaction of 2026 Reserve Account Release Condition #2, an amount equal to ten percent (10%) of the maximum annual Debt Service Requirement for the Series 2026 Bonds; provided, that, the 2026 Reserve Account Requirement shall also never exceed the lesser of (i) 125% of the average annual Debt Service Requirement of the Series 2026 Bonds calculated as of the date of original issuance thereof or (ii) 10% of the proceeds of the Series 2026 Bonds calculated as of the date of original issuance hereof. For the purpose of calculating the 2026 Reserve Account Requirement, the maximum annual Debt Service Requirement shall be calculated as of the date of the original issuance and delivery of the Series 2026 Bonds and recalculated in connection with each optional or extraordinary mandatory redemption of the Series 2026 Bonds (but not upon mandatory sinking fund redemption). The initial 2026 Reserve Account Requirement shall be equal to $[_____].

"2026 Reserve Account Release Conditions" shall mean, collectively, 2026 Reserve Account Release Condition #1 and 2026 Reserve Account Release Condition #2.

"2026 Reserve Account Release Condition #1" shall mean, collectively, that (i) all of the principal portion of the 2026 Special Assessments has been assigned to Units within the 2026 Assessment Area that have been developed and platted; (ii) all Series 2026 Assessments are being collected pursuant to the Uniform Method; and (iii) no Event of Default has occurred and is continuing with respect to any Outstanding Series 2026 Bonds. Upon the satisfaction of 2026 Reserve Account Release Condition #1, a Responsible Officer of the District, or the District Manager on behalf of the District, shall provide a written certification to the Trustee that the events in clauses (i) and (ii) have occurred and affirming clause (iii). The Trustee may conclusively rely on such written certification and in its absence may assume all the events described above have not occurred.

"2026 Reserve Account Release Condition #2" shall mean, collectively, that (i) 2026 Reserve Account Release Condition #1 has been satisfied; (ii) all Units subject to the Series 2026 Assessments have been sold and closed with end-users; (iii) all Series 2026 Assessments are being collected pursuant to the Uniform Method; and (iv) no Event of Default has occurred and is continuing with respect to any Outstanding Series 2026 Bonds. Upon the satisfaction of the 2026 Reserve Account Release Condition #2,

a Responsible Officer of the District, or the District Manager on behalf of the District, shall provide a written certification to the Trustee that the events in clauses (i), (ii) and (iii) have occurred and affirming clause (iv). The Trustee may conclusively rely on such written certification and in its absence may assume all the events described above have not occurred.

Amounts on deposit in the 2026 Reserve Account except as provided in the Indenture shall be used only for the purpose of making payments into the 2026 Interest Account and the 2026 Sinking Fund Account to pay the Series 2026 Bonds when due, without distinction as to Series 2026 Bonds and without privilege or priority of one Series 2026 Bond over another, when the moneys on deposit in such Accounts and available therefor are insufficient.

The Trustee, on each March 15, June 15, September 15 and December 15 (or if such day is not a Business Day, on the Business Day next preceding such day) next preceding each Quarterly Redemption Date, after taking into account all payments and transfers made as of such date, shall notify the District of the amount in the 2026 Reserve Account. The District shall compute the value of the 2026 Reserve Account Requirement and shall promptly notify the Trustee of the amount of any deficiency or surplus as of such date in such account. The District shall immediately pay the amount of any deficiency to the Trustee, for deposit in the 2026 Reserve Account, from any legally available source of the District. Any such surplus in the 2026 Reserve Account as a result of having met each of the 2026 Reserve Account Release Conditions (pursuant to a written direction from the District to the Trustee upon which the Trustee may conclusively rely) shall be deposited to the 2026 Acquisition and Construction Account to be used for the purposes of such Account and all other such surplus (except as provided in the next paragraph) shall be deposited to the 2026 Prepayment Account to be used for the extraordinary mandatory redemption of Series 2026 Bonds.

Notwithstanding the foregoing on the earliest date on which there is on deposit in the 2026 Reserve Account, sufficient monies, taking into account other monies available therefor, to pay and redeem all of the Outstanding Series 2026 Bonds, together with accrued interest on such Series 2026 Bonds to the earliest date of redemption, then the Trustee shall transfer to the 2026 Prepayment Account the amount on deposit in the 2026 Reserve Account to pay and redeem all of the Outstanding Series 2026 Bonds on the earliest such date.

Flow of Funds

(a) Except as otherwise provided in the Fifth Supplement, amounts on deposit in the 2026 Revenue Account shall be applied in accordance with Section 6.03 of the Master Indenture. The District covenants to pay or cause to be paid the proceeds of the 2026 Special Assessments as received to the Trustee for deposit as provided in the Indenture.

(b) The Trustee is authorized and directed by the Fifth Supplement to deposit any and all amounts required to be deposited into the Funds and Accounts pursuant to the Indenture, and any other amounts or payments specifically designated by the District pursuant to a written direction or by a Supplemental Indenture for said purpose. Upon deposit of the revenues from the 2026 Special Assessments including the interest thereon with the Trustee, the District shall provide the Trustee a written accounting setting forth the amounts of such 2026 Special Assessments in the following categories which shall be deposited by the Trustee into the Funds and Accounts established as follows:

(i) Assessment Interest which shall be deposited into the 2026 Interest Account;

(ii) Assessment Principal, which shall be deposited into the 2026 Sinking Fund Account;

(iii) Prepayment Principal which shall be deposited into the 2026 Prepayment Account;

(iv) Delinquent Assessment Principal shall first be deposited to the 2026 Reserve Account and applied to restore the amount of any withdrawal from the 2026 Reserve Account to pay the principal of Series 2026 Bonds, to the extent that less than the 2026 Reserve Account Requirement is on deposit in the 2026 Reserve Account, and, the balance, if any, shall be deposited into the 2026 Sinking Fund Account;

(v) Delinquent Assessment Interest shall first be deposited to the 2026 Reserve Account and applied to restore the amount of any withdrawal from the 2026 Reserve Account to pay the interest of Series 2026 Bonds to the extent that less than the 2026 Reserve Account Requirement is on deposit in a 2026 Reserve Account, and, the balance, if any, shall be deposited into the 2026 Interest Account; and

(vi) The balance shall be deposited in the 2026 Revenue Account.

(c) On each March 15, June 15, September 15 and December 15 (or if such Day is not a Business Day, on the Business Day next preceding such day), the Trustee shall determine the amount on deposit in the 2026 Prepayment Account and, if the balance therein is greater than zero, shall transfer, but only after transferring sufficient amounts as directed by the District from the 2026 Revenue Account to pay amounts due on the next Interest Payment Date from the 2026 Revenue Account, for deposit into such 2026 Prepayment Account, an amount sufficient to increase the amount on deposit therein to the next integral multiple of $5,000, and, shall thereupon give notice and cause the extraordinary mandatory redemption of Series 2026 Bonds on the next succeeding Quarterly Redemption Date in the maximum aggregate principal amount for which moneys are then on deposit in such 2026 Prepayment Account in accordance with the provisions for extraordinary redemption of Series 2026 Bonds. All interest due in regard to such prepayments shall be paid from the 2026 Interest Account or, if insufficient amounts are on deposit in the 2026 Interest Account to pay such interest, then from the 2026 Revenue Account.

(d) Anything in the Indenture to the contrary notwithstanding, on each May 1 and November 1 (or if such May 1 or November 1 is not a Business Day, on the Business Day next preceding such May 1 or November 1), the Trustee shall transfer from amounts on deposit in the 2026 Revenue Account to the Funds and Accounts designated below, the following amounts in the following order of priority:

FIRST, to the 2026 Interest Account of the Debt Service Fund, an amount equal to the amount of interest payable on all Series 2026 Bonds then Outstanding on such May 1 or November 1, less any other amount already on deposit in the 2026 Interest Account;

SECOND, beginning on May 1, 20__ and no later than the Business Day next preceding each May 1 thereafter while the Series 2026 Bonds remain Outstanding, to the 2026 Sinking Fund Account, an amount equal to the Amortization Installment on the Series 2026 Bonds due on such May 1 or the principal maturing on such May 1, less any amount already on deposit in the 2026 Sinking Fund Account;

THIRD, to the 2026 Reserve Account, the amount, if any, which is necessary to make the amount on deposit therein equal to the 2026 Reserve Account Requirement with respect to the Series 2026 Bonds; and

FOURTH, the balance shall be retained in the 2026 Revenue Account, provided that on November 2 of each year any funds remaining in the 2026 Revenue Account shall be applied upon direction of the District to the Trustee, (i) prior to the completion of the 2026 Project, to the 2026 Acquisition and Construction Account, and (ii) thereafter, to any lawful purpose of the District.

Anything in the Indenture to the contrary notwithstanding, it shall not constitute an Event of Default if the full amount of the foregoing deposits are not made due to an insufficiency of funds therefor; provided, however, that nothing in this paragraph is meant to change what are otherwise Events of Default as provided for in Article X of the Master Indenture and Section 606 of the Fifth Supplement.

(e) On any date required by the Arbitrage Certificate, the District shall give the Trustee written direction to, and the Trustee shall, transfer from the 2026 Revenue Account to the 2026 Rebate Account established for the Series 2026 Bonds in the Rebate Fund the amount due and owing to the United States, which amount shall be paid, to the United States, when due, in accordance with such Arbitrage Certificate. To the extent insufficient moneys are on deposit in the 2026 Revenue Account to make the transfer provided for in the immediately preceding sentence the District shall deposit with the Trustee from legally available moneys of the District the amount of any such insufficiency.

Investments

Anything in the Indenture to the contrary notwithstanding, amounts on deposit in all of the Funds and Accounts held as security for the Series 2026 Bonds shall be invested only in Investment Securities, and further, earnings on investments in the 2026 Acquisition and Construction Account and the 2026 Costs of Issuance Account shall be retained as realized, in such Funds and Accounts and used for the purpose of such Funds and Accounts. Earnings on investments in the 2026 Revenue Account, 2026 Sinking Fund Account, the 2026 Interest Account and the 2026 Prepayment Account shall be deposited, as realized, to the credit of the 2026 Revenue Account and used for the purpose of such Account.

All earnings on investments in the 2026 Reserve Account shall be deposited to the 2026 Revenue Account provided no deficiency exists in the 2026 Reserve Account except that prior to the Completion Date of the 2026 Project earnings shall be deposited to the 2026 Acquisition and Construction Account if a deficiency does not exist in the 2026 Reserve Account and if a deficiency does exist earnings shall remain on deposit in the 2026 Reserve Account until the deficiency is cured. Such Account shall consist only of cash and Investment Securities.

Developer Agreements

The Developer will enter into a Completion Agreement that will obligate the Developer to complete any portions of the 2026 Project not funded with proceeds of the Series 2026 Bonds. In addition, the Developer will execute and deliver to the District a Collateral Assignment Agreement, pursuant to which the Developer will collaterally assign to the District, to the extent assignable and to the extent that they are solely owned or controlled by the Developer, development rights relating to the 2026 Project. Certain of such rights under the Collateral Assignment Agreement may have been previously pledged pursuant to, and therefore are subordinate to, prior collateral assignment agreements entered into in

connection with the issuance of prior bonds and/or builder contracts. Notwithstanding such agreements, and in the event the District forecloses on the lands subject to the 2026 Special Assessments as a result of the Developer's or subsequent landowners' failure to pay such assessments, there is a risk that the District will not have sufficient funding, and/or shall not have all permits and entitlements, necessary to complete the 2026 Project or the development of the 2026 Assessment Area. Such obligations of the Developer are unsecured obligations.

Limitation on Additional Debt

Other than Bonds issued to refund a portion of Outstanding Series 2026 Bonds, the issuance of which as determined by the District results in present value debt service savings, the District shall not, while any Series 2026 Bonds are Outstanding, issue or incur any debt payable in whole or in part from the 2026 Trust Estate. In addition, the District covenants that so long as the Series 2026 Bonds are Outstanding, it will not issue any other Bonds or other debt obligations secured by Special Assessments for any capital projects on assessable lands which are also encumbered by the 2026 Special Assessments without the written consent of the Majority Owners, unless Substantial Absorption has occurred (defined in the Fifth Supplement to mean the date at least 90% of the principal portion of the 2026 Special Assessments have been assigned to Units that have received certificates of occupancy); provided, however, that the foregoing shall not preclude the imposition of Special Assessments on property subject to the 2026 Special Assessments which as determined by the District, are necessary for health, safety, and welfare reasons or to remediate a natural disaster. The District may issue Bonds or other debt obligations secured by Special Assessments on assessable lands not encumbered by the 2026 Special Assessments without limitation except as limited by the documents pursuant to which such Bonds or debt are issued. The Trustee and the District may rely on a certificate from the District Manager regarding such status of Substantial Absorption and in the absence of receipt of such certificate, may assume Substantial Absorption has not occurred.

Additional Covenants Regarding 2026 Special Assessments

The District covenants in the Indenture to assess, levy, and enforce the payment of the 2026 Special Assessments at the times and in amounts as shall be necessary in order to pay, when due, Debt Service Requirements on the Series 2026 Bonds. In addition, and not in limitation of the covenants contained in the Indenture, the District covenants to comply with the terms of the proceedings heretofore adopted with respect to the 2026 Special Assessments, including the Assessment Reports prepared by the Assessment Consultant, and to levy the 2026 Special Assessments and any required true-up payments as set forth in the Assessment Reports, in such manner as will generate funds sufficient to pay the principal of and interest on the Series 2026 Bonds, when due. The District also agrees that it shall not amend the Assessment Reports in any material manner without the written consent of the Majority Owners.

The Fifth Supplement provides that when permitted by law, the 2026 Special Assessments levied on platted lots and pledged thereunder to secure the Series 2026 Bonds shall be collected pursuant to the Uniform Method (as hereinafter defined), and 2026 Special Assessments levied on unplatted lands and pledged thereunder to secure the Series 2026 Bonds shall be collected directly by the District pursuant to the Act and Chapters 170 and 197, Florida Statutes, and not pursuant to the Uniform Method, in each case unless otherwise directed by the Trustee acting at the direction of the Majority Owners upon the occurrence and continuance of an Event of Default.

Events of Default With Respect to the Series 2026 Bonds

Each of the following shall be an "Event of Default" under the Indenture, with respect to the Series 2026 Bonds:

(a) if payment of any installment of interest on any Series 2026 Bond is not made when it becomes due and payable; or

(b) if payment of the principal or Redemption Price of any Series 2026 Bond is not made when it becomes due and payable at maturity or upon call or presentation for redemption; or

(c) if the District, for any reason, fails in, or is rendered incapable of, fulfilling its obligations under the Indenture or under the Act, which may be determined solely by the Majority Owners of such Series 2026 Bonds; or

(d) if the District proposes or makes an assignment for the benefit of creditors or enters into a composition agreement with all or a material part of its creditors, or a trustee, receiver, executor, conservator, liquidator, sequestrator or other judicial representative, similar or dissimilar, is appointed for the District or any of its assets or revenues, or there is commenced any proceeding in liquidation, bankruptcy, reorganization, arrangement of debts, debtor rehabilitation, creditor adjustment or insolvency, local, state or federal, by or against the District and if such is not vacated, dismissed or stayed on appeal within ninety (90) days; or

(e) if the District defaults in the due and punctual performance of any other covenant in the Indenture or in any Series 2026 Bond issued pursuant to the Indenture and such default continues for sixty (60) days after written notice requiring the same to be remedied shall have been given to the District by the Trustee, which may give such notice in its discretion and shall give such notice at the written request of the Majority Owners of such Series 2026 Bonds; provided, however, that if such performance requires work to be done, actions to be taken, or conditions to be remedied, which by their nature cannot reasonably be done, taken or remedied, as the case may be, within such sixty (60) day period, no Event of Default shall be deemed to have occurred or exist if, and so long as the District shall commence such performance within such sixty (60) day period and shall diligently and continuously prosecute the same to completion; or

(f) if any portion of the 2026 Special Assessments pledged to the Series 2026 Bonds shall have become delinquent and, as the result thereof, the Indenture authorizes the Trustee to withdraw funds in an amount greater than twenty-five percent (25%) of the amount on deposit in 2026 Reserve Account, to pay the Debt Service Requirements on the Series 2026 Bonds (regardless of whether the Trustee does or does not actually withdraw such funds from the 2026 Reserve Account to pay the Debt Service Requirements on the Series 2026 Bonds) (the foregoing being referred to as a "2026 Reserve Account Event") unless within sixty (60) days from the 2026 Reserve Account Event the District has either paid to the Trustee (i) the amounts, if any, withdrawn from the 2026 Reserve Account, or (ii) the portion of the Delinquent Assessment Principal and Delinquent Assessment Interest giving rise to the 2026 Reserve Account Event are no longer delinquent; and

(g) if more than fifteen percent (15%) of the Operation and Maintenance Assessments that are directly billed by the District and levied by the District on tax parcels subject to the 2026 Special Assessments are not paid by the date such are due and payable and such default continues for sixty (60) days after the date when due. The District shall give written notice to the Trustee of the occurrence of such

event not later than ten (10) days after the end of the sixty (60) day period referred to in the preceding sentence. The Trustee shall not be deemed to have knowledge of the occurrence of such an Event of Default absent notice thereof from the District.

Provisions Relating to Bankruptcy or Insolvency of Landowner

(a) Both before and after the commencement, whether voluntary or involuntary, of any case, proceeding or other action by or against any owner of any tax parcel subject to at least three percent (3%) of the 2026 Special Assessments pledged to the Series 2026 Bonds Outstanding (an "Insolvent Taxpayer") under any existing or future law of any jurisdiction relating to bankruptcy, insolvency, reorganization, assignment for the benefit of creditors, or relief of debtors (a "Proceeding").

(b) The District acknowledges and agrees in the Indenture that, although the Series 2026 Bonds were issued by the District, the Owners of the Series 2026 Bonds are categorically the party with the ultimate financial stake in the transaction and, consequently, the party with a vested and pecuniary interest in a Proceeding. In the event of any Proceeding involving an Insolvent Taxpayer:

(i) the District agrees in the Indenture that it shall seek to secure the written consent of the Trustee, acting at the direction of the Majority Owners, prior to making any election, giving any consent, commencing any action or filing any motion, claim, obligation, notice or application or in taking any other action or position in any Proceedings or in any action related to a Proceeding that affects, either directly or indirectly, the 2026 Special Assessments relating to the Series 2026 Bonds Outstanding, the Outstanding Series 2026 Bonds or any rights of the Trustee under the Indenture (provided, however, Trustee shall be deemed to have consented, on behalf of the Majority Owners, to the proposed action if the District does not receive a written response from the Trustee within sixty (60) days following receipt by the Trustee of the written request for consent);

(ii) the District agrees in the Indenture that it shall not make any election, give any consent, commence any action or file any motion, claim, obligation, notice or application or take any other action or position in any Proceeding or in any action related to a Proceeding that affects, either directly or indirectly, the 2026 Special Assessments relating to the Series 2026 Bonds Outstanding, the Series 2026 Bonds Outstanding or any rights of the Trustee under the Indenture that are inconsistent with any written consent received (or deemed received) from the Trustee;

(iii) the District agrees in the Indenture that it shall seek the written consent of the Trustee prior to filing and voting in any such Proceeding (provided, however, Trustee shall be deemed to have consented, on behalf of the Majority Owners, to the proposed action if the District does not receive a written response from the Trustee within sixty (60) days following receipt by the Trustee of the written request for consent);

(iv) the Trustee, acting at the direction of the Majority Owners of the Series 2026 Bonds Outstanding, shall have the right, by interpleader or otherwise, to seek or oppose any relief in any such Proceeding that the District, as claimant with respect to the 2026 Special Assessments relating to the Series 2026 Bonds Outstanding would have the right to pursue, and, if the Trustee chooses to exercise any such rights, the District shall not oppose the Trustee in seeking to exercise any and all rights and taking any and all actions available to the District in connection with any Proceeding of any Insolvent Taxpayer, including without limitation, the right to file and/or prosecute and/or

defend any claims and proofs of claims, to vote to accept or reject a plan, to seek dismissal of the Proceeding, to seek stay relief to commence or continue foreclosure or pursue any other available remedies as to the 2026 Special Assessments relating to the Series 2026 Bonds Outstanding, to seek substantive consolidation, to seek to shorten the Insolvent Taxpayer's exclusivity periods or to oppose any motion to extend such exclusivity periods, to oppose any motion for use of cash collateral or for authority to obtain financing, to oppose any sale procedures motion or any sale motion, to propose a competing plan of reorganization or liquidation, or to make any election under Section 1111(b) of the Bankruptcy Code; and

(v) the District shall not challenge the validity or amount of any claim submitted in good faith in such Proceeding by the Trustee, acting at the direction of the Majority Owners of the Series 2026 Bonds Outstanding, or any valuations of the lands owned by any Insolvent Taxpayer submitted in good faith by the Trustee, acting at the direction of the Majority Owners of the Series 2026 Bonds Outstanding, in such Proceedings or take any other action in such Proceedings, which is adverse to Trustee's enforcement or the District's claim and rights with respect to the 2026 Special Assessments relating to the Series 2026 Bonds Outstanding or receipt of adequate protection (as that term is defined in the Bankruptcy Code). Without limiting the generality of the foregoing, the District agrees that the Trustee shall have the right (i) to file a proof of claim with respect to the 2026 Special Assessments pledged to the Series 2026 Bonds Outstanding, (ii) to deliver to the District a copy thereof, together with evidence of the filing with the appropriate court or other authority, and (iii) to defend any objection filed to said proof of claim.

(c) Notwithstanding the provisions of the immediately preceding paragraphs, nothing in this section shall preclude the District from becoming a party to a Proceeding in order to enforce a claim for Operation and Maintenance Assessments, and the District shall be free to pursue such claim in such manner as it shall deem appropriate in its sole and absolute discretion. Any actions taken by the District in pursuance of its claim for Operation and Maintenance Assessments in any Proceeding shall not be considered an action adverse or inconsistent with the Trustee's rights or consents with respect to the 2026 Special Assessments relating to the Series 2026 Bonds Outstanding whether such claim is pursued by the District or the Trustee; provided, however, that the District shall not oppose any relief sought by the Trustee under the authority granted to the Trustee in clause (b)(iv) or (b)(v) above and the District shall not seek to reduce the amount of any 2026 Special Assessments.

Special Assessments; Re-Assessment

The District covenants in the Indenture that it shall levy Special Assessments, and, unless provided otherwise with respect to the Series 2026 Bonds, evidence and certify the same to the Tax Collector or shall cause the Property Appraiser to certify the same on the tax roll to the Tax Collector for collection by the Tax Collector and enforcement by the Tax Collector or the District pursuant to the Act, Chapter 170 or Chapter 197, Florida Statutes, or any successor statutes, as applicable, to the extent and in the amount necessary to pay the Debt Service Requirement on Series 2026 Bonds Outstanding.

Pursuant to the Indenture, if any 2026 Special Assessment shall be either in whole or in part annulled, vacated or set aside by the judgment of any court, or if the District shall be satisfied that any such 2026 Special Assessment is so irregular or defective that the same cannot be enforced or collected, or if the District shall have omitted to make such 2026 Special Assessment when it might have done so, the District shall either (i) take all necessary steps to cause a new 2026 Special Assessment to be made for the whole or any part of said improvement or against any property benefited by said improvement, or (ii) in its sole

discretion, make up the amount of such 2026 Special Assessment from any legally available moneys, which moneys shall be deposited into the 2026 Revenue Account. In case such second 2026 Special Assessment shall be annulled, the District shall obtain and make other 2026 Special Assessments until a valid 2026 Special Assessment shall be made.

ENFORCEMENT OF ASSESSMENT COLLECTIONS

General

The primary source of payment for the Series 2026 Bonds is the collection of the 2026 Special Assessments ("Special Assessments") imposed on certain lands in the District specially benefited by the Series 2026 Project pursuant to the Assessment Proceedings relating to the Series 2026 Bonds (the "Series 2026 Assessment Proceedings"). See "ASSESSMENT METHODOLOGY AND ALLOCATION OF ASSESSMENTS" herein and "APPENDIX B – ASSESSMENT REPORTS."

The imposition, levy, and collection of Special Assessments must be done in compliance with the provisions of Florida law. Failure by the District, the Osceola County Tax Collector ("Tax Collector") or the Osceola County Property Appraiser ("Property Appraiser") to comply with such requirements could result in delay in the collection of, or the complete inability to collect, Special Assessments during any year. Such delays in the collection of Special Assessments, or complete inability to collect any Special Assessments, would have a material adverse effect on the ability of the District to make full or punctual payment of the debt service requirements on the Series 2026 Bonds. See "BONDOWNERS' RISKS" herein. To the extent that landowners fail to pay the Special Assessments, delay payments, or are unable to pay the same, the successful pursuance of collection procedures available to the District is essential to continued payment of principal of and interest on the Series 2026 Bonds.

For the Special Assessments to be valid, the Special Assessments must meet two requirements: (1) the benefit from the Series 2026 Project to the lands subject to the Special Assessments must exceed or equal the amount of the Special Assessments, and (2) the Special Assessments must be fairly and reasonably allocated across all such benefited properties. The Certificates of the Assessment Consultant and District Engineer to be delivered upon the issuance of the Series 2026 Bonds, will certify that these requirements have been met with respect to the Special Assessments. In the event that the Special Assessments are levied based on the assumptions that future contributions will be made, or that future assessments may be levied to secure future bond issuance, the Special Assessments may need to be reallocated in the event such contributions are not made and/or future assessments and bonds are not levied and issued.

Pursuant to the Act and the Series 2026 Assessment Proceedings, the District may collect the Special Assessments through a variety of methods. See "BONDOWNERS' RISKS" herein. Initially, and for undeveloped properties, the District will directly issue annual bills to landowners requiring payment of the Special Assessments, and will enforce that bill through foreclosure proceedings. See "ASSESSMENT METHODOLOGY AND ALLOCATION OF

ASSESSMENTS" herein and "APPENDIX B" hereto. For platted lands, the Special Assessments will be added to the County tax roll and collected pursuant to the Uniform Method. The following is a description of certain statutory provisions relating to each of these collection methods. Such description is not intended to be exhaustive and is qualified in its entirety by reference to such statutes.

Direct Billing & Foreclosure Procedure

As noted above, and pursuant to Chapters 170 and 190 of the Florida Statutes, the District may directly levy, collect and enforce the Special Assessments. In this context, Section 170.10, Florida Statutes, provides that upon the failure of any property owner to timely pay all or any part of its annual installment of principal and/or interest of a special assessment due, including the Special Assessments, the whole assessment, with the interest and penalties thereon, shall immediately become due and payable and subject to foreclosure. Generally stated, the governing body of the entity levying the special assessment, in this case the District, may foreclose by commencing a foreclosure proceeding in the same manner as the foreclosure of a real estate mortgage, or, alternatively, by commencing an action under Chapter 173, Florida Statutes, which relates to foreclosure of municipal tax and special assessment liens. Such proceedings are in rem, meaning that the action would be brought against the land, and not against the landowner. In light of the one year tolling period required before the District may commence a foreclosure action under Chapter 173, Florida Statutes, it is likely the District would commence an action to foreclose in the same manner as the foreclosure of a real estate mortgage rather than proceeding under Chapter 173, Florida Statutes.

Enforcement of the obligation to pay Special Assessments such as the Series 2026 Assessments and the ability to foreclose the lien of such Special Assessments upon the failure to pay such Special Assessments may not be readily available or may be limited because enforcement is dependent upon judicial action which is often subject to discretion and delay. Additionally, there is no guarantee that there will be demand for any foreclosed lands sufficient to repay the Special Assessments. See "BONDOWNERS' RISKS" herein.

Uniform Method Procedure

Subject to certain conditions, and for developed lands (as described above), the District may alternatively elect to collect the Special Assessments using the Uniform Method. The Uniform Method of collection is available only in the event the District complies with statutory and regulatory requirements and enters into agreements with the Tax Collector and Property Appraiser providing for the Special Assessments to be levied and then collected in this manner.

If the Uniform Method of collection is used, the Special Assessments will be collected together with County, school, special district, and other ad valorem taxes and non-ad valorem assessments (together, "Taxes and Assessments"), all of which will appear on the tax bill (also referred to as a "tax notice") issued to each landowner in the District. The statutes relating to enforcement of Taxes and Assessments provide that such Taxes and Assessments become due

and payable on November 1 of the year when assessed, or as soon thereafter as the certified tax roll is received by the Tax Collector, and constitute a lien upon the land from January 1 of such year until paid or barred by operation of law. Such taxes and assessments – including the Special Assessments – are to be billed, and landowners in the District are required to pay, all Taxes and Assessments without preference in payment of any particular increment of the tax bill, such as the increment owing for the Special Assessments. In other words, any partial prepayment by a landowner must be distributed in equal proportion to all taxing districts and levying authorities.

All Taxes and Assessments are payable at one time, except for certain partial payment schedules as may be provided by Florida law such as Sections 197.374 and 197.222, Florida Statutes. Partial payments made pursuant to Sections 197.374 and 197.222, Florida Statutes, are distributed in equal proportion to all taxing districts and levying authorities applicable to that account. If a taxpayer does not make complete payment of the total amount, he or she cannot designate specific line items on his or her tax bill as deemed paid in full. Therefore, in the event the Special Assessments are to be collected pursuant to the Uniform Method, any failure to pay any one line item, would cause the Series 2026 Assessments to not be collected to that extent, which could have a significant adverse effect on the ability of the District to make full or punctual payment of the Debt Service requirements on the Series 2026 Bonds.

Under the Uniform Method, if the Special Assessments are paid during November when due or during the following three (3) months, the taxpayer is granted a variable discount equal to four percent (4%) in November and decreasing one percentage point per month to one percent (1%) in February. No discount is given for payment in March or later. All unpaid Taxes and Assessments become delinquent on April 1 of the year following assessment.

The Tax Collector is required to collect the Taxes and Assessments on the tax bill prior to April 1 and, after that date, to institute statutory procedures upon delinquency to collect such Taxes and Assessments through the sale of "tax certificates," as discussed below. Delay in the mailing of tax notices to taxpayers may result in a delay throughout this process. Neither the District nor the Underwriter can give any assurance to the holders of the Series 2026 Bonds (1) that the past experience of the Tax Collector with regard to tax and special assessment delinquencies is applicable in any way to the Special Assessments, (2) that future landowners and taxpayers in Assessment Area Two will pay such Special Assessments, (3) that a market may exist in the future for tax certificates in the event of sale of such certificates for taxable units within Assessment Area Two, and (4) that the eventual sale of tax certificates for real property within Assessment Area Two, if any, will be for an amount sufficient to pay amounts due under the Special Assessment Proceedings to discharge the lien of the Series 2026 Assessments and all other liens that are coequal therewith.

Collection of delinquent Special Assessments under the Uniform Method is, in essence, based upon the sale by the Tax Collector of "tax certificates" and remittance of the proceeds of such sale to the District for payment of the Special Assessments due. Prior to the sale of tax certificates, the landowner may bring current the delinquent Taxes and Assessments and cancel the tax certificate process by paying the total amount of delinquent Taxes and Assessments plus

all applicable interest, costs and charges. If the landowner does not act, the Tax Collector is required to attempt to sell tax certificates by public bid to the person who pays the delinquent Taxes and Assessments owing, and any applicable interest, costs and charges, and who accepts the lowest interest rate per annum to be borne by the certificates (but not more than eighteen percent (18%)).

If there are no bidders, the tax certificate is issued to the County. The County is to hold, but not pay for, the tax certificate with respect to the property, bearing interest at the maximum legal rate of interest, which is currently eighteen percent (18%). The Tax Collector does not collect any money if tax certificates are issued, or struck off, to the County. The County may sell such certificates to the public at any time after issuance, but before a tax deed application is made, at the face amount thereof plus interest at the rate of not more than 18% per annum, costs and charges. Proceeds from the sale of tax certificates are required to be used to pay Taxes and Assessments (including the Special Assessments), interest, costs and charges on the real property described in the certificate.

Any tax certificate in the hands of a person other than the County may be redeemed and canceled, in whole or in part (under certain circumstances), at any time before a tax deed is issued (unless full payment for a tax deed is made to the clerk of court, including documentary stamps and recording fees), at a price equal to the face amount of the certificate or portion thereof together with all interest, costs, and charges due. Regardless of the interest rate actually borne by the certificates, persons redeeming tax certificates must pay a minimum interest rate of five percent (5%), unless the rate borne by the certificates is zero percent (0%). The proceeds of such a redemption are paid to the Tax Collector who transmits to the holder of the tax certificate such proceeds less service charges, and the certificate is canceled. Redemption of tax certificates held by the County is effected by purchase of such certificates from the County, as described above.

For any holder, other than the County, a tax certificate expires seven years after the date of issuance, if a tax deed has not been applied for, and no other administrative or legal proceeding, including a bankruptcy, has existed of record. After an initial period ending two years from April 1 of the year of issuance of a certificate, during which period actions against the land are held in abeyance to allow for sales and redemptions of tax certificates, and before the expiration of seven years from the date of issuance, the holder of a certificate may apply for a tax deed to the subject land. The applicant is required to pay to the Tax Collector at the time of application all amounts required to redeem or purchase all other outstanding tax certificates covering the land, plus interest, any omitted taxes or delinquent taxes and interest, and current taxes, if due (as well as any costs of resale, if applicable). If the County holds a tax certificate on property valued at $5,000 or more and has not succeeded in selling it, the County must apply for a tax deed two years after April 1 of the year of issuance of the certificate or as soon thereafter as is reasonable. The County pays costs and fees to the Tax Collector but not any amount to redeem any other outstanding certificates covering the land. Thereafter, the property is advertised for public sale.

In any such public sale conducted by the Clerk of the Circuit Court, the private holder of the tax certificate who is seeking a tax deed for non-homestead property is deemed to submit a minimum bid equal to the amount required to redeem the tax certificate, charges for the cost of sale, including costs incurred for the service of notice required by statute, redemption of other tax certificates on the land, and all other costs to the applicant for the tax deed, plus interest thereon. In the case of homestead property, the minimum bid is also deemed to include, in addition to the amount of money required for the minimum bid on non-homestead property, an amount equal to one-half of the latest assessed value of the homestead. If there are no higher bids, the holder receives title to the land, and the amounts paid for the certificate and in applying for a tax deed are credited toward the purchase price. The holder is also responsible for payment of any amounts included in the bid not already paid, including but not limited to, documentary stamp tax, recording fees, and, if property is homestead property, the moneys to cover the one-half value of the homestead. If there are other bids, the holder may enter the bidding. The highest bidder is awarded title to the land. The portion of proceeds of such sale needed to redeem the tax certificate, together with all subsequent unpaid taxes plus the costs and expenses of the application for deed, with interest on the total of such sums, are forwarded to the holder thereof or credited to such holder if such holder is the successful bidder. Excess proceeds are distributed first to satisfy governmental liens against the land and then to the former title holder of the property (less service charges), lienholder of record, mortgagees of record, vendees of recorded contracts for deeds, and other lienholders and any other person to whom the land was last assessed on the tax roll for the year in which the land was assessed, all as their interest may appear.

Except for certain governmental liens, certain easements, and certain restrictive covenants and restrictions, no right, interest, restriction or other covenant survives the issuance of a tax deed. Thus, for example, outstanding mortgages on property subject to a tax deed would be extinguished.

If there are no bidders at the public sale, the clerk shall enter the land on a list entitled "lands available for taxes" and shall immediately notify the County Commission that the property is available. At any time within ninety (90) days from the date the property is placed on the list, the County may purchase the land for the opening bid, or may waive its rights to purchase the property. Thereafter, and without further notice or advertising, any person, the County or any other governmental unit may purchase the land by paying the amount of the opening bid. Ad valorem taxes and non-ad valorem assessments accruing after the date of public sale do not require repetition of the bidding process but are added to the minimum bid. Three (3) years from the date the land was offered for public sale, unsold lands escheat to the County in which they are located, free and clear. All tax certificates, accrued taxes, and liens of any nature against the property are canceled and a tax deed is executed vesting title in the governing board of such County.

There can be no guarantee that the Uniform Method will result in the payment of Special Assessments. For example, the demand for tax certificates is dependent upon various factors, which include the rate of interest that can be earned by ownership of such certificates and the

underlying value of the land that is the subject of such certificates and which may be subject to sale at the demand of the certificate holder. Therefore, the underlying market value of the property within Assessment Area Two may affect the demand for certificates and the successful collection of the Special Assessments, which are the primary source of payment of the Series 2026 Bonds. Additionally, legal proceedings under federal bankruptcy law brought by or against a landowner who has not yet paid his or her property taxes or assessments would likely result in a delay in the sale of tax certificates. See "BONDOWNERS' RISKS" herein.

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ESTIMATED SOURCES AND USES OF THE SERIES 2026 BOND PROCEEDS

Sources:		
	Par Amount of Series 2026 Bonds	$
	[Less/Plus] [Net] Original Issue [Premium/Discount]	
	Total Sources	**$**
Uses:		
	Deposit to 2026 Acquisition and Construction Account	$
	Deposit to 2026 Reserve Account	
	Deposit to 2026 Interest Account[(1)]	
	Deposit to 2026 Costs of Issuance Account	
	Underwriter's Discount	
	Total Uses	**$**

(1) Includes capitalized interest through November 1, 2026.

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The following table sets forth the scheduled debt service on the Series 2026 Bonds:

DEBT SERVICE REQUIREMENTS

Period Ending November 1,	Series 2026 Principal	Series 2026 Interest	Total Series 2026 Debt Service
Total			

[Remainder of page intentionally left blank]

BONDOWNERS' RISKS

There are certain risks inherent in an investment in bonds secured by special assessments issued by a public authority or governmental body in the State. Certain of such risks are associated with the Series 2026 Bonds offered hereby and are set forth below. This section does not purport to summarize all risks that may be associated with purchasing or owning the Series 2026 Bonds and prospective purchasers are advised to read this Limited Offering Memorandum, including all appendices hereto, in its entirety to identify investment considerations relating to the Series 2026 Bonds. Prospective investors in the Series 2026 Bonds should have such knowledge and experience in financial and business matters to be capable of evaluating the merits and risks of an investment in the Series 2026 Bonds and have the ability to bear the economic risks of such prospective investment, including a complete loss of such investment.

Limited Pledge

The principal security for the payment of the principal of and interest on the Series 2026 Bonds is the timely collection of the 2026 Special Assessments. Recourse for the failure of any landowner to pay the 2026 Special Assessments, or otherwise fail to comply with its obligations, is limited to the collection proceedings against the land, which proceedings differ depending on whether the 2026 Special Assessments are being collected pursuant to the Uniform Method or directly by the District. The 2026 Special Assessments do not constitute a personal indebtedness of the landowners, but are secured only by a lien on the land in the 2026 Assessment Area. The District has not granted, and may not grant under Florida law, a mortgage or security interest on any land subject to the 2026 Special Assessments. Furthermore, the District has not pledged the revenues, if any, from the operation of any portion of the 2026 Project as security for, or a source of payment of, the Series 2026 Bonds. The Developer is not a guarantor of payment of any 2026 Special Assessments and the recourse for the Developer's failure to pay the 2026 Special Assessments on any land owned by the Developer in the 2026 Assessment Area, like any landowner, is limited to the collection proceedings against such land. Several mortgage lenders have in the past raised legal challenges to the primacy of liens similar to those of the 2026 Special Assessments in relation to the liens of mortgages burdening the same real property. There can be no assurance that mortgage lenders will not challenge the priority of the lien status of the 2026 Special Assessments in the event that actions are taken to foreclose on any property in the 2026 Assessment Area.

Bankruptcy and Related Risks

The various legal opinions to be delivered concurrently with the delivery of the Series 2026 Bonds (including Bond Counsel's approving opinion) will be qualified as to the enforceability of the various legal instruments by limitations imposed by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors enacted before or after such delivery. Under existing constitutional and statutory law and judicial decisions, in the event of the institution of bankruptcy or similar proceedings with respect to any landowner, including the Developer, if applicable, the remedies specified by federal, state and local law and in the Indenture and the Series 2026 Bonds, including, without limitation, enforcement of the obligation to pay the 2026 Special Assessments may not be readily available or may be limited. Bankruptcy can also affect the ability of (1) any landowner being able to pay the 2026 Special Assessments, (2) the Tax Collector being able to sell tax certificates related to land owned by a landowner in bankruptcy, to the extent the Uniform Method is being utilized for collecting the 2026 Special Assessments, (3) the inability of the District to foreclose the lien of the 2026 Special Assessments not being collected by the Uniform Method, and (4) the ability of the Developer to complete the 2026 Project. Any such adverse effect, either partially or fully, on the ability to enforce such remedies could have a material

adverse effect on the District's ability to make the full or punctual payment of debt service on the Series 2026 Bonds.

Delay and Discretion Regarding Remedies

The remedies available to the owners of the Series 2026 Bonds are in many respects dependent upon judicial actions which are often subject to discretion and delay. In addition to legal delays that could result from bankruptcy, the ability of the District to enforce collection of delinquent 2026 Special Assessments will be dependent upon various factors, including the delay inherent in any judicial proceeding and the value of the land which is the subject of such proceedings and which may be subject to sale. In addition, if the District commences a foreclosure action against a landowner for nonpayment of 2026 Special Assessments, such landowner might raise affirmative defenses to such foreclosure action, which affirmative defenses could result in delays in completing the foreclosure action.

Limitation on Funds Available to Exercise Remedies

In the event of a default by a landowner in payment of 2026 Special Assessments, if the 2026 Special Assessments are not collected under the Uniform Method, a foreclosure may be commenced to collect the delinquent 2026 Special Assessments. It is possible that the District will not have sufficient funds to pay for the foreclosure and/or that funds on deposit under the Indenture may not be used to pay such costs. Under the Code (hereinafter defined), there are limitations on the amount of the Series 2026 Bond proceeds that can be used for such purposes. As a result, there may be insufficient funds for the exercise of remedies.

Determination of Land Value upon Default

To the extent that any portion of the 2026 Special Assessments are being collected by the Uniform Method, the ability of the Tax Collector to sell tax certificates, and to the extent that any portion of the 2026 Special Assessments are not being collected by the Uniform Method, the ability of the District to sell land upon foreclosure, both will be dependent upon various factors, including the interest rate which can be earned by ownership of such certificates and the value of the land which is the subject of such certificates and which may be subject to sale at the demand of the certificate holder after two years. The determination of the benefits to be received by the benefitted land within the District as a result of implementation and development of the 2026 Project is not indicative of the realizable or market value of the land, which value may actually be higher or lower than the assessment of benefits. In other words, the value of the land could potentially be ultimately less than the debt secured by the 2026 Special Assessments associated with it. To the extent that the realizable or market value of the land is lower than the assessment of benefits, the ability of the Tax Collector to sell tax certificates relating to such land, or the District to sell such land upon foreclosure, may be adversely affected. Such adverse effect could render the District unable to collect delinquent 2026 Special Assessments, if any, and could negatively impact the ability of the District to make the full or punctual payment of debt service on the Series 2026 Bonds.

Landowner Challenge of Assessed Valuation

State law provides both administrative and judicial procedures whereby a taxpayer may contest the assessed valuation of his or her property determined by the Property Appraiser. If the individual property owner believes that his or her property has not been appraised at just value, the owner may (i) request an informal conference with the Property Appraiser to resolve the issue, (ii) file a petition with the clerk of the county value adjustment board, or (iii) appeal to the Circuit Court within sixty (60) days of the

certification for collection of the tax roll or within sixty (60) days of the issuance of a final decision by the value adjustment board. A petitioner before the value adjustment board who challenges the assessed value of property must pay all non-ad valorem assessments and make a partial payment of at least 75% of the ad valorem taxes, less any applicable discount, before the taxes become delinquent. Before any judicial action to contest a tax assessment may be brought, the taxpayer shall pay to the tax collector not less than the amount of the tax which the taxpayer admits in good faith to be owing. During any such proceeding, all procedures for the collection of the unpaid taxes are suspended until the petition or suit is resolved. This could result in a delay in the collection of the 2026 Special Assessments which could have a material adverse effect upon the ability of the District to make full or punctual payment of the debt service on the Series 2026 Bonds.

Failure to Comply with Assessment Proceedings

The District is required to comply with statutory procedures in levying the 2026 Special Assessments. Failure of the District to follow these procedures could result in the 2026 Special Assessments not being levied or potential future challenges to such levy.

Other Taxes

The willingness and/or ability of a landowner within the 2026 Assessment Area to pay the 2026 Special Assessments could be affected by the existence of other taxes and assessments imposed upon the property. Public entities whose boundaries overlap those of the District, such as a county, a school board, and other special districts, could, without the consent of the owners of the land within the 2026 Assessment Area, impose additional taxes or assessments on the property within the 2026 Assessment Area. County, municipal, school and special district taxes and assessments, including the 2026 Special Assessments, and voter-approved ad valorem taxes levied to pay principal of and interest on bonds, are payable at the same time when collected under the Uniform Method, except for partial payment schedules as may be provided by Sections 197.374 and 197.222, Florida Statutes. Partial payments made pursuant to Sections 197.374 and 197.222, Florida Statutes, are distributed in equal proportion to all taxing districts and levying authorities applicable to that account. If a taxpayer does not make complete payment, the taxpayer cannot designate specific line items on the tax bill as deemed paid in full. Therefore, any failure by a landowner to pay any one line item, whether or not it is the 2026 Special Assessments, would result in such landowner's assessments to not be collected to that extent, which could have a significant adverse impact on the District's ability to make full or punctual payment of debt service on the Series 2026 Bonds.

The District may also impose additional assessments which could encumber the property burdened by the 2026 Special Assessments. The District anticipates imposing operation and maintenance assessments encumbering the same property encumbered by the 2026 Special Assessments. In addition, lands within the District may also be subject to assessments by property and homeowner associations.

Inadequacy of Reserve

Some of the risk factors described herein, if materialized, could result in a delay in the collection of the 2026 Special Assessments or a failure to collect the 2026 Special Assessments, but may not affect the timely payment of debt service on the Series 2026 Bonds because of the 2026 Reserve Account established by the District for the Series 2026 Bonds. However, the ability of the District to fund deficiencies caused by delinquent or delayed 2026 Special Assessments is dependent upon the amount, duration and frequency of such deficiencies or delays. If the District has difficulty in collecting the 2026 Special Assessments, the

2026 Reserve Account could be rapidly depleted and the ability of the District to pay debt service could be materially adversely affected. Owners should note that although the Indenture contains the 2026 Reserve Account Requirement for the 2026 Reserve Account, and a corresponding obligation on the part of the District to replenish the 2026 Reserve Account to the 2026 Reserve Account Requirement, the District does not have a designated revenue source for replenishing the 2026 Reserve Account. Moreover, the District will not be permitted to re-assess real property then burdened by the 2026 Special Assessments in order to provide for the replenishment of the 2026 Reserve Account.

Moneys on deposit in the 2026 Reserve Account may be invested in certain obligations permitted under the Indenture. Fluctuations in interest rates and other market factors could affect the amount of moneys available in the 2026 Reserve Account to make up deficiencies or delays in collection of 2026 Special Assessments.

Economic Conditions

The proposed Development may be affected by changes in general economic conditions, fluctuations in the real estate market and other factors beyond the control of the landowners or the District. Although the Developer expects to continue to develop lots and build homes to sell to end users, there can be no assurance that such sales will occur or be realized in the manner currently anticipated.

Concentration of Land Ownership in Developer

Until additional development and home closings take place in the 2026 Assessment Area, payment of the 2026 Special Assessments is primarily dependent upon their timely payment by the Developer. At closing of the sale of the Series 2026 Bonds it is expected that all or a majority of the lands within the 2026 Assessment Area will continue to be owned either directly or indirectly by the Developer. In the event of the institution of bankruptcy or similar proceedings with respect to the Developer or any other subsequent significant owner of property within the 2026 Assessment Area, delays could most likely occur in the payment of debt service on the Series 2026 Bonds and the completion of the 2026 Project not funded with proceeds of the Series 2026 Bonds. Such bankruptcy could negatively impact the ability of: (i) the Developer or any other landowner being able to pay the 2026 Special Assessments; (ii) the Tax Collector to sell tax certificates in relation to such property with respect to the 2026 Special Assessments being collected pursuant to the Uniform Method; and (iii) the District to foreclose the lien of any 2026 Special Assessments not being collected pursuant to the Uniform Method. The Uniform Method will not be used with respect to any assessable lands that are not platted, unless, in an Event of Default, a majority of the owners of the Series 2026 Bonds Outstanding directs the District to use the Uniform Method. The lands in the 2026 Assessment Area are fully platted.

Partially Developed Land

Although substantially developed and fully platted, a portion of the 2026 Assessment Area is not fully developed. The ultimate successful development of the 2026 Assessment Area depends on several factors discussed herein. There is no assurance that the Developer will be successful in completing development of the 2026 Assessment Area.

Change in Development Plans

The Developer has the right to modify or change plans for development of property within the 2026 Assessment Area and the Development, from time to time, including, without limitation, land use

changes, changes in the overall land and phasing plans, and changes to the type, mix, size and number of units to be developed, and may seek in the future, in accordance with, and subject to the provisions of the Act, to contract or expand the boundaries of the District.

Bulk Sale of Land in 2026 Assessment Area

The Developer may make bulk sales of all or a portion of the lands owned by it within the 2026 Assessment Area at any time. Bulk sale agreements may be canceled or amended, without the consent of the District or any other party. Such changes could affect the purchase price of, delivery timing and/or development of lots/homes within the 2026 Assessment Area that is otherwise described herein.

Completion of 2026 Project

The Series 2026 Bond proceeds will not be sufficient to finance the completion of the 2026 Project. The portions of the 2026 Project not funded with proceeds of the Series 2026 Bonds are currently expected to be funded with contributions from the Developer or completed under the Completion Agreement. There is no assurance that the Developer will be able to pay for the cost of any of these improvements. Upon issuance of the Series 2026 Bonds, the Developer will enter into the Completion Agreement with respect to any portions of the 2026 Project not funded with the proceeds of the Series 2026 Bonds. See "THE DEVELOPMENT – Land Acquisition/Development Financing" and "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2026 BONDS – Completion Agreement" herein.

Upon issuance of the Series 2026 Bonds, the Developer will also execute and deliver to the District the Assignment Agreement, pursuant to which the Developer will collaterally assign to the District, to the extent assignable and to the extent that they are solely owned or controlled by the Developer, all of its development rights relating to the 2026 Project and the 2026 Assessment Area as security for Developer's payment and performance and discharge of its obligation to pay the 2026 Special Assessments. However, there can be no assurance that the District will have sufficient moneys on hand to complete the 2026 Project or that the District will be able to raise through the issuance of bonds, or otherwise, the moneys necessary to complete the 2026 Project. The District does not anticipate issuing any additional Bonds to finance the remaining portion of the 2026 Project. Pursuant to the Indenture, the District will covenant that other than Bonds issued to refund a portion of Outstanding Series 2026 Bonds, the issuance of which as determined by the District results in present value debt service savings, the District shall not, while any Series 2026 Bonds are Outstanding, issue or incur any debt payable in whole or in part from the 2026 Trust Estate. In addition, the District covenants that so long as the Series 2026 Bonds are Outstanding, it will not issue any other Bonds or other debt obligations secured by Special Assessments for any capital projects on assessable lands which are also encumbered by the 2026 Special Assessments without the written consent of the Majority Owners, unless Substantial Absorption has occurred (defined in the Fifth Supplement to mean the date at least 90% of the principal portion of the 2026 Special Assessments have been assigned to Units that have received certificates of occupancy); provided, however, that the foregoing shall not preclude the imposition of Special Assessments on property subject to the 2026 Special Assessments which as determined by the District, are necessary for health, safety, and welfare reasons or to remediate a natural disaster. The District may issue Bonds or other debt obligations secured by Special Assessments on assessable lands not encumbered by the 2026 Special Assessments without limitation except as limited by the documents pursuant to which such Bonds or debt are issued.

Undeveloped or partially developed land is inherently less valuable than developed land and provides less security to the owners of the Series 2026 Bonds should it be necessary to institute proceedings

due to the nonpayment of the 2026 Special Assessments. Failure to complete or substantial delays in the completion of the 2026 Project or the CIP due to litigation or other causes may reduce the value of the lands in the District and increase the length of time during which 2026 Special Assessments will be payable from undeveloped property and may affect the willingness and ability of the landowners to pay the 2026 Special Assessments when due and likewise the ability of the District to make full or punctual payment of debt service on the Series 2026 Bonds.

Regulatory and Environmental Risks

The District Lands are subject to comprehensive federal, State and local regulations and future changes to such regulations. Approval is required from various public agencies in connection with, among other things, the design, nature and extent of planned improvements, both public and private, and construction of the infrastructure in accordance with applicable zoning, land use and environmental regulations. Although all such approvals required to date have been received and any further approvals are anticipated to be received as needed, failure to obtain any such approvals in a timely manner could delay or adversely affect the completion of the development of the District Lands, including the 2026 Assessment Area.

The value of the land within the District, the ability to complete the 2026 Project or the CIP, or to develop the Development and the likelihood of timely payment of debt service on the Series 2026 Bonds could be affected by environmental factors with respect to the lands in the District, such as contamination by hazardous materials. No assurance can be given that unknown hazardous materials, protected animals or vegetative species, etc., do not currently exist or may not develop in the future whether originating within the District or from surrounding property, and what effect such may have on the development of the District Lands, including the 2026 Assessment Area. The District has not performed, nor has the District requested that there be performed on its behalf, any independent assessment of the environmental conditions within the District.

District May Not be Able to Obtain Permits

In connection with a foreclosure of the lien of the assessments prior to completion of the development, the Circuit Court in and for Lake County, Florida concluded that a community development district had no right, title or interest in any permits and approvals owned by the owner of the parcels so foreclosed. As discussed above, the District and the Developer will enter into the Assignment Agreement upon issuance of the Series 2026 Bonds in which the Developer collaterally assigns to the District all of the Developer's development rights and contract rights relating to the 2026 Project and 2026 Assessment Area. Notwithstanding the foregoing, in the event that the District forecloses on the property subject to the lien of the 2026 Special Assessments, to enforce payment thereof, the District may not have the right, title or interest in the permits and approvals owned by the Developer and failure to obtain any such permits or approvals in a timely manner could delay or adversely affect the completion of the 2026 Project.

Cybersecurity

The District relies on a technological environment to conduct its operations. The District, its agents and other third parties the District does business with or otherwise relies upon are subject to cyber threats including, but not limited to, hacking, viruses, malware and other attacks on computer and other sensitive digital networks and systems. Entities or individuals may attempt to gain unauthorized access to such parties' digital systems for the purposes of misappropriating assets or information or causing operational

disruption and damage. No assurance can be given that any such attack(s) will not materially impact the operations or finances of the District, which could impact the timely payment of debt service on the Series 2026 Bonds.

Infectious Viruses and/or Diseases

A novel coronavirus outbreak first identified in 2019 as causing coronavirus disease 2019 ("COVID-19") was characterized by the World Health Organization on March 11, 2020, as a pandemic. Responses to COVID-19 varied at the local, state and national levels. In reaction to the pandemic declaration a variety of federal agencies, along with state and local governments, implemented efforts designed to limit the spread of COVID-19. COVID-19 has negatively affected travel, commerce, and financial markets globally, including supply chain, inflation, and labor shortage issues, and could continue to have a lingering negative effect on economic growth and financial markets worldwide, including within the State. Although the World Health Organization no longer considers COVID-19 to be a global public health emergency, how long the foregoing negative impacts will last cannot be determined at this time; however, these negative impacts could reduce property values, slow or cease development and sales within the Development and/or otherwise have a negative financial impact on the Developer or subsequent landowners. While the foregoing describes certain risks related to the outbreak of COVID-19, the same risks may be associated with any contagious epidemic, pandemic or disease.

Damage to Lands and Infrastructure in the District from Natural Disasters

The value of the lands subject to the 2026 Special Assessments, the completion of the 2026 Project, and the completion and sales of homes within the 2026 Assessment Area could be adversely affected by flooding or wind damage caused by hurricanes, tropical storms, or other catastrophic events. In addition to potential damage or destruction to any existing development or construction in or near the District, such catastrophic events could potentially render the District Lands unable to support the development and construction of the 2026 Project or cause disruptions to the supply chain and insurance market for contractors and home buyers. The occurrence of any such events could materially adversely affect the District's ability to collect 2026 Special Assessments and pay debt service on the Series 2026 Bonds. The Series 2026 Bonds are not insured and the District's casualty insurance policies do not insure against losses incurred on private lands within its boundaries.

Limited Secondary Market

The Series 2026 Bonds may not constitute a liquid investment, and there is no assurance that a liquid secondary market will exist for the Series 2026 Bonds in the event an owner thereof determines to solicit purchasers of the Series 2026 Bonds. Even if a liquid secondary market exists, there can be no assurance as to the price for which the Series 2026 Bonds may be sold. Such price may be lower than that paid by the current owner of the Series 2026 Bonds, depending on the progress of the Development, existing market conditions and other factors.

Interest Rate Risk; No Rate Adjustment for Taxability

The interest rates borne by the Series 2026 Bonds are, in general, higher than interest rates borne by other bonds of political subdivisions that do not involve the same degree of risk as investment in the Series 2026 Bonds. These higher interest rates are intended to compensate investors in the Series 2026 Bonds for the risk inherent in the purchase of the Series 2026 Bonds. However, such higher interest rates,

in and of themselves, increase the amount of 2026 Special Assessments that the District must levy in order to provide for payment of debt service on the Series 2026 Bonds, and, in turn, may increase the burden of landowners within the District, thereby possibly increasing the likelihood of non-payment or delinquency in payment of such 2026 Special Assessments.

The Indenture does not contain an adjustment of the interest rates on the Series 2026 Bonds in the event of a determination of taxability of the interest thereon. Such a change could occur as a result of the District's failure to comply with tax covenants contained in the Indenture or the tax certificate signed by the District upon issuance of the Series 2026 Bonds or due to a change in the United States income tax laws. Should interest on the Series 2026 Bonds become includable in gross income for federal income tax purposes, owners of the Series 2026 Bonds will be required to pay income taxes on the interest received on such Series 2026 Bonds and related penalties. Because the interest rates on such Series 2026 Bonds will not be adequate to compensate owners of the Series 2026 Bonds for the income taxes due on such interest, the value of the Series 2026 Bonds may decline. Prospective purchasers of the Series 2026 Bonds should evaluate whether they can own the Series 2026 Bonds in the event that the interest on the Series 2026 Bonds becomes taxable and/or the District is ever determined to not be a political subdivision for purposes of the Code and/or Securities Act.

IRS Audit and Examination Risk

The Internal Revenue Service (the "IRS") routinely examines bonds issued by state and local governments, including bonds issued by community development districts. There is no assurance that an audit by the IRS of the Series 2026 Bonds will not be commenced. The District has no reason to believe that any such audit will be commenced, or that any such audit, if commenced, would result in a conclusion of noncompliance with any applicable State or federal law. Owners of the Series 2026 Bonds are advised that, if the IRS does audit the Series 2026 Bonds, under its current procedures, at least during the early stages of an audit, the IRS will treat the District as the taxpayer, and the owners of the Series 2026 Bonds may have limited rights to participate in such procedure.* The commencement of such an audit could adversely affect the market value and liquidity of the Series 2026 Bonds until the audit is concluded, regardless of the ultimate outcome. In addition, in the event of an adverse determination by the IRS with respect to the tax-exempt status of interest on the Series 2026 Bonds, it is unlikely the District will have available revenues to enable it to contest such determination or enter into a voluntary financial settlement with the IRS. An adverse determination by the IRS with respect to the tax-exempt status of interest on the Series 2026 Bonds may adversely impact any secondary market for the Series 2026 Bonds, and, if a secondary market exists, will likely adversely impact the price for which the Series 2026 Bonds may be sold.

It has been reported that the IRS has closed audits of other community development districts in the State with no change to such districts' bonds' tax exempt status, but has advised such districts that such districts must have public electors within the timeframe established by applicable State law or their bonds may be determined to be taxable retroactive to the date of issuance. Pursuant to the Act, general elections are not held until the later of six (6) years from the date of establishment of the community development district or the time at which there are at least 250 qualified electors in the district. The District was formed with the intent that it will contain a sufficient number of residents to allow for a transition to control by a

* Owners of the Series 2026 Bonds are advised to consult with their own tax advisors regarding their rights (if any) with respect to such audit.

general electorate. Currently, all of the members of the Board of the District were either elected by the landowners of the District or appointed by the Board, and none were elected by qualified electors.

Florida Village Center CDD TAM

In 2016, the IRS concluded its lengthy examination of certain issues of bonds (for purposes of this paragraph, the "Audited Bonds") issued by Village Center Community Development District (the "Village Center CDD"). During the course of the audit of the Audited Bonds, Village Center CDD received a ruling dated May 30, 2013, in the form of a non-precedential technical advice memorandum ("TAM") concluding that Village Center CDD is not a political subdivision for purposes of Section 103(a) of the Code because Village Center CDD was organized and operated to perpetuate private control and avoid indefinitely responsibility to an electorate, either directly or through another elected state or local government body. Such a conclusion could lead to the further conclusion that the interest on the Audited Bonds was not excludable from gross income of the owners of such bonds for federal income tax purposes. Village Center CDD received a second TAM dated June 17, 2015, which granted relief to Village Center CDD from retroactive application of the IRS's conclusion regarding its failure to qualify as a political subdivision. Prior to the conclusion of the audits, the Audited Bonds were all refunded with taxable bonds. The audit of the Audited Bonds that were issued for utility improvements were closed without change to the tax exempt status of those Audited Bonds on April 25, 2016, and the audit of the remainder of the Audited Bonds (which funded recreational amenity acquisitions from entities related to the principal landowner in the Village Center CDD) was closed on July 14, 2016, without the IRS making a final determination that the interest on the Audited Bonds in question was required to be included in gross income. However, the IRS letter to the Village Center CDD with respect to this second set of Audited Bonds noted that the Agency found that the Village Center CDD was not a "proper issuer of tax-exempt bonds" and that those Audited Bonds were private-activity bonds that did not fall in any of the categories that qualify for tax-exemption. Although the TAMs and the letters to the Village Center CDD from the IRS referred to above are addressed to, and binding only on, the IRS and Village Center CDD in connection with the Audited Bonds, they reflect the audit position of the IRS, and there can be no assurance that the IRS would not commence additional audits of bonds issued by other community development districts raising issues similar to the issues raised in the case of the Audited Bonds based on the analysis set forth in the first TAM or on the related concerns addressed in the July 14, 2016 letter to the Village Center CDD.

Legislative Proposals and State Tax Reform

During recent years, legislative proposals have been introduced in Congress, and in some cases enacted, that altered certain federal tax consequences resulting from the ownership of obligations that are similar to the Series 2026 Bonds. In some cases, these proposals have contained provisions that altered these consequences on a retroactive basis. Such alteration of federal tax consequences may have affected the market value of obligations similar to the Series 2026 Bonds. From time to time, legislative proposals are pending which could have an effect on both the federal tax consequences resulting from ownership of the Series 2026 Bonds and their market value. No assurance can be given that legislative proposals will not be enacted that would apply to, or have an adverse effect upon, the Series 2026 Bonds. In addition, the IRS may, in the future, issue rulings that have the effect of changing the interpretation of existing tax laws. For example, in connection with federal deficit reduction, job creation and tax law reform efforts, proposals have been made and others are likely to be made that could significantly reduce the benefit of, or otherwise affect, the exclusion from gross income of interest on obligations like the Series 2026 Bonds. There can be no assurance that any such legislation or proposal will be enacted, and if enacted, what form it may take.

The introduction or enactment of any such legislative proposals may affect, perhaps significantly, the market price for or marketability of the Series 2026 Bonds.

With respect to tax reform, it is impossible to predict what new proposals may be presented regarding ad valorem tax reform and/or community development districts during upcoming legislative sessions, whether such new proposals or any previous proposals regarding the same will be adopted by the Florida Senate and House of Representatives and signed by the Governor of the State, and, if adopted, the form thereof. It is impossible to predict with certainty the impact that any pending or future legislation will or may have on the security for or marketability of the Series 2026 Bonds.

Loss of Exemption from Securities Registration

Since the Series 2026 Bonds have not been, and will not be, registered under the Securities Act, or any state securities laws, because of the exemption for political subdivisions and regardless of any potential IRS determination that the District is not a political subdivision for purposes of the Code, it is possible that federal or state regulatory authorities could independently determine that the District is not a political subdivision for purposes of the federal and state securities laws. Accordingly, the District and purchasers of the Series 2026 Bonds may not be able to rely on the exemption from registration relating to securities issued by political subdivisions. In that event, the owners of the Series 2026 Bonds would need to ensure that subsequent transfers of the Series 2026 Bonds are made pursuant to a transaction that is not subject to the registration requirements of the Securities Act.

Performance of District Professionals

The District has represented to the Underwriter that it has selected its District Manager, District Counsel, Consulting Engineer, Assessment Consultant, Trustee and other professionals with the appropriate due diligence and care. While the foregoing professionals have each represented that they have the respective requisite experience to accurately and timely perform the duties assigned to them in such roles, the District does not guarantee the performance of such professionals.

Mortgage Default and FDIC

In the event a bank forecloses on a property in the 2026 Assessment Area because of a default on a mortgage with respect thereto and then the bank itself fails, the Federal Deposit Insurance Corporation (the "FDIC"), as receiver, will then become the fee owner of such property. In such event, the FDIC will not, pursuant to its own rules and regulations, likely be liable to pay the 2026 Special Assessments. In addition, the District would be required to obtain the consent of the FDIC prior to commencing a foreclosure action on such property for failure to pay 2026 Special Assessments.

The risks described under this "BONDOWNERS' RISKS" section does not purport to summarize all risks that may be associated with purchasing or owning the Series 2026 Bonds and prospective purchasers are advised to read this Limited Offering Memorandum in its entirety.

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TAX MATTERS

General

The Internal Revenue Code of 1986, as amended (the "Code"), establishes certain requirements which must be met subsequent to the issuance and delivery of the Series 2026 Bonds for interest thereon to be and remain excludable from gross income for federal income tax purposes. Noncompliance with such requirements could cause the interest on the Series 2026 Bonds to be included in gross income for federal income tax purposes retroactive to the date of issue of the Series 2026 Bonds. The District has covenanted in the Indenture to comply with each such requirement.

In the opinion of Akerman LLP, Bond Counsel, the proposed form of which is included as APPENDIX D hereto, assuming continuing compliance with certain covenants by the District and the accuracy of certain representations of the District, under existing statutes, regulations, published rulings, and judicial decisions, interest on the Series 2026 Bonds is excludable from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax; however, such interest is taken into account in determining the "adjusted financial statement income" (as defined in Section 56A of the Code) of "applicable corporations" (as defined in Section 59 of the Code) for the purposes of computing the alternative minimum tax imposed on such corporations.

The opinion on federal tax matters will be based on and will assume the accuracy of certain representations and certifications and compliance with certain covenants of the District to be contained in the transcript of proceedings and that are intended to evidence and assure the foregoing, including that the Series 2026 Bonds are and will remain obligations the interest on which is excludable from gross income for federal income tax purposes. Bond Counsel will not independently verify the accuracy of these certifications and representations.

Bond Counsel's opinions are based on existing law, which is subject to change. Moreover, Bond Counsel's opinions are not a guarantee of a particular result, and are not binding on the Internal Revenue Service ("IRS") or the courts; rather, such opinions represent Bond Counsel's professional judgment based on its review of existing law, and in reliance on the representations and covenants that it deems relevant to such opinions.

The IRS has established an on-going program to audit tax-exempt obligations to determine whether interest on such obligations is excludable from gross income for federal income tax purposes. Bond Counsel cannot predict whether the IRS will commence an audit of the Series 2026 Bonds. Owners of the Series 2026 Bonds are advised that, if the IRS does audit the Series 2026 Bonds, under current IRS procedures, at least during the early stages of an audit, the IRS will treat the District as the taxpayer, and the owners of the Series 2026 Bonds may have limited rights to participate in such procedure. The commencement of an audit could adversely affect the market value and liquidity of the Series 2026 Bonds until the audit is concluded, regardless of the ultimate outcome.

Collateral Tax Consequences

Prospective purchasers of the Series 2026 Bonds should be aware that ownership of, accrual or receipt of interest on or disposition of tax-exempt obligations, such as the Series 2026 Bonds, may have additional federal income tax consequences for certain taxpayers, including, without limitation, recipients of certain Social Security and certain Railroad Retirement benefits, taxpayers that may be deemed to have

incurred or continued indebtedness to purchase or carry tax-exempt obligations, and certain S corporations.

Bond Counsel expresses no opinion regarding any federal tax consequences other than its opinion with regard to the excludability of interest on the Series 2026 Bonds from gross income pursuant to Section 103 of the Code and the treatment of interest for purposes of the federal alternative minimum tax. Prospective purchasers of the Series 2026 Bonds should consult their tax advisors with respect to all other tax consequences (including, but not limited to, those listed above) of holding the Series 2026 Bonds. Prospective purchasers of the Series 2026 Bonds may also wish to consult with their tax advisors with respect to the need to furnish certain taxpayer information in order to avoid backup withholding.

Other Tax Matters

In the opinion of Bond Counsel, interest on the Series 2026 Bonds is exempt from taxation under the existing laws of the State of Florida, except as to estate taxes and taxes imposed under Chapter 220, Florida Statutes, on interest, income or profits on debt obligations owned by corporations, as defined in said Chapter 220, *Florida Statutes*.

Interest on the Series 2026 Bonds may be subject to state or local income taxation under applicable state or local laws in other jurisdictions. Purchasers of the Series 2026 Bonds should consult their tax advisors as to the tax status of interest on the Series 2026 Bonds, in their particular state or local jurisdictions.

During recent years, legislative proposals have been introduced in Congress, and in some cases enacted, that altered certain federal tax consequences resulting from the ownership of obligations that are similar to the Series 2026 Bonds. In some cases these proposals have contained provisions that altered these consequences on a retroactive basis. Such alteration of federal tax consequences may have affected the market value of obligations similar in nature to the Series 2026 Bonds. From time to time, legislative proposals may be introduced which could have an effect on both the federal tax consequences resulting from the ownership of the Series 2026 Bonds and their market value. No assurance can be given that any such legislative proposals, if enacted, would not apply to, or would not have an adverse effect upon, the Series 2026 Bonds. Prospective purchasers of the Series 2026 Bonds should consult their tax advisors as to the impact of any pending or proposed legislation. Bond Counsel has not undertaken to advise in the future whether any events after the date of issuance of the Series 2026 Bonds may affect the tax status of interest on the Series 2026 Bonds.

Original Issue Discount

Under the Code, the difference between the principal amount of the Series 2026 Bonds maturing on [_____] (the "Discount Bonds"), and the initial offering price to the public (excluding bond houses, brokers or similar persons or organizations acting in the capacity of underwriters or wholesalers) at which price a substantial amount of the Discount Bonds of the same maturity and, if applicable, interest rate was sold is "original issue discount." For federal income tax purposes, original issue discount will accrue over the term of the Discount Bonds at a constant interest rate compounded on each interest payment date (or over a shorter permitted compounding interval selected by the Owner). A purchaser who acquires the Discount Bonds in the initial offering at a price equal to the initial offering price thereof to the public will be treated as receiving an amount of interest excludable from gross income for federal income tax purposes equal to the original issue discount accruing during the period he or she holds the Discount Bonds, subject

to the same considerations discussed above, and will increase his or her adjusted basis in the Discount Bonds by the amount of such accruing discount for purposes of determining taxable gain or loss on the sale or disposition of the Discount Bonds. The federal income tax consequences of the purchase, ownership and redemption, sale or other disposition of the Discount Bonds which are not purchased in the initial offering at the initial offering price may be determined according to rules which differ from those above. Bondholders of the Discount Bonds should consult their own tax advisors with respect to the precise determination for federal income tax purposes of interest accrued upon sale, redemption or other disposition of the Discount Bonds and with respect to the state and local tax consequences of owning and disposing of the Discount Bonds.

Information Reporting and Backup Withholding

Interest paid on tax-exempt bonds such as the Series 2026 Bonds is subject to information reporting to the IRS in a manner similar to interest paid on taxable obligations. This reporting requirement does not affect the excludability of interest on the Series 2026 Bonds from gross income for federal income tax purposes. However, in conjunction with that information reporting requirement, the Code subjects certain non-corporate owners of Series 2026 Bonds, under certain circumstances, to "backup withholding" at the rate specified in the Code with respect to payments on the Series 2026 Bonds and proceeds from the sale of Series 2026 Bonds. Any amount so withheld would be refunded or allowed as a credit against the federal income tax of such owner of Series 2026 Bonds. This withholding generally applies if the owner of Series 2026 Bonds (i) fails to furnish the payor such owner's social security number or other taxpayer identification number ("TIN"), (ii) furnished the payor an incorrect TIN, (iii) fails to properly report interest, dividends, or other "reportable payments" as defined in the Code, or (iv) under certain circumstances, fails to provide the payor or such owner's securities broker with a certified statement, signed under penalty of perjury, that the TIN provided is correct and that such owner is not subject to backup withholding. Prospective purchasers of the Series 2026 Bonds may also wish to consult with their tax advisors with respect to the need to furnish certain taxpayer information in order to avoid backup withholding.

DISCLOSURE REQUIRED BY FLORIDA BLUE SKY REGULATIONS

Section 517.051, Florida Statutes, and the regulations promulgated thereunder requires that the District make a full and fair disclosure of any bonds or other debt obligations that it has issued or guaranteed and that are or have been in default as to principal or interest at any time after December 31, 1975. The District is not and has not ever been in default as to principal and interest on its bonds or other debt obligations.

NO RATING OR CREDIT ENHANCEMENT

The Series 2026 Bonds are neither rated nor credit enhanced. No application for a rating or credit enhancement with respect to the Series 2026 Bonds was made.

VALIDATION

The Bonds issued pursuant to the terms of the Master Indenture, which includes the Series 2026 Bonds, were validated by a Final Judgment of the Circuit Court of the Ninth Judicial Circuit of the State of Florida, in and for Osceola County, Florida, entered May 12, 2020. The appeal period from such final judgment expired with no appeal being filed.

LITIGATION

The District

There is no pending or, to the knowledge of the District, any threatened litigation against the District of any nature whatsoever which in any way questions or affects the validity of the Series 2026 Bonds, or any proceedings or transactions relating to their issuance, sale, execution, or delivery, or the execution of the Indenture. Neither the creation, organization or existence, nor the title of the present members of the Board or the District Manager is being contested.

From time to time, the District expects to experience routine litigation and claims incidental to the conduct of its affairs. In connection with the issuance and sale of the Series 2026 Bonds, District Counsel will represent to the District and the Underwriter that there are no actions presently pending or to the knowledge of District Counsel threatened against the District, seeking to restrain or enjoin the imposition, levy or collection of the 2026 Special Assessments or the 2026 Pledged Revenues or contesting of affecting the authority for the 2026 Special Assessments, all as further provided in District Counsel's opinion.

The Developer

In connection with the issuance of the Series 2026 Bonds, the Developer will represent to the District that there is no litigation of any nature now pending or, to the knowledge of the Developer, threatened, which could reasonably be expected to have a material and adverse effect upon the ability of the Developer to complete the Development as described herein, materially and adversely affect the ability of the Developer to pay the 2026 Special Assessments imposed against the land within the District owned by the Developer or materially and adversely affect the ability of the Developer to perform its various obligations described in this Limited Offering Memorandum.

CONTINUING DISCLOSURE

[TO BE UPDATED]

In order to comply with the continuing disclosure requirements of Rule 15c2-12(b)(5) of the Securities and Exchange Commission (the "SEC Rule"), the District, the Developer and Rizzetta & Company, Incorporated, as dissemination agent (the "Dissemination Agent") will enter into a Continuing Disclosure Agreement (the "Disclosure Agreement"), the form of which is attached hereto as APPENDIX E. Pursuant to the Disclosure Agreement, the District has covenanted for the benefit of Bondholders to provide to the Dissemination Agent certain financial information and operating data relating to the District and the Series 2026 Bonds in each year (the "District Annual Report"), and to provide notices of the occurrence of certain enumerated material events. Such covenant by the District shall only apply so long as the Series 2026 Bonds remain Outstanding under the Indenture.

Pursuant to the Disclosure Agreement, the Developer has covenanted for the benefit of Bondholders to provide to the District and the Dissemination Agent certain financial information and operating data relating to the Developer and the Development on a quarterly basis (each a "Developer Report"), and to provide notices of the occurrence of certain enumerated material events. Such covenant by the Developer will apply only until the earlier to occur of (x) the payment and redemption of the Series 2026 Bonds, or (y) the date on which the Developer owns less than twenty percent (20%) of the real property encumbered by the 2026 Special Assessments that secure the Series 2026 Bonds; provided, however, that

the Developer has covenanted and agreed with the District that such covenant will run with the land to the extent that any successor in interest which holds the land for development shall assume the continuing disclosure obligations of the Developer.

The District Annual Report and the Developer Report (together, the "Reports") will each be filed by the Dissemination Agent with the Municipal Securities Rulemaking Board's Electronic Municipal Markets Access ("EMMA") repository described in the form of the Disclosure Agreement attached hereto as APPENDIX E. The notices of material events will also be filed by the District, through the Dissemination Agent, with EMMA. The specific nature of the information to be contained in the Reports and the notices of material events are described in APPENDIX E. The Disclosure Agreement will be executed by the District, the Developer and the Dissemination Agent at the time of issuance of the Series 2026 Bonds. The foregoing covenants have been made in order to assist the Underwriter in complying with the SEC Rule.

With respect to the Series 2026 Bonds, no parties other than the District and the Developer are obligated to provide, nor are expected to provide, any continuing disclosure information with respect to the SEC Rule. The District and the Developer have previously entered into continuing disclosure undertakings with respect to the SEC Rule for the Series 2020 Bonds (the "2020 Undertaking"), the Series 2021 Bonds (the "2021 Undertaking"), the Series 2023 Bonds (the "2023 Undertaking"), the Series 2024 Bonds (the "2024 Undertaking, and, collectively with the 2020 Undertaking, the 2021 Undertaking and the 2023 Undertaking, the "Prior Undertakings").

Continuing Compliance – The District

In the five (5) years immediately preceding the issuance of the Series 2026 Bonds, with respect to the 2020 Undertaking, the District (i) failed to timely file its audited financial statements for the fiscal year ended September 30, 2020 (filing such report approximately thirty-five (35) days late) and a failure to file notice was not properly filed and (ii) failed to timely file its District Annual Report for the fiscal year ended September 30, 2022 (filing such report approximately three (3) days late) and a failure to file notice was not properly filed. With respect to the 2021 Undertaking, the District failed to timely file its District Annual Report for the fiscal year ended September 30, 2022 (filing such report approximately three (3) days late) and a failure to file notice was not properly filed. With respect to the Prior Undertakings, the District filed its audited financial statements for the fiscal year ended September 30, 2023 __ days late. A failure to file notice was timely filed.

Continuing Compliance – The Developer

In the five (5) years immediately preceding the issuance of the Series 2026 Bonds, with respect to the 2020 Undertaking, the Developer (i) failed to timely file its Developer Report for the quarter ended June 30, 2021 (filing such report approximately two (2) days late) and a failure to file notice was not property filed, and (ii) did not file its Developer Report for the quarter ended September 30, 2021, and no failure to file notice was filed. The Developer is no longer obligated to file Developer Reports with respect to the 2021 Undertaking, 2022 Undertaking and 2023 Undertaking. Additionally, within the last five (5) years, the Developer entered into continuing disclosure obligations pursuant to the SEC Rule with respect to obligations issued by various community development districts including, but not limited to, undertakings with respect to Bonds issued by District I in 2016 and 2017. With respect to such undertakings, the Developer failed to timely file certain quarterly filings and material event notices required to be made under such undertakings and/or such filings did not comply with the requirements of such undertakings. In connection with the issuance of the Series 2026 Bonds, the Developer will represent that it anticipates

satisfying all future disclosure obligations required pursuant to the Disclosure Agreement and the SEC Rule.

UNDERWRITING

The Underwriter will agree, pursuant to a contract to be entered into with the District, subject to certain conditions, to purchase the Series 2026 Bonds from the District at a purchase price of $_____ (which is the par amount of the Series 2026 Bonds, [less/plus] a [net] original issue [discount/bond premium] in the amount of $_____ and less an Underwriter's discount of $_____). See "ESTIMATED SOURCES AND USES OF THE SERIES 2026 BOND PROCEEDS" herein. The Underwriter's obligations are subject to certain conditions precedent and the Underwriter will be obligated to purchase all the Series 2026 Bonds if any Series 2026 Bonds are purchased.

The Underwriter intends to offer the Series 2026 Bonds to Accredited Investors at the offering prices set forth on the cover page of this Limited Offering Memorandum, which may subsequently change without prior notice. The Underwriter may offer and sell the Series 2026 Bonds to certain dealers (including dealers depositing the Series 2026 Bonds into investment trusts) at prices lower than the initial offering prices and such initial offering prices may be changed from time to time by the Underwriter.

LEGAL MATTERS

The Series 2026 Bonds are offered for delivery when, as and if issued by the District and accepted by the Underwriter, subject to prior sale, withdrawal or modification of the offer without notice and the receipt of the opinion of Akerman LLP, Jacksonville, Florida, Bond Counsel, the form of which is attached hereto as APPENDIX D, as to the validity of the Series 2026 Bonds and the excludability of interest thereon from gross income for federal income tax purposes. Certain legal matters will be passed upon for the District by its counsel, Kutak Rock LLP, Tallahassee, Florida, for the Developer by its counsel, Nelson Mullins LLP, Orlando, Florida, for the Trustee by its counsel, Aponte & Associates Law Firm, P.L.L.C., Orlando, Florida and for the Underwriter by its counsel, Bryant Miller Olive P.A., Orlando, Florida.

Bond Counsel's opinion included herein is based on existing law, which is subject to change. Such opinion is further based on factual representations made to Bond Counsel as of the date of such. Bond Counsel assumes no duty to update or supplement its opinion to reflect any facts or circumstances that may thereafter come to Bond Counsel's attention, or to reflect any changes in law that may thereafter occur or become effective. Moreover, Bond Counsel's opinion is not a guarantee of a particular result, and is not binding on the Internal Revenue Service or the courts; rather, such opinion represents Bond Counsel's professional judgment based on its review of existing law, and in reliance on the representations and covenants that it deems relevant to such opinion.

AGREEMENT BY THE STATE

Under the Act, the State of Florida pledges to the holders of any bonds issued thereunder, including the Series 2026 Bonds, that it will not limit or alter the rights of the issuer of such bonds to own, acquire, construct, reconstruct, improve, maintain, operate or furnish the projects subject to the Act or to levy and collect taxes, assessments, rentals, rates, fees, and other charges provided for in the Act and to fulfill the terms of any agreement made with the holders of such bonds and that it will not in any way impair the rights or remedies of such holders.

FINANCIAL STATEMENTS

The District has covenanted in the Disclosure Agreement set forth in APPENDIX E hereto to provide its annual audited financial statements to the Municipal Securities Rulemaking Board's Electronic Municipal Markets Access ("EMMA") repository as described in APPENDIX E. The audited financial statements for the fiscal year ended September 30, 2025, are attached hereto as APPENDIX F. Such statements speak only as of September 30, 2025. The consent of the District's auditor to include in this Limited Offering Memorandum the aforementioned report was not requested, and the general purpose financial statements of the District are provided only as publicly available documents. The auditor was not requested nor did they perform any procedures with respect to the preparation of this Limited Offering Memorandum or the information presented herein.

EXPERTS AND CONSULTANTS

The references herein to Boyd Civil Engineering, Inc., as the Consulting Engineer have been approved by said firm. The Engineer's Reports prepared by such firm relating to the CIP and the 2026 Project, have been included as composite APPENDIX A attached hereto in reliance upon such firm as an expert in engineering. References to and excerpts herein from such Engineer's Reports do not purport to be adequate summaries of such Engineer's Reports or the CIP and the 2026 Project or complete in all respects. Such Engineer's Reports are an integral part of this Limited Offering Memorandum and should be read in their entirety for complete information with respect to the subjects discussed therein.

The references herein to Rizzetta & Company, Incorporated, as Assessment Consultant have been approved by said firm. The Assessment Consultant's Assessment Reports prepared by such firm relating to the issuance of the Series 2026 Bonds have been included as APPENDIX B attached hereto in reliance upon such firm as an expert in developing assessment methodologies. References to and excerpts herein from such Assessment Reports do not purport to be adequate summaries of such report or complete in all respects. Such Assessment Reports are an integral part of this Limited Offering Memorandum and should be read in their entirety for complete information with respect to the subjects discussed therein.

CONTINGENT AND OTHER FEES

The District has retained District's Counsel, Bond Counsel, the Assessment Consultant, the Underwriter (who has retained Underwriter's Counsel) and the Trustee (who has retained Trustee's Counsel), with respect to the authorization, sale, execution and delivery of the Series 2026 Bonds. Payment of the fees of such professionals, except for the payment of fees to District Counsel and the Assessment Consultant, are each contingent upon the issuance of the Series 2026 Bonds.

MISCELLANEOUS

Any statements made in this Limited Offering Memorandum involving matters of opinion or of estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized. Neither this Limited Offering Memorandum nor any statement that may have been made verbally or in writing is to be construed as a contract with the Owners of the Series 2026 Bonds.

The information contained in this Limited Offering Memorandum has been compiled from official and other sources deemed to be reliable, and is believed to be correct as of the date of the Limited Offering Memorandum, but is not guaranteed as to accuracy or completeness by, and is not to be construed as a representation by, the Underwriter. The Underwriter listed on the cover page hereof has reviewed the information in this Limited Offering Memorandum in accordance with and as part of its responsibility to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

The information and expressions of opinion herein are subject to change without notice and neither the delivery of this Limited Offering Memorandum nor any sale made hereunder is to create, under any circumstances, any implication that there has been no change in the affairs of the District from the date hereof. However, certain parties to the transaction, including the District, will, on the closing date of the Series 2026 Bonds, deliver certificates to the effect that nothing has come to their attention that would lead them to believe that applicable portions of the Limited Offering Memorandum contain an untrue statement of a material fact or omit to state a material fact that should be included herein for the purpose for which the Limited Offering Memorandum is intended to be used, or that is necessary to make the statements contained herein, in light of the circumstances under which they were made, not misleading and to the effect that from the date of the Limited Offering Memorandum to the date of closing of the Series 2026 Bonds that there has been no material adverse change in the information provided.

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This Limited Offering Memorandum is submitted in connection with the sale of the securities referred to herein and may not be reproduced or used, as a whole or in part, for any other purpose. The appendices hereof are integral parts of this Limited Offering Memorandum and must be read in their entirety together with all of the foregoing statements.

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II

_____

John Valantasis, Chair, Board of Supervisors

APPENDIX A

Engineer's Reports

APPENDIX B

Assessment Reports

APPENDIX C

Copy of the Master Indenture and Form of the Fifth Supplement

APPENDIX D

Form of Opinion of Bond Counsel

APPENDIX E

Form of Continuing Disclosure Agreement

APPENDIX F

Financial Statements for Fiscal Year Ending September 30, 2025

Exhibit D

CONTINUING DISCLOSURE AGREEMENT

This Continuing Disclosure Agreement (this "Disclosure Agreement") dated _____ ___, 2026, is executed and delivered by the **TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II** (the "Issuer"), **D.R. HORTON, INC.** and its successors and assigns (the "Developer") and **RIZZETTA & COMPANY, INCORPORATED**, as Dissemination Agent (the "Dissemination Agent") in connection with the issuance by the Issuer of its $_____ aggregate principal amount of Special Assessment Revenue Bonds, Series 2026 (the "Series 2026 Bonds"). The Series 2026 Bonds are being issued pursuant to a Master Trust Indenture dated as of August 1, 2020 (the "Master Indenture") by and between the Issuer and U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank National Association, as trustee (the "Trustee"), as amended and supplemented from time to time, and as particularly supplemented by a Fifth Supplemental Trust Indenture, by and between the Issuer and the Trustee, dated as of _____ 1, 2026 (the "Fifth Supplemental Indenture," and, together with the Master Indenture, the "Indenture"). The Issuer, the Developer and the Dissemination Agent covenant and agree as follows:

1. Purpose of this Disclosure Agreement. This Disclosure Agreement is being executed and delivered by the Issuer, the Developer, and the Dissemination Agent for the benefit of the Beneficial Owners of the Series 2026 Bonds and to assist the Participating Underwriter in complying with the continuing disclosure requirements of Rule 15c2-12(b)(5) promulgated by the Securities and Exchange Commission (the "SEC") pursuant to the Securities Exchange Act of 1934, as amended from time to time (the "Rule").

The provisions of this Disclosure Agreement are supplemental and in addition to the provisions of the Indenture with respect to reports, filings and notifications provided for therein, and do not in any way relieve the Issuer, the Trustee or any other person of any covenant, agreement or obligation under the Indenture (or remove any of the benefits thereof) nor shall anything herein prohibit the Issuer, the Trustee or any other person from making any reports, filings or notifications required by the Indenture or any applicable law.

2. Definitions. In addition to the definitions set forth in the Indenture and the Limited Offering Memorandum (as hereinafter defined), which apply to any capitalized term used in this Disclosure Agreement unless otherwise defined herein, the following capitalized terms shall have the following meanings:

"Annual Report" shall mean any Annual Report provided by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Agreement.

"Assessments" shall mean the non-ad valorem special assessments pledged to the payment of the Series 2026 Bonds pursuant to the Indenture.

"Beneficial Owner" shall mean any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Series 2026 Bonds (including

persons holding Series 2026 Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Series 2026 Bonds for federal income tax purposes.

"Business Day" shall mean any day other than a Saturday, Sunday or a day on which the Trustee is required, or authorized or not prohibited by law (including executive orders), to close and is closed, or on any day on which the New York Stock Exchange is closed.

"County Tax Collector" shall mean the Osceola County Tax Collector.

"Developer Report" shall mean any Developer Report provided by the Developer, its successors or assigns, pursuant to, and as described in, Sections 5 and 6 of this Disclosure Agreement.

"Development" shall have the meaning ascribed thereto in the Limited Offering Memorandum.

"Dissemination Agent" shall mean, initially, Rizzetta & Company, Incorporated, acting in its capacity as Dissemination Agent hereunder, or any successor Dissemination Agent designated in writing by the Issuer and which has filed with the Issuer and Trustee a written acceptance of such designation.

"District Manager" shall mean Rizzetta & Company, Incorporated, or a successor District Manager.

"Event of Bankruptcy" shall be considered to have occurred when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for an Obligated Person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Obligated Person, or if such jurisdiction has been assumed by leaving the existing governmental body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Obligated Person.

"Fiscal Year" shall mean the period commencing on October 1 and ending on September 30 of the next succeeding year, or such other period of time provided by applicable law.

"Issuer Disclosure Representative" shall mean the District Manager of the Issuer or his/her/its designee, or such other officer or employee as the Issuer shall designate in writing to the Trustee and the Dissemination Agent from time to time.

"Limited Offering Memorandum" shall mean the final offering document relating to the Series 2026 Bonds.

"Listed Events" shall mean any of the events listed in Section 7(a) of this Disclosure Agreement.

"Obligated Person" shall mean any person, including the Issuer and the Developer, and its successors and assigns, who is either generally or through an enterprise, fund, or account of such person committed by contract or other arrangement to support payment of all or part (twenty percent (20%) or more of the Assessments) of the obligations on the Series 2026 Bonds (other than providers of municipal bond insurance, letters of credit, or other liquidity facilities).

"Participating Underwriter" shall mean the original underwriter of the Series 2026 Bonds required to comply with the Rule in connection with offering of the Series 2026 Bonds.

"Repository" shall mean each entity authorized and approved by the SEC from time to time to act as a repository for purposes of complying with the Rule. The Repositories currently approved by the SEC may be found by visiting the SEC's website at http://www.sec.gov/info/municipal/nrmsir.htm. As of the date hereof, the Repository recognized by the SEC for such purpose is the Municipal Securities Rulemaking Board, which currently accepts continuing disclosure submissions through its Electronic Municipal Market Access ("EMMA") web portal at "http://emma.msrb.org."

"State" shall mean the State of Florida.

3. Provision of Annual Reports.

(a) The Issuer shall, or shall cause the Dissemination Agent to, by April 1 of the calendar year following the end of each Fiscal Year of the Issuer (the "Annual Filing Date") beginning April 1, 2027, with respect to the Annual Report for the Fiscal Year ending September 30, 2026, provide to any Repository in electronic format as prescribed by such Repository an Annual Report which is consistent with the requirements of Section 4 of this Disclosure Agreement. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 4 of this Disclosure Agreement; provided that the audited financial statements of the Issuer may be submitted separately from the balance of the Annual Report and later than the date required above, but in no event later than the date required to be filed with the State pursuant to applicable State law (currently within nine (9) months of the end of the Issuer's Fiscal Year), for the filing of the Annual Report if they are not available by that date. If the Issuer's Fiscal Year changes, the Issuer shall give notice of such change in the same manner as for a Listed Event under Section 7(a).

(b) If on the fifteenth (15th) day prior to each Annual Filing Date the Dissemination Agent has not received a copy of the Annual Report, the Dissemination Agent shall contact the Issuer Disclosure Representative in writing (which may be by e-mail) to remind the Issuer of its undertaking to provide the Annual Report pursuant to Section 3(a) above. Upon such reminder, the Issuer Disclosure Representative, shall either (i) provide the Dissemination Agent with an electronic copy of the Annual Report in accordance with Section 3(a) above, or (ii) instruct the

Dissemination Agent in writing that the Issuer, will not be able to file the Annual Report within the time required under this Disclosure Agreement, state the anticipated date by which the Annual Report for such year will be provided and instruct the Dissemination Agent that a Listed Event as described in Section 7(a)(17) has occurred and to immediately send a notice to any Repository in electronic format as required by such Repository in substantially the form attached as Exhibit A hereto.

(c) The Dissemination Agent shall:

(i) determine each year prior to the date for providing the Annual Report the name, address and filing requirements of any Repository; and

(ii) within five (5) Business Days of filing the Annual Report, file a notice with the Issuer certifying that the Annual Report has been provided pursuant to this Disclosure Agreement, stating the date(s) it was provided and listing any Repository to which it was provided.

4. Content of Issuer's Annual Report.

(a) The Issuer's Annual Report shall contain or incorporate by reference the following, which includes an update of the financial and operating data of the Issuer to the extent presented in the Limited Offering Memorandum. All information in the Annual Report shall be presented for the Fiscal Year the Annual Report represents:

(i) The amount of Assessments levied.

(ii) The amount of Assessments collected from property owners.

(iii) If available, the amount of delinquencies greater than 150 days, and, in the event that delinquencies amount to more than ten percent (10%) of the amounts of Assessments due in any year, a list of delinquent property owners with respect to Assessments billed and collected directly by the Issuer and with respect to Assessments collected by the County Tax Collector, unless such information is not available from the County Tax Collector.

(iv) The amount of tax certificates sold, if any, and the balance, if any, remaining for sale.

(v) All fund balances in all Funds and Accounts for the Series 2026 Bonds, footnoting with respect to the 2026 Reserve Account the current 2026 Reserve Account Requirement and whether any condition to the reduction of the 2026 Reserve Account Requirement has been met. Upon request, the Issuer shall provide any Beneficial Owners and the Dissemination Agent with this information more frequently than annually and, in such case, shall provide such information within thirty (30) days of the written request of the Beneficial Owners.

(vi) The total amount of Series 2026 Bonds Outstanding.

(vii) The amount of principal and interest due on the Series 2026 Bonds.

(viii) The most recent audited financial statements of the Issuer which shall be prepared in accordance with governmental accounting standards promulgated by the Government Accounting Standards Board.

(ix) Any amendment or waiver of the provisions hereof as described in Section 11 hereof.

(b) To the extent any of the items set forth in subsections (i) through (vii) above are included in the audited financial statements referred to in subsection (viii) above, they do not have to be separately set forth.

(c) The Issuer represents and warrants that it will supply, in a timely fashion, any information available to the Issuer and reasonably requested by the Dissemination Agent that is necessary in order for the Dissemination Agent to carry out its duties under this Disclosure Agreement. The Issuer acknowledges and agrees that the information to be collected and disseminated by the Dissemination Agent will be provided by the Issuer and others. The Dissemination Agent's duties do not include authorship or production of any materials, and the Dissemination Agent shall have no responsibility hereunder for the content of the information provided to it by the Issuer or others as thereafter disseminated by the Dissemination Agent.

The information provided under this Section 4 may be included by specific reference to documents, including official statements of debt issues of the Issuer or related public entities, which are available to the public on EMMA (or any successor Repository's website) or filed with the SEC. The Issuer shall clearly identify each such other document so incorporated by reference.

The Issuer reserves the right to modify from time to time the specific types of information provided in its Annual Report or the format of the presentation of such information, to the extent necessary or appropriate in the judgment of the Issuer; provided that the Issuer agrees that any such modification will be done in a manner consistent with the Rule.

5. Provision of Developer Report.

(a) The Developer shall, or shall cause the Dissemination Agent to, for the quarter ending: (i) March 31, each May 1; (ii) June 30, each August 1; (iii) September 30, each November 1; and (iv) December 31, each February 1 of the following year (the "Quarterly Filing Date"), beginning with the quarter ending December 31, 2026, provide to any Repository in electronic format as prescribed by such Repository a Developer Report which is consistent with the requirements of Section 6(b) of this Disclosure Agreement.

(b) If on the fifteenth (15th) day prior to each Quarterly Filing Date the Dissemination Agent has not received a copy of the Developer Report due on such Quarterly Filing Date, the

Dissemination Agent shall contact the Developer in writing (which may be by e-mail) to remind the Developer of its undertaking to provide the Developer Report pursuant to this Section 5. Upon such reminder, the Developer shall either (i) provide the Dissemination Agent with an electronic copy of the Developer Report in accordance with Section 5(a) above, or (ii) instruct the Dissemination Agent in writing that the Developer will not be able to file the Developer Report within the time required under this Disclosure Agreement and state the anticipated date by which such Developer Report will be provided.

(c) If the Dissemination Agent has not received a Developer Report that contains the information in Section 6(b) of this Disclosure Agreement by 12:00 noon on the first Business Day following each Quarterly Filing Date, a Listed Event described in Section 7(a)(17) shall have occurred and the Issuer and the Developer hereby direct the Dissemination Agent to send a notice to each Repository in substantially the form attached as Exhibit A hereto, with a copy to the Issuer. The Dissemination Agent shall file such notice no later than ten (10) days following the applicable Quarterly Filing Date.

(d) The Dissemination Agent shall:

(i) determine prior to each Quarterly Filing Date the name and address of each Repository; and

(ii) promptly upon fulfilling its obligations under subsection (a) above, file a notice with the Developer and the Issuer stating that the Developer Report has been provided pursuant to this Disclosure Agreement and stating the date(s) it was provided.

6. Content of Developer Report.

(a) The Developer, so long as it is an Obligated Person for purposes of this Disclosure Agreement, shall file, or cause to be filed by the Dissemination Agent, a Developer Report no later than the Quarterly Filing Date. At such time as the Developer is no longer an Obligated Person, the Developer will no longer be obligated to prepare any quarterly Developer Report pursuant to this Disclosure Agreement; provided, however, if the Developer was an Obligated Person at any time during a quarter, the Developer shall report for the remainder of that quarter indicating in such report the date that the Developer ceased being an Obligated Person.

(b) Each quarterly Developer Report shall contain the following information:

(i) Any change in the chart included in subsection "THE DEVELOPMENT – Land Use and Phasing Plan," with the same qualifiers;

(ii) Any change in the table in the subsection "THE DEVELOPMENT – Projected Absorption," with the same qualifiers;

(iii) A description of the infrastructure improvements that are currently under construction, including the status of completion of the 2026 Project;

(iv) The number of assessable units in the 2026 Assessment Area;

(v) The number of assessable units in the 2026 Assessment Area that have closed with retail end users;

(vi) The number of assessable units in the 2026 Assessment Area under contract with retail end users;

(vii) If assessable units in the 2026 Assessment Area are being built by builders other than the Developer or one of its affiliates, the number of lots under contract with builders, together with the name of each builder, as applicable;

(viii) If assessable units in the 2026 Assessment Area are being built by builders other than the Developer or one of its affiliates, the number of lots closed with builders, together with the name of each builder, as applicable;

(ix) The estimated date of complete build-out of assessable units in the 2026 Assessment Area;

(x) Whether the Developer has made any bulk sale of the land subject to the Assessments;

(xi) Whether the Developer remains an Obligated Person pursuant to the terms of this Disclosure Agreement;

(xii) Materially adverse changes or determinations to permits/approvals/entitlements for the Development which necessitate changes to the Developer's land use or other plans for the Development;

(xiii) Updated plan of finance (i.e., change in status of any credit enhancement, issuance of additional bonds to complete project, draw on credit line of Developer, additional mortgage debt, etc.); and

(xiv) Any event that would have a material adverse impact on the implementation of the Development as described in the Limited Offering Memorandum or on the Developer's ability to undertake the Development as described in the Limited Offering Memorandum.

(c) Any of the items listed in subsection (b) above may be incorporated by reference from other documents which have been submitted to each of the Repository or the SEC. The Developer shall clearly identify each such other document so incorporated by reference.

(d) If the Developer sells, assigns or otherwise transfers ownership of real property in the Development to a third party, which will in turn be an Obligated Person for purposes of this Disclosure Agreement as a result thereof (a "Transfer"), the Developer hereby agrees to require

such third party to comply with the disclosure obligations of the Developer hereunder for so long as such third party is an Obligated Person hereunder, to the same extent as if such third party were a party to this Disclosure Agreement. The Developer involved in such Transfer shall promptly notify the Issuer and the Dissemination Agent in writing of the Transfer. For purposes of Sections 5, 6, 7 and 9 hereof, the term "Developer" shall be deemed to include the Developer and any third party that becomes an Obligated Person hereunder as a result of a Transfer. In the event that the Developer remains an Obligated Person hereunder following any Transfer, nothing herein shall be construed to relieve the Developer from its obligations hereunder.

7. Reporting of Listed Events.

(a) Pursuant to the provisions of this Section 7, the Issuer shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Series 2026 Bonds and the Developer shall give, or cause to be given, notice of the occurrence of numbers 10, 12, 13, 15, 16 and 17 of the following events, as they pertain to the Developer (and the Issuer shall not be responsible therefor) to the Dissemination Agent in writing in sufficient time in order to allow the Dissemination Agent to file notice of the occurrence of such Listed Event in a timely manner not in excess of ten (10) Business Days after the occurrence of the event, with the exception of the event described in number 17 below, which notice shall be given in a timely manner:

1. principal and interest payment delinquencies;

2. non-payment related defaults, if material;

3. unscheduled draws on debt service reserves reflecting financial difficulties;

4. unscheduled draws on credit enhancements reflecting financial difficulties;

5. substitution of credit or liquidity providers, or their failure to perform;

6. adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701 TEB) or other material notices or determinations with respect to the tax status of the Series 2026 Bonds, or other material events affecting the tax status of the Series 2026 Bonds;

7. modifications to rights of the holders of the Series 2026 Bonds, if material;

8. bond calls, if material, and tender offers;

9. defeasances;

10. release, substitution, or sale of property securing repayment of the Series 2026 Bonds, if material (sale of individual lots by Developer, developers or homeowners to end users shall not be material for purposes of this Disclosure Agreement);

11. ratings changes;

12. an Event of Bankruptcy or similar event of an Obligated Person;

13. the consummation of a merger, consolidation, or acquisition involving an Obligated Person or the sale of all or substantially all of the assets of the Obligated Person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

14. appointment of a successor or additional trustee or the change of name of a trustee, if material;

15. incurrence of a financial obligation (as defined by the Rule) of the Issuer or an Obligated Person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the Issuer or an Obligated Person, any of which affect security holders, if material;

16. default, event of acceleration, termination event, modification of terms, or other similar events under the terms of the financial obligation of the Issuer or an Obligated Person, any of which reflect financial difficulties; and

17. notice of any failure on the part of the Issuer to meet the requirements of Section 3 hereof or of the Developer to meet the requirements of Section 5 hereof.

(b) The notice required to be given in paragraph 7(a) above shall be filed with any Repository, in electronic format as prescribed by such Repository.

8. Identifying Information. In accordance with the Rule, all disclosure filings submitted pursuant to this Disclosure Agreement to any Repository must be accompanied by identifying information as prescribed by the Repository. Such information may include, but shall not be limited to:

(a) the category of information being provided;

(b) the period covered by any annual financial information, financial statement or other financial information or operation data;

(c) the issues or specific securities to which such documents are related (including CUSIPs, issuer name, state, issue description/securities name, dated date, maturity date, and/or coupon rate);

(d) the name of any Obligated Person other than the Issuer;

(e) the name and date of the document being submitted; and

(f) contact information for the submitter.

9. Termination of Disclosure Agreement. The Issuer's obligations and the Developer's obligations under this Disclosure Agreement shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Series 2026 Bonds, so long as there is no remaining liability of the Issuer, or if the Rule is repealed or no longer in effect. Furthermore, the Developer's obligations shall terminate at such time as the Developer is no longer an Obligated Person.

10. Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Agreement, and may discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent. If at any time there is not any other designated Dissemination Agent, the Issuer shall be the Dissemination Agent. The initial Dissemination Agent shall be Rizzetta & Company, Incorporated. The Dissemination Agent shall not be responsible in any manner for the content of any notice or report prepared by the Issuer pursuant to this Disclosure Agreement. The Dissemination Agent may terminate its role as Dissemination Agent upon delivery of sixty (60) days prior written notice to the Issuer and each Obligated Person. The Issuer may terminate its agreement hereunder with the Dissemination Agent at any time upon delivery of sixty (60) days prior written notice to the Dissemination Agent and each Obligated Person.

Rizzetta & Company, Incorporated does not represent the Issuer as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Incorporated registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Incorporated does not provide the Issuer with financial advisory services or offer investment advice in any form.

11. Amendment. Notwithstanding any other provision of this Disclosure Agreement, the Issuer, the Developer and the Dissemination Agent (if the Dissemination Agent is not the Issuer) may amend this Disclosure Agreement, and any provision of this Disclosure Agreement may be waived, provided that the following conditions are satisfied:

(a) The amendment may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of the Issuer and/or the Developer, or the type of business conducted;

(b) The undertaking, as amended, would have complied with the requirements of the Rule at the time of the primary offering of the Series 2026 Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) The amendment does not materially impair the interests of the holders, as determined either (i) by parties unaffiliated with the Issuer (such as the bond trustee or bond counsel), or (ii) by the approving vote of bondholders pursuant to the terms of the Indenture at the time of the amendment.

Notwithstanding the foregoing, the Issuer, the Developer and the Dissemination Agent shall have the right to adopt amendments to this Disclosure Agreement necessary to comply with modifications to and interpretations of the provisions of the Rule as announced by the SEC from time to time.

In the event of any amendment or waiver of a provision of this Disclosure Agreement, the Issuer and the Developer shall describe such amendment in its next Annual Report or Developer Report, as applicable, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Issuer or the Developer, as applicable. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements of the Issuer, (i) notice of such change shall be given in the same manner as for a Listed Event under Section 7(b), and (ii) the Annual Report for the year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

Notwithstanding anything to the contrary herein requiring consent of the Developer, the Issuer may amend this Disclosure Agreement without the consent of the Developer with respect to any provision hereof that does not affect the Developer.

12. Additional Information. Nothing in this Disclosure Agreement shall be deemed to prevent the Issuer or the Developer from disseminating any other information, using the means of dissemination set forth in this Disclosure Agreement or any other means of communication, or including any other information in any Annual Report or Developer Report or notice of occurrence of Listed Event, in addition to that which is required by this Disclosure Agreement. If the Issuer or the Developer chooses to include any information in any Annual Report or Developer Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Agreement, the Issuer or the Developer shall have no obligation under this Disclosure Agreement to update such information or include it in any future Annual Report or Developer Report or notice of occurrence of a Listed Event.

13. Default. In the event of a failure of the Issuer, the Developer, the Issuer Disclosure Representative or a Dissemination Agent to comply with any provision of this Disclosure

Agreement, the Trustee may (and, at the request of any Participating Underwriter or the Owners of more than 50% of the aggregate principal amount of Outstanding Series 2026 Bonds and receipt of indemnity satisfactory to the Trustee, shall), or any Beneficial Owner of a Series 2026 Bond may take such actions as may be necessary and appropriate, including seeking mandamus or specific performance by court order, to cause the Issuer, the Developer, the Issuer Disclosure Representative or a Dissemination Agent, as the case may be, to comply with its obligations under this Disclosure Agreement. No default hereunder shall be deemed an Event of Default under the Indenture, and the sole remedy under this Disclosure Agreement in the event of any failure of the Issuer, the Developer, the Issuer Disclosure Representative or a Dissemination Agent, to comply with this Disclosure Agreement shall be an action to compel performance.

14. Duties of Dissemination Agent. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Agreement.

15. Beneficiaries. This Disclosure Agreement shall inure solely to the benefit of the Issuer, the Developer, the Dissemination Agent, the Trustee, the Participating Underwriter and Beneficial Owners of the Series 2026 Bonds, and shall create no rights in any other person or entity.

16. Counterparts. This Disclosure Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

17. Governing Law. This Disclosure Agreement shall be governed by the laws of the State and federal law.

18. Trustee Cooperation. The Issuer represents that the Dissemination Agent is a bona fide agent of the Issuer and directs the Trustee to deliver to the Dissemination Agent at the expense of the Issuer, any information or reports that are in the possession of and readily available to the Trustee that the Dissemination Agent requests that the Issuer has a right to request from the Trustee (inclusive of balances, payments, etc.).

[End of document – signatures to follow]

IN WITNESS WHEREOF, the undersigned has executed this Disclosure Agreement as of the date and year set forth above.

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II, as Issuer

_____

Chair, Board of Supervisors

JOINED BY **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,** as Trustee, FOR PURPOSES OF SECTIONS 13, 15 AND 18 ONLY

_____

Leanne M. Duffy, Vice President

D.R. HORTON, INC., a Delaware corporation, as Developer

_____

Name: _____

Title: _____

RIZZETTA & COMPANY, INCORPORATED, as Dissemination Agent

_____

William J. Rizzetta, President

EXHIBIT A

NOTICE TO REPOSITORIES
OF FAILURE TO FILE [ANNUAL][DEVELOPER] REPORT

Name of Issuer:	Town of Kindred Community Development District II
Name of Bond Issue:	$_____ Special Assessment Revenue Bonds, Series 2026
Date of Issuance:	_____ ___, 2026
Obligated Persons:	Town of Kindred Community Development District II D.R. Horton, Inc.
CUSIPS:	[To come]

NOTICE IS HEREBY GIVEN that the [Issuer] [Developer] has not provided an [Annual Report] [Developer Report] with respect to the above-named Series 2026 Bonds as required by [Section 3][Section 5] of the Continuing Disclosure Agreement dated _____ ___, 2026, among the Issuer, the Developer and the Dissemination Agent named therein. The [Issuer] [Developer] has advised the undersigned that it anticipates that the [Annual Report] [Developer Report] will be filed by _____, 20____.

Dated: _____ _____, Dissemination Agent

cc: [Issuer] [Developer]

Tab 4

RESOLUTION 2026-05

[SUPPLEMENTAL ASSESSMENT RESOLUTION WITH DELEGATION OF AUTHORITY - TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II - PHASE 5]

A RESOLUTION SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S SPECIAL ASSESSMENT BONDS, SERIES 2026 (PHASE 5); MAKING CERTAIN ADDITIONAL FINDINGS AND CONFIRMING AND/OR ADOPTING AN ENGINEER'S REPORT AND A SUPPLEMENTAL ASSESSMENT REPORT; DELEGATING AUTHORITY TO PREPARE FINAL REPORTS AND UPDATE THIS RESOLUTION; CONFIRMING THE MAXIMUM ASSESSMENT LIEN SECURING THE BONDS; ADDRESSING THE ALLOCATION AND COLLECTION OF THE ASSESSMENTS SECURING THE BONDS; ADDRESSING PREPAYMENTS; ADDRESSING TRUE-UP PAYMENTS; PROVIDING FOR THE SUPPLEMENTATION OF THE IMPROVEMENT LIEN BOOK; AND PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Town of Kindred Community Development District II ("**District**") has previously indicated its intention to undertake, install, establish, construct or acquire certain public improvements and to finance such public improvements through the issuance of bonds secured by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District's Board of Supervisors ("**Board**") has previously adopted, after proper notice and public hearing, Resolution No. 2023-12 ("**Master Assessment Resolution**"), relating to the imposition, levy, collection and enforcement of such special assessments, and establishing a master lien over the property within the District, which lien remains inchoate until the District issues bonds, as provided in the Master Assessment Resolution; and

WHEREAS, the Master Assessment Resolution provides that as each series of bonds is issued to fund all or any portion of the District's improvements, a supplemental resolution may be adopted to set forth the specific terms of the bonds and certify the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, and the application of receipt of any true-up proceeds; and

WHEREAS, on **_____,** and in order to finance all or a portion of what is known as the "Phase 5 Project" (herein, "**Project**"), the District adopted Resolution 20__-___ ("**Delegated Award Resolution**"), which authorized the District to enter into a *Bond Purchase Contract* and sell its Special Assessment Bonds, Series 2026 (Phase 5) ("**Bonds**") within certain parameters set forth in the Delegated Award Resolution; and

WHEREAS, the District intends to secure the Bonds by levying debt service special assessments ("**Assessments**") pursuant to the terms of the Master Assessment Resolution, in accordance with the supplemental trust indenture applicable to the Bonds and associated financing documents; and

WHEREAS, pursuant to and consistent with the Master Assessment Resolution and Delegated Award Resolution, the District desires to authorize the finalization of its Assessments, among other actions.

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

1. **INCORPORATION OF RECITALS.** All of the above representations, findings and determinations contained above are recognized as true and accurate and are expressly incorporated into this Resolution.

2. **AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170, 190 and 197, *Florida Statutes*, and the Master Assessment Resolution.

3. **ADDITIONAL FINDINGS; ADOPTION OF ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT REPORT.** The Board hereby finds and determines as follows:

a. The *Supplemental Engineer's Report*, dated June 16, 2026 attached to this Resolution as **Exhibit A** ("**Engineer's Report**"), identifies and describes, among other things, the presently expected compTwonts and estimated costs of the Project. The District hereby confirms that the Project serves a proper, essential and valid public purpose. The Engineer's Report is hereby approved, adopted, and confirmed in substantial form. The District authorizes and ratifies its use in connection with the sale of the Bonds, subject to any changes deemed necessary under Section 4.a herein.

b. The *Final Supplemental Special Assessment Allocation Report, Special Assessment Revenue Bonds, Series 2026*, attached to this Resolution as **Exhibit B** ("**Supplemental Assessment Report**"), applies the *Master Special Assessment Methodology Report (Expansion Area)* dated February 9, 2023 ("**Master Assessment Report**") to the Project and the actual terms of the Bonds. The Supplemental Assessment Report is hereby approved, adopted and confirmed in substantial form. The District authorizes and ratifies its use in connection with the sale of the Bonds, subject to any changes deemed necessary under Section 4.a. herein.

c. Generally speaking, and subject to the terms of **Exhibit A** and **Exhibit B,** the Project benefits all developable property within the "Phase 5," as further described in **Exhibit C** attached hereto ("**Assessment Area**"). Moreover, the benefits from the Project funded by the Bonds equal or exceed the amount of the special assessments ("**Assessments**"), as described in **Exhibit B**, and such the Assessments are fairly and reasonably allocated across the Assessment Area. It is reasonable, proper, just and right to assess the portion of the costs of the Project to be financed with the Bonds to the specially benefited properties within the Assessment Area as set forth in Master Assessment Resolution and this Resolution.

4. **CONFIRMATION OF MAXIMUM ASSESSMENT LIEN SECURING THE BONDS; DELEGATION OF AUTHORITY FOR DISTRICT STAFF TO ISSUE FINAL REPORTS AND UPDATE THIS RESOLUTION.** As provided in the Master Assessment Resolution, this Resolution is intended to set forth the terms of the Bonds and the final amount of the lien of the Assessments. In connection with the closing on the sale of the Bonds, District Staff is authorized to:

a. Prepare final versions of the Engineer's Report and Supplemental Assessment Report attached hereto as **Exhibit A** and **Exhibit B**, respectively, to incorporate final pricing terms and make such other revisions as may be deemed necessary, provided however that:

i. the Assessments shall be levied and imposed within the parameters of the Master Assessment Resolution and Delegated Award Resolution,

ii. the final versions shall be approved by the Chairperson or, in the Chairperson's absence, the Vice Chairperson, and in the absence or unavailability of the Vice Chairman, any other member of the Board, which approval shall be conclusively evidenced by executed of the Bond Purchase Contract and closing on the Bonds, and

iii. the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of assessments pledged to the issuance of the Bonds, which amount shall be consistent with the lien imposed by the Master Assessment Resolution, and shall all be as set forth in the final Supplemental Assessment Report.

b. After pricing of the Bonds, the District Manager is directed to attach a **Composite Exhibit D** to this Resolution showing: (i) Maturities and Coupon of Bonds, (ii) Sources and Uses of Funds for Bonds, and (iii) Annual Debt Service Payment Due on Bonds; and

c. Upon closing on the District's Bonds, the District's Secretary is hereby authorized and directed to record a Notice of Assessments in the Official Records of the County in which the District is located, or such other instrument evidencing the actions taken by the District. The lien of the Assessments shall be the principal amount due on the Bonds, together with interest and collection costs, and other pledged revenues as set forth in the applicable indenture(s), and shall cover all developable acreage within the Assessment Area, as further provided in the assessment roll included in the Supplemental Assessment Report, and as such land is ultimately defined and set forth in site plans or other designations of developable acreage.

5. **ALLOCATION AND COLLECTION OF THE ASSESSMENTS.**

a. The Assessments shall be allocated in accordance with **Exhibit B**. The final Assessment Report to be attached as **Exhibit B** shall reflect the actual terms of the issuance of the Bonds.

b. The Master Assessment Resolution sets forth the terms for collection and enforcement of the Assessments. The District hereby certifies the Assessments for collection to ensure payment of debt service as set forth in **Exhibit B** and **Composite Exhibit D**. The District Manager is directed and authorized to take all actions necessary to collect special assessments on property using methods available to the District authorized by Florida law and the applicable trust indenture in order to provide for the timely payment of debt service (and after taking into account any capitalized interest period, if any). Among other things, the District Manager shall prepare or cause to be prepared each year an

assessment roll for purposes of effecting the collection of the Assessments and present same to the Board as required by law.

6. **IMPACT FEE CREDITS.** Consistent with the Master Assessment Resolution, and without intending to limit the same, and in lieu of receiving impact fee credits from any public improvements financed by the District, the District may elect to receive a contribution of infrastructure, reduce the cost of acquiring the improvements, or otherwise address any impact fee credits applicable to the Project.

7. **PREPAYMENT OF ASSESSMENTS.** Any owner of property subject to the Assessments may, at its option, pre-pay the entire amount of the Assessments any time, or a portion of the amount of the Assessments up to two (2) times (or as otherwise provided by the Supplemental Indenture for the Bonds), plus any applicable interest (as provided for in the Supplemental Indenture for the Bonds), attributable to the property subject to the Assessments owned by such owner. In connection with any prepayment of Assessments, the District may grant a discount equal to all or part of the payee's proportionate share of financing costs (e.g., reserves) to the extent such discounts are provided for under the applicable trust indenture. Except as otherwise set forth herein, the terms of the Master Assessment Resolution addressing prepayment of assessments shall continue to apply in full force and effect.

8. **APPLICATION OF TRUE-UP PAYMENTS.** The terms of the Master Assessment Resolution addressing True-Up Payments, as defined therein, shall continue to apply in full force and effect.

9. **IMPROVEMENT LIEN BOOK.** Immediately following the closing on the District's Bonds, the Assessments as reflected herein shall be recorded by the Secretary of the Board in the District's Improvement Lien Book. The Assessments shall be and shall remain a legal, valid and binding Second lien against all benefitted property as described in **Exhibit B** 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.

10. **ADDITIONAL AUTHORIZATION.** The Chairman, the Secretary, and all other Supervisors, officers and staff of the District are hereby authorized and directed to take all actions necessary or desirable in connection with the issuance and delivery of the Bonds, and final levy of the Assessments, and the consummation of all transactions in connection therewith, including the execution of all certificates, documents, papers, notices, and agreements necessary to the undertaking and fulfillment of all transactions referred to in or contemplated by the this Resolution. The Vice Chairman is hereby authorized to act in the stead of the Chairman in any undertaking authorized or required of the Chairman hereunder, and in the absence of the Chairman and Vice Chairman, any other member of the District's Board of Supervisors is so authorized, and any Assistant Secretary is hereby authorized to act in the stead of the Secretary in any undertaking authorized or required of the Secretary hereunder.

11. **CONFLICTS**. This Resolution is intended to supplement the Master Assessment Resolution, which remains in full force and effect and is applicable to the Bonds except as modified herein. This Resolution and the Master Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution, provided however that to the extent of any conflict, this Resolution shall control. 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 become effective upon its adoption.

[CONTINUED ON NEXT PAGE]

APPROVED and **ADOPTED** this ____ day of _____, 2026.

ATTEST:

TOWN OF KINDRED
COMMUNITY DEVELOPMENT DISTRICT II

_____
Secretary

_____
Chairperson

Exhibit A:	*Supplemental Engineer's Report*
Exhibit B:	*Final Supplemental Special Assessment Allocation Report, Special Assessment Revenue Bonds, Series 2026*
Exhibit C:	Legal Description of the Assessment Area
Comp. Exhibit D:	Maturities and Coupon of Bonds
	Sources and Uses of Funds for Bonds
	Annual Debt Service Payment Due on Bonds

EXHIBIT A

SUPPLEMENTAL ENGINEER'S REPORT
FOR
THE TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II

Prepared for:

The Town of Kindred Community Development District II

Mr. John Valantasis
Chairman

Consulting Engineer:

Xabier Guerricagoitia, P. E.
Boyd Civil Engineering, Inc.
6816 Hanging Moss Road
Orlando, FL 32807

Assessment Consultant:

Rizzetta & Company, Inc.
8529 Southpark Center Loop # 330
Orlando, FL 32819

June 9th, 2026

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III. Proposed District CIP……5

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2 – Opinion of Probable Costs for the District CIP……..……8-9

3 – Summary of the CIP Status/Construction Status ……..……10

EXHIBITS

Exhibit 1 – Master Plan and District Boundaries (including Expansion and Contraction Parcels)

Exhibit 2 – Amended Legal Description of District

Exhibit 3 – Sketch and Description of Expansion and Contraction Parcels and District Boundaries

Exhibit 4 – Water Infrastructure Improvements

Exhibit 5 – Reclaimed Water Infrastructure Improvements

Exhibit 6 – Sanitary Infrastructure Improvements

I. INTRODUCTION

A. Purpose of Engineer's Report

This Town of Kindred Community Development District II ("Kindred CDD II" or "District") Supplemental Engineer's Report, dated June 9th, 2026 (the "Supplemental Report"), has been prepared by Boyd Civil Engineering, the Kindred CDD II's District Engineer. This report supplements the District's previously adopted Amended and Restated Engineer's Report dated February 9, 2023 and February 13th 2020, as revised April 16th 2020 (the "Original Master Engineer's Report", and together with this Supplemental Engineer's Report and Amended and Restated Report, the "Engineer's Report") and provides an update to the costs of the Kindred CDD II's master capital improvement program (the "CIP" or "Master CIP") included therein based upon the expansion and contraction of the District boundaries pursuant to the Boundary Amendment (hereinafter defined), the completion of certain portions of the CIP, bids for additional portions and revised estimates for the remaining costs of the CIP. Further, this Amended & Restated Report provides a description of the expansion and contraction of the District's boundaries, completed portions of the CIP and status of development of ongoing work on additional portions of the CIP.

B. Description of the Kindred CDD II

The Kindred CDD II is located wholly within the unincorporated area of Osceola County, Florida ("County"). As originally established, the District encompassed approximately 218.79 acres. After the Boundary Amendment, the amended District boundaries consist of expansion of the District boundaries by 384.32 acres and contraction of the District boundaries by 18.44 acres for a total of 584.68 acres.

The Kindred CDD II, a local unit of special purpose government, was established to provide an alternative means for planning, financing, constructing, operating and maintaining various public improvements and public community facilities within its jurisdiction.

C. Description of the Kindred Community

Kindred (the "Development"), an approved Planned Development ("PD"), is situated entirely in northeast Osceola County consisting of approximately 1,596 acres. The Development is designed as a mixed-use development. Exhibit 1 illustrates the location of the Kindred CDD II within the PD. The PD is being developed in multiple phases by private developers ("Developers") and the Kindred CDD II is not involved in the PD or development process, except to the extent Kindred CDD II provides for certain master infrastructure planning and construction for the Development.

Exhibit 1 – "Master Plan" is the currently approved PD Zoning Master Development Plan.

The following table illustrates the currently approved PD and as noted on Master Plan – Exhibit 1.

Currently Approved PD

Land Use	Total
Single Family Residential	2,976 units
Multi-Family Residential	639 units
Retail	350,000 s.f.
Office	100,000 s.f.
Institutional	100,000 s.f.

The Development is situated in the former Kindred Development of Regional Impact ("DRI") and was previously subject to the Amended and Restated Development Order dated February 7, 2013 for the DRI ("Development Order"). The DRI and Development Order have been processed by the County for rescission. Rescission of the DRI will leave the remaining undeveloped property within the Development subject to the normal zoning categories established for the County.

Table 1 shows the currently proposed development program for the Kindred CDD II, as amended, that is in place with the rescission of DRI completed.

D. Description of Town of Kindred Community Development District II

The Kindred CDD II previously consisted of approximately 219 acres; however, in September 2022 the District's Board of Supervisors filed a Boundary Amendment Petition with the County to expand the District boundaries to include Phases 3 and 5 and remove portions of Phase 2B from the District ("Boundary Amendment"). The County approved the Boundary Amendment on January 9, 2023. Post Boundary Amendment, the District consists of 584.68 total acres, which includes both the areas of expansion and contraction. The proposed land use program within the amended Kindred CDD II boundaries is summarized in Table 1.

TABLE 1
LAND USE SUMMARY WITHIN THE KINDRED CDD II BOUNDARIES

Updated Based on Proposed Revisions to the Approved Development Program
October 17, 2025

Parcel	Land Use		Units	Acreage
Phase 2A	S.F.		187 D.U.	60.78
Phase 2B*	S.F.		0 D.U.*	9.90
Phase 2C	S.F.		215 D.U.	32.07
Phase 2D	S.F.		280 D.U.	52.70
	Other Areas			44.90
SUBTOTAL			**682**	**200.35**
Phase 3A	S.F.		191 D.U.	53.24
Phase 3B	S.F.		252 D.U.	73.43
Phase 3C	S.F.		186 D.U.	51.31
Phase 3D	S.F.		193 D.U.	60.13
SUBTOTAL			**822**	**238.11**
Phase 5	S.F.		351 D.U.	82.67
	SF Detached / TH Attached		**1420 SFD / 435 TH**	**Acreage**
	Other Areas			63.54
				584.68

*Note: A portion of Phase 2B area has been removed from the District boundary, and only the stormwater management facilities located in Phase 2B remain within the District's boundaries. Therefore, the above proposed land use program within the District's boundaries has been reduced by the 77 detached units and associated acreage previously identified for Phase 2B in the Original Master Engineer's Report.

As of the date of this report, the required on-site and shared off-site infrastructure for Phases 3A, 3B, 3C and 3D are complete. Installation of the off-site reclaimed water supply line will be governed by the ability of Toho Water Authority ("TWA") to make reclaimed water available in adequate capacity to effectively service the assessment areas.

II. KINDRED CDD II BOUNDARY AND PROPERTY SERVED

A. Description of Properties Served

Exhibit 2 provides the legal description of the expansion parcels (which includes Conservation Easement #1 and Conservation Easement #2) and contraction parcels for Kindred CDD II. The land within the Kindred CDD II consists primarily of sandy soils, with a slight degree of topographical relief. The Partin Canal and its adjacent tributaries and wetlands traverse the District.

B. Kindred CDD II Boundaries

Exhibit 3 delineates the revised boundaries of the Kindred CDD II. The Kindred CDD II is fronted by the right-of-way of Cross Prairie Parkway to the east and undeveloped property to the south and west as shown on Master Plan – Exhibit 1.

C. Existing and Planned Master Infrastructure

The TWA has existing water and wastewater mains west of the Development along Neptune Road that are sufficient to serve build-out of the Development's land use program. Public roadway access is provided by Neptune Road; Partin Settlement Road to Cross Prairie Parkway f/k/a Shady Lane and the associated Florida Turnpike interchange, and US 192. All required connections and "hook ups" are available to serve the master infrastructure of the Kindred CDD II's CIP.

III. PROPOSED KINDRED CDD II CIP

A. Summary of the Proposed Kindred CDD II CIP

The Kindred CDD II CIP will generally consist of the following:

- Master Roadway System
- Water Distribution System
- Reclaimed water distribution system, when available.
- Wastewater Collection System: Wastewater Gravity Lines, Force mains and Lift Stations
- Electrical Distribution System and lighting
- Landscaping/Hardscape/Signage in Common Areas
- Recreation Facilities: Parks and Related District Amenities
- Conservation areas
- Stormwater Management System

B. Roadways

Roadways within the Kindred CDD II include the internal roadways within certain development parcels, roadways throughout the CDD, and additional shared infrastructure roadways as described in the following paragraph.

Sidewalks are and will be installed by the Developer as per Osceola County Land Development Regulations alongside development roadways. The roadways will consist of a subgrade, soil cement base, curbing, striping and signage as per Osceola County Land Development Regulations. The aforementioned improvements will be owned and maintained by the County.

C. Water, Wastewater and Electrical Infrastructure

This infrastructure consists of on-site potable water mains, wastewater gravity mains and force mains, lift stations, effluent reuse irrigation mains and undergrounding of electrical conduit. These facilities are constructed in accordance with the County's Land Development Regulations, the TWA **(**water and wastewater provider), Kissimmee Utility Authority (electrical provider), and the Florida Department of Environmental Protection.

The potable water system includes the necessary valving, fire hydrants and individual services necessary to serve individual lots and development parcels consistent with the approved Master Water System Plan but not the services within such lots or development parcels. The system design provides for the necessary fire flows based on specific land uses throughout the Kindred CDD II.

The wastewater infrastructure includes gravity lines, force mains, lift stations and individual services necessary to serve the Development, consistent with the approved Master Wastewater Plan.

All water and wastewater infrastructure have or will be constructed or acquired by the Kindred CDD II, and subsequently dedicated to TWA for perpetual operation and maintenance.

An underground well system will provide surficial groundwater as a source of non-potable water, and TWA will provide highly treated wastewater effluent from an effluent reuse main located adjacent to US 192. These two sources of water are anticipated to be used as the sources of irrigation water for the Kindred CDD II's irrigation needs. Reclaimed water supply will be provided via a proposed pipe from the TWA point of connection to be identified at a later date. This pipe will be constructed at the time that TWA has documented that reclaimed water supply can be provided in sufficient volume to meet the requirements of the Kindred CDD II.

The Kindred CDD II will construct and/or acquire electrical conduit adjacent to all collector roadways. The electrical power utility provider will be responsible for the installation of electrical cable, switches and transformers. Street lighting will also be installed by the electrical power utility provider along the collector and neighborhood roadways. Electrical service and street lighting within the Kindred CDD II are provided by Kissimmee Utility Authority (KUA).All electrical facilities installed by KUA shall remain the property of KUA, including facilities installed, constructed, and/or acquired by Kindred CDD II which shall become the property and responsibility of KUA.

D. <u>Stormwater Management Facilities</u>

A master stormwater system will be constructed or acquired by the Kindred CDD II in accordance with the Master Drainage Plan that has been permitted through the South Florida Water Management District. The Stormwater Management Facilities consist primarily of wet ponds which are typically interconnected and discharge at defined natural outfalls throughout the project site. The aforementioned improvements will be owned and maintained by the District.

E. Landscaping/Hardscape

Landscaping/hardscape has been or will be provided at Development entrances, along collector roadways, and within common parcels within Kindred CDD II. Xeriscape landscaping principles have been or will be incorporated into the design to minimize the need for irrigation water. Existing specimen trees are being saved throughout the Development. The aforementioned improvements will be owned and maintained by the District.

F. Recreation and Parks

Recreation and park areas are to be constructed and planned within Kindred CDD II, which will serve the future residents of the District. These current and future amenities include an extensive bikeway and pedestrian trail system; and community pools and facilities. These amenities will be accessible by the public and owned and maintained by the Kindred CDD II.

G. Opinion of Probable Construction Costs

Tables 2.A. & 2.B. provide the updated estimated costs of the CIP for Kindred CDD II. Note, Table 2.A. provides the updated estimated costs of the CIP for the original District boundaries, less the contraction parcels (Phases 2A, 2C, & 2D); and Table 2.B. provides the updated estimated costs of the CIP for the District's expansion parcels (Phases 3A, 3B, 3C, 3D, & 5). A graphic depiction of the CIP is provided on Exhibits 4, 5 & 6, respectively. These items have been incorporated into the cost summaries presented in Tables 2.A. & 2.B.

Table 2.A. Engineer's Opinion of Probable Cost for the Kindred CDD II – Master CIP (Phases 2A, 2C, & 2D)

Cost Category of Public Infrastructure	Phase 2A	Phases 2B[4]	Phase 2C	Phase 2D	Sub-Total
Mass Grading of Public Infrastructure and Stormwater Ponds	$1,000,000	-	$761,845	$1,471,351	$3,233,196
Roads and Drainage Infrastructure	$4,000,000	-	$2,739,744	$2,259,444	$8,999,188
Potable Water, Wastewater and Reuse Mains	$2,000,000	-	$1,728,237	$1,544,148	$5,272,385
Wastewater Lift stations	$500,000	-	$335,235	$335,235	$1,170,470
Off-Site Water Main[2]	$156,000	-			$156,000
Off-Site Wastewater Improvements	$2,000,000	-	$12,500	$12,500	$2,025,000
Electrical and Lighting	$500,000	-	$400,000	$500,000	$1,400,000
Landscaping	$750,000	-	$625,000	$625,000	$2,000,000
Amenities[2]				$2,000,000	$2,000,000
Design Fees	$350,000	-	$300,000	$300,000	$950,000
Inspection Fees	$241,400	-	$139,439[3]	$140,567[3]	$521,406[3]
Platting of Public Projects and Field Monuments	$150,000	-	$125,000	$125,000	$400,000
Contingency	$1,164,740	-	$716,700[3]	$931,324[3]	$2,812,764
Total	$12,812,140	-	$7,883,700[3]	$10,244,569[3]	**$30,940,409**[3]

1 The CIP for Phases 2A, and 2C and 2D has been completed.

2 Costs are based on the construction phasing but not the benefit.

3 CIP estimated costs have been updated since the Original Master Engineer's Report to correct certain calculations and/or scrivener's errors; in addition, the total estimated costs per infrastructure type and total CIP have been updated to reflect current pricing for material and labor costs.

4 Due the Boundary Amendment removing the majority of Phase 2B, the CIP costs associated with Phase 2B have also been removed from the District's CIP. Note: (i) the Phase 2B stormwater ponds, that remain in the District and are owned and maintained by the District, were funded by the Developer and contributed to the District at no cost; and (ii) neither the Series 2020 Bonds nor Series 2021 Bond proceeds funded Phase 2B CIP costs.

Table 2.B. Engineer's Opinion of Probable Cost for the Kindred CDD II – Master CIP (Expansion Phases 3A-D & 5)

Cost Category of Public Infrastructure	Phase 3A	Phases 3B	Phase 3C	Phase 3D	Phase 5	Sub-Total	Grand Total
Mass Grading of Public Infrastructure and Stormwater Ponds	$3,541,447	$4,672,485	$3,448,739	$3,578,530	$10,275,809	$25,517,010	$28,750,206
Roads and Drainage Infrastructure	$3,541,447	$4,672,485	$3,448,739	$3,578,530	$10,275,809	$25,517,010	$34,516,198
Potable Water, Wastewater and Reuse Mains	$3,541,447	$4,672,485	$3,448,739	$3,578,530	$10,275,809	$25,517,010	$30,789,395
Wastewater Lift stations[2]	$1,056,381	-	-	-	$750,000	$1,806,381	$2,976,851
Off-Site Water Main	-	-			-	-	$156,000
Off-Site Wastewater Improvements	-	-	-	-	-	-	$2,025,000
Electrical and Lighting	$775,446	$1,023,102	$755,147	$783,566	$1,514,889	$4,852,150	$6,252,150
Landscaping	$626,237	$826,240	$609,844	$632,795	$1,660,348	$4,355,464	$6,355,464
Amenities[2]	$328,974	$434,039	$3,850,983	$332,419	-	$4,946,415	$6,946,415
Design Fees	$370,351	$488,631	$360,656	$374,229	$567,400	$2,161,267	$3,111,267
Inspection Fees	$224,137	$295,720	$218,269	$226,484	-	$964,610	$1,486,016
Platting of Public Projects and Field Monuments	$93,408	$123,240	$90,963	$94,386	$185,000	$586,997	$986,997
Miscellaneous	$9,828	$12,967	$9,571	$9,931	-	$42,297	$2,855,061
Totals	**$14,109,103**	**$17,221,394**	**$16,241,650**	**$13,189,400**	**$35,505,064**	**$96,266,611**	**$127,207,020**

[1] Due the Boundary Amendment adding Phases 3 & 5, the master infrastructure costs associated with Phases 3 & 5 have also been added to the District's CIP.

[2] Costs are based on the construction phasing but not the benefit.

H. Permit Status

Permits for the construction of Phase 2A, 2C, and 2D were obtained prior to completion of those phases. Permits for the construction of Phases 3A through 3D have been obtained and have also been issued for Phase 5. No additional permits will be required prior to the start of future Phases of the CIP construction. Permits from the following agencies are or will be required:

- Osceola County (All Site Improvements)
- Florida Department of Environmental Protection (Water and Wastewater)
- U.S. Army Corps of Engineers (Dredge and Fill, Protected Species)
- South Florida Water Management District (Water Use, Stormwater, Wetland Impacts, Protected Species)
- Toho Water Authority (Water, Wastewater and effluent reuse)
- ECFRPC, DEO (PD Development Order Compliance)

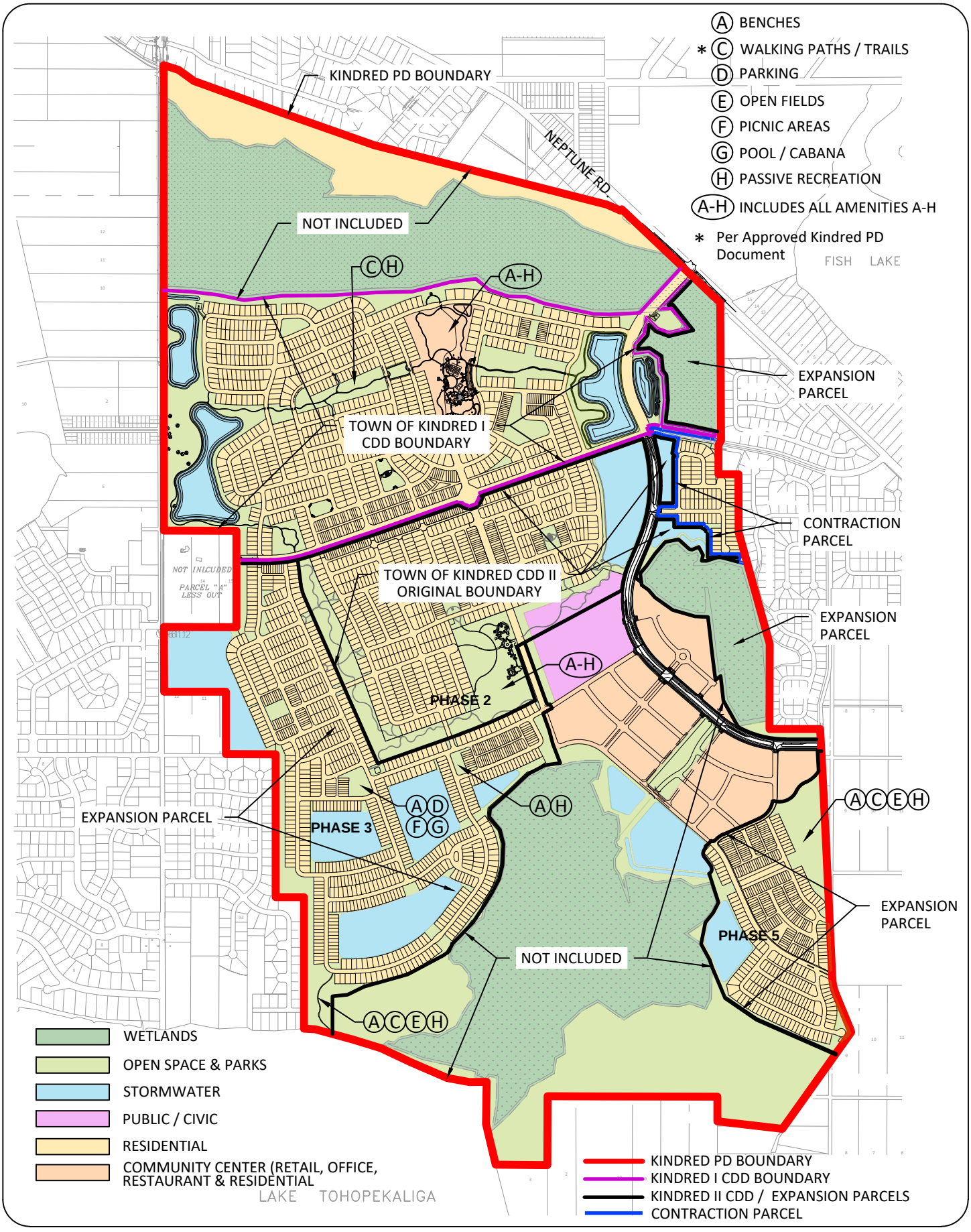
The District Engineer hereby certifies that all permits necessary to complete the project have either already been obtained, or will be obtained, following a customary and normal permitting process.

TABLE 3
SUMMARY OF THE CIP STATUS/CONSTRUCTION STATUS
KINDRED CDD II

Based on Proposed Improvements to the Approved Development Program
June 9, 2026

Phase 2	**CIP Status/Construction Status**
Phase 2A	Complete
Phase 2B	Complete
Phase 2C	Complete
Phase 2D	Complete
Phase 3	
Phase 3A	Complete
Phase 3B	Complete
Phase 3C	Complete
Phase 3D	Complete
Phase 5	
Phase 5	Substantially Complete/Ongoing

EXHIBIT 1



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BOYD CIVIL ENGINEERING
6816 Hanging Moss Road,
Orlando, FL 32807
(407)494-2693 Phone

0' 375' 750' 1500'
SCALE:1"=1500'
DATE: 2/3/2023
PROJECT NO.: 1007.022

KINDRED MASTER PLAN

22' WIDE MIN. TOWNHOMES
(FRONT / REAR LOADED)

40' WIDE SINGLE FAMILY

40' WIDE SINGLE FAMILY
(REAR LOADED)

50' WIDE SINGLE FAMILY

RECREATION

STORM WATER POND

OPEN SPACE

UTILITY TRACT

99.1 99 98 97 96 95

24"PLASTIC
DRAIN PIPE
W.INV.=57.23
E.INV.=57.16

MAINTAINED RIGHT OF WAY FOR
MACY ISLAND ROAD AS DESCRIBED
IN COUNTY ROAD MAP BOOK 1
PAGES 82-89

3520
65.44
TRAV

DITCH

54"CMP

MAINTAINED RIGHT OF WAY FOR
MACY ISLAND ROAD AS DESCRIBED
IN COUNTY ROAD MAP BOOK 1
PAGES 82-89

AND RD

Plotted: June 11, 2026, 9:01:46 AM
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BOYD CIVIL ENGINEERING
6816 Hanging Moss Road,
Orlando, FL 32807
(407)494-2693 Phone

0' 150' 300' 600'
SCALE: 1"=300'

DATE: 6/11/2026
PROJECT NO.: 1007.022

KINDRED PHASE 5
SITE PLAN

1A

EXHIBIT 2

DocuSign Envelope ID: DF45B5DA-C5C8-4A29-BE38-306D54F132FD

LEGAL DESCRIPTION

(AS PREPARED BY SURVEYOR)

PART ONE:

A portion of Blocks 7, 8, 17 and 18, FLORIDA DRAINED LAND COMPANY'S SUBDIVISION No. 1 as recorded in Plat Book B, Pages 65 and 66 of the Public Records of Osceola County, Florida; Tract FD–1, KINDRED PHASE 1FB, as recorded in Plat Book 28, Pages 22 through 25 of the Public Records of Osceola County, Florida; all of KINDRED PHASE 2A, as recorded in Plat Book 28, Pages 133 through 136 of the Public Records of Osceola County, Florida; all of KINDRED PHASE 2C1, as recorded in Plat Book 28, Pages 110 and 111 of the Public Records of Osceola County, Florida; all of KINDRED PHASE 2C AND 2D, as recorded in Plat Book 30, Page 74 through 80 of the Public Records of Osceola County, Florida and all of KINDRED PHASE 2 AMENITY CENTER, as recorded in Plat Book 30, Page 159 of the Public Records of Osceola County, Florida all lying in Section 36, Township 25 South, Range 29 East, Section 1, Township 26 South, Range 29 East and Section 31, Township 25 South, Range 30 East, Osceola County, Florida and being more particularly described as follows:

Commence at the Southwest corner of Section 36, Township 25 South, Range 29 East, Osceola County, Florida; thence run S89°48'53"E, a distance of 20.00 feet to a point on the East Right of Way of Kings Highway and the POINT OF BEGINNING; thence run N00°01'34"W, along said East Right of Way, a distance of 178.70 feet; thence run S89°48'53"E, a distance of 844.84 feet; thence run N00°01'33"W, a distance of 749.66 feet to the Southwest corner of Tract RW–1, KINDRED PHASE 1FB, as recorded in Plat Book 28, Pages 22 through 25 of the Public Records of Osceola County, Florida; thence along the South line of said Tract RW–1 and along the South Right of Way line of Red Canyon Drive the following thirty–three (33) courses: run N89°58'27"E, a distance of 220.00 feet to the Point of Curvature of a curve concave to the Southwest, having a Radius of 25.00 feet and a Central Angle of 90°00'00"; thence run Southeasterly along the arc of said curve, a distance of 39.27 feet (Chord Bearing = S45°01'33"E, Chord = 35.36 feet) to the Point of Tangency; thence run S00°01'33"E, a distance of 27.11 feet; thence run N89°58'27"E, a distance of 50.00 feet; thence run N00°01'33"W, a distance of 28.11 feet to the Point of Curvature of a curve concave to the Southeast, having a Radius of 25.00 feet and a Central Angle of 90°00'00"; thence run Northeasterly along the arc of said curve, a distance of 39.27 feet (Chord Bearing = N44°58'27"E, Chord = 35.36 feet) to a point on a Non–Tangent curve, concave to the North, having a Radius of 1,423.98 feet and a Central Angle of 25°24'48"; thence run Easterly along the arc of said curve, a distance of 631.60 feet (Chord Bearing = N79°54'49"E, Chord = 626.44 feet) to a point on a Non–Tangent curve, concave to the Southwest, having a Radius of 25.00 feet and a Central Angle of 90°00'00"; thence run Southeasterly along the arc of said curve, a distance of 39.27 feet (Chord Bearing = S64°29'29"E, Chord = 35.36 feet) to the Point of Tangency; thence run S19°29'29"E, a distance of 46.78 feet; thence run N71°01'53"E, a distance of 50.00 feet; thence run N19°29'29"W, a distance of 46.24 feet to the Point of Curvature of a curve concave to the Southeast, having a Radius of 25.00 feet and a Central Angle of 90°00'00"; thence run Northeasterly along the arc of said curve, a distance of 39.27 feet (Chord Bearing = N25°30'31"E, Chord = 35.36 feet) to the Point of Tangency; thence run N70°30'31"E, a distance of 494.40 feet to the Point of Curvature of a curve concave to the South, having a Radius of 25.00 feet and a Central Angle of 46°22'12"; thence run Easterly along the arc of said curve, a distance of 20.23 feet (Chord Bearing = S86°18'23"E, Chord = 19.69 feet) to a Point of Reverse Curve, concave to the North, having a Radius of 75.00 feet and a Central Angle of 16°21'37"; thence run Easterly along the arc of said curve, a distance of 21.42 feet (Chord Bearing = S71°18'05"E, Chord = 21.34 feet) to a Point of Reverse Curve, concave to the Southwest, having a Radius of 25.00 feet and a Central Angle of 59°59'25"; thence run Southeasterly along the arc of said curve, a distance of 26.18 feet (Chord Bearing = S49°29'11"E, Chord = 25.00 feet) to the Point of Tangency; thence run S19°29'29"E, a distance of 33.82 feet; thence run N71°01'53"E, a distance of 50.00 feet; thence run N19°29'29"W, a distance of 34.25 feet to the Point of Curvature of a curve concave to the East, having a Radius of 25.00 feet and a Central Angle of 60°00'35"; thence run Northerly along the arc of said curve, a distance of 26.18 feet (Chord Bearing = N10°30'49"E, Chord = 25.00 feet) to a Point of Reverse Curve, concave to the Northwest, having a Radius of 75.00 feet and a Central Angle of 16°22'46"; thence run Northeasterly along the arc of said curve, a distance of 21.44 feet (Chord Bearing = N32°19'43"E, Chord = 21.37 feet) to a Point of Reverse Curve, concave to the Southeast, having a Radius of 25.00 feet and a Central Angle of 46°22'12"; thence run Northeasterly along the arc of said curve, a distance of 20.23 feet (Chord Bearing = N47°19'26"E, Chord = 19.69 feet) to the Point of Tangency; thence run N70°30'31"E, a distance of 486.18 feet to the Point of Curvature of a curve concave to the Southwest, having a Radius of 25.00 feet and a Central Angle of 90°00'00"; thence run Southeasterly along the arc of said curve, a distance of 39.27 feet (Chord Bearing = S64°29'29"E, Chord = 35.36 feet) to the Point of Tangency; thence run S19°29'29"E, a distance of 56.96 feet; thence run N71°01'53"E, a distance of 50.00 feet; thence run N19°29'29"W, a distance of 57.42 feet to the Point of Curvature of a curve concave to the Southeast, having a Radius of 25.00 feet and a Central Angle of 90°00'00"; thence run Northeasterly along the arc of said curve, a distance of 39.27 feet (Chord Bearing = N25°30'31"E, Chord = 35.36 feet) to the Point of Tangency; thence run N70°30'31"E, a distance of 447.47 feet to the Point of Curvature of a curve concave to the South, having a Radius of 25.00 feet and a Central Angle of 61°35'04"; thence run Easterly along the arc of said curve, a distance of 26.87 feet (Chord Bearing = S78°41'56"E, Chord = 25.60 feet) to a Point of Reverse Curve, concave to the North, having a Radius of 120.00 feet and a Central Angle of 123°10'08"; thence run Easterly along the arc of said curve, a distance of 257.96 feet (Chord Bearing = N70°30'31"E, Chord = 211.08 feet) to a Point of Reverse Curve, concave to the Southeast, having a Radius of 25.00 feet and a Central Angle of 61°35'04"; thence run Northeasterly along the arc of said curve, a distance of 26.87 feet (Chord Bearing = N39°42'59"E, Chord = 25.60 feet) to the Point of Tangency; thence run N70°30'31"E, a distance of 1,977.92 feet to a point on a Non–Tangent curve, concave to the Southwest, having a Radius of 25.00 feet and a Central Angle of 92°35'35"; thence run Southeasterly along the arc of said curve, a distance of 40.40 feet (Chord Bearing = S63°11'41"E, Chord = 36.15 feet) to a point on the westerly Right of Way of Cross Prairie Parkway, being a point on a Non–Tangent curve, concave to the West, having a Radius of 1,735.00 feet and a Central Angle of 40°08'49"; thence along said westerly Right of Way the following three (3) courses: run Southerly along the arc of said curve, a distance of 1,215.71 feet (Chord Bearing = S03°10'30"W, Chord = 1,190.99 feet) to the Point of Tangency; thence run S23°14'55"W, a distance of 254.14 feet to the Point of Curvature of a curve concave to the East, having a Radius of 1,115.00 feet and a Central Angle of 17°31'21"; thence run Southerly along the arc of said curve, a distance of 341.00 feet (Chord Bearing = S14°29'14"W, Chord = 339.67 feet); thence leaving said Right of Way, run S61°38'37"W, a distance of 1,280.44 feet; thence run S19°29'29"E, a distance of 834.82 feet; thence run S61°12'53"W, a distance of 81.27 feet; thence run S20°02'38"E, a distance of 205.99 feet; thence run S15°30'02"E, a distance of 172.65 feet; thence run S20°57'18"E, a distance of 237.07 feet; thence run S83°02'05"W, a distance of 174.00 feet; thence run S62°40'54"W, a distance of 228.26 feet; thence run S46°26'21"W, a distance of 306.21 feet; thence run S48°41'31"W, a distance of 295.95 feet; thence run S04°49'15"W, a distance of 96.05 feet; thence run S40°15'36"E, a distance of 193.41 feet; thence run S13°29'29"E, a distance of 165.14 feet; thence run S02°13'39"W, a distance of 250.77 feet; thence run S13°37'45"W, a distance of 168.77 feet; thence run S26°54'48"W, a distance of 175.28 feet; thence run S31°57'44"W, a distance of 179.96 feet; thence run S33°28'10"W, a distance of 233.27 feet; thence run S43°27'28"W, a distance of 346.11 feet; thence run S26°54'47"W, a distance of 103.05 feet; thence run S54°41'14"W, a distance of 78.30 feet; thence run S62°02'57"W, a distance of 468.51 feet; thence run S74°10'51"W, a distance of 526.72 feet; thence run S64°05'32"W, a distance of 217.33 feet; thence run S84°33'51"W, a distance of 175.64 feet; thence run S00°01'26"W, a distance of 439.90 feet; thence run N74°40'30"W, a distance of 207.35 feet; thence run N86°38'08"W, a distance of 133.33 feet; thence run N00°01'26"E, a distance of 1,532.77 feet; thence run N89°53'44"W, a distance of 330.00 feet; thence run N00°01'13"E, a distance of 1,664.36 feet; thence run N89°37'57"W, a distance of 579.02 feet; thence run N00°00'13"E, a distance of 725.93 feet; thence run N89°57'29"W, a distance of 720.66 feet to a point on the aforementioned East Right of Way of Kings Highway; thence run N00°14'58"W, along said East Right of Way, a distance of 578.06 feet to the POINT OF BEGINNING.

Containing 428.568 acres, more or less.

PART TWO:

Tract R and Tract X, KINDRED PHASE 2B, as recorded in Plat Book 31, Pages 191 through 194 of the Public Records of Osceola County, Florida.

LESS the following described parcel:

A portion of Tract R, KINDRED PHASE 2B, as recorded in Plat Book 31, Pages 191 through 194 of the Public Records of Osceola County, Florida being described as follows:

BEGIN at the Southeast corner of Lot 692, KINDRED PHASE 2B, as recorded in Plat Book 31, Pages 191 through 194 of the Public Records of Osceola County, Florida; thence run S00°00'00"E, along the West Right of Way line of Aldenwood Place, a distance of 53.81 feet; thence run N90°00'00"W, along the North line of Lot 693, said KINDRED PHASE 2B, a distance of 120.00 feet; thence run S00°00'00"E, along the West line of said Lot 693, a distance of 26.19 feet; thence run N90°00'00"W, a distance of 30.00 feet to a point on a Non–Tangent curve, concave Southwesterly, having a Radius of 50.00 feet and a Central Angle of 90°00'00"; thence run Northwesterly along the arc of said curve, a distance of 78.54 feet (Chord Bearing = N45°00'00"W, Chord = 70.71 feet); thence run N00°00'00"E, a distance of 30.00 feet to a point on the North line of aforesaid Tract R; thence run N90°00'00"E, along said North line, a distance of 200.00 feet to the POINT OF BEGINNING.

Containing 10,894 square feet or 0.250 acres, more or less.

ALSO LESS:

A portion of Tract R, KINDRED PHASE 2B, as recorded in Plat Book 31, Pages 191 through 194 of the Public Records of Osceola County, Florida being described as follows:

BEGIN at the Northwest corner of Lot 683, KINDRED PHASE 2B, as recorded in Plat Book 31, Pages 191 through 194 of the Public Records of Osceola County, Florida; thence run S00°00'00"E, along the West line of said Lot 683, a distance of 28.70 feet; thence run S90°00'00"W, a distance of 232.05 feet to a point on the East Right of Way of Cross Prairie Parkway, being a point on a Non–Tangent curve concave Westerly, having a Radius of 1865.00 feet and a Central Angle of 00°26'13"; thence run Northerly along the arc of said curve, a distance of 14.22 feet (Chord Bearing = N11°33'04"E, Chord = 14.22 feet) to a Point of Reverse Curve, concave to the Southeast, having a Radius of 25.00 feet and a Central Angle of 88°45'07" being on the South Right of Way line of Ranch Side Road; thence along said South Right of Way line the following three (3) courses: run Northeasterly along the arc of said curve, a distance of 38.73 feet (Chord Bearing = N55°42'31"E, Chord = 34.97 feet) to a point of Reverse Curve, concave to the North, having a Radius of 650.00 feet and a Central Angle of 15°56'51"; thence run Easterly along the arc of said curve, a distance of 180.92 feet (Chord Bearing = S87°53'21"E, Chord = 180.34 feet) to a Point of Reverse Curve, concave to the South, having a Radius of 575.00 feet and a Central Angle of 02°00'37"; thence run Easterly along the arc of said curve, a distance of 20.17 feet (Chord Bearing = N85°08'32"E, Chord = 20.17 feet) to the POINT OF BEGINNING.

Containing 6,146 square feet or 0.141 acres, more or less.

ALSO LESS:

A portion of Tract X, KINDRED PHASE 2B, as recorded in Plat Book 31, Pages 191 through 194 of the Public Records of Osceola County, Florida being described as follows:

Commence at the centerline intersection of Bridge Brook Drive and Ranch Side Road as shown on the plat of KINDRED PHASE 2B, as recorded in Plat Book 31, Pages 191 through 194 of the Public Records of Osceola County, Florida; thence run N00°00'00"E along the centerline of said Bridge Brook Drive, a distance of 55.58 feet; thence run N90°00'00"W, a distance of 25.00 feet to the POINT OF BEGINNING; thence run S00°00'00"E, along the West Right of Way line of said Bridge Brook Drive, a distance of 9.34 feet to the Point of Curvature of a curve concave to the Northwest, having a Radius of 25.00 feet and a Central Angle of 85°08'36"; thence run Southwesterly along the arc of said curve, a distance of 37.15 feet (Chord Bearing = S42°34'18"W, Chord = 33.83 feet) to a Point of Compound Curve, concave to the North, having a Radius of 600.00 feet and a Central Angle of 14°59'16" being on the North Right of Way of Ranch Side Road; thence run Westerly along the arc of said curve, and said North Right of Way, a distance of 156.95 feet (Chord Bearing = N87°21'46"W, Chord = 156.51 feet) to a Point of Compound Curve, concave to the Northeast, having a Radius of 25.00 feet and a Central Angle of 85°28'32"; thence run Northwesterly along the arc of said curve, a distance of 37.30 feet (Chord Bearing = N37°07'52"W, Chord = 33.93 feet); thence run N90°00'00"E, a distance of 199.71 feet to the POINT OF BEGINNING.

Containing 6,411 square feet or 0.147 acres, more or less.

Remainder of Tract R contains 5.994 acres, more or less.

Remainder of Traxt X contains 3.904 acres, more or less.

PART TWO contains 9.898 acres, more or less, in total.

PART THREE:

Lot 3 and a portion of Lots 1, 2, 4, 5, 6 and 16, Block 21 and a portion of Lots 1 through 5, Block 22 and a portion of Lot 8, Block 23 and a portion of Lot 9, Block 26 and platted Right of Ways therein, FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1, as recorded in Plat Book B, Pages 65 and 66 of the Public Records of Osceola County, Florida, all lying in Section 6, Township 26 South, Range 30 East, Osceola County, Florida being more particularly described as follows:

Commence at the Southwest corner of Tract C–2, TOHOQUA – PHASE 2, as recorded in Plat Book 29, Pages 187 through 192 of the Public Records of Osceola County, Florida; thence run S61°30'16"W, a distance of 38.60 feet to a point on the West Right of Way line of MACY ISLAND ROAD as depicted in County Road Map Book 1, Pages 82 through 89 and the POINT OF BEGINNING; thence along said West Right of Way line the following five (5) courses: run S02°38'20"E, a distance of 1,515.37 feet to a point on a Non–Tangent curve, concave to the East, having a Radius of 500.00 feet and a Central Angle of 19°48'25"; thence run Southerly along the arc of said curve, a distance of 172.85 feet (Chord Bearing = S12°32'38"E, Chord = 171.99 feet); thence run S22°26'43"E, a distance of 439.19 feet; thence run S18°36'26"E, a distance of 44.28 feet; thence run S35°21'22"W, a distance of 312.13 feet; thence leaving said West Right of Way, run N66°17'37"W, a distance of 1,005.43 feet; thence run N55°36'33"W, a distance of 446.39 feet; thence run N22°37'02"W, a distance of 389.08 feet; thence run N18°36'41"W, a distance of 93.59 feet; thence run N28°13'46"W, a distance of 212.09 feet; thence run N11°28'51"E, a distance of 253.45 feet; thence run N38°25'30"E, a distance of 148.37 feet; thence run N26°30'00"E, a distance of 130.74 feet; thence run N17°46'47"W, a distance of 351.23 feet to a point on a Non–Tangent curve, concave to the West, having a Radius of 50.00 feet and a Central Angle of 95°56'58"; thence run Northerly along the arc of said curve, a distance of 100.48 feet (Chord Bearing = N15°43'37"E, Chord = 89.14 feet) to a Point of Compound Curve, concave to the Southwest, having a Radius of 1,040.00 feet and a Central Angle of 07°38'28"; thence run Northwesterly along the arc of said curve, a distance of 138.70 feet (Chord Bearing = N36°04'06"W, Chord = 138.59 feet) to a Point of Reverse Curve, concave to the East, having a Radius of 60.00 feet and a Central Angle of 65°14'55"; thence run Northerly along the arc of said curve, a distance of 68.33 feet (Chord Bearing = N07°15'53"W, Chord = 64.70 feet); thence run N25°21'35"E, a distance of 53.36 feet to the Point of Curvature of a curve concave to the West, having a Radius of 60.00 feet and a Central Angle of 13°19'00"; thence run Northerly along the arc of said curve, a distance of 13.95 feet (Chord Bearing = N18°42'05"E, Chord = 13.91 feet); thence run N45°52'31"E, a distance of 86.68 feet to a point on a Non–Tangent curve, concave to the North, having a Radius of 25.00 feet and a Central Angle of 87°39'32"; thence run Easterly along the arc of said curve, a distance of 38.25 feet (Chord Bearing = S87°57'17"E, Chord = 34.63 feet); thence run N48°10'04"E, a distance of 48.80 feet to the Point of Curvature of a curve concave to the Southeast, having a Radius of 275.00 feet and a Central Angle of 18°04'24"; thence run Northeasterly along the arc of said curve, a distance of 86.75 feet (Chord Bearing = N57°12'16"E, Chord = 86.39 feet) to the Point of Tangency; thence run N66°14'28"E, a distance of 453.55 feet to the Point of Curvature of a curve concave to the Northwest, having a Radius of 275.00 feet and a Central Angle of 65°27'53"; thence run Northeasterly along the arc of said curve, a distance of 314.21 feet (Chord Bearing = N33°30'31"E, Chord = 297.39 feet) to the Point of Tangency; thence run N00°46'35"E, a distance of 499.48 feet to the Point of Curvature of a curve concave to the East, having a Radius of 175.00 feet and a Central Angle of 04°01'26"; thence run Northerly along the arc of said curve, a distance of 12.29 feet (Chord Bearing = N02°47'18"E, Chord = 12.29 feet); thence run S85°12'58"E, a distance of 50.00 feet to a point on a Non–Tangent curve, concave to the East, having a Radius of 125.00 feet and a Central Angle of 04°01'50"; thence run Southerly along the arc of said curve, a distance of 8.79 feet (Chord Bearing = S02°47'30"W, Chord = 8.79 feet); thence run S00°46'35"W, a distance of 499.48 feet to the Point of Curvature of a curve concave to the West, having a Radius of 325.00 feet and a Central Angle of 07°34'18"; thence run Southerly along the arc of said curve, a distance of 42.95 feet (Chord Bearing = S04°33'44"W, Chord = 42.92 feet) to a point on a Non–Tangent curve, concave to the Northwest, having a Radius of 199.16 feet and a Central Angle of 78°01'36"; thence run Northeasterly along the arc of said curve, a distance of 271.23 feet (Chord Bearing = N63°09'53"E, Chord = 250.75 feet) to a Point of Reverse Curve, concave to the Southeast, having a Radius of 201.74 feet and a Central Angle of 43°15'20"; thence run Northeasterly along the arc of said curve, a distance of 152.30 feet (Chord Bearing = N45°46'45"E, Chord = 148.71 feet) to a Point of Reverse Curve, concave to the Northwest, having a Radius of 330.47 feet and a Central Angle of 35°27'19"; thence run Northeasterly along the arc of said curve, a distance of 204.50 feet (Chord Bearing = N49°40'45"E, Chord = 201.25 feet); thence run N03°15'28"W, a distance of 234.79 feet to a point on the South Right of Way line of CROSS PRAIRIE PARKWAY as described in Official Records Book 3776, Page 633 of the Public Records of Osceola County, Florida; thence run N90°00'00"E, along said South Right of Way line, a distance of 43.61 feet to a point on the aforesaid West Right of Way of MACY ISLAND ROAD; thence along said West Right of Way the following two (2) courses: run S03°07'07"E, a distance of 301.30 feet; thence run S02°52'53"E, a distance of 853.91 feet to the POINT OF BEGINNING.

Containing 82.673 acres, more or less.

AMENDED CDD contains 521.139 acres, more or less, in total.

SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. (NAD 83, 1990 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS). REFERENCE BEARING BEING THE EAST RIGHT OF WAY LINE OF KINGS HIGHWAY AS N00°14'58"W.

THIS IS NOT A SURVEY. NO BOUNDARY WORK WAS PERFORMED AS A PART OF THIS SKETCH.

THE SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHTS–OF–WAY OF RECORD.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SEE SHEET 2 OF 2 FOR SKETCH.

CERTIFICATION:

I HEREBY CERTIFY TO:

D.R. HORTON, INC.

DocuSigned by:
E41A6F33740F46B...

RICHARD D. BROWN, P.S.M.
STATE OF FLORIDA
REGISTRATION NO. 5700
(NOT VALID WITHOUT EMBOSSED SEAL)

8/2/2022
DATE

ABBREVIATIONS

P.B. PLAT BOOK	(C) CALCULATED	° DEGREES	ALL PROPERTY CORNERS AS NOTED.	EL. ELEVATION	BENCHMARK	CO CLEAN OUT (SEWER)
D.B. DEED BOOK	(P) PLAT	' MINUTES	D.U.E. DRAINAGE AND UTILITY EASEMENT	P.T. POINT OF TANGENCY	WOOD POWER POLE	GAS GAS METER
BK. BOOK	(D) DESCRIBED	" SECONDS	D.E. DRAINAGE EASEMENT	P.C. POINT OF CURVE	CONCRETE POWER POLE	GAS UNDERGROUND GAS MARKER
PG. PAGE	(M) MEASURED	± MORE OR LESS	P.C.P. PERMANENT CONTROL POINT	P.R.C. POINT OF REVERSE CURVE	GUY WIRE ANCHOR	FIBER OPTIC MARKER
SECT. SECTION	L.B. LICENSED BUSINESS	L.S. LICENSED SURVEYOR	P.O.B. POINT OF BEGINNING	P.I. POINT OF INTERSECTION	LIGHT POLE	WATER VALVE
TWP. TOWNSHIP	C.B. CHORD BEARING	B.W.F. BARBED WIRE FENCE	P.O.C. POINT OF COMMENCEMENT	N.&T. NAIL AND TAB	SIGN	WM WATER METER
RGE. RANGE	CH. CHORD	H.W.F. HOG WIRE FENCE	F.F. FINISH FLOOR ELEVATION	C.M.P. CORRUGATED METAL PIPE	FIRE HYDRANT	CATV CABLE TELEVISION RISER BOX
COR. CORNER	R. RADIUS	C.L.F. CHAIN LINK FENCE	L.F.E. LOWEST FLOOR ELEVATION	R.C.P. REINFORCED CONCRETE PIPE	SANITARY SEWER M.HOLE	WOOD LIGHT POLE
AC. ACRES	Δ DELTA	W.F. WOOD FENCE	G.F.E. GARAGE FLOOR ELEVATION	INV. INVERT	STORM SEWER M.HOLE	WELL
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER	T TANGENT	E.P. EDGE OF PAVEMENT	R/W RIGHT OF WAY	FD. FOUND	GAS VALVE	ECB ELECTRIC CONTROL BOX
BM BENCHMARK	C/L CENTERLINE	FRM. FRAME	O.R. OFFICIAL RECORDS	P.R.M. PERMANENT REFERENCE MONUMENT	TELEPHONE RISER BOX	ELECTRIC TRANSFORMER
C.B.S. CONCRETE BLOCK & STUCCO		O/S OFFSET	STY. STORY	TX TRANSFORMER	MLP METAL LIGHT POLE	FLP FIBERGLASS LIGHT POLE
BE UNDERGROUND POWER LINE		BT BURIED TELEPHONE LINE	CONC. CONCRETE			
OHE OVERHEAD POWER LINE		GAS BURIED GAS MAIN		SAN BURIED SANITARY SEWER LINE		

LEGEND

SKETCH OF DESCRIPTION

TOWN OF KINDRED II AMENDED CDD

REVISIONS		REVISIONS
ADD AC:	7/28/22	
AMEND AC:	8/2/22	
CAD FILE# KINDRED II CDD EXPANSION PARCELS		

SECT. 36 TWP. 25 S. RGE. 29 E.
SECT. 31 TWP. 25 S. RGE. 30 E.
SECT. 1 TWP. 26 S. RGE. 29 E.
SECT. 6 TWP. 26 S. RGE. 30 E.

DATE OF SKETCH 7/18/22 | JOB #17–101 | SCALE: 1"=300' | DRAWN BY: BHJ | CHECKED BY: RDB

JOHNSTON'S SURVEYING INC.
900 Cross Prairie, Kissimmee, Florida 34744
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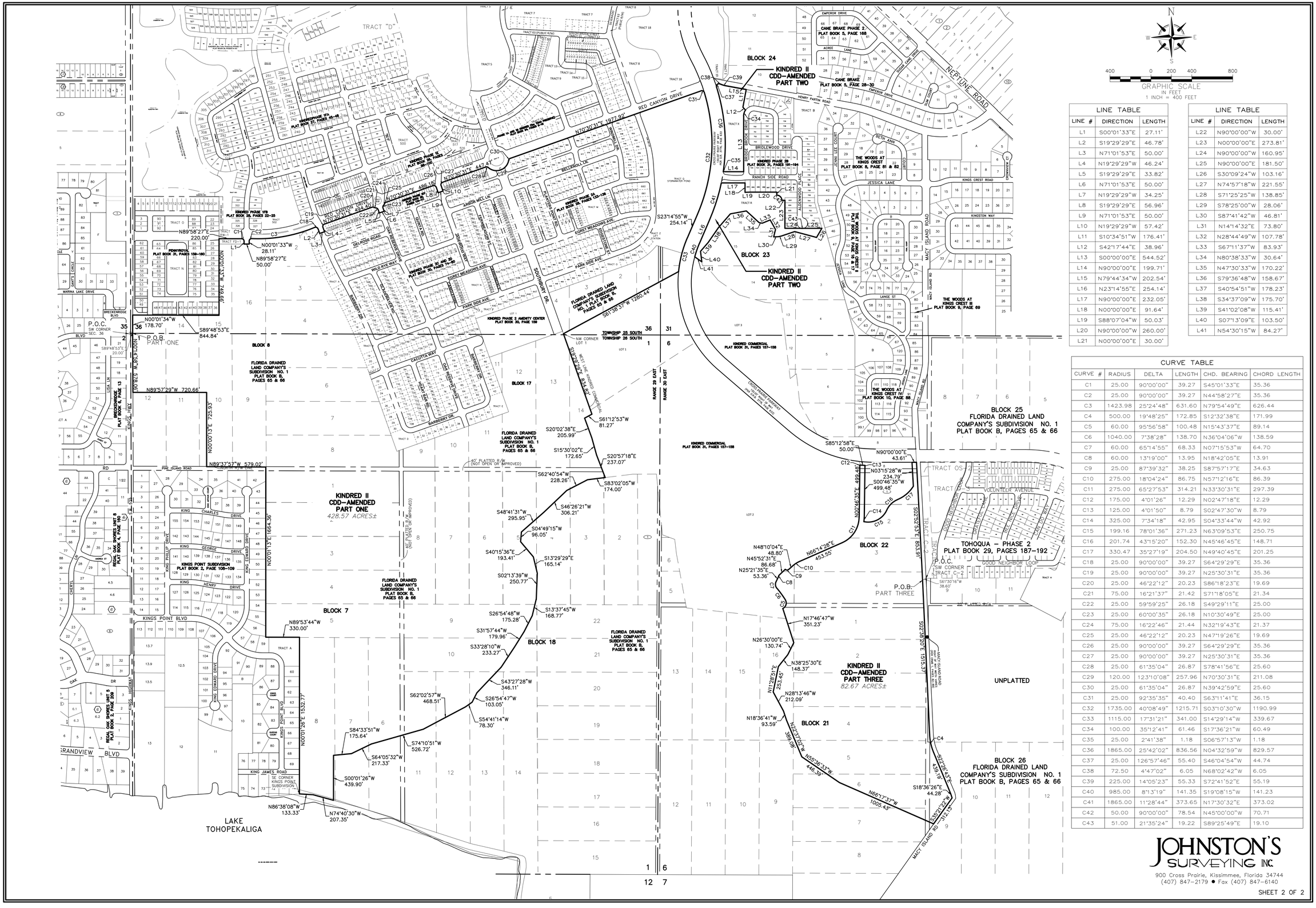
TRACT "D"
RED CANYON DRIVE
N70°30'31"E 1977.92'
N70°30'31"E 447.47'
N70°30'31"E 486.16'
N70°30'31"E 494.40'
S23°14'55"W 254.14'
S61°35'37"W 1280.44'
NEPTUNE ROAD
HENRY PARTIN ROAD
BRIDLEWOOD DRIVE
RANCH SIDE ROAD
JESSICA LANE
KINGS CREST ROAD
KINGSTON WAY
LANGE ST
MACY ISLAND RD
JENNI LEE COURT
BETH ANN COURT
CANE BRAKE DRIVE
EMPEROR DRIVE
SUGAR LAKE DRIVE
ACREE LANE
BLOCK 24
BLOCK 23
BLOCK 25
BLOCK 8
BLOCK 17
BLOCK 7
BLOCK 18
BLOCK 22
BLOCK 21
BLOCK 26
KINDRED II CDD-AMENDED PART TWO
KINDRED II CDD-AMENDED PART ONE
428.57 ACRES±
KINDRED II CDD-AMENDED PART THREE
82.67 ACRES±
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EXHIBIT 3

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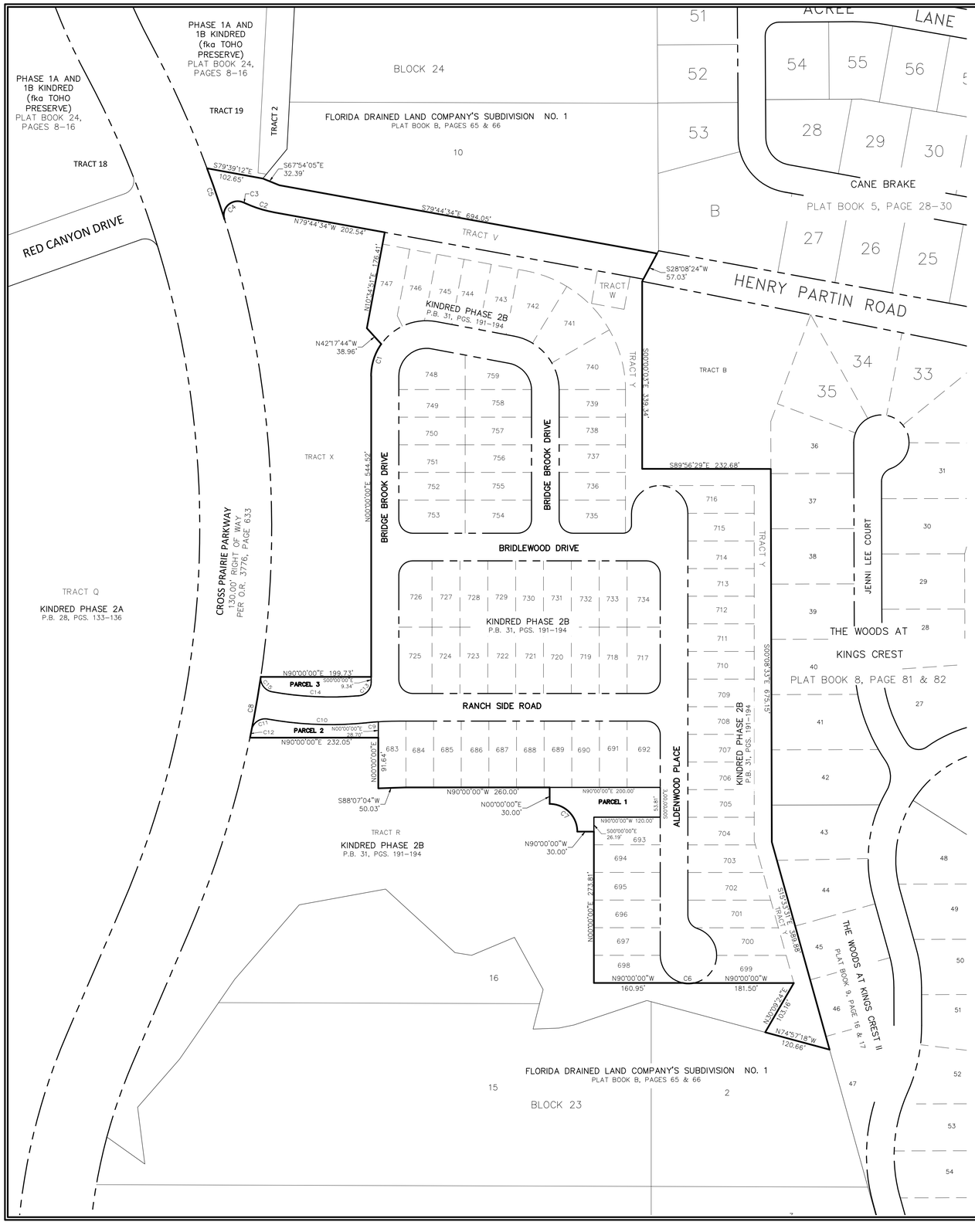

N

W E

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100 0 50 100 200

GRAPHIC SCALE
IN FEET
1 INCH = 100 FEET

LEGAL DESCRIPTION:

KINDRED II CDD CONTRACTION PARCEL

Lots 683 through 759, Tract V, Tract W, Tract Y and named streets (Bridge Brook Drive, Bridlewood Drive, Ranch Side Road and Aldenwood Place), all lying in KINDRED PHASE 2B, according to the plat thereof, as recorded in Plat Book 31, Pages 191 through 194 of the Public records of Osceola County, Florida AND the following three parcels:

PARCEL 1

A portion of Tract R, KINDRED PHASE 2B, as recorded in Plat Book 31, Pages 191 through 194 of the Public Records of Osceola County, Florida being described as follows:

BEGIN at the Southeast corner of Lot 692, KINDRED PHASE 2B, as recorded in Plat Book 31, Pages 191 through 194 of the Public Records of Osceola County, Florida; thence run S00°00'00"E, along the West Right of Way line of Aldenwood Place, a distance of 53.81 feet; thence run N90°00'00"W, along the North line of Lot 693, said KINDRED PHASE 2B, a distance of 120.00 feet; thence run S00°00'00"E, along the West line of said Lot 693, a distance of 26.19 feet; thence run N90°00'00"W, a distance of 30.00 feet to a point on a Non–Tangent curve, concave Southwesterly, having a Radius of 50.00 feet and a Central Angle of 90°00'00"; thence run Northwesterly along the arc of said curve, a distance of 78.54 feet (Chord Bearing = N45°00'00"W, Chord = 70.71 feet); thence run N00°00'00"E, a distance of 30.00 feet to a point on the North line of aforesaid Tract R; thence run N90°00'00"E, along said North line, a distance of 200.00 feet to the POINT OF BEGINNING.

Containing 10,894 square feet or 0.250 acres, more or less.

PARCEL 2

A portion of Tract R, KINDRED PHASE 2B, as recorded in Plat Book 31, Pages 191 through 194 of the Public Records of Osceola County, Florida being described as follows:

BEGIN at the Northwest corner of Lot 683, KINDRED PHASE 2B, as recorded in Plat Book 31, Pages 191 through 194 of the Public Records of Osceola County, Florida; thence run S00°00'00"E, along the West line of said Lot 683, a distance of 28.70 feet; thence run S90°00'00"W, a distance of 232.05 feet to a point on the East Right of Way of Cross Prairie Parkway, being a point on a Non–Tangent curve concave Westerly, having a Radius of 1865.00 feet and a Central Angle of 00°26'13"; thence run Northerly along the arc of said curve, a distance of 14.22 feet (Chord Bearing = N11°33'04"E, Chord = 14.22 feet) to a Point of Reverse Curve, concave to the Southeast, having a Radius of 25.00 feet and a Central Angle of 88°45'07" being on the South Right of Way line of Ranch Side Road; thence along said South Right of Way line the following three (3) courses: run Northeasterly along the arc of said curve, a distance of 38.73 feet (Chord Bearing = N55°42'31"E, Chord = 34.97 feet) to a point of Reverse Curve, concave to the North, having a Radius of 650.00 feet and a Central Angle of 15°56'51"; thence run Easterly along the arc of said curve, a distance of 180.92 feet (Chord Bearing = S87°53'21"E, Chord = 180.34 feet) to a Point of Reverse Curve, concave to the South, having a Radius of 575.00 feet and a Central Angle of 02°00'37"; thence run Easterly along the arc of said curve, a distance of 20.17 feet (Chord Bearing = N85°08'32"E, Chord = 20.17 feet) to the POINT OF BEGINNING.

Containing 6,146 square feet or 0.141 acres, more or less.

PARCEL 3

A portion of Tract X, KINDRED PHASE 2B, as recorded in Plat Book 31, Pages 191 through 194 of the Public Records of Osceola County, Florida being described as follows:

Commence at the centerline intersection of Bridge Brook Drive and Ranch Side Road as shown on the plat of KINDRED PHASE 2B, as recorded in Plat Book 31, Pages 191 through 194 of the Public Records of Osceola County, Florida; thence run N00°00'00"E along the centerline of said Bridge Brook Drive, a distance of 55.58 feet; thence run N90°00'00"W, a distance of 25.00 feet to the POINT OF BEGINNING; thence run S00°00'00"E, along the West Right of Way line of said Bridge Brook Drive, a distance of 9.34 feet to the Point of Curvature of a curve concave to the Northwest, having a Radius of 25.00 feet and a Central Angle of 85°08'36"; thence run Southwesterly along the arc of said curve, a distance of 37.15 feet (Chord Bearing = S42°34'18"W, Chord = 33.83 feet) to a Point of Compound Curve, concave to the North, having a Radius of 600.00 feet and a Central Angle of 14°59'16" being on the North Right of Way of Ranch Side Road; thence run Westerly along the arc of said curve, and said North Right of Way, a distance of 156.95 feet (Chord Bearing = N87°21'46"W, Chord = 156.51 feet) to a Point of Compound Curve, concave to the Northeast, having a Radius of 25.00 feet and a Central Angle of 85°28'32"; thence run Northwesterly along the arc of said curve, a distance of 37.30 feet (Chord Bearing = N37°07'52"W, Chord = 33.93 feet); thence run N90°00'00"E, a distance of 199.71 feet to the POINT OF BEGINNING.

Containing 6,411 square feet or 0.147 acres, more or less.

CONTRACTION PARCEL contains 18.437 acres, more or less, in total.

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C1	100.00	35°12'41"	61.46	S17°36'21"W	60.49
C2	225.00	14°05'23"	55.33	S72°41'52"E	55.19
C3	72.50	4°47'02"	6.05	N68°02'42"W	6.05
C4	25.00	126°57'46"	55.40	S46°04'54"W	44.74
C5	1865.00	2°59'37"	97.44	N18°53'48"W	97.43
C6	51.00	21°35'24"	19.22	S89°25'49"E	19.10
C7	50.00	90°00'00"	78.54	N45°00'00"W	70.71
C8	1865.00	3°25'57"	111.73	N10°03'11"E	111.72
C9	575.00	2°00'37"	20.17	S85°08'32"W	20.17
C10	650.00	15°55'32"	180.67	S87°54'01"E	180.09
C11	25.00	89°19'01"	38.98	S55°59'39"W	35.15
C12	1865.00	0°26'13"	14.22	N11°33'04"E	14.22
C13	25.00	85°08'36"	37.15	N42°34'18"E	33.83
C14	600.00	14°59'16"	156.95	S87°21'46"E	156.51
C15	25.00	85°28'32"	37.30	S37°07'52"E	33.93

SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. (NAD 83, 1990 ADJUSTMENT).

THIS IS NOT A SURVEY. NO BOUNDARY WORK WAS PERFORMED AS A PART OF THIS SKETCH.

THE SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHTS–OF–WAY OF RECORD.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFICATION:

I HEREBY CERTIFY TO:
D R HORTON, INC.

DocuSigned by:
EA1A6F33740F46B...

RICHARD D. BROWN, P.S.M.
STATE OF FLORIDA
REGISTRATION NO. 5700
(NOT VALID WITHOUT EMBOSSED SEAL)

8/2/2022
DATE

ABBREVIATIONS

P.B. PLAT BOOK
D.B. DEED BOOK
BK. BOOK
PG. PAGE
SECT. SECTION
TWP. TOWNSHIP
RGE. RANGE
COR. CORNER
AC. ACRES
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
BM. BENCHMARK
C.B.S. CONCRETE BLOCK & STUCCO
(C) CALCULATED
(P) PLAT
(D) DESCRIBED
(M) MEASURED
BRG. BEARING
CH. CHORD
R. RADIUS
L. LENGTH
Δ DELTA
T TANGENT
℄ CENTERLINE
° DEGREES
' MINUTES
" SECONDS
± MORE OR LESS
L.B. LICENSED BUSINESS
L.S. LICENSED SURVEYOR
B.W.F. BARBED WIRE FENCE
H.W.F. HOG WIRE FENCE
C.L.F. CHAIN LINK FENCE
W.F. WOOD FENCE
E.P. EDGE OF PAVEMENT
FRM. FRAME
O/S OFFSET
ALL PROPERTY CORNERS AS NOTED.
D.U.E. DRAINAGE AND UTILITY EASEMENT
ID IDENTIFICATION
P.C.P. PERMANENT CONTROL POINT
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
F/F FINISH FLOOR ELEVATION
L.F.E. LOWEST FLOOR ELEVATION
G.F.E. GARAGE FLOOR ELEVATION
R/W RIGHT OF WAY
O.R. OFFICIAL RECORDS
STY. STORY
CONC. CONCRETE
EL. ELEVATION
P.T. POINT OF TANGENCY
P.C. POINT OF CURVE
P.R.C. POINT OF REVERSE CURVE
P.I. POINT OF INTERSECTION
N.&T. NAIL AND TAB
C.M.P. CORRUGATED METAL PIPE
R.C.P. REINFORCED CONCRETE PIPE
INV. INVERT
FD. FOUND
P.R.M. PERMANENT REFERENCE MONUMENT
TX TRANSFORMER
BE UNDERGROUND POWER LINE
OHE OVERHEAD POWER LINE
BT BURIED TELEPHONE LINE
GAS BURIED GAS MAIN
W BURIED WATER LINE
SAN BURIED SANITARY SEWER LINE

LEGEND

BENCHMARK
WOOD POWER POLE
CONCRETE POWER POLE
GUY WIRE ANCHOR
LIGHT POLE
SIGN
FIRE HYDRANT
SANITARY SEWER M.HOLE
STORM SEWER M.HOLE
GAS VALVE
TELEPHONE RISER BOX
METAL LIGHT POLE
CO CLEAN OUT (SEWER)
GAS METER
GAS UNDERGROUND GAS MARKER
FIBER OPTIC MARKER
WATER VALVE
WM WATER METER
CATV CABLE TELEVISION RISER BOX
WOOD LIGHT POLE
W WELL
ECB ELECTRIC CONTROL BOX
ELECTRIC TRANSFORMER
FLP FIBERGLASS LIGHT POLE

SKETCH OF DESCRIPTION

KINDRED II CDD CONTRACTION PARCEL

REVISIONS		REVISIONS	
ADD AC.	7/28/22		
AMEND AC.	8/2/22		
CAD FILE# KINDRED II CDD CONTRACTION			

SECT. 31 TWP. 25 S. RGE. 30 E.

DATE OF SKETCH 7/19/22 | JOB #17-101 | SCALE: 1"=100' | DRAWN BY: BHJ | CHECKED BY: RDB

JOHNSTON'S SURVEYING INC.
900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847–2179 ● Fax (407) 847–6140
L.B. #966

DocuSign Envelope ID: DF45B5DA-C5C8-4A29-BE38-306D54F132FD

LEGAL DESCRIPTION

(AS PREPARED BY SURVEYOR)

EXPANSION PARCEL 1:

Tract FD–1, KINDRED PHASE 1FB, as recorded in Plat Book 28, Pages 22 through 25 of the Public Records of Osceola County, Florida, and Lots 1 through 5 and a portion of Lots 6 through 8, Block 7, Lot 9 and a portion of Lots 2 through 8 and 10 through 16, Block 8, a portion of Lots 9 through 14, Block 17 and Lots 6 through 8 and a portion of Lots 2 through 5 and 9 through 13, Block 18 of FLORIDA DRAINED LAND COMPANY'S SUBDIVISION No. 1 as recorded in Plat Book B, Pages 65 and 66 of the Public Records of Osceola County, all lying in Section 36, Township 25 South, Range 29 East and Section 1, Township 26 South, Range 29 East, Osceola County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Section 36, Township 25 South, Range 29 East, Osceola County, Florida; thence run S89°48'53"E, along the South line of said Section 36, a distance of 20.00 feet to a point on the East Right of Way line of Kings Highway and the POINT OF BEGINNING; thence run N00°01'34"W, along said Right of Way line, a distance of 178.70 feet; thence run S89°48'53"E, a distance of 844.84 feet; thence run N00°01'33"W, a distance of 749.66 feet to the Southwest corner of Tract RW–1, KINDRED PHASE 1FB, as recorded in Plat Book 28, Pages 22 through 25 of the Public Records of Osceola County, Florida; thence along the South line of said Tract RW–1 and the South Right of Way of Red Canyon Drive the following seven (7) courses: run N89°58'27"E, a distance of 220.00 feet to the Point of Curvature of a curve concave to the Southwest, having a Radius of 25.00 feet and a Central Angle of 90°00'00"; thence run Southeasterly along the arc of said curve, a distance of 39.27 feet (Chord Bearing = S45°01'33"E, Chord = 35.36 feet) to the Point of Tangency; thence run S00°01'33"E, a distance of 27.11 feet; thence run N89°58'27"E, a distance of 50.00 feet; thence run N00°01'33"W, a distance of 28.11 feet to the Point of Curvature of a curve concave to the Southeast, having a Radius of 25.00 feet and a Central Angle of 90°00'00"; thence run Northeasterly along the arc of said curve, a distance of 39.27 feet (Chord Bearing = N44°58'27"E, Chord = 35.36 feet) to a point on a Non–Tangent curve, concave to the North, having a Radius of 1,423.98 feet and a Central Angle of 16°45'12"; thence run Easterly along the arc of said curve, a distance of 416.37 feet (Chord Bearing = N84°14'37"E, Chord = 414.89 feet); thence run S07°08'51"E, a distance of 285.24 feet to the Point of Curvature of a curve concave to the East, having a Radius of 555.00 feet and a Central Angle of 16°39'31"; thence run Southerly along the arc of said curve, a distance of 161.36 feet (Chord Bearing = S15°28'37"E, Chord = 160.80 feet) to the Point of Tangency; thence run S23°48'22"E, a distance of 1,118.74 feet; thence run N66°59'23"E, a distance of 228.48 feet; thence run S19°29'29"E, a distance of 50.04 feet; thence run S66°58'34"W, a distance of 224.72 feet; thence run S23°48'22"E, a distance of 929.01 feet; thence run N70°30'31"E, a distance of 854.39 feet; thence run N19°29'29"W, a distance of 194.00 feet; thence run N70°30'31"E, a distance of 50.00 feet; thence run S19°29'29"E, a distance of 193.63 feet; thence run N70°16'24"E, a distance of 26.65 feet to a point on a Non–Tangent curve, concave to the Northwest, having a Radius of 5,830.00 feet and a Central Angle of 08°48'33"; thence run Northeasterly along the arc of said curve, a distance of 896.37 feet (Chord Bearing = N66°50'21"E, Chord = 895.49 feet); thence run N70°30'31"E, a distance of 161.05 feet; thence run N19°29'29"W, a distance of 663.70 feet; thence run N61°38'37"E, a distance of 89.06 feet to the Northwest corner of Lot 1, KINDRED COMMERCIAL, as recorded in Plat Book 31, Pages 157 and 158 of the Public Records of Osceola County, Florida; thence along the West line of said KINDRED COMMERCIAL, the following five (5) courses: run S19°29'29"E, a distance of 834.82 feet; thence run S61°12'53"W, a distance of 81.27 feet; thence run S20°02'38"E, a distance of 205.99 feet; thence run S15°30'02"E, a distance of 172.65 feet; thence run S20°57'18"E, a distance of 237.07 feet; thence run S83°02'05"W, a distance of 174.00 feet; thence run S62°40'54"W, a distance of 228.26 feet; thence run S46°26'21"W, a distance of 306.21 feet; thence run S48°41'31"W, a distance of 295.95 feet; thence run S04°49'15"W, a distance of 96.05 feet; thence run S40°15'36"E, a distance of 193.41 feet; thence run S13°29'29"E, a distance of 165.14 feet; thence run S02°13'39"W, a distance of 250.77 feet; thence run S13°37'45"W, a distance of 168.77 feet; thence run S26°54'48"W, a distance of 175.28 feet; thence run S31°57'44"W, a distance of 179.96 feet; thence run S33°28'10"W, a distance of 233.27 feet; thence run S43°27'28"W, a distance of 346.11 feet; thence run S26°54'47"W, a distance of 103.05 feet; thence run S54°41'14"W, a distance of 78.30 feet; thence run S62°02'57"W, a distance of 468.51 feet; thence run S74°10'51"W, a distance of 526.72 feet; thence run S64°05'32"W, a distance of 217.33 feet; thence run S84°33'51"W, a distance of 175.64 feet; thence run S00°01'26"W, a distance of 439.90 feet; thence run N74°40'30"W, a distance of 207.35 feet; thence run N86°38'08"W, a distance of 133.33 feet to the Southeast corner of KINGS' POINT SUBDIVISION, as recorded in Plat Book 2, Pages 108 and 109 of the Public Records of Osceola County, Florida; thence along the East boundary of said KINGS' POINT SUBDIVISION the following three (3) courses: run N00°01'26"E, a distance of 1,532.77 feet; thence run N89°53'44"W, a distance of 330.00 feet; thence run N00°01'13"E, a distance of 1,664.36 feet to a point on the North Right of Way line of a 40 foot platted Right of Way as shown on the plat of FLORIDA DRAINED LAND COMPANY'S SUBDIVISION No. 1; thence run N89°37'57"W, along said north Right of Way, a distance of 579.02 feet; thence run N00°00'13"E, a distance of 725.93 feet; thence run N89°57'29"W, a distance of 720.66 feet to a point on the aforesaid East right of Way line of Kings Highway; thence run N00°14'58"W, along said East Right of Way line, a distance of 578.06 feet to the POINT OF BEGINNING.

Containing 238.106 acres, more or less.

EXPANSION PARCEL 2:

Lot 3 and a portion of Lots 1, 2, 4, 5, 6 and 16, Block 21 and a portion of Lots 1 through 5, Block 22 and a portion of Lot 8, Block 23 and a portion of Lot 9, Block 26 and platted Right of Ways therein, FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1, as recorded in Plat Book B, Pages 65 and 66 of the Public Records of Osceola County, Florida, all lying in Section 6, Township 26 South, Range 30 East, Osceola County, Florida being more particularly described as follows:

Commence at the Southwest corner of Tract C–2, TOHOQUA – PHASE 2, as recorded in Plat Book 29, Pages 187 through 192 of the Public Records of Osceola County, Florida; thence run S61°30'16"W, a distance of 38.60 feet to a point on the West Right of Way line of MACY ISLAND ROAD as depicted in County Road Map Book 1, Pages 82 through 89 and the POINT OF BEGINNING; thence along said West Right of Way line the following five (5) courses: run S02°38'20"E, a distance of 1,515.37 feet to a point on a Non–Tangent curve, concave to the East, having a Radius of 500.00 feet and a Central Angle of 19°48'25"; thence run Southerly along the arc of said curve, a distance of 172.85 feet (Chord Bearing = S12°32'38"E, Chord = 171.99 feet); thence run S22°26'43"E, a distance of 439.19 feet; thence run S18°36'26"E, a distance of 44.28 feet; thence run S35°21'22"W, a distance of 312.13 feet; thence leaving said West Right of Way, run N66°17'37"W, a distance of 1,005.43 feet; thence run N55°36'33"W, a distance of 446.39 feet; thence run N22°37'02"W, a distance of 389.08 feet; thence run N18°36'41"W, a distance of 93.59 feet; thence run N28°13'46"W, a distance of 212.09 feet; thence run N11°28'51"E, a distance of 253.45 feet; thence run N38°25'30"E, a distance of 148.37 feet; thence run N26°30'00"E, a distance of 130.74 feet; thence run N17°46'47"W, a distance of 351.23 feet to a point on a Non–Tangent curve, concave to the West, having a Radius of 60.00 feet and a Central Angle of 95°56'58"; thence run Northerly along the arc of said curve, a distance of 100.48 feet (Chord Bearing = N15°43'37"E, Chord = 89.14 feet) to a Point of Compound Curve, concave to the Southwest, having a Radius of 1,040.00 feet and a Central Angle of 07°38'28"; thence run Northwesterly along the arc of said curve, a distance of 138.70 feet (Chord Bearing = N36°04'06"W, Chord = 138.59 feet) to a Point of Reverse Curve, concave to the East, having a Radius of 60.00 feet and a Central Angle of 65°14'55"; thence run Northerly along the arc of said curve, a distance of 68.33 feet (Chord Bearing = N07°15'53"W, Chord = 64.70 feet); thence run N25°21'35"E, a distance of 53.36 feet to the Point of Curvature of a curve concave to the West, having a Radius of 60.00 feet and a Central Angle of 13°19'00"; thence run Northerly along the arc of said curve, a distance of 13.95 feet (Chord Bearing = N18°42'05"E, Chord = 13.91 feet); thence run N45°52'31"E, a distance of 86.68 feet to a point on a Non–Tangent curve, concave to the North, having a Radius of 25.00 feet and a Central Angle of 87°39'32"; thence run Easterly along the arc of said curve, a distance of 38.25 feet (Chord Bearing = S87°57'17"E, Chord = 34.63 feet); thence run N48°10'04"E, a distance of 48.80 feet to the Point of Curvature of a curve concave to the Southeast, having a Radius of 275.00 feet and a Central Angle of 18°04'24"; thence run Northeasterly along the arc of said curve, a distance of 86.75 feet (Chord Bearing = N57°12'16"E, Chord = 86.39 feet) to the Point of Tangency; thence run N66°14'28"E, a distance of 453.55 feet to the Point of Curvature of a curve concave to the Northwest, having a Radius of 275.00 feet and a Central Angle of 65°27'53"; thence run Northeasterly along the arc of said curve, a distance of 314.21 feet (Chord Bearing = N33°30'31"E, Chord = 297.39 feet) to the Point of Tangency; thence run N00°46'35"E, a distance of 499.48 feet to the Point of Curvature of a curve concave to the East, having a Radius of 175.00 feet and a Central Angle of 04°01'26"; thence run Northerly along the arc of said curve, a distance of 12.29 feet (Chord Bearing = N02°47'18"E, Chord = 12.29 feet); thence run S85°12'58"E, a distance of 50.00 feet to a point on a Non–Tangent curve, concave to the East, having a Radius of 125.00 feet and a Central Angle of 04°01'50"; thence run Southerly along the arc of said curve, a distance of 8.79 feet (Chord Bearing = S02°47'30"W, Chord = 8.79 feet); thence run S00°46'35"W, a distance of 499.48 feet to the Point of Curvature of a curve concave to the West, having a Radius of 325.00 feet and a Central Angle of 07°34'18"; thence run Southerly along the arc of said curve, a distance of 42.95 feet (Chord Bearing = S04°33'44"W, Chord = 42.92 feet) to a point on a Non–Tangent curve, concave to the Northwest, having a Radius of 199.16 feet and a Central Angle of 78°01'36"; thence run Northeasterly along the arc of said curve, a distance of 271.23 feet (Chord Bearing = N63°09'53"E, Chord = 250.75 feet) to a Point of Reverse Curve, concave to the Southeast, having a Radius of 201.74 feet and a Central Angle of 43°15'20"; thence run Northeasterly along the arc of said curve, a distance of 152.30 feet (Chord Bearing = N45°46'45"E, Chord = 148.71 feet) to a Point of Reverse Curve, concave to the Northwest, having a Radius of 330.47 feet and a Central Angle of 35°27'19"; thence run Northeasterly along the arc of said curve, a distance of 204.50 feet (Chord Bearing = N49°40'45"E, Chord = 201.25 feet); thence run N03°15'28"W, a distance of 234.79 feet to a point on the South Right of Way line of CROSS PRAIRIE PARKWAY as described in Official Records Book 3776, Page 633 of the Public Records of Osceola County, Florida; thence run N90°00'00"E, along said South Right of Way line, a distance of 43.61 feet to a point on the aforesaid West Right of Way of MACY ISLAND ROAD; thence along said West Right of Way the following two (2) courses: run S03°07'07"E, a distance of 301.30 feet; thence run S02°52'53"E, a distance of 853.91 feet to the POINT OF BEGINNING.

Containing 82.673 acres, more or less.

SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. (NAD 83, 1990 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS). REFERENCE BEARING BEING THE EAST RIGHT OF WAY LINE OF KINGS HIGHWAY AS N00°14'58"W.

TOTAL AREA OF EXPANSION PARCELS 1 AND 2 COMBINED = 320.78 ACRES +/–

THIS IS NOT A SURVEY. NO BOUNDARY WORK WAS PERFORMED AS A PART OF THIS SKETCH.

THE SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHTS–OF–WAY OF RECORD.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SEE SHEET 2 OF 2 FOR SKETCH.

CERTIFICATION:

I HEREBY CERTIFY TO:

D.R. HORTON, INC.

DocuSigned by:
EA1A6F33740F46B...

RICHARD D. BROWN, P.S.M.
STATE OF FLORIDA
REGISTRATION NO. 5700
(NOT VALID WITHOUT EMBOSSED SEAL)

8/2/2022
DATE

ABBREVIATIONS

P.B. PLAT BOOK
O.B. DEED BOOK
BK. BOOK
PG. PAGE
SECT. SECTION
TWP. TOWNSHIP
RGE. RANGE
COR. CORNER
AC. ACRES
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
BM BENCHMARK
C.B.S. CONCRETE BLOCK & STUCCO
—E— UNDERGROUND POWER LINE
—OHE— OVERHEAD POWER LINE
(C) CALCULATED
(P) PLAT
(D) DESCRIBED
(M) MEASURED
CB. CHORD BEARING
CH. CHORD
R. RADIUS
L. LENGTH
Δ DELTA
T. TANGENT
C/L CENTERLINE
° DEGREES
' MINUTES
" SECONDS
± MORE OR LESS
L.B. LICENSED BUSINESS
L.S. LICENSED SURVEYOR
B.W.F. BARBED WIRE FENCE
H.W.F. HOG WIRE FENCE
C.L.F CHAIN LINK FENCE
W.F WOOD FENCE
E/P EDGE OF PAVEMENT
FRM. FRAME
O/S OFFSET
ALL PROPERTY CORNERS AS NOTED.
D.U.E. DRAINAGE AND UTILITY EASEMENT
ID IDENTIFICATION
P.C.P PERMANENT CONTROL POINT
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
F/F FINISH FLOOR ELEVATION
L.F.E. LOWEST FLOOR ELEVATION
G.F.E. GARAGE FLOOR ELEVATION
R/W RIGHT OF WAY
O.R. OFFICIAL RECORDS
STY. STORY
CONC. CONCRETE
EL. ELEVATION
P.T. POINT OF TANGENCY
P.C. POINT OF CURVE
P.R.C. POINT OF REVERSE CURVE
P.I. POINT OF INTERSECTION
N.&T. NAIL AND TAB
C.M.P. CORRUGATED METAL PIPE
R.C.P. REINFORCED CONCRETE PIPE
INV. INVERT
FD. FOUND
P.R.M. PERMANENT REFERENCE MONUMENT
TX TRANSFORMER
—W— BURIED WATER LINE
—SAN— BURIED SANITARY SEWER LINE
—BT— BURIED TELEPHONE LINE
—GAS— BURIED GAS MAIN

LEGEND

BENCHMARK
WOOD POWER POLE
CONCRETE POWER POLE
GUY WIRE ANCHOR
LIGHT POLE
SIGN
FIRE HYDRANT
SANITARY SEWER M.HOLE
STORM SEWER M.HOLE
GAS VALVE
TELE TELEPHONE RISER BOX
MLP METAL LIGHT POLE
CO CLEAN OUT (SEWER)
GAS GAS METER
GAS UNDERGROUND GAS MARKER
FOM FIBER OPTIC MARKER
WATER VALVE
WM WATER METER
CATV CABLE TELEVISION RISER BOX
WOOD LIGHT POLE
W WELL
ECB ELECTRIC CONTROL BOX
T ELECTRIC TRANSFORMER
FLP FIBERGLASS LIGHT POLE

SKETCH OF DESCRIPTION

KINDRED II CDD EXPANSION PARCELS

REVISIONS	REVISIONS
AMEND AC. 8/2/22	

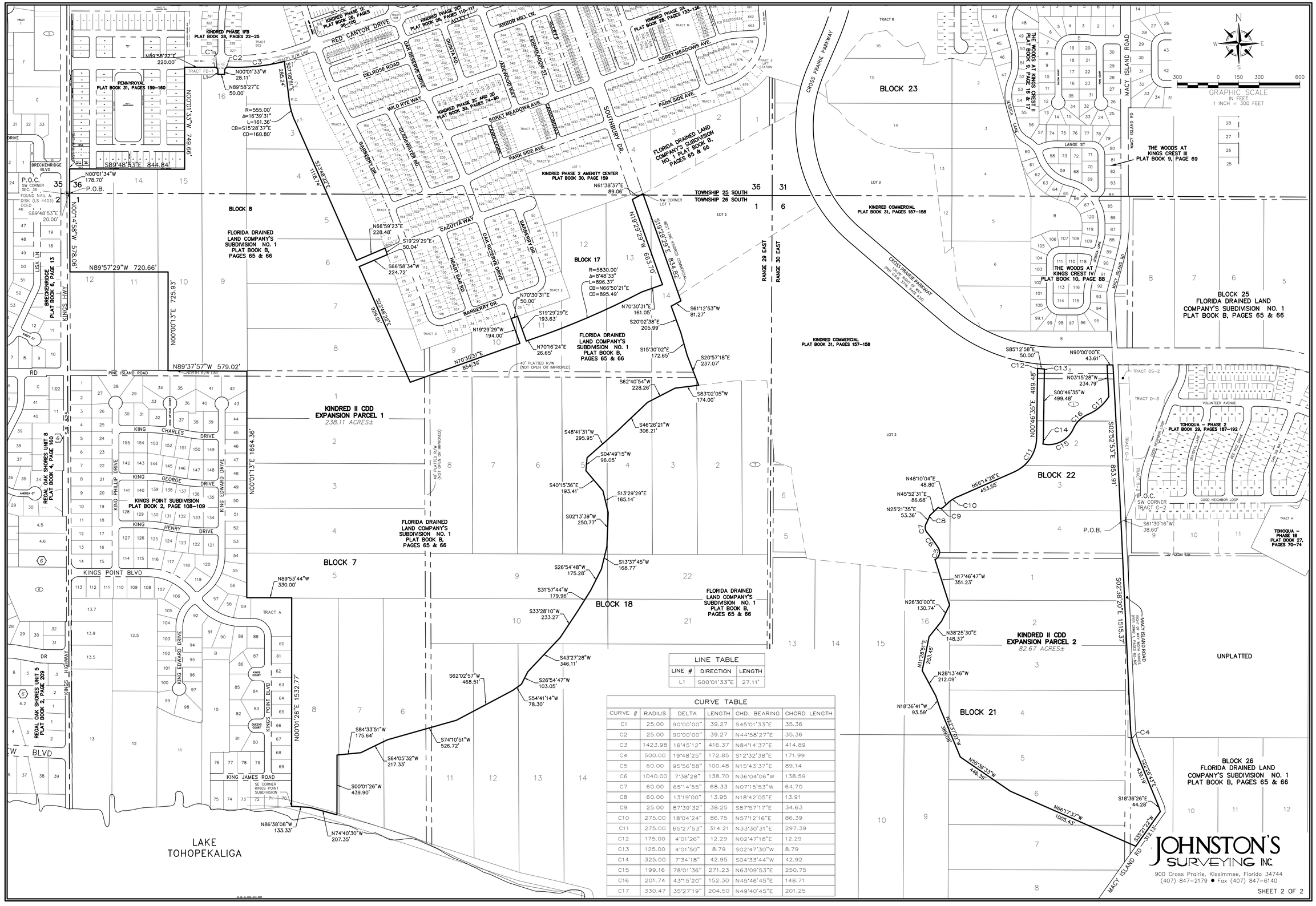
SECT. 36 TWP. 25 S. RGE. 29 E.
SECT. 1 TWP. 26 S. RGE. 29 E.
SECT. 6 TWP. 26 S. RGE. 30 E.

CAD FILE# KINDRED II CDD EXPANSION PARCELS

DATE OF SKETCH 7/18/22 | JOB #17–101 | SCALE: 1"=300' | DRAWN BY: BHJ | CHECKED BY: RDB

JOHNSTON'S SURVEYING INC.
900 Cross Prairie, Kissimmee, Florida 34744
(407) 847–2179 ● Fax (407) 847–6140

DocuSign Envelope ID: DF45B5DA-C5C8-4A29-BE38-306D54F132FD

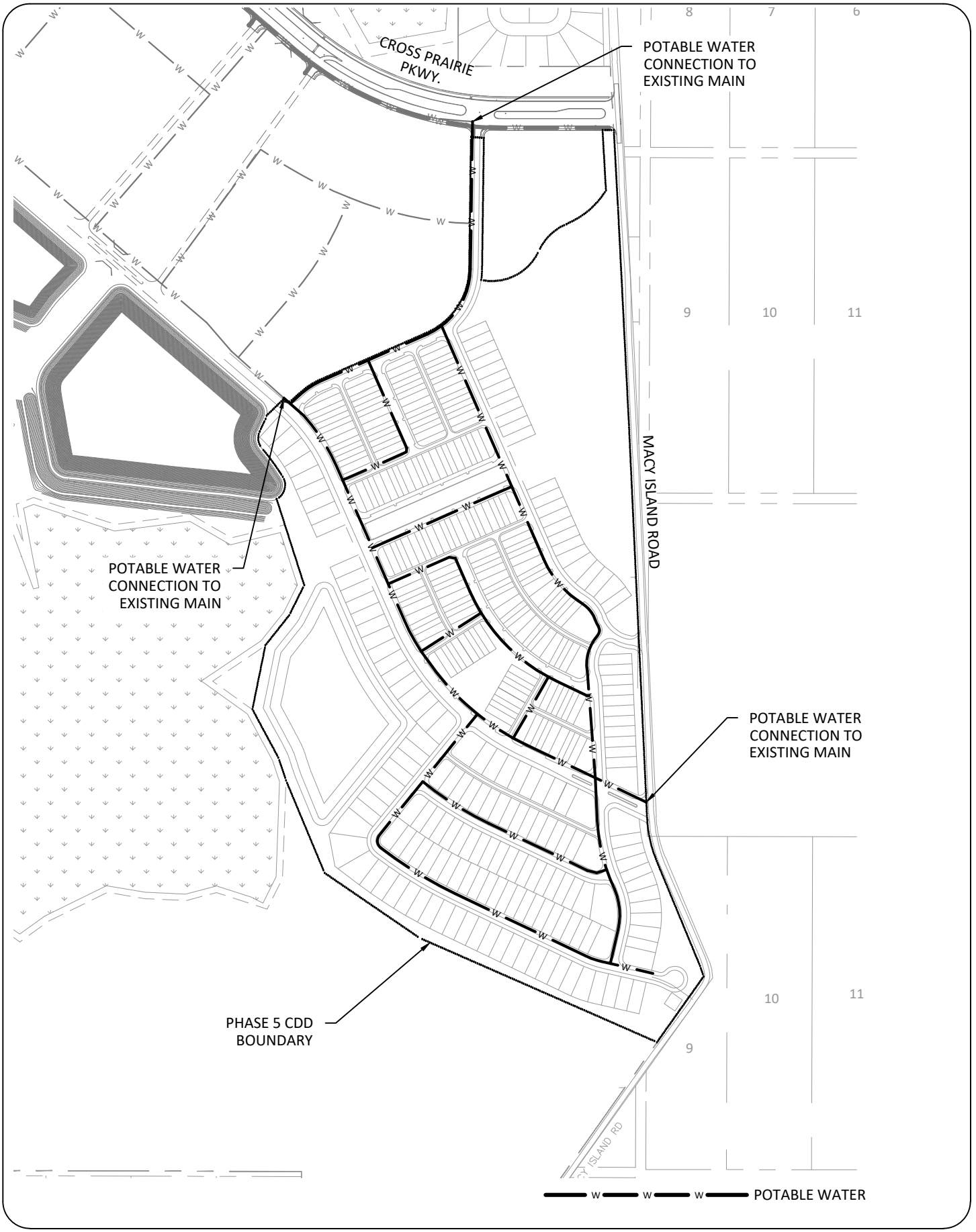


LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°01'33"E	27.11'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C1	25.00	90°00'00"	39.27	S45°01'33"E	35.36
C2	25.00	90°00'00"	39.27	N44°58'27"E	35.36
C3	1423.98	16°45'12"	416.37	N84°14'37"E	414.89
C4	500.00	19°48'25"	172.85	S12°32'38"E	171.99
C5	60.00	95°56'58"	100.48	N15°43'37"E	89.14
C6	1040.00	7°38'28"	138.70	N36°04'06"W	138.59
C7	60.00	65°14'55"	68.33	N07°15'53"W	64.70
C8	60.00	13°19'00"	13.95	N18°42'05"E	13.91
C9	25.00	87°39'32"	38.25	S87°57'17"E	34.63
C10	275.00	18°04'24"	86.75	N57°12'16"E	86.39
C11	275.00	65°27'53"	314.21	N33°30'31"E	297.39
C12	175.00	4°01'26"	12.29	N02°47'18"E	12.29
C13	125.00	4°01'50"	8.79	S02°47'30"W	8.79
C14	325.00	7°34'18"	42.95	S04°33'44"W	42.92
C15	199.16	78°01'36"	271.23	N63°09'53"E	250.75
C16	201.74	43°15'20"	152.30	N45°46'45"E	148.71
C17	330.47	35°27'19"	204.50	N49°40'45"E	201.25

JOHNSTON'S SURVEYING INC.
900 Cross Prairie, Kissimmee, Florida 34744
(407) 847-2179 • Fax (407) 847-6140

EXHIBIT 4



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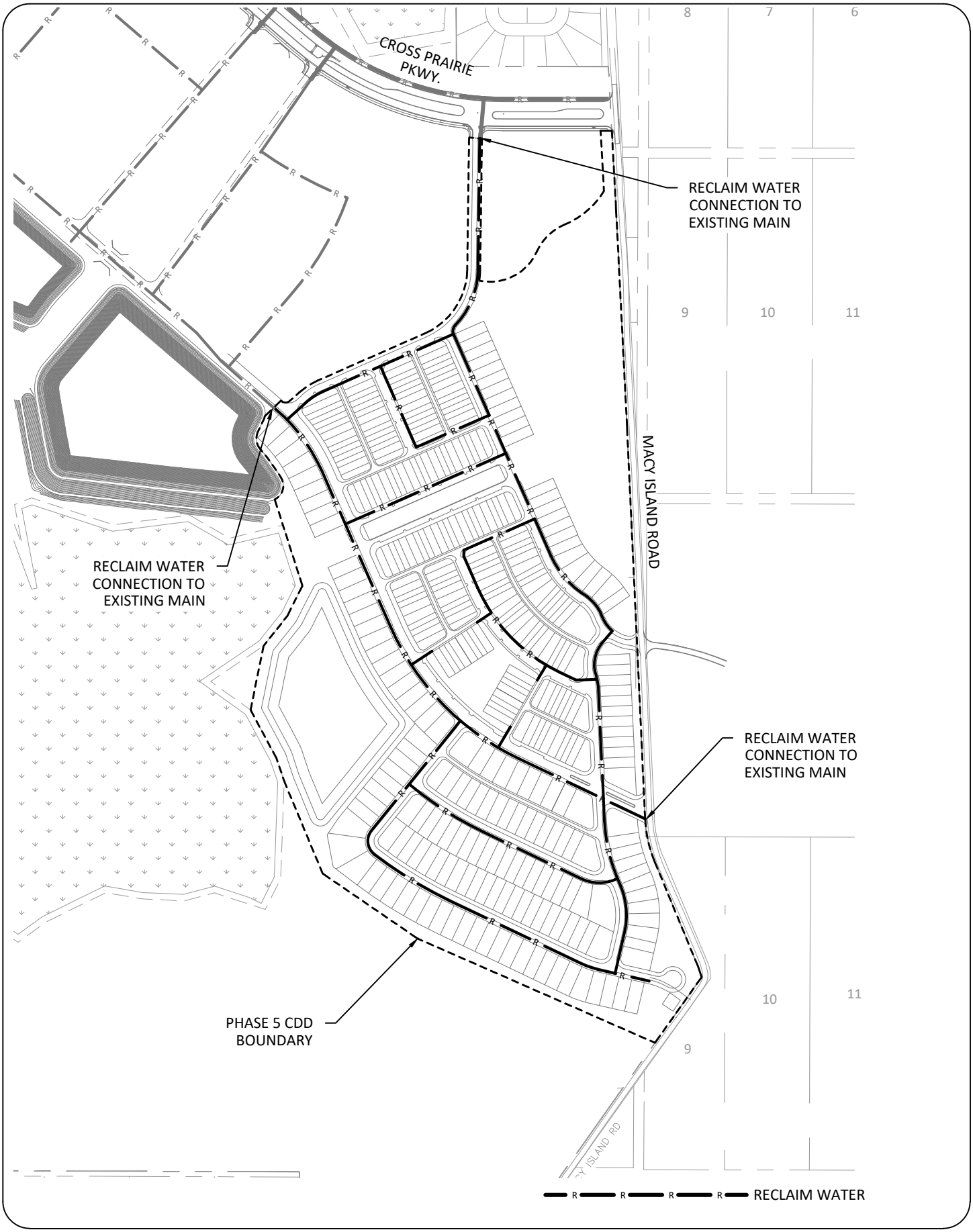
BOYD CIVIL ENGINEERING
6816 Hanging Moss Road,
Orlando, FL 32807
(407)494-2693 Phone

0' 125' 250' 500'
SCALE: 1"=500'
DATE: 8/22/2022
PROJECT NO.: 1007.023

KINDRED PHASE 5
WATER INFRASTRUCTURE IMPROVEMENTS

EXHIBIT 5



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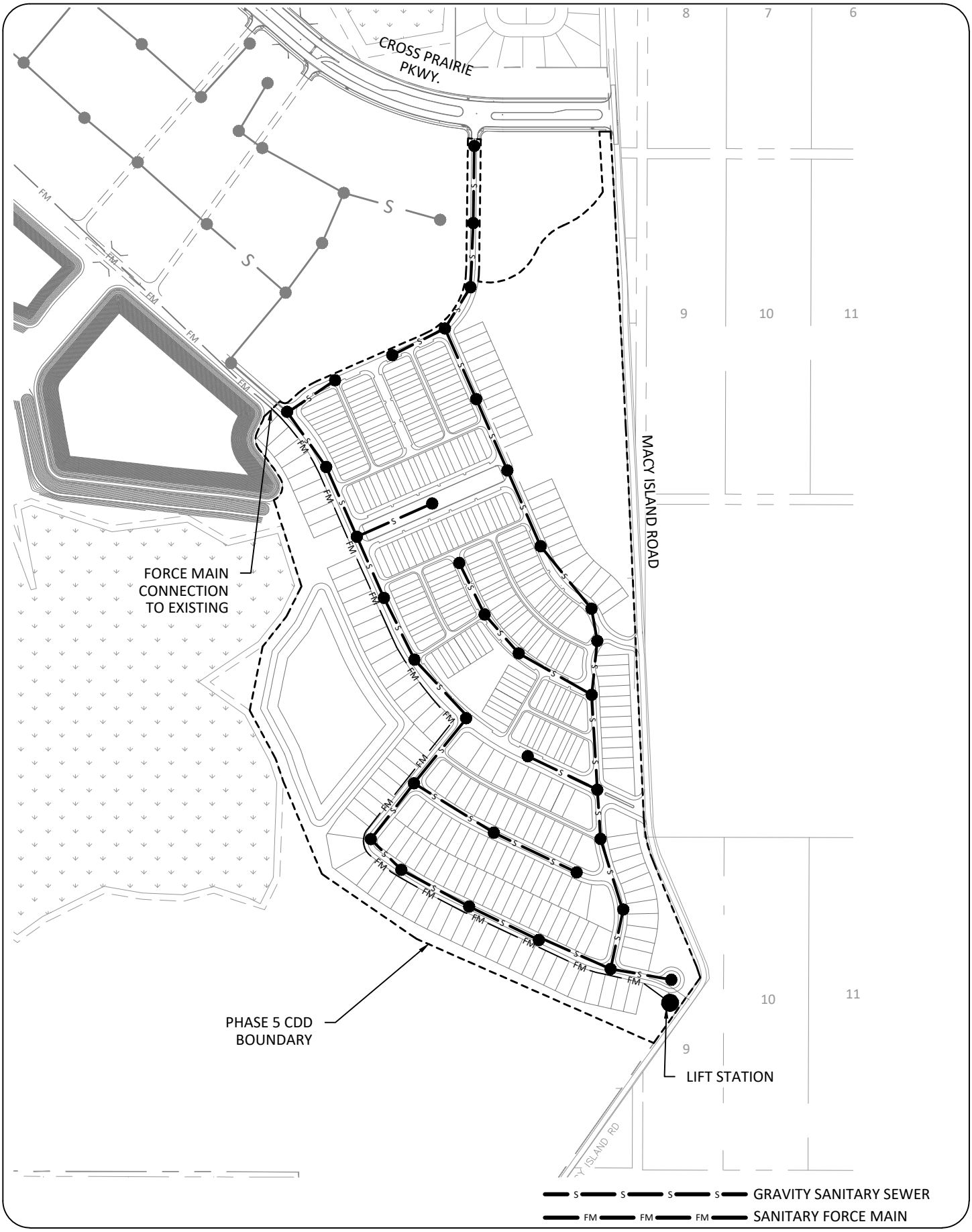
BOYD CIVIL ENGINEERING
6816 Hanging Moss Road,
Orlando, FL 32807
(407)494-2693 Phone

0' 120' 250' 500'
SCALE: 1"=500'
DATE: 8/22/2022
PROJECT NO.: 1007.023

KINDRED PHASE 5
RECLAIM INFRASTRUCTURE IMPROVEMENTS

5

EXHIBIT 6



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BOYD CIVIL ENGINEERING
6816 Hanging Moss Road,
Orlando, FL 32807
(407)494-2693 Phone

0' 125' 250' 500'
SCALE: 1"=500'
DATE: 8/22/2022
PROJECT NO.: 1007.023

KINDRED PHASE 5
SANITARY INFRASTRUCTURE IMPROVEMENTS

EXHIBIT B

EXHIBIT C

COMPOSITE EXHIBIT D

Tab 5

FIFTH SUPPLEMENTAL TRUST INDENTURE

BETWEEN

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II

AND

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,

AS TRUSTEE

Dated as of August 1, 2026

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This Table of Contents is incorporated herein for ease of reference only and shall not be deemed a part of the Fifth Supplemental Trust Indenture.

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FIFTH SUPPLEMENTAL TRUST INDENTURE

THIS **FIFTH SUPPLEMENTAL TRUST INDENTURE** (the "Fifth Supplemental Indenture") dated as of August 1, 2026, from **TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II** (the "District") to **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION**, a national banking association authorized to accept and execute trusts of the character herein set out within the State of Florida, as successor to U.S. Bank National Association, as trustee (the "Trustee"). All capitalized terms not otherwise defined herein shall have the meaning ascribed thereto in the Master Indenture (hereinafter defined).

WHEREAS, the District has entered into a Master Trust Indenture dated as of August 1, 2020 (the "Master Indenture"), with the Trustee to secure the issuance of its Town of Kindred Community Development District II Special Assessment Revenue Bonds (the "Bonds"), issuable in one or more Series from time to time; and

WHEREAS, pursuant to Resolution 2020-31 adopted by the Board of the District on February 14, 2020 (the "Bond Resolution"), the District has authorized the issuance of its not exceeding $50,000,000 Town of Kindred Community Development District II Special Assessment Revenue Bonds, in one or more Series, and authorized the execution and delivery of the Master Indenture to secure the issuance of the Bonds; and

WHEREAS, the Bonds were validated by the Circuit Court of the Ninth Judicial Circuit of the State of Florida in and for Osceola County, Florida in a final judgment rendered on May 12, 2020, and the appeal period from such final judgment has expired with no appeal being taken; and

WHEREAS, pursuant to the Bond Resolution, as supplemented by Resolution No. 2020-43 adopted on June 9, 2020, and the Master Indenture, as supplemented by a First Supplemental Trust Indenture dated August 1, 2020, the District has previously issued its $2,500,000 Town of Kindred Community Development District II Special Assessment Revenue Bonds, Series 2020; and

WHEREAS, pursuant to the Bond Resolution, as supplemented by Resolution No. 2021-10 adopted on August 10, 2021, and the Master Indenture, as supplemented by a Second Supplemental Trust Indenture dated as of September 1, 2021, the District has previously issued its $5,780,000 Town of Kindred Community Development District II Special Assessment Revenue Bonds, Series 2021; and

WHEREAS, pursuant to the Bond Resolution, as supplemented by Resolution No. 2023-22 adopted on August 10, 2023, and the Master Indenture, as supplemented by a Third Supplemental Trust Indenture dated as of September 1, 2023, the District has previously issued its $8,160,000 Town of Kindred Community Development District II Special Assessment Revenue Bonds, Series 2023; and

WHEREAS, pursuant to the Bond Resolution, as supplemented by Resolution No. 2024-07 adopted on August 8, 2024, and the Master Indenture, as supplemented by a Fourth Supplemental Trust Indenture dated as of September 1, 2024, the District has previously issued its $4,290,000 Town of Kindred Community Development District II Special Assessment Revenue Bonds, Series 2024; and

WHEREAS, the Board of the District has duly adopted Resolutions 2023-10, 2023-11, 2023-12, and 2026-[_] (collectively, the "Assessment Resolutions") pursuant to Sections 170.03, 170.07 and 170.08, Florida Statutes, defining assessable property to be benefited by the 2026 Project (hereinafter defined), defining the portion of the Cost of the 2026 Project with respect to which 2026 Special Assessments (hereinafter defined) will be imposed and the manner in which such 2026 Special Assessments shall be levied against such benefited property within the District, directing the preparation of an assessment roll calling for a public hearing of the District at which owners of property to be subject to the 2026 Special Assessments may be heard as to the propriety and advisability of undertaking the 2026 Project, as to the cost thereof, the manner of payment therefor, and the amount to be assessed against each property improved by the 2026 Project, and stating the intent of the District to issue the Series 2026 Bonds (as herein defined) secured by such 2026 Special Assessments to finance a portion of the Costs of the acquisition and construction of the 2026 Project and the Board of the District has duly adopted the Assessment Resolutions, following a public hearing conducted in accordance with the Act, to fix and establish the 2026 Special Assessments and the benefited property; and

WHEREAS, pursuant to the Bond Resolution, as supplemented by District Resolution 2026-[_] dated [_____], 2026, the District has authorized the issuance, sale and delivery of its $[_____] Town of Kindred Community Development District II Special Assessment Revenue Bonds, Series 2026 (the "Series 2026 Bonds"), as a Series of Bonds under the Master Indenture and authorized the execution and delivery of this Fifth Supplemental Indenture (collectively, with the Master Indenture, the "Indenture") to secure the issuance of the Series 2026 Bonds and to set forth the terms of the Series 2026 Bonds; and

WHEREAS, the District will apply the proceeds of the Series 2026 Bonds to: (i) finance the Cost of acquisition, construction, installation and equipping of a portion of the project further described in **Exhibit C** hereto (hereinafter, the "2026 Project"); (ii) pay certain costs associated with the issuance of the Series 2026 Bonds; (iii) pay a portion of the interest accruing on the Series 2026 Bonds; and (iv) fund the 2026 Reserve Account as herein provided; and

WHEREAS, the execution and delivery of the Series 2026 Bonds and of this Fifth Supplemental Indenture have been duly authorized by the Board of the District and all things necessary to make the Series 2026 Bonds, when executed by the District and authenticated by the Trustee, valid and binding legal obligations of the District and to make this Fifth Supplemental Indenture a valid and binding agreement and, together with the Master Indenture, a valid and binding lien on the 2026 Trust Estate (as hereinafter defined) have been done;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THIS FIFTH SUPPLEMENTAL TRUST INDENTURE WITNESSETH:

That the District, in consideration of the premises, the acceptance by the Trustee of the trusts hereby created, the mutual covenants herein contained, the purchase and acceptance of the Series 2026 Bonds by the purchaser or purchasers thereof, and other good and valuable consideration, receipt of which is hereby acknowledged, and in order to further secure the payment of the principal and Redemption Price of, and interest on, all Series 2026 Bonds Outstanding from

time to time, according to their tenor and effect, and such other payments required to be made under the Master Indenture or hereunder, and to further secure the observance and performance by the District of all the covenants, expressed or implied in the Master Indenture, in this Fifth Supplemental Indenture and in the Series 2026 Bonds: (a) has executed and delivered this Fifth Supplemental Indenture and (b) does hereby, grant, bargain, sell, convey, transfer, assign and pledge unto the Trustee, and unto its successors in interest the trusts under the Master Indenture, and to them and their successors and assigns forever, all right, title and interest of the District, in, to and under, subject to the terms and conditions of the Master Indenture and the provisions of the Master Indenture pertaining to the application thereof for or to the purposes and on the terms set forth in the Master Indenture, all revenues derived by the District from the 2026 Special Assessments levied and imposed pursuant to the Assessment Proceedings (as hereinafter defined) as the same may be amended from time to time (as further defined herein, the "2026 Pledged Revenues") and the Funds and Accounts (except for the 2026 Rebate Account and the 2026 Costs of Issuance Account) established hereby (the "2026 Pledged Funds" and collectively with the "2026 Pledged Revenues," the "2026 Trust Estate") which shall comprise the Trust Estate securing only the Series 2026 Bonds;

TO HAVE AND TO HOLD all the same by the Master Indenture granted, bargained, sold, conveyed, transferred, assigned and pledged, or agreed or intended so to be, to the Trustee and its successors in trust and to it and its assigns forever;

IN TRUST NEVERTHELESS, except as in each such case may otherwise be provided in the Master Indenture, upon the terms and trusts in the Master Indenture set forth for the equal and proportionate benefit, security and protection of all and singular the present and future Owners of the Series 2026 Bonds issued or to be issued under and secured by this Fifth Supplemental Indenture, without preference, priority or distinction as to lien or otherwise, of any Series 2026 Bond over any other Series 2026 Bond by reason of priority in their issue, sale or execution;

PROVIDED HOWEVER, that if the District, its successors or assigns, shall well and duly pay, or cause to be paid, or make due provision for the payment of the principal and Redemption Price of the Series 2026 Bonds or any Series 2026 Bond secured and Outstanding under this Fifth Supplemental Indenture and the interest due or to become due thereon, at the times and in the manner mentioned in the Series 2026 Bonds and this Fifth Supplemental Indenture, according to the true intent and meaning thereof, and shall well and truly keep, perform and observe all the covenants and conditions pursuant to the terms of the Master Indenture and this Fifth Supplemental Indenture to be kept, performed and observed by it, and shall pay or cause to be paid to the Trustee all sums of money due or to become due to it in accordance with the terms and provisions of the Master Indenture and this Fifth Supplemental Indenture, then upon such final payments, this Fifth Supplemental Indenture and the rights hereby granted shall cease and terminate, with respect to all Series 2026 Bonds or any Series 2026 Bond of a particular maturity, otherwise this Fifth Supplemental Indenture shall remain in full force and effect;

THIS FIFTH SUPPLEMENTAL INDENTURE FURTHER WITNESSETH, and it is expressly declared, that all Series 2026 Bonds issued and secured hereunder are to be issued, authenticated and delivered and all of the rights and property pledged to the payment thereof are to be dealt with and disposed of under, upon and subject to the terms, conditions, stipulations, covenants, agreements, trusts, uses and purposes as in the Master Indenture (except as amended

directly or by implication by this Fifth Supplemental Indenture), including this Fifth Supplemental Indenture, expressed, and the District has agreed and covenanted, and does hereby agree and covenant, with the Trustee and with the respective Owners, from time to time, of the Series 2026 Bonds, as follows:

ARTICLE I
DEFINITIONS

Section 101. Definitions. All terms used herein that are defined in the recitals hereto are used with the same meaning herein unless the context clearly requires otherwise. All terms used herein that are defined in the Master Indenture are used with the same meaning herein (including the use of such terms in the recitals hereto and the granting clauses hereof) unless (i) expressly given a different meaning herein or (ii) the context clearly requires otherwise. In addition, unless the context clearly requires otherwise, the following terms used herein shall have the following meanings:

"Acquisition Agreement" shall mean, collectively, one or more written agreements between the Developer and the District pursuant to which the Developer has agreed to convey, construct or complete, and the Distict has agreed to purchase or accept, from time to time, interests in real property and completed components of infrastructure including, without limitation, the 2026 Project.

"Amortization Installments" shall mean the moneys required to be deposited in the 2026 Sinking Fund Account within the Debt Service Fund for the purpose of redeeming and paying when due any Term Bonds.

"Assessment Interest" shall mean the interest on 2026 Special Assessments received by the District which is pledged to the Series 2026 Bonds, other than Delinquent Assessment Interest.

"Assessment Principal" shall mean the principal amount of 2026 Special Assessments received by the District which are pledged to the Series 2026 Bonds, other than Delinquent Assessment Principal and Prepayment Principal.

"Assessment Proceedings" shall mean the proceedings of the District with respect to the establishment, levy and collection of the 2026 Special Assessments, including the Assessment Resolutions and any supplemental proceedings undertaken by the District with respect to the 2026 Special Assessments.

"Authorized Denomination" shall mean $5,000 and integral multiples of $5,000 in excess thereof; provided, however, delivery of the Series 2026 Bonds to the initial purchasers thereof shall be in minimum principal amounts of $100,000 and any integral multiple of $5,000 in excess thereof.

"Beneficial Owner" shall mean the owners from time to time of the Series 2026 Bonds for federal income tax purposes.

"Bond Depository" shall mean the securities depository existing from time to time under Section 201 hereof.

"Bond Participants" shall mean those broker-dealers, banks and other financial institutions from time to time for which the Bond Depository holds Series 2026 Bonds as securities depository.

"Collateral Assignment" shall mean the [Collateral Assignment Agreement (2026 Bonds)], dated August [_], 2026, between the District and the Developer, as amended from time to time.

"Completion Agreement" shall mean the [Completion Agreement (2026 Bonds)] dated August [_], 2026, between the District and the Developer, as amended from time to time.

"Continuing Disclosure Agreement" shall mean the Continuing Disclosure Agreement, dated August [_], 2026 between District and the Developer and joined in by the Trustee and Dissemination Agent (as defined therein), as originally executed and as it may be amended from time to time in accordance with the terms thereof.

"Delinquent Assessment Interest" shall mean Assessment Interest deposited with the Trustee after the date on which such Assessment Interest has become due and payable in accordance with applicable law or proceedings of the District.

"Delinquent Assessment Principal" shall mean Assessment Principal deposited with the Trustee after the date on which such Assessment Principal has become due and payable in accordance with applicable law or proceedings of the District.

"Developer" shall mean D.R. Horton, Inc., a Delaware corporation.

"DTC" shall mean The Depository Trust Company, New York, New York, and its successors and assigns.

"Interest Payment Date" shall mean each May 1 and November 1, commencing November 1, 2026.

"Majority Owners" shall mean the Beneficial Owners of more than fifty percent (50%) of the aggregate principal amount of the Series 2026 Bonds then Outstanding.

"Nominee" shall mean the nominee of the Bond Depository, which may be the Bond Depository, as determined from time to time pursuant to this Fifth Supplemental Indenture.

"Operation and Maintenance Assessments" shall mean non-ad valorem special assessments levied by the District pursuant to the Act and other applicable law on assessable District lands for the operation and maintenance of the 2026 Project and/or the operations of the District.

"Participating Underwriter" shall have the meaning ascribed to it in the Continuing Disclosure Agreement.

"Prepayment Principal" shall mean the excess amount of Assessment Principal received by the District over the Assessment Principal then due, but shall not include Delinquent Assessment Principal. Prepayment Principal shall not include the proceeds of any refunding bonds.

"Quarterly Redemption Date" shall mean each February 1, May 1, August 1 and November 1.

"Substantial Absorption" shall mean the date at least 90% of the principal portion of the 2026 Special Assessments have been assigned to Units that have received certificates of occupancy. The Trustee and the District may conclusively rely on a certificate from the District Manager regarding such status of the Units and the 2026 Special Assessments, and in the absence of such certification, may assume that Substantial Absorbtion has not occured.

"Term Bonds" shall mean the Series 2026 Bonds that mature on one date and that are subject to mandatory redemption from Amortization Installments.

"Units" shall mean residential units within 2026 Assessment Area.

"2026 Acquisition and Construction Account" shall mean the Account so designated, established as a separate Account within the Acquisition and Construction Fund pursuant to Section 401(a) of this Fifth Supplemental Indenture.

"2026 Assessment Area" shall mean the area within the District on which the 2026 Special Assessments are levied pursuant to the Assessment Proceedings.

"2026 Costs of Issuance Account" shall mean the Account so designated, established as a separate Account within the Acquisition and Construction Fund pursuant to Section 401(a) of this Fifth Supplemental Indenture.

"2026 Interest Account" shall mean the Account so designated, established as a separate Account within the Debt Service Fund pursuant to Section 401(b) of this Fifth Supplemental Indenture.

"2026 Optional Redemption Account" shall mean the Account so designated, established as a separate Account within the Bond Redemption Fund pursuant to Section 401(c) of this Fifth Supplemental Indenture.

"2026 Pledged Revenues" shall mean all revenues received by the District from the 2026 Special Assessments, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such 2026 Special Assessments or from the issuance and sale of tax certificates with respect to such 2026 Special Assessments; provided, however, that 2026 Pledged Revenues shall not include (A) any moneys transferred to the 2026 Rebate Account or 2026 Cost of Issuance Account, or investment earnings thereon and (B) Operations and Maintenance Assessments levied and collected by the District (it being expressly understood that the lien and pledge of the Indenture shall not apply to any of the moneys described in the foregoing clauses (A) and (B) of this proviso).

"2026 Prepayment Account" shall mean the Account so designated, established as a separate Account within the Bond Redemption Fund pursuant to Section 401(c) of this Fifth Supplemental Indenture.

"2026 Rebate Account" shall mean the Account so designated, established pursuant to Section 4.01(f) of this Fifth Supplemental Indenture.

"2026 Reserve Account" shall mean the Account established as a separate Account within the Debt Service Reserve Fund pursuant to Section 401(d) of this Fifth Supplemental Indenture.

"2026 Reserve Account Release Conditions" shall mean, collectively, 2026 Reserve Account Release Condition #1 and 2026 Reserve Account Release Condition #2.

"2026 Reserve Account Release Condition #1" shall mean, collectively, that (i) all of the principal portion of the 2026 Special Assessments has been assigned to Units within the 2026 Assessment Area that have been developed and platted; (ii) all Series 2026 Assessments are being collected pursuant to the Uniform Method; and (iii) no Event of Default has occurred and is continuing with respect to any Outstanding Series 2026 Bonds. Upon the satisfaction of 2026 Reserve Account Release Condition #1, a Responsible Officer of the District, or the District Manager on behalf of the District, shall provide a written certification to the Trustee that the events in clauses (i) and (ii) have occurred and affirming clause (iii). The Trustee may conclusively rely on such written certification and in its absence may assume all the events described above have not occurred.

"2026 Reserve Account Release Condition #2" shall mean, collectively, that (i) 2026 Reserve Account Release Condition #1 has been satisfied; (ii) all Units subject to the Series 2026 Assessments have been sold and closed with end-users; (iii) all Series 2026 Assessments are being collected pursuant to the Uniform Method; and (iv) no Event of Default has occurred and is continuing with respect to any Outstanding Series 2026 Bonds. Upon the satisfaction of the 2026 Reserve Account Release Condition #2, a Responsible Officer of the District, or the District Manager on behalf of the District, shall provide a written certification to the Trustee that the events in clauses (i), (ii) and (iii) have occurred and affirming clause (iv). The Trustee may conclusively rely on such written certification and in its absence may assume all the events described above have not occurred.

"2026 Reserve Account Requirement" shall mean, (i) initially, an amount equal to fifty percent (50%) of the maximum annual Debt Service Requirements for the Series 2026 Bonds, and (ii) upon satisfaction of 2026 Reserve Account Release Condition #1, an amount equal to twenty-five percent (25%) of the maximum annual Debt Service Requirements for the Series 2026 Bonds, and (iii) upon satisfaction of 2026 Reserve Account Release Condition #2, an amount equal to ten percent (10%) of the maximum annual Debt Service Requirement for the Series 2026 Bonds; provided, that, the 2026 Reserve Account Requirement shall also never exceed the lesser of (i) 125% of the average annual Debt Service Requirement of the Series 2026 Bonds calculated as of the date of original issuance thereof or (ii) 10% of the proceeds of the Series 2026 Bonds calculated as of the date of original issuance thereof. For the purpose of calculating the 2026 Reserve Account Requirement, the maximum annual Debt Service Requirement shall be calculated as of the date of the original issuance and delivery of the Series 2026 Bonds and recalculated in connection with each optional or extraordinary mandatory redemption of the Series 2026 Bonds (but not upon mandatory sinking fund redemption). The initial 2026 Reserve Account Requirement shall be equal to $[_____].

"2026 Revenue Account" shall mean the Account so designated, established as a separate Account within the Revenue Fund pursuant to Section 401(e) of this Fifth Supplemental Indenture.

"2026 Sinking Fund Account" shall mean the Account so designated, established as a separate Account within the Debt Service Fund pursuant to Section 401(b) of this Fifth Supplemental Indenture.

"2026 Special Assessments" shall mean the Special Assessments levied against properties within the District specially benefited by the 2026 Project as described in the Assessment Proceedings.

ARTICLE II
AUTHORIZATION, ISSUANCE AND PROVISIONS OF SERIES 2026 BONDS

Section 201. Authorization of Series 2026 Bonds; Book-Entry Only Form. The Series 2026 Bonds are hereby authorized to be issued in the aggregate principal amount of $[_____] for the purposes enumerated in the recitals hereto. The Series 2026 Bonds shall be substantially in the form set forth as **Exhibit B** to this Fifth Supplemental Indenture. Each Series 2026 Bond shall bear the designation "2026R-" and be numbered consecutively from 1 upwards.

The Series 2026 Bonds shall be initially issued in the form of a separate single certificated fully registered Series 2026 Bond for each maturity of Series 2026 Bonds. Upon initial issuance, the ownership of such Series 2026 Bond shall be registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC, the initial Bond Depository. Except as provided in this Section 201, all of the Outstanding Series 2026 Bonds shall be registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC.

With respect to Series 2026 Bonds registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC, the District, the Trustee, the Bond Registrar and the Paying Agent shall have no responsibility or obligation to any such Bond Participant or to any Beneficial Owner. Without limiting the immediately preceding sentence, the District, the Trustee, the Bond Registrar and the Paying Agent shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any Bond Participant with respect to any ownership interest in the Series 2026 Bonds, (ii) the delivery to any Bond Participant or any other person other than an Owner, as shown in the registration books kept by the Bond Registrar, of any notice with respect to the Series 2026 Bonds, including any notice of redemption, or (iii) the payment to any Bond Participant or any other person, other than an Owner, as shown in the registration books kept by the Bond Registrar, of any amount with respect to principal of, premium, if any, or interest on the Series 2026 Bonds. The District, the Trustee, the Bond Registrar and the Paying Agent may treat and consider the person in whose name each Series 2026 Bond is registered in the registration books kept by the Bond Registrar as the absolute owner of such Series 2026 Bond for the purpose of payment of principal, premium and interest with respect to such Series 2026 Bond, for the purpose of giving notices of redemption and other matters with respect to such Series 2026 Bond, for the purpose of registering transfers with respect

to such Series 2026 Bond, and for all other purposes whatsoever. The Paying Agent shall pay all principal of, premium, if any, and interest on the Series 2026 Bonds only to or upon the order of the respective Owners, as shown in the registration books kept by the Bond Registrar, or their respective attorneys duly authorized in writing, as provided herein and all such payment shall be valid and effective to fully satisfy and discharge the District's obligations with respect to payment of principal of, premium, if any, and interest on the Series 2026 Bonds to the extent of the sum or sums so paid. No person other than an Owner, as shown in the registration books kept by the Bond Registrar, shall receive a certificated Series 2026 Bond evidencing the obligation of the District to make payments of principal, premium, if any, and interest pursuant to the provisions hereof. Upon delivery by DTC to the District of written notice to the effect that DTC has determined to substitute a new Nominee in place of Cede & Co., and subject to the provisions therein with respect to Record Dates, the words "Cede & Co." in this Fifth Supplemental Indenture shall refer to such new Nominee of DTC; and upon receipt of such a notice the District shall promptly deliver a copy of the same to the Trustee, Bond Registrar and the Paying Agent. No presentation or surrender is necessary when the Series 2026 Bonds are held in a book-entry system of registration.

Upon receipt by the Trustee or the District of written notice from DTC: (i) confirming that DTC has received written notice from the District to the effect that a continuation of the requirement that all of the Outstanding Series 2026 Bonds be registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC, is not in the best interest of the Beneficial Owners of the Series 2026 Bonds or (ii) to the effect that DTC is unable or unwilling to discharge its responsibilities and no substitute Bond Depository willing to undertake the functions of DTC hereunder can be found which is willing and able to undertake such functions upon reasonable and customary terms, the Series 2026 Bonds shall no longer be restricted to being registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as nominee of DTC, but may be registered in whatever name or names the Beneficial Owners shall designate, in accordance with the provisions hereof and the Master Indenture.

Section 202. Terms of Series 2026 Bonds. The Series 2026 Bonds shall be issued as [four (4)] Term Bonds as set forth below and shall bear interest at the fixed interest rates per annum and shall mature in the amounts and on the dates set forth below:

$[_____], [___]% Term Bond due May 1, 20[_]

$[_____], [___]% Term Bond due May 1, 20[_]

$[_____], [___]% Term Bond due May 1, 20[_]

$[_____], [___]% Term Bond due May 1, 20[_]

Section 203. Dating; Interest Accrual. Each Series 2026 Bond upon initial issuance shall be dated August [__], 2026. Each Series 2026 Bond shall also bear its date of authentication. Each Series 2026 Bond shall bear interest from the Interest Payment Date to which interest has been paid next preceding the date of its authentication, unless the date of its authentication: (i) is an Interest Payment Date to which interest on such Series 2026 Bond has been paid, in which event such Series 2026 Bond shall bear interest from its date of authentication; or (ii) is prior to the first Interest Payment Date for the Series 2026 Bonds, in which event such Series 2026 Bond shall bear

interest from its date. Interest on the Series 2026 Bonds shall be due and payable on each May 1 and November 1, commencing November 1, 2026, and shall be computed on the basis of a 360-day year of twelve 30-day months.

Section 204. Denominations. The Series 2026 Bonds shall be issued in Authorized Denominations; provided, however, that the Series 2026 Bonds may only be delivered to the initial purchasers thereof in aggregate principal amounts of $100,000 or integral multiples of $5,000 in excess thereof.

Section 205. Paying Agent. The District appoints the Trustee as Paying Agent for the Series 2026 Bonds.

Section 206. Bond Registrar. The District appoints the Trustee as Bond Registrar for the Series 2026 Bonds.

Section 207. Conditions Precedent to Issuance of Series 2026 Bonds. In addition to complying with the requirements set forth in Section 3.01 of the Master Indenture in connection with the issuance of the Series 2026 Bonds, all the Series 2026 Bonds shall be executed by the District for delivery to the Trustee and thereupon shall be authenticated by the Trustee and delivered to the District or upon its order, but only upon the further receipt by the Trustee of:

(a) Certified copies of the Assessment Proceedings;

(b) A copy of the executd Master Indenture and an executed original of this Fifth Supplemental Indenture;

(c) A Bond Counsel opinion addressed to the Trustee or with respect to which the Trustee has received a customary reliance letter substantially to the effect that: (i) the Indenture has been duly authorized and executed by the District and constitutes a valid and binding obligation of the District; (ii) the Series 2026 Bonds have been duly authorized, executed and delivered by the District and are valid and binding special obligations of the District, payable solely from the sources provided therefor in the Indenture; (iii) the interest on the Series 2026 Bonds is excludable from gross income for federal income tax purposes; and (iv) the Series 2026 Bonds and the interest paid thereon are exempt from all taxes imposed by the State of Florida except as to estate taxes and taxes imposed by Chapter 220, Florida Statutes.

(d) An opinion of Counsel to the District addressed to the Trustee substantially to the effect that; (i) the District has been duly established and validly exists as a community development district under the Act, (ii) the District has good right and lawful authority under the Act to undertake the 2026 Project being financed with the proceeds of the Series 2026 Bonds, subject to obtaining such licenses, orders or other authorizations as are, at the date of such opinion, required to be obtained from any agency or regulatory body having lawful jurisdiction in order to undertake the 2026 Project, (iii) all proceedings undertaken by the District with respect to the 2026 Special Assessments have been in accordance with Florida law, (iv) the District has taken all action necessary to levy and impose the 2026 Special Assessments, and (v) the 2026 Special Assessments are legal, valid and binding liens upon the property against which such 2026 Special Assessments are made, coequal with the lien of all state, county, district and municipal taxes, superior in dignity to all other liens, titles and claims, until paid;

(e) A certificate of a Responsible Officer to the effect that, upon the authentication and delivery of the Series 2026 Bonds, the District will not be in default in the performance of the terms and provisions of the Master Indenture or this Fifth Supplemental Indenture;

(f) A certificate or certificates of the District's Consulting Engineer certifying as to the accuracy of the information set forth in the District engineer's report regarding the 2026 Project;

(g) A certificate of the "Methodology Consultant," Rizzetta & Company, Incorporated, to the effect that the benefit from the 2026 Project equals or exceeds the amount of 2026 Special Assessments, the 2026 Special Assessments are fairly and reasonably allocated across the lands subject to the 2026 Special Assessments and the 2026 Special Assessments are sufficient to pay Debt Service Requirements on the Series 2026 Bond; and

(h) A certified copy of the final judgment of validation together with a certificate of no appeal.

Delivery to the Trustee of the net proceeds from the issuance of the Series 2026 Bonds shall constitute conclusive proof of the delivery of the items described above to the satisfaction of the District and the underwriter of the Series 2026 Bonds.

Section 208. Continuing Disclosure. The District hereby covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Agreement applicable to the District. Notwithstanding any other provisions of the Indenture, failure of the District to comply with the Continuing Disclosure Agreement shall not be considered an Event of Default; however, the Trustee may and, at the request of any Participating Underwriter (as defined in Rule 15c2-12 of the Securities and Exchange Commission) or Majority Owners, and receipt of indemnity satisfactory to the Trustee shall, or any such Bondholder may, take such actions as may be necessary and appropriate, including seeking mandamus or specific performance by court order, to cause the District to comply with its obligations under this Section.

ARTICLE III
REDEMPTION AND PURCHASE OF SERIES 2026 BONDS

The Series 2026 Bonds are subject to redemption prior to maturity as provided in the form thereof set forth as **Exhibit A** to this Fifth Supplemental Indenture. Notice of redemption shall be given as provided in Section 8.02 of the Master Indenture.

ARTICLE IV
DEPOSIT OF SERIES 2026 BOND PROCEEDS AND APPLICATION THEREOF; ESTABLISHMENT OF ACCOUNTS AND OPERATION THEREOF

Section 401. Establishment of Accounts.

(a) The following accounts are hereby established within the Acquisition and Construction Fund held by the Trustee:

(i) a 2026 Acquisition and Construction Account; and

(ii) a 2026 Costs of Issuance Account;

(b) A 2026 Sinking Fund Account and a 2026 Interest Account are hereby established within the Debt Service Fund held by the Trustee;

(c) A 2026 Optional Redemption Account and a 2026 Prepayment Account are hereby established within the Bond Redemption Fund;

(d) A 2026 Reserve Account is hereby established within the Debt Service Reserve Fund held by the Trustee, which account shall be held for the benefit of all of the Series 2026 Bonds without distinction as to Series 2026 Bonds and without privilege or priority of one Series 2026 Bond over another;

(e) A 2026 Revenue Account is hereby established within the Revenue Fund held by the Trustee; and

(f) A 2026 Rebate Account is hereby established within the Rebate Fund held by the Trustee.

Section 402. Use of Series 2026 Bond Proceeds. Following the Trustee's receipt of the items set forth in Section 3.01 of the Master Indenture and Section 207 hereof, the net proceeds of sale of the Series 2026 Bonds, $[_____] (equal to the face amount of the Series 2026 Bonds less an underwriter's discount of $[_____] [and plus/less][net][original issue premium/discount of $_____]) shall be delivered to the Trustee by, or on behalf of, the District and be applied as follows:

(a) $[_____] representing the initial 2026 Reserve Account Requirement, shall be deposited to the 2026 Reserve Account;

(b) $[_____] representing costs of issuance relating to the Series 2026 Bonds, shall be deposited to the credit of the 2026 Costs of Issuance Account;

(c) $[_____], shall be deposited to the 2026 Interest Account; and

(d) $[_____] of the proceeds of the Series 2026 Bonds remaining after the deposits above shall be deposited to the credit of the 2026 Acquisition and Construction Account of the Acquisition and Construction Fund.

Section 403. Acquisition and Construction Fund.

(a) Amounts on deposit in the 2026 Acquisition and Construction Account shall be applied to pay the Costs of the 2026 Project upon presentment to the Trustee of a properly signed requisition in substantially the form of **Exhibit B** hereto. The Trustee shall be entitled to conclusively rely on such certification to pay such requisition and shall have no duty to verify whether the amounts being requisitioned are properly allocable to any particular portions of the 2026 Project.

(b) Any balance remaining in the 2026 Acquisition and Construction Account after the Completion Date of the 2026 Project and after retaining the amount, if any, of all remaining unpaid Costs of the 2026 Project set forth in the Engineers' Certificate establishing such Completion Date, shall be deposited in the 2026 Prepayment Account in the Bond Redemption Fund and applied to the extraordinary mandatory redemption of the Series 2026 Bonds in the manner prescribed in the Series 2026 Bonds; provided, however, that the District shall not declare that the Completion Date of the 2026 Project has occurred until after the 2026 Reserve Account Release Conditions have been satisfied and (i) all moneys transferred from the 2026 Reserve Account to the 2026 Acquisition and Construction Account as a result of such reduction of the 2026 Reserve Account Requirement have been expended on Costs of the 2026 Project, including (A) any requisitions previously submitted by the District to the Trustee pursuant to Section 403(a) hereof that remain unpaid ("Unpaid Requisitions"), in full or in part, in chronological order (i.e., oldest to newest) based on the date such requisitions were originally submitted, and then (B) any accrued but unpaid Costs of the 2026 Project, or (ii) the Consulting Engineer has certified in writing to the District and the Trustee (upon which the Trustee may conclusively rely) that such amount is in excess of what is needed to complete the 2026 Project. Any requisition for payment of Unpaid Requisitions submitted in compliance with the prior sentence shall be executed by the District and the Consulting Engineer (at the direction of the District). At such time as there are no amounts on deposit in the 2026 Acquisition and Construction Account such account shall be closed. No transfer to the 2026 Prepayment Account shall be made if on the date of such proposed transfer the Trustee has knowledge that an Event of Default exists until such Event of Default no longer exists or is waived or the Trustee is directed by the Majority Owners to otherwise apply such moneys.

In accordance with the provisions of the Indenture, the Series 2026 Bonds are payable solely from the 2026 Trust Estate. The District acknowledges hereby that (i) the 2026 Trust Estate includes, without limitation, all amounts on deposit in the 2026 Acquisition and Construction Account then held by the Trustee, (ii) upon the occurrence of an Event of Default with respect to the Series 2026 Bonds, the 2026 Trust Estate may not be used by the District (whether to pay Costs of the 2026 Project or otherwise) without the consent of the Majority Owners, except to the extent that prior to such declared Event of Default the District had incurred a binding obligation with third parties for work on the 2026 Project and payment is for such work and (iii) upon the occurrence of an Event of Default with respect to the Series 2026 Bonds, the 2026 Trust Estate may be used by the Trustee, at the direction or with the approval of the Majority Owners, to pay reasonable costs and expenses incurred in connection with the pursuit of remedies under the Indenture. The District shall not enter into any binding agreement that will cause the expenditure of additional funds from the 2026 Trust Estate after the occurrence and during the continuance of an Event of Default unless authorized in writing by the Majority Owners.

Section 404. Costs of Issuance Account. There shall be deposited $[_____] in the 2026 Costs of Issuance Account which shall, at the written direction of a Responsible Officer to the Trustee, be used to pay the costs of issuance relating to the Series 2026 Bonds. Any amounts on deposit in the 2026 Costs of Issuance Account ninety (90) days after the date of initial delivery of the Series 2026 Bonds, for which the District has not provided a pending requisition, shall be transferred over and deposited into the 2026 Acquisition and Construction Account and used for the purposes permitted therefor and the 2026 Costs of Issuance Account shall be closed.

Section 405. 2026 Reserve Account. The 2026 Reserve Account shall be funded and maintained at all times in the amount of the 2026 Reserve Account Requirement. Amounts on deposit in the 2026 Reserve Account except as provided elsewhere in the Master Indenture or in this Fifth Supplemental Indenture shall be used only for the purpose of making payments into the 2026 Interest Account and the 2026 Sinking Fund Account to pay the Series 2026 Bonds when due, without distinction as to Series 2026 Bonds and without privilege or priority of one Series 2026 Bond over another, when the moneys on deposit in such Accounts and available therefor are insufficient.

The Trustee, on each March 15, June 15, September 15 and December 15 (or if such day is not a Business Day, on the Business Day next preceding such day) next preceding each Quarterly Redemption Date, after taking into account all payments and transfers made as of such date, shall notify the District of the amount in the 2026 Reserve Account. The District shall compute the value of the 2026 Reserve Account Requirement and shall promptly notify the Trustee of the amount of any deficiency or surplus as of such date in such account. The District shall immediately pay the amount of any deficiency to the Trustee, for deposit in the 2026 Reserve Account, from any legally available source of the District. Any such surplus in the 2026 Reserve Account as a result of having met each of the 2026 Reserve Account Release Conditions (pursuant to a written direction from the District to the Trustee upon which the Trustee may conclusively rely) shall be deposited to the 2026 Acquisition and Construction Account to be used for the purposes of such Account and all other such surplus (except as provided in the next paragraph) shall be deposited to the 2026 Prepayment Account to be used for the extraordinary mandatory redemption of Series 2026 Bonds.

All earnings on investments in the 2026 Reserve Account shall be deposited to the 2026 Revenue Account provided no deficiency exists in the 2026 Reserve Account except that prior to the Completion Date of the 2026 Project earnings shall be deposited to the 2026 Acquisition and Construction Account if a deficiency does not exist in the 2026 Reserve Account and if a deficiency does exist earnings shall remain on deposit in the 2026 Reserve Account until the deficiency is cured. Such Account shall consist only of cash and Investment Securities.

Notwithstanding the foregoing on the earliest date on which there is on deposit in the 2026 Reserve Account, sufficient monies, taking into account other monies available therefor, to pay and redeem all of the Outstanding Series 2026 Bonds, together with accrued interest on such Series 2026 Bonds to the earliest date of redemption, then the Trustee shall transfer to the 2026 Prepayment Account the amount on deposit in the 2026 Reserve Account to pay and redeem all of the Outstanding Series 2026 Bonds on the earliest such date.

Section 406. Application of Prepayment Principal; 2026 Prepayment Account. All Prepayment Principal shall upon receipt by the Trustee be deposited to the 2026 Prepayment Account. At the time the District deposits Prepayment Principal with the Trustee it shall notify the Trustee in writing as to the amount of Prepayment Principal. There shall also be deposited to the 2026 Prepayment Account insurance proceeds or condemnation awards not deposted to the 2026 Acquisition and Construction Account as provided in Secton 9.12(c) of the Master Indenture. Amounts on deposit in the 2026 Prepayment Account shall be applied to the extraordinary mandatory redemption of the Series 2026 Bonds in the manner prescribed in the Series 2026 Bonds.

The Trustee is not responsible to verify if any payment is Prepayment Principal and may conclusively rely as accurate upon the classification of the District as Prepayment Principal and in the absence of such notification will conclude that such payment is not Prepayment Principal and that such payment is to be deposited into the 2026 Revenue Account.

Section 407. Tax Covenants and Rebate Account. The District shall comply with the Federal Tax Certificate as the Arbitrage Certificate delivered in connection with the issuance of the Series 2026 Bonds (as amended and supplemented from time to time in accordance with its terms, the "2026 Arbitrage Certificate"). Amounts in the 2026 Rebate Account hereby established shall be directed by the District for investment only in Government Obligations. On any date required under the 2026 Arbitrage Certificate, the District shall give the Trustee written direction to, and the Trustee shall, transfer from the 2026 Revenue Account to the 2026 Rebate Account the amount due and owing to the United States, which amount shall be paid, to the United States, when due, in accordance with the 2026 Arbitrage Certificate. To the extent insufficient moneys are on deposit in the 2026 Revenue Account to make the transfer provided for in the immediately preceding sentence, the Districsct shall deposit with the Trustee from legally available moneys of the District the amount of any such insufficiency. To the extent any amounts in the 2026 Rebate Account are not needed to comply with the Arbitrage Certificate, such amounts shall be transferred as directed by the District to any other fund or account created hereunder.

Notwithstanding anything to the contrary contained in the Master Indenture, the District covenants with the holders of the Series 2026 Bonds that it shall comply with the requirements of Code necessary to maintain the exclusion of interest on the Series 2026 Bonds from gross income for purposes of federal income taxation, including the payment of any amount required to be rebated to the U.S. Treasury pursuant to the Code, and, in particular, that it shall not make or direct the making of any investment or other use of proceeds of such Series 2026 Bonds (or amounts deemed to be proceeds under the Code) in any manner which would cause the interest on such Series 2026 Bonds to be or become subject to federal income taxation, nor shall it fail to do any act which is necessary to prevent such interest from becoming subject to federal income taxation. The District further covenants that neither the District nor any other person under its control or direction will make any investment or other use of the proceeds of the Series 2026 Bonds (or amounts deemed to be proceeds under the Code) in any manner which would cause the Series 2026 Bonds to be "private activity bonds" as that term is defined in Section 141 of the Code (or any successor provision thereto), or "arbitrage bonds" as that term is defined in Section 148 of the Code (or any successor provision thereto) and that it will comply with such sections of the Code throughout the term of the Series 2026 Bonds.

Section 408. 2026 Revenue Account; Application of Series 2026 Accounts and Investment Earnings.

(a) Except as otherwise provided herein, amounts on deposit in the 2026 Revenue Account shall be applied in accordance with Section 6.03 of the Master Indenture. The District covenants to pay or cause to be paid the proceeds of the 2026 Special Assessments as received to the Trustee for deposit as provided in this Section 408.

(b) The Trustee is hereby authorized and directed to deposit any and all amounts required to be deposited into the Funds and Accounts by this Section 408 or by any other

provision of the Master Indenture or this Fifth Supplemental Indenture, and any other amounts or payments specifically designated by the District pursuant to a written direction or by a Supplemental Indenture for said purpose. Upon deposit of the revenues from the 2026 Special Assessments including the interest thereon with the Trustee, the District shall provide the Trustee a written accounting setting forth the amounts of such 2026 Special Assessments in the following categories which shall be deposited by the Trustee into the Funds and Accounts established hereunder as follows:

(i) Assessment Interest which shall be deposited into the 2026 Interest Account;

(ii) Assessment Principal, which shall be deposited into the 2026 Sinking Fund Account;

(iii) Prepayment Principal which shall be deposited into the 2026 Prepayment Account;

(iv) Delinquent Assessment Principal shall first be deposited to the 2026 Reserve Account and applied to restore the amount of any withdrawal from the 2026 Reserve Account to pay the principal of Series 2026 Bonds, to the extent that less than the 2026 Reserve Account Requirement is on deposit in the 2026 Reserve Account, and, the balance, if any, shall be deposited into the 2026 Sinking Fund Account;

(v) Delinquent Assessment Interest shall first be deposited to the 2026 Reserve Account and applied to restore the amount of any withdrawal from the 2026 Reserve Account to pay the interest of Series 2026 Bonds to the extent that less than the 2026 Reserve Account Requirement is on deposit in a 2026 Reserve Account, and, the balance, if any, shall be deposited into the 2026 Interest Account; and

(vi) The balance shall be deposited in the 2026 Revenue Account.

(c) On each March 15, June 15, September 15 and December 15 (or if such Day is not a Business Day, on the Business Day next preceding such day), the Trustee shall determine the amount on deposit in the 2026 Prepayment Account and, if the balance therein is greater than zero, shall transfer, but only after transferring sufficient amounts as directed by the District from the 2026 Revenue Account to pay amounts due on the next Interest Payment Date from the 2026 Revenue Account, for deposit into such 2026 Prepayment Account, an amount sufficient to increase the amount on deposit therein to the next integral multiple of $5,000, and, shall thereupon give notice and cause the extraordinary mandatory redemption of Series 2026 Bonds on the next succeeding Quarterly Redemption Date in the maximum aggregate principal amount for which moneys are then on deposit in such 2026 Prepayment Account in accordance with the provisions for extraordinary redemption of Series 2026 Bonds. All interest due in regard to such prepayments shall be paid from the 2026 Interest Account or, if insufficient amounts are on deposit in the 2026 Interest Account to pay such interest, then from the 2026 Revenue Account.

(d) Anything herein or in the Master Indenture to the contrary notwithstanding, on each May 1 and November 1 (or if such May 1 or November 1 is not a Business Day, on the Business Day next preceding such May 1 or November 1), the Trustee shall transfer from amounts

on deposit in the 2026 Revenue Account to the Funds and Accounts designated below, the following amounts in the following order of priority:

FIRST, to the 2026 Interest Account of the Debt Service Fund, an amount equal to the amount of interest payable on all Series 2026 Bonds then Outstanding on such May 1 or November 1, less any other amount already on deposit in the 2026 Interest Account;

SECOND, beginning on May 1, 202[8], and no later than the Business Day next preceding each May 1 thereafter while Series 2026 Bonds remain Outstanding, to the 2026 Sinking Fund Account, an amount equal to the Amortization Installment on the Series 2026 Bonds due on such May 1 or the principal maturing on such May 1, less any amount on deposit in the 2026 Sinking Fund Account;

THIRD, to the 2026 Reserve Account, the amount, if any, which is necessary to make the amount on deposit therein equal to the 2026 Reserve Account Requirement; and

FOURTH, the balance shall be retained in the 2026 Revenue Account, provided that on November 2 of each year any funds remaining in the 2026 Revenue Account shall be applied upon direction of the District to the Trustee, (i) prior to the completion of the 2026 Project, to the 2026 Acquisition and Construction Account, and (ii) thereafter, to any lawful purpose of the District.

Anything herein to the contrary notwithstanding, it shall not constitute an Event of Default hereunder if the full amount of the foregoing deposits are not made due to an insufficiency of funds therefor; provided, however, that nothing in this paragraph is meant to change what are otherwise Events of Default as provided for in Article X of the Master Indenture and Section 606 herein.

(e) On any date required by the Arbitrage Certificate, the District shall give the Trustee written direction to, and the Trustee shall, transfer from the 2026 Revenue Account to the 2026 Rebate Account established for the Series 2026 Bonds in the Rebate Fund the amount due and owing to the United States, which amount shall be paid, to the United States, when due, in accordance with such Arbitrage Certificate. To the extent insufficient moneys are on deposit in the 2026 Revenue Account to make the transfer provided for in the immediately preceding sentence the District shall deposit with the Trustee from legally available moneys of the District the amount of any such insufficiency.

(f) Anything herein or in the Master Indenture to the contrary notwithstanding, amounts on deposit in all of the Funds and Accounts held as security for the Series 2026 Bonds shall be invested only in Investment Securities, and further, earnings on investments in the 2026 Acquisition and Construction Account and the 2026 Costs of Issuance Account shall be retained as realized, in such Funds and Accounts and used for the purpose of such Funds and Accounts. Earnings on investments in the 2026 Revenue Account, 2026 Sinking Fund Account, the 2026 Interest Account and the 2026 Prepayment Account shall be deposited, as realized, to the credit of the 2026 Revenue Account and used for the purpose of such Account.

Earnings on investments in the 2026 Reserve Account shall be disposed of as provided in Section 405 hereof.

ARTICLE V
CONCERNING THE TRUSTEE

Section 501. Acceptance by Trustee. The Trustee accepts the trusts declared and provided in this Fifth Supplemental Indenture and agrees to perform such trusts upon the terms and conditions set forth in the Master Indenture as modified by this Fifth Supplmental Indenture.

Section 502. Limitation of Trustee's Responsibility. The Trustee shall not be responsible in any manner for the due execution of this Fifth Supplemental Indenture by the District or for the recitals contained herein, all of which are made solely by the District.

Section 503. Trustee's Duties. Nothing contained herein shall limit the rights, benefits, privileges, protection and entitlements inuring to the Trustee under the Master Indenture, including, particularly, Article XI thereof, all of which shall apply to the actions of the Trustee under this Fifth Supplemental Indenture.

Section 504. Brokerage Confirmations. The District acknowledges that to the extent regulations of the Comptroller of the Currency or other applicable regulatory entity grant the District the right to receive individual confirmations of security transactions at no additional cost, as they occur, the District specifically waives receipt of such confirmations to the extent permitted by law. The Trustee will furnish the District periodic cash transaction statements that include detail for all investment transactions made by the Trustee hereunder and under the Master Indenture with respect to the 2026 Bonds Outstanding.

Section 505. Patriot Act Requirements of Trustee. To help the government fight the funding of terrorism and money laundering activities, federal law requires all financial institutions to obtain, verify, and record information that identified each person who opens an account. For a non-individual person such as business entity, a charity, a trust, or other legal entity, the Trustee will ask for documentation to verify such non-individual person's formation and existence as a legal entity. The Trustee may also ask to see financial statements, licenses, identification and authorization documents from individuals claiming authority to represent the entity or other relevant documentation.

ARTICLE VI
MISCELLANEOUS

Section 601. Confirmation of Master Indenture. As supplemented by this Fifth Supplemental Indenture, the Master Indenture is in all respect ratified and confirmed, and this Fifth Supplemental Indenture shall be read, taken and construed as a part of the Master Indenture so that all of the rights, remedies, terms, conditions, covenants and agreements of the Master Indenture, except insofar as modified herein, shall apply and remain in full force and effect with respect to this Fifth Supplemental Indenture and to the Series 2026 Bonds issued hereunder. To the extent of any conflicts between the terms and provisions of the Master Indenture and this Fifth Supplemental Indenture the terms and provisions hereof shall control.

Section 602. Additional Covenant Regarding 2026 Special Assessments. The District covenants to assess, levy, and enforce the payment of the 2026 Special Assessments at the times and in amounts as shall be necessary in order to pay, when due, Debt Service Requirements on the

Series 2026 Bonds. In addition, and not in limitation of, the covenants contained elsewhere in this Fifth Supplemental Indenture and in the Master Indenture, the District covenants to comply with the terms of the proceedings heretofore adopted with respect to the 2026 Special Assessments, including the assessment methodology, prepared by Rizzetta & Company, Inc. (the "Report"), and to levy the 2026 Special Assessments and any required true-up payments as set forth in the Report, in such manner as will generate funds sufficient to pay the principal of and interest on the Series 2026 Bonds, when due. The District also agrees that it shall not amend the Report in any material manner without the written consent of the Majority Owners.

Except as otherwise provided herein, the 2026 Special Assessments will be collected as provided in Section 9.04 of the Master Indenture. When permitted by law, the 2026 Special Assessments levied on platted lots and pledged hereunder to secure the Series 2026 Bonds shall be collected pursuant to the Uniform Method, and 2026 Special Assessments levied on unplatted lands and pledged hereunder to secure the Series 2026 Bonds shall be collected directly by the District pursuant to the Act and Chapters 170 and 197, Florida Statutes, and not pursuant to the Uniform Method, in each case unless otherwise directed by the Trustee acting at the direction of the Majority Owners upon the occurrence and continuance of an Event of Default.

Section 603. Limitation on Additional Debt. Other than Bonds issued to refund a portion of Outstanding Series 2026 Bonds, the issuance of which as determined by the District results in present value debt service savings, the District shall not, while any Series 2026 Bonds are Outstanding, issue or incur any debt payable in whole or in part from the 2026 Trust Estate. In addition, the District covenants that so long as the Series 2026 Bonds are Outstanding, it will not issue any other Bonds or other debt obligations secured by Special Assessments for any capital projects on assessable lands which are also encumbered by the 2026 Special Assessments without the written consent of the Majority Owners, unless Substantial Absorption has occured; provided, however, that the foregoing shall not preclude the imposition of Special Assessments on property subject to the 2026 Special Assessments which as determined by the District, are necessary for health, safety, and welfare reasons or to remediate a natural disaster. The District may issue Bonds or other debt obligations secured by Special Assessments on assessable lands not encumbered by the 2026 Special Assessments without limitation except as limited by the documents pursuant to which such Bonds or debt are issued. The Trustee and the District may rely on a certificate from the District Manager regarding such status of Substantial Absorption and in the absence of receipt of such certificate, may assume Substantial Absorption has not occurred.

Section 604. Additional Matters Relating to Delinquent Assessments.

(a) Notwithstanding anything herein or in the Master Indenture to the contrary, the following provisions shall apply with respect to the 2026 Special Assessments and Series 2026 Bonds: If any property shall be offered for sale for the nonpayment of any 2026 Special Assessments, and no person or persons shall purchase such property for an amount equal to the full amount due on the 2026 Special Assessments (principal, interest, penalties and costs, plus attorneys' fees, if any), the property may then be purchased by the District for an amount equal to the balance due on the 2026 Special Assessments (principal, interest, penalties and costs, plus attorneys' fees, if any), from any legally available funds of the District and District shall receive, in its corporate name or in the name of a special purpose entity, title to the property the benefit of the Owners of the Series 2026 Bonds; provided that the Trustee shall have the right, acting at the

discretion of the Majority Owners, but shall not be obligated, to direct the District with respect to any action taken pursuant to this Section. The District, either through its own actions, or actions caused to be taken through the Trustee, shall have the power to and shall lease or sell such property, and deposit all of the net proceeds of any such lease or sale into the 2026 Revenue Account. The District, either through its own actions, or actions caused to be taken by the District through the Trustee, agrees that it shall, after being provided assurances satisfactory to it of payment of its fees, costs and expenses for doing so, be required to take the measures provided by law for listing for sale of property acquired by it as trustee for the Owners of the Series 2026 Bonds within sixty (60) days after the receipt of the request therefore signed by the Trustee, acting at the direction of the Majority Owners of the Series 2026 Outstanding. The District may pay costs associated with any actions taken by the District pursuant to this paragraph from any moneys legally available for such purpose held under the Indenture, provided such action does not adversely impact the tax-exempt status of the interest on the Series 2026 Bonds.

(b) Notwithstanding anything to the contrary herein or in the Master Indenture, the District acknowledges and agrees that (i) upon failure of any property owner to pay when due any installment of 2026 Special Assessments that are billed directly by the District, that the entire 2026 Special Assessments levied on the property for which such installment of 2026 Special Assessments is due and unpaid, with interest and penalties thereon, shall immediately become due and payable as provided by applicable law and, the District either on its own behalf, or through the actions of the Trustee may, and shall, if so directed in writing by the Majority Owners of the Outstanding Bonds of the Series, the District shall promptly, but in any event within ninety (90) days of the receipt of such direction, if any, cause to be brought the necessary legal proceedings for the foreclosure of liens of the delinquent 2026 Special Assessments, including interest and penalties and (ii) the foreclosure proceedings shall be foreclosed in the same method now or hereafter provided by law for the foreclosure of mortgages on real estate, or pursuant to the provisions of Chapter 173, and Sections 190.026 and/or 170.10, Florida Statutes, or otherwise as provided by law.

Section 605. Additional Matters Relating to 2026 Special Assessments and Assessment Proceedings. The District covenants and agrees that upon the occurrence and continuance of an Event of Default with respect to the Series 2026 Bonds, it will take such actions to enforce the remedial provisions of the Indenture, the provisions for the collection of delinquent 2026 Special Assessments that are directly billed and collected by the District, and the provisions for the foreclosure of liens of delinquent 2026 Special Assessments that are directly billed and collected by the District, as well as delinquent direct billed Operation and Maintenance Assessments, all in a manner consistent with the Master Indenture and this Fifth Supplemental Indenture.

Section 606. Additional Matters Relating to Events of Default.

In addition to the events set forth in Section 10.02 of the Master Indenture, each of the following events shall be an Event of Default with respect to the Series 2026 Bonds, notwithstanding anything to the contrary in the Master Indenture:

(a) Any portion of the 2026 Special Assessments pledged to the Series 2026 Bonds shall have become delinquent and, as the result thereof, the Indenture authorizes the Trustee to withdraw funds in an amount greater than twenty-five percent (25%) of the amount on deposit

in 2026 Reserve Account to pay the Debt Service Requirements on the Series 2026 Bonds (regardless of whether the Trustee does or does not actually withdraw such funds from the 2026 Reserve Account to pay the Debt Service Requirements on the Series 2026 Bonds) (the foregoing being referred to as a "2026 Reserve Account Event") unless within sixty (60) days from the 2026 Reserve Account Event the District has either paid to the Trustee (i) the amounts, if any, withdrawn from the 2026 Reserve Account or (ii) the portion of the Delinquent Assessment Principal and Delinquent Assessment Interest giving rise to the 2026 Reserve Account Event are no longer delinquent; and

(b) More than fifteen percent (15%) of the Operation and Maintenance Assessments that are directly billed by the District and levied by the District on tax parcels subject to the 2026 Special Assessments are not paid by the date such are due and payable and such default continues for sixty (60) days after the date when due. The District shall give written notice to the Trustee of the occurrence of such event not later than 10 days after the end of the sixty day period referred to in the preceding sentence. The Trustee shall not be deemed to have knowledge of the occurrence of such an Event of Default absent notice thereof from the District.

Section 607. Provisions Relating to Bankruptcy or Insolvency of Landowner.

(a) The provisions of this Section 607 shall be applicable both before and after the commencement, whether voluntary or involuntary, of any case, proceeding or other action by or against any owner of any tax parcel subject to at least three percent (3%) of the 2026 Special Assessments pledged to the Series 2026 Bonds Outstanding (an "Insolvent Taxpayer") under any existing or future law of any jurisdiction relating to bankruptcy, insolvency, reorganization, assignment for the benefit of creditors, or relief of debtors (a "Proceeding").

(b) The District acknowledges and agrees that, although the Series 2026 Bonds were issued by the District, the Owners of the Series 2026 Bonds are categorically the party with the ultimate financial stake in the transaction and, consequently, the party with a vested and pecuniary interest in a Proceeding. In the event of any Proceeding involving an Insolvent Taxpayer:

(i) the District hereby agrees that it shall seek to secure the written consent of the Trustee, acting at the direction of the Majority Owners, prior to making any election, giving any consent, commencing any action or filing any motion, claim, obligation, notice or application or in taking any other action or position in any Proceedings or in any action related to a Proceeding that affects, either directly or indirectly, the 2026 Special Assessments relating to the Series 2026 Bonds Outstanding, the Outstanding Series 2026 Bonds or any rights of the Trustee under the Indenture (provided, however, Trustee shall be deemed to have consented, on behalf of the Majority Owners, to the proposed action if the District does not receive a written response from the Trustee within sixty (60) days following receipt by the Trustee of the written request for consent);

(ii) the District hereby agrees that it shall not make any election, give any consent, commence any action or file any motion, claim, obligation, notice or application or take any other action or position in any Proceeding or in any action related to a Proceeding that affects, either directly or indirectly, the 2026 Special Assessments

relating to the Series 2026 Bonds Outstanding, the Series 2026 Bonds Outstanding or any rights of the Trustee under the Indenture that are inconsistent with any written consent received (or deemed received) from the Trustee;

(iii) the District hereby agrees that it shall seek the written consent of the Trustee prior to filing and voting in any such Proceeding (provided, however, Trustee shall be deemed to have consented, on behalf of the Majority Owners, to the proposed action if the District does not receive a written response from the Trustee within sixty (60) days following receipt by the Trustee of the written request for consent);

(iv) the Trustee, acting at the direction of the Majority Owners of the Series 2026 Bonds Outstanding, shall have the right, by interpleader or otherwise, to seek or oppose any relief in any such Proceeding that the District, as claimant with respect to the 2026 Special Assessments relating to the Series 2026 Bonds Outstanding would have the right to pursue, and, if the Trustee chooses to exercise any such rights, the District shall not oppose the Trustee in seeking to exercise any and all rights and taking any and all actions available to the District in connection with any Proceeding of any Insolvent Taxpayer, including without limitation, the right to file and/or prosecute and/or defend any claims and proofs of claims, to vote to accept or reject a plan, to seek dismissal of the Proceeding, to seek stay relief to commence or continue foreclosure or pursue any other available remedies as to the 2026 Special Assessments relating to the Series 2026 Bonds Outstanding, to seek substantive consolidation, to seek to shorten the Insolvent Taxpayer's exclusivity periods or to oppose any motion to extend such exclusivity periods, to oppose any motion for use of cash collateral or for authority to obtain financing, to oppose any sale procedures motion or any sale motion, to propose a competing plan of reorganization or liquidation, or to make any election under Section 1111(b) of the Bankruptcy Code; and

(v) The District shall not challenge the validity or amount of any claim submitted in good faith in such Proceeding by the Trustee, acting at the direction of the Majority Owners of he Series 2026 Bonds Outstanding, or any valuations of the lands owned by any Insolvent Taxpayer submitted in good faith by the Trustee, acting at the direction of the Majority Owners of he Series 2026 Bonds Outstanding, in such Proceedings or take any other action in such Proceedings, which is adverse to Trustee's enforcement or the District's claim and rights with respect to the 2026 Special Assessments relating to the Series 2026 Bonds Outstanding or receipt of adequate protection (as that term is defined in the Bankruptcy Code). Without limiting the generality of the foregoing, the District agrees that the Trustee shall have the right (i) to file a proof of claim with respect to the 2026 Special Assessments pledged to the Series 2026 Bonds Outstanding, (ii) to deliver to the District a copy thereof, together with evidence of the filing with the appropriate court or other authority, and (iii) to defend any objection filed to said proof of claim.

(c) Notwithstanding the provisions of the immediately preceding paragraphs, nothing in this Section shall preclude the District from becoming a party to a Proceeding in order to enforce a claim for Operation and Maintenance Assessments, and the District shall be free to pursue such claim in such manner as it shall deem appropriate in its sole and absolute discretion. Any actions taken by the District in pursuance of its claim for Operation and Maintenance

Assessments in any Proceeding shall not be considered an action adverse or inconsistent with the Trustee's rights or consents with respect to the 2026 Special Assessments relating to the Series 2026 Bonds Outstanding whether such claim is pursued by the District or the Trustee; provided, however, that the District shall not oppose any relief sought by the Trustee under the authority granted to the Trustee in clause (b)(iv) or (b)(v) above, and the District shall not seek to reduce the amount of any 2026 Special Assessments.

Section 608. Assignment of Collateral Assignment.

The District hereby assigns its rights under the Collateral Assignment to the Trustee for the benefit of the Owners, from time to time, of the Series 2026 Bonds. Such assignment shall not be considered an assumption by the Trustee of any obligations thereunder.

Section 609. Third Party Beneficiaries. This Fifth Supplemental Indenture shall inure solely to the benefit of the District, the Trustee and the Holders from time to time of the Series 2026 Bonds, and shall create no rights in any other person or entity.

Section 610. Enforcement of Completion Agreement. The District, either through its own actions, or actions caused to be taken through the Trustee, covenants that it shall strictly enforce all of the provisions of the Completion Agreement, and, upon the occurrence and continuance of a default under such agreement, the District covenants and agrees that the Trustee, at the written direction of the Majority Owners may, subject to the Trustee's rights under Article X of the Master Indenture, act on behalf of, and in the District's stead, to enforce the provisions of such agreement and to pursue all available remedies under applicable law or in equity. Anything herein or in the Master Indenture to the contrary notwithstanding, failure of the District to enforce, or permit the Trustee to enforce in its stead, all of the provisions of the Completion Agreement upon demand of the Majority Owners, or the Trustee at the written direction of the Majority Owners, shall constitute an Event of Default under the Indenture without benefit of any period for cure.

IN WITNESS WHEREOF, the District has caused these presents to be signed in its name and on its behalf by its [Vice] Chair, and its official seal to be hereunto affixed and attested by its [Assistant] Secretary, thereunto duly authorized, and to evidence its acceptance of the trusts hereby created, the Trustee has caused these presents to be signed in its name and on its behalf by its duly authorized signatory.

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II

(SEAL)

By:_____
[Vice] Chair, Board of Supervisors

ATTEST:

By:_____
[Assistant] Secretary

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee

By:_____
Vice President

EXHIBIT A

No. 2026R-__ $_____

United States of America
State of Florida
TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II
SPECIAL ASSESSMENT REVENUE BOND, SERIES 2026

Interest Rate	Maturity Date	Dated Date	CUSIP
____%	May 1, 20__	August [_], 2026	494581___

Registered Owner: CEDE & CO.

Principal Amount: _____ MILLION _____ HUNDRED _____ THOUSAND AND NO/100 DOLLARS

THE TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II HAS ESTABLISHED A BOOK-ENTRY SYSTEM OF REGISTRATION FOR THIS SERIES 2026 BOND. EXCEPT AS SPECIFICALLY PROVIDED OTHERWISE IN THE INDENTURE, CEDE & CO., AS NOMINEE OF THE DEPOSITORY TRUST COMPANY, A NEW YORK CORPORATION ("DTC"), WILL BE THE REGISTERED OWNER AND WILL HOLD THIS SERIES 2026 BOND ON BEHALF OF EACH BENEFICIAL OWNER HEREOF. BY ACCEPTANCE OF A CONFIRMATION OF PURCHASE, DELIVERY OR TRANSFER, EACH BENEFICIAL OWNER OF THIS SERIES 2026 BOND SHALL BE DEEMED TO HAVE AGREED TO SUCH ARRANGEMENT. CEDE & CO., AS REGISTERED OWNER OF THIS SERIES 2026 BOND, MAY BE TREATED AS THE OWNER OF IT FOR ALL PURPOSES.

UNLESS THIS SERIES 2026 BOND IS PRESENTED BY AN AUTHORIZED REPRESENTATIVE OF DTC TO THE TRUSTEE FOR REGISTRATION OF TRANSFER, EXCHANGE, OR PAYMENT, WITH RESPECT TO ANY SERIES 2026 BOND REGISTERED IN THE NAME OF CEDE & CO. OR IN SUCH OTHER NAME AS IS REQUESTED BY AN AUTHORIZED REPRESENTATIVE OF DTC, ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL INASMUCH AS THE REGISTERED OWNER HEREOF, CEDE & CO., HAS AN INTEREST HEREIN.

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II, a community development district duly created and existing pursuant to Chapter 190, Florida Statutes (the "District"), for value received, hereby promises to pay (but only out of the sources hereinafter mentioned) to the Registered Owner set forth above, or registered assigns, on the maturity date shown hereon, unless this Series 2026 Bond shall have been called for redemption in whole or in part and payment of the Redemption Price (as defined in the Indenture mentioned hereinafter) shall have been duly made or provided for, the principal amount shown above and to pay (but only out of the sources hereinafter mentioned) interest on the outstanding principal amount hereof from the

most recent Interest Payment Date to which interest has been paid or provided for, or if no interest has been paid, from the Dated Date shown above, on May 1 and November 1 of each year (each, an "Interest Payment Date"), commencing on November 1, 2026, until payment of said principal sum has been made or provided for, at the rate per annum set forth above. Notwithstanding the foregoing, if any Interest Payment Date is not a Business Day (as defined in the Indenture hereinafter mentioned), then all amounts due on such Interest Payment Date shall be payable on the first Business Day succeeding such Interest Payment Date, but shall be deemed paid on such Interest Payment Date. The interest so payable, and punctually paid or duly provided for, on any Interest Payment Date will, as provided in the Indenture (as hereinafter defined), be paid to the Registered Owner hereof at the close of business on the regular record date for such interest, which shall be the fifteenth (15th) day of the calendar month next preceding such Interest Payment Date; provided, however, that on or after the occurrence and continuance of an Event of Default under clause (a) and/or (b) of Section 10.02 of the Master Indenture, the payment of interest and principal or Redemption Price shall be made by the Paying Agent (hereinafter defined) to such person, who, on a special record date which is fixed by the Trustee, which shall be not more than fifteen (15) and not less than ten (10) days prior to the date of such proposed payment, appears on the registration books of the Bond Registrar as the Registered Owner of this Series 2026 Bond. Any payment of principal, or Redemption Price or interest shall be made only in accordance with standard DTC practices. Interest on this Bond will be computed on the basis of a 360-day year of twelve 30 day months.

This Bond is one of a duly authorized issue of bonds of the District designated "Special Assessment Revenue Bonds, Series 2026" (the "Series 2026 Bonds") issuable under and governed by the terms of a Master Trust Indenture, dated as of August 1, 2020 (the "Master Indenture"), between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), as supplemented by a Fifth Supplemental Trust Indenture, dated as of August 1, 2026 (the "Supplemental Indenture"), between the District and the Trustee (the Master Indenture as supplemented by the Supplemental Indenture is hereafter referred to as the "Indenture"). The Series 2026 Bonds are issued in an aggregate principal amount of $[_____] for the purposes of (i) financing the Cost of acquiring, constructing and equipping a portion of the 2026 Project (as defined in the Supplemental Indenture); (ii) paying certain costs associated with the issuance of the Series 2026 Bonds; (iii) paying a portion of the interest accruing on the Series 2026 Bonds; and (iv) making a deposit into the 2026 Reserve Account for the benefit of all of the Series 2026 Bonds.

This Series 2026 Bond is issued under and pursuant to the Constitution and laws of the State of Florida, particularly Chapter 190, Florida Statutes, as amended, and other applicable provisions of law and pursuant to the Indenture, executed counterparts of which Indenture are on file at the designated office of the Trustee. Reference is hereby made to the Indenture for the provisions, among others, with respect to the custody and application of the proceeds of Series 2026 Bonds, the collection, receipt and disposition of revenues and the funds charged with and pledged to the payment of the principal, and Redemption Price of, and the interest on, the Series 2026 Bonds, the nature and extent of the security thereby created, the covenants of the District with respect to the levy and collection of the 2026 Pledged Revenues (as defined in the Indenture), the terms and conditions under which the Series 2026 Bonds are or may be issued, the rights, duties, obligations and immunities of the District and the Trustee under the Indenture and the rights of the Registered Owners and Beneficial Owners of the Series 2026 Bonds, and, by the acceptance

of this Series 2026 Bond, the Registered Owner and Beneficial Owners hereof assent to all of the provisions of the Indenture. Terms not otherwise defined herein shall have the meaning ascribed to them in the Indenture. The Series 2026 Bonds are equally and ratably secured by the 2026 Trust Estate, without preference or priority of one Series 2026 Bond over another.

The Series 2026 Bonds are issuable only as registered bonds without coupons in current interest form in denominations of $5,000 or any integral multiple thereof (an "Authorized Denomination"); provided, however, delivery of the Series 2026 Bonds to the initial purchasers thereof shall be in minimum principal amounts of $100,000 and integral multiples of $5,000 in excess thereof. This Series 2026 Bond is transferable by the Registered Owner hereof or his duly authorized attorney at the designated corporate trust office of the Trustee as Bond Registrar (the "Bond Registrar"), upon surrender of this Series 2026 Bond, accompanied by a duly executed instrument of transfer in form and with guaranty of signature reasonably satisfactory to the Bond Registrar, subject to such reasonable regulations as the District or the Bond Registrar may prescribe, and upon payment of any taxes or other governmental charges incident to such transfer. Upon any such transfer a new Series 2026 Bond or Series 2026 Bonds, in the same aggregate principal amount and of the same maturity as the Series 2026 Bond or Series 2026 Bonds transferred, will be issued to the transferee. At the designated corporate trust office of the Bond Registrar in the manner and subject to the limitations and conditions provided in the Indenture and without cost, except for any tax or other governmental charge, Series 2026 Bonds may be exchanged for an equal aggregate principal amount of Series 2026 Bonds of the same maturity, in Authorized Denominations and bearing interest at the same rate or rates.

The District has established a book-entry system of registration for the Series 2026 Bonds. Except as specifically provided otherwise in the Indenture, an agent will hold this Series 2026 Bond on behalf of the Beneficial Owner hereof. By acceptance of a confirmation of purchase, delivery or transfer, the Beneficial Owner of this Series 2026 Bond shall be deemed to have agreed to such arrangement.

Optional Redemption

The Series 2026 Bonds are subject to redemption at the option of the District prior to maturity, in whole or in part, on any date on or after May 1, 20[36] at the Redemption Price of 100% of the principal amount to be redeemed plus accrued interest to the redemption date.

Mandatory Redemption

The Series 2026 Bond maturing May 1, 20[_] is subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the 2026 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

Year	Amortization Installment
	$

*

*Maturity

The Series 2026 Bond maturing May 1, 20[_] is subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the 2026 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

Year	Amortization Installment
	$

*

*Maturity

The Series 2026 Bond maturing May 1, 20[_] is subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the 2026 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

Year	Amortization Installment
	$

*

*Maturity

The Series 2026 Bond maturing May 1, 20[_] is subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the 2026 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

Year	Amortization Installment
	$

Year	Amortization Installment
*	

*Maturity

Any Series 2026 Bonds that are purchased by the District with amounts held to pay an Amortization Installment will be cancelled and the principal amount so purchased will be applied as a credit against the applicable Amortization Installment of the Series 2026 Bonds.

Upon redemption or purchase of the Series 2026 Bonds (other than redemption in accordance with scheduled Amortization Installments), the District shall cause to be recalculated and delivered to the Trustee revised Amortization Installments recalculated so that debt service on the Series 2026 Bonds is amortized in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Series 2026 Bonds.

Extraordinary Mandatory Redemption

The Series 2026 Bonds are subject to extraordinary mandatory redemption prior to scheduled maturity, in whole on any date or in part on any Quarterly Redemption Date, and if in part on a *pro rata* basis calculated by the District determined by the ratio of the Outstanding principal amount of each maturity of the Series 2026 Bonds treating for such purposes each Amortization Installment as a maturity divided by the aggregate principal amount of Outstanding Series 2026 Bonds and as otherwise provided in the Indenture, at the Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the Quarterly Redemption Date, if and to the extent that any one or more of the following shall have occurred:

(i) On or after Completion Date of the 2026 Project, by application of moneys transferred from the 2026 Acquisition and Construction Account to the 2026 Prepayment Account in accordance with the terms of the Indenture; or

(ii) Amounts are deposited into the 2026 Prepayment Account from the prepayment of 2026 Special Assessments or from amounts deposited into the 2026 Prepayment Account from any other source; or

(iii) When the amount on deposit in the 2026 Reserve Account, together with other moneys available therefor are sufficient to pay and redeem all the Series 2026 Bonds then Outstanding as provided in the Supplemental Indenture.

If less than all of the Series 2026 Bonds of a maturity subject to redemption shall be called for redemption, the particular such Series 2026 Bonds or portions of such Series 2026 Bonds of that maturity to be redeemed shall be selected by lot by the Registrar as provided in the Indenture.

Notice of each redemption of Series 2026 Bonds is required to be mailed by the Bond Registrar, postage prepaid, not less than thirty (30) nor more than sixty (60) days prior to the redemption date to each Registered Owner of Series 2026 Bonds to be redeemed at the address of such Registered Owner recorded on the bond register maintained by the Bond Registrar. On the

date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by the Paying Agent, all as provided in the Indenture, the Series 2026 Bonds or such portions thereof so called for redemption shall become and be due and payable at the Redemption Price provided for the redemption of such Series 2026 Bonds or such portions thereof on such date, interest on such Series 2026 Bonds or such portions thereof so called for redemption shall cease to accrue, such Series 2026 Bonds or such portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owners thereof shall have no rights in respect of such Series 2026 Bonds or such portions thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Trustee or the Paying Agent.

If at the time of mailing of notice of an optional redemption, the District shall not have deposited with the Trustee or Paying Agent for the Series 2026 Bonds to be redeemed, moneys sufficient to redeem all the Series 2026 Bonds called for redemption, such notice shall state that it is subject to the deposit of the redemption moneys with the Trustee or Paying Agent, as the case may be, not later than the opening of business on the redemption date, and such notice shall be of no effect unless such moneys are so deposited. Notwithstanding any other provision of the Indenture, notice of optional redemption may also be conditioned upon the occurrence or non-occurrence of such other event or events as shall be specified in such notice of optional redemption and may also be subject to rescission by the District if expressly set forth in such notice.

The Owner of this Series 2026 Bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any Event of Default under the Indenture, or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

Modifications or alterations of the Indenture or of any indenture supplemental thereto may be made only to the extent and in the circumstances permitted by the Indenture.

Any moneys held by the Trustee or Paying Agent in trust for the payment and discharge of any Series 2026 Bond which remain unclaimed for three (3) years after the date when such Series 2026 Bond has become due and payable, either at its stated maturity date or by call for earlier redemption, if such moneys were held by the Trustee or any Paying Agent at such date, or for three (3) years after the date of deposit of such moneys if deposited with the Trustee or Paying Agent after the date when such Series 2026 Bond became due and payable, shall be paid to the District, and thereupon and thereafter no claimant shall have any rights against the Trustee or Paying Agent to or in respect of such moneys.

If the District deposits or causes to be deposited with the Trustee funds or Defeasance Securities (as defined in the Indenture) sufficient to pay the principal or Redemption Price of any Series 2026 Bonds becoming due at maturity or by call for redemption in the manner set forth in the Indenture, together with the interest accrued to the due date, the lien of such Series 2026 Bonds as to the 2026 Trust Estate shall be discharged, except for the rights of the Owners thereof with respect to the funds so deposited as provided in the Indenture.

This Series 2026 Bond shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida.

This Series 2026 Bond is issued with the intent that the laws of the State of Florida shall govern its construction.

NEITHER THIS SERIES 2026 BOND NOR THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON SHALL CONSTITUTE A GENERAL OBLIGATION OR GENERAL INDEBTEDNESS OF THE DISTRICT WITHIN THE MEANING OF THE CONSTITUTION AND LAWS OF FLORIDA. THIS SERIES 2026 BOND AND THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON DO NOT CONSTITUTE EITHER A PLEDGE OF THE FULL FAITH AND CREDIT OF THE DISTRICT OR A LIEN UPON ANY PROPERTY OF THE DISTRICT OTHER THAN AS PROVIDED IN THE INDENTURE. NO OWNER OR ANY OTHER PERSON SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER PUBLIC AUTHORITY OR GOVERNMENTAL BODY TO PAY DEBT SERVICE OR TO PAY ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE, OR THE SERIES 2026 BONDS. RATHER, DEBT SERVICE AND ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE, OR THE SERIES 2026 BONDS, SHALL BE PAYABLE SOLELY FROM, AND SHALL BE SECURED SOLELY BY, THE 2026 TRUST ESTATE PLEDGED TO THE SERIES 2026 BONDS, ALL AS PROVIDED HEREIN AND IN THE INDENTURE.

All acts, conditions and things required by the Constitution and laws of the State of Florida and the resolutions of the District to happen, exist and be performed precedent to and in the issuance of this Series 2026 Bond and the execution of the Indenture, have happened, exist and have been performed as so required. This Series 2026 Bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Indenture until it shall have been authenticated by the execution by the Trustee of the Certificate of Authentication endorsed hereon.

IN WITNESS WHEREOF, Town of Kindred Community Development District II has caused this Series 2026 Bond to bear the signature of the [Vice] Chair of its Board of Supervisors and the official seal of the District to be impressed or imprinted hereon and attested by the signature of its [Assistant] Secretary.

TOWN OF KINDRED COMMUNITY
DEVELOPMENT DISTRICT II

(SEAL)

By: _____
[Vice] Chair, Board of Supervisors

ATTEST:

By: _____
[Assistant] Secretary

CERTIFICATE OF AUTHENTICATION

This Series 2026 Bond is one of the Bonds of the Series designated herein, described in the within-mentioned Indenture.

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Registrar

By:_____
Vice President

_____
Date of Authentication

CERTIFICATE OF VALIDATION

This Series 2026 Bond is one of a Series of Bonds which were validated by judgment of the Circuit Court in and for Osceola County, Florida, rendered on May 12, 2020.

TOWN OF KINDRED COMMUNITY
DEVELOPMENT DISTRICT II

By: _____
[Vice] Chair, Board of Supervisors

[FORM OF ABBREVIATIONS FOR SERIES 2026 BONDS]

The following abbreviations, when used in the inscription on the face of the within Series 2026 Bond, shall be construed as though they were written out in full according to applicable laws or regulations.

TEN COM as tenants in common

TEN ENT as tenant by the entireties

JT TEN as joint tenants with the right of survivorship and not as tenants in common

UNIFORM TRANS MIN ACT - _____ Custodian _____ under Uniform Transfers to Minors Act ____(State)

Additional abbreviations may also be used
though not in the above list.

For value received, the undersigned hereby sells, assigns and transfers unto _____ the within Series 2026 Bond and all rights thereunder, and hereby irrevocably constitutes and appoints _____, attorney to transfer the said Series 2026 Bond on the books of the District, with full power of substitution in the premises.

Date:_____

Social Security Number or Employer
Identification Number of Transferee:

Signature guaranteed:

_____

NOTICE: The assignor's signature to this Assignment must correspond with the name as it appears on the face of the within Series 2026 Bond in every particular without alteration or any change whatever.

_____

NOTICE: Signatures (s) must be guaranteed by guarantor institution participating in the Securities Transfer Agents Medallion Program or such other guaranteed program acceptable to the Trustee.

EXHIBIT B

FORM OF REQUISITION 2026 ACQUISITION AND CONSTRUCTION ACCOUNT

Town of Kindred Community Development District II
Osceola County, Florida

U.S. Bank Trust Company, National Association, as Trustee
Orlando, Florida

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026

The undersigned, a Responsible Officer of the Town of Kindred Community Development District II (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of August 1, 2020, as supplemented by that certain Fifth Suplemental Trust Indenture dated as of August 1, 2026 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number:

(B) Name of Payee:

(C) Amount Payable:

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

(E) Account from which disbursement to be made: 2026 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;

2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;

3. each disbursement set forth above was incurred in connection with the Cost of the 2026 Project;

4. each disbursement represents a Cost of the 2026 Project which has not previously been paid; and

5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

TOWN OF KINDRED COMMUNITY
DEVELOPMENT DISTRICT II

By:_____
Responsible Officer

Date:_____

The undersigned Consulting Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2026 Project and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) the portion of the 2026 Project improvements being acquired from the proceeds of the Series 2026 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2026 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2026 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2026 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

_____
Consulting Engineer

EXHIBIT C

DESCRIPTION OF 2026 PROJECT

ASSESSABLE IMPROVEMENTS FOR PHASE 5 AS DESCRIBED IN THE AMENDED & RESTATED ENGINEER'S REPORT DATED FEBRUARY 9, 2023, AS REVISED AND AS SUPPLEMENTED BY THE SUPPLEMENTAL ENGINEER'S REPORT DATED [JUNE 16], 2026, AS PREPARED BY BOYD CIVIL ENGINEERING, INC. AND AS SUPPLEMENTED OR REVISED FROM TIME TO TIME.

Tab 6

PRELIMINARY LIMITED OFFERING MEMORANDUM DATED AUGUST __, 2026

NEW ISSUE - BOOK-ENTRY ONLY **NOT RATED**

In the opinion of Bond Counsel, assuming compliance with existing statutes, regulations, published rulings and court decisions, and assuming continuing compliance by the District with the tax covenants set forth in the Indenture, and the accuracy of certain representations included in the closing transcript for the Series 2026 Bonds, interest on the Series 2026 Bonds is, under Section 103 of the Code, excludable from gross income for federal income tax purposes and is not a specific preference item for purposes of the federal alternative minimum tax; however, such interest is taken into account in determining the adjusted financial statement income of applicable corporations for the purpose of computing the alternative minimum tax imposed on such corporations. See "TAX MATTERS" herein for a description of certain other federal tax consequences of ownership of the Series 2026 Bonds.

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II
(Osceola County, Florida)

$_____*
Special Assessment Revenue Bonds,
Series 2026

Dated: Date of delivery **Due: May 1, as shown below**

The _____* Town of Kindred Community Development District II Special Assessment Revenue Bonds, Series 2026 (the "Series 2026 Bonds") are being issued by the Town of Kindred Community Development District II (the "District") pursuant to a Master Trust Indenture dated as of August 1, 2020 (the "Master Indenture"), between the District and U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by a Fifth Supplemental Trust Indenture dated as of _____ 1, 2026, between the District and the Trustee (the "Fifth Supplement" and, together with the Master Indenture, the "Indenture"). The Series 2026 Bonds are being issued initially in the form of a separate single certificated fully registered bond for each maturity thereof, in denominations of $5,000 or any integral multiple thereof; provided, however, that delivery of the Series 2026 Bonds to the initial purchasers thereof shall be in minimum principal amounts of $100,000 and integral multiples of $5,000 in excess of $100,000. The District was created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, the Florida Constitution, and other applicable provisions of law (collectively, the "Act") and Ordinance Nos. 2020-16 and 2023-05 of the Board of County Commissioners of Osceola County, Florida.

The Series 2026 Bonds are payable from and secured by the 2026 Trust Estate, which includes the 2026 Pledged Revenues and the 2026 Pledged Funds as provided for in the Indenture. The 2026 Pledged Revenues consist of the revenues derived by the District from the 2026 Special Assessments levied against certain residential lands in the District that are benefited by the 2026 Project (hereinafter defined). See "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2026 BONDS."

The Series 2026 Bonds, when issued, will be registered in the name of Cede & Co., as the owner and nominee for The Depository Trust Company ("DTC"). Purchases of beneficial interests in the Series 2026 Bonds will be made in book-entry only form. Accordingly, principal of and interest on the Series 2026 Bonds will be paid from the sources described herein by the Trustee directly to Cede & Co. as the NOMINEE of DTC and the registered owner thereof. Disbursements of such payments to the DTC Participants is the responsibility of DTC and disbursements of such payments to the beneficial owners is the responsibility of DTC Participants and the Indirect Participants, as more fully described herein. Any purchaser as a beneficial owner of a Series 2026 Bond must maintain an account with a broker or dealer who is, or acts through, a DTC Participant to receive payment of the principal of and interest on such Series 2026 Bond. See "DESCRIPTION OF THE SERIES 2026 BONDS - Book-Entry Only System" herein. The Series 2026 Bonds will bear interest at the fixed rates set forth herein, calculated on the basis of a 360-day

year comprised of twelve (12) thirty (30) day months. Interest on the Series 2026 Bonds is payable semi-annually on each May 1 and November 1, commencing November 1, 2026.

Some or all of the Series 2026 Bonds are subject to optional, mandatory and extraordinary mandatory redemption at the times, in the amounts and at the redemption prices as more fully described herein.

The Series 2026 Bonds are being issued to: (i) finance the Cost of acquisition, construction, installation and equipping of a portion of the 2026 Project, as more particularly described herein; (ii) pay certain costs associated with the issuance of the Series 2026 Bonds; (iii) pay a portion of the interest accruing on the Series 2026 Bonds; and (iv) fund the 2026 Reserve Account.

THE SERIES 2026 BONDS INVOLVE A DEGREE OF RISK (SEE "BONDOWNERS' RISKS" HEREIN) AND ARE NOT SUITABLE FOR ALL INVESTORS. PURSUANT TO APPLICABLE FLORIDA LAW, THE UNDERWRITER IS LIMITING THIS INITIAL OFFERING OF THE SERIES 2026 BONDS TO ACCREDITED INVESTORS WITHIN THE MEANING OF THE RULES OF THE FLORIDA DEPARTMENT OF FINANCIAL SERVICES. THE LIMITATION ON THE INITIAL OFFERING TO ACCREDITED INVESTORS DOES NOT DENOTE RESTRICTIONS ON TRANSFERS IN ANY SECONDARY MARKET FOR THE SERIES 2026 BONDS. THE SERIES 2026 BONDS ARE NOT RATED OR CREDIT ENHANCED AND NO APPLICATION HAS BEEN MADE FOR A RATING OR CREDIT ENHANCEMENT WITH RESPECT TO THE SERIES 2026 BONDS. NOR IS THERE ANY REASON TO BELIEVE THAT THE DISTRICT WOULD HAVE BEEN SUCCESSFUL IN OBTAINING EITHER CREDIT ENHANCEMENT FOR THE SERIES 2026 BONDS OR A RATING FOR THE SERIES 2026 BONDS HAD APPLICATION BEEN MADE. POTENTIAL INVESTORS ARE SOLELY RESPONSIBLE FOR EVALUATING THE MERITS AND RISKS OF AN INVESTMENT IN THE SERIES 2026 BONDS. SEE "SUITABILITY FOR INVESTMENT" AND "BONDOWNERS' RISKS" HEREIN.

This cover page contains information for quick reference only. It is not a summary of the Series 2026 Bonds. Investors must read this entire Limited Offering Memorandum to obtain information essential to the making of an informed investment decision. This Limited Offering Memorandum speaks only as of its date and the information contained herein is subject to change. All capitalized terms used on this cover shall have the meanings provided in this Limited Offering Memorandum.

AMOUNTS, INTEREST RATES, MATURITIES, YIELDS, PRICES AND INITIAL CUSIP NUMBERS**

$_____ ___% Series 2026 Term Bond Due May 1, 20__ - Yield: ___% - Price: ____ - CUSIP No. _____
$_____ ___% Series 2026 Term Bond Due May 1, 20__ - Yield: ___% - Price: ____ - CUSIP No. _____
$_____ ___% Series 2026 Term Bond Due May 1, 20__ - Yield: ___% - Price: ____ - CUSIP No. _____
$_____ ___% Series 2026 Term Bond Due May 1, 20__ - Yield: ___% - Price: ____ - CUSIP No. _____

The Series 2026 Bonds are offered for delivery when, as and if issued by the District and accepted by MBS Capital Markets, LLC, the Underwriter, subject to prior sale, withdrawal or modification of the offer without notice and the receipt of the opinion of Akerman LLP, Jacksonville, Florida, Bond Counsel, as to the validity of the Series 2026 Bonds and the excludability of interest thereon from gross income for federal income tax purposes. Certain legal matters will be passed upon for the District by its counsel, Kutak Rock LLP, Tallahassee, Florida, for the Developer by its counsel, Nelson Mullins LLP, Orlando, Florida, for the Trustee by its counsel, Aponte & Associates Law Firm, P.L.L.C., Orlando, Florida and for the Underwriter by its counsel, Bryant Miller Olive P.A., Orlando, Florida. It is expected that the Series 2026

Bonds will be available for delivery through the facilities of The Depository Trust Company in New York, New York on or about _____ __, 2026.

MBS CAPITAL MARKETS, LLC

Dated: _____ __, 2026

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* Preliminary, subject to change.

** The District is not responsible for the use of CUSIP numbers, nor is any representation made as to their correctness. They are included solely for the convenience of the readers of this Limited Offering Memorandum.

RED HERRING LANGUAGE:

This Preliminary Limited Offering Memorandum and the information contained herein are subject to completion or amendment. Under no circumstances shall this Preliminary Limited Offering Memorandum constitute an offer to sell or a solicitation of an offer to buy, nor shall there be any sale of the Series 2026 Bonds in any jurisdiction in which such an offer, solicitation or sale would be unlawful prior to registration, qualification or exemption under the securities laws of such jurisdiction. The District has deemed this Preliminary Limited Offering Memorandum "final," except for certain permitted omissions, within the contemplation of Rule 15c2-12 promulgated by the Securities and Exchange Commission.

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II

BOARD OF SUPERVISORS

[To be confirmed by Rizzetta]

John Valantasis*, Chair
Louis Avelli*, Vice Chair
Matthew Stolz*, Assistant Secretary
Anthony Benitez*, Assistant Secretary
[Vacant]

DISTRICT MANAGER

Rizzetta & Company, Incorporated
Tampa, Florida

ASSESSMENT CONSULTANT

Rizzetta & Company, Incorporated
Tampa, Florida

DISTRICT COUNSEL

Kutak Rock LLP
Tallahassee, Florida

CONSULTING ENGINEER

Boyd Civil Engineering, Inc.
Orlando, Florida

BOND COUNSEL

Akerman LLP
Jacksonville, Florida

COUNSEL TO THE UNDERWRITER

Bryant Miller Olive P.A.
Orlando, Florida

* Employee of the Developer or one of its affiliates.

REGARDING USE OF THIS LIMITED OFFERING MEMORANDUM

No dealer, broker, salesman or other person has been authorized by the District, the State of Florida or the Underwriter to give any information or to make any representations other than those contained in this Limited Offering Memorandum, and, if given or made, such other information or representations must not be relied upon as having been authorized by any of the foregoing. This Limited Offering Memorandum does not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Series 2026 Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. The information set forth herein has been obtained from the District, the District Manager, the Assessment Consultant, the Developer, the Consulting Engineer and other sources that are believed by the Underwriter to be reliable. The District, the Assessment Consultant, the Developer and the Consulting Engineer will, at closing, deliver certificates certifying that certain of the information each supplied does not contain any untrue statement of a material fact or omit to state a material fact required to be stated herein or necessary to make the statements herein, in light of the circumstances under which they were made, not misleading. The information and expressions of opinion herein are subject to change without notice, and neither the delivery of this Limited Offering Memorandum nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change with respect to the matters described herein since the date hereof.

The information set forth herein has been obtained from public documents, records and other sources, including the District and the Developer, which are believed to be reliable, but it is not guaranteed as to accuracy or completeness by, and is not to be construed as a representation of, the Underwriter. The Underwriter has provided the following sentence for inclusion in this Limited Offering Memorandum. The Underwriter has reviewed the information in this Limited Offering Memorandum in accordance with, and as part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

Statements contained herein that are not purely historical, are forward-looking statements, including statements regarding the District's and the Developer's expectations, hopes, intentions, or strategies regarding the future. Readers should not place undue reliance on forward-looking statements. All forward-looking statements included herein are based on information available on the date hereof, and the District assumes no obligation to update any such forward-looking statements. Such forward-looking statements are necessarily based on various assumptions and estimates and are inherently subject to various risks and uncertainties, including risks and uncertainties relating to the possible invalidity of the underlying assumptions and estimates and possible changes or developments in social, economic, business, industry, market, legal, and regulatory circumstances and conditions and actions taken or omitted to be taken by third parties. Assumptions related to the foregoing involve judgments with respect to, among other things, future economic, competitive, and market conditions and future business decisions, all of which are difficult or impossible to predict accurately and many of which are beyond the control of the District and the Developer. Actual results could differ materially from those discussed in such forward-looking statements and, therefore, there can be no assurance that the forward-looking statements included herein will prove to be accurate.

THE UNDERWRITER IS LIMITING THIS OFFERING TO ACCREDITED INVESTORS WITHIN THE MEANING OF THE RULES OF THE FLORIDA DEPARTMENT OF FINANCIAL SERVICES. HOWEVER, THE LIMITATION ON THE INITIAL OFFERING TO ACCREDITED INVESTORS DOES

NOT DENOTE RESTRICTIONS ON TRANSFERS IN ANY SECONDARY MARKET FOR THE SERIES 2026 BONDS.

THE SERIES 2026 BONDS HAVE NOT BEEN REGISTERED WITH THE SECURITIES AND EXCHANGE COMMISSION UNDER THE SECURITIES ACT OF 1933, AS AMENDED, NOR HAS THE INDENTURE BEEN QUALIFIED UNDER THE TRUST INDENTURE ACT OF 1939, AS AMENDED, IN RELIANCE UPON CERTAIN EXEMPTIONS SET FORTH IN SUCH ACTS. THE REGISTRATION, QUALIFICATION OR EXEMPTION OF THE SERIES 2026 BONDS IN ACCORDANCE WITH THE APPLICABLE SECURITIES LAW PROVISIONS OF ANY JURISDICTIONS WHEREIN THESE SECURITIES HAVE BEEN OR WILL BE REGISTERED, QUALIFIED OR EXEMPTED SHOULD NOT BE REGARDED AS A RECOMMENDATION THEREOF BY SUCH JURISDICTIONS. NEITHER THE DISTRICT, OSCEOLA COUNTY, FLORIDA, THE STATE OF FLORIDA NOR ANY OTHER POLITICAL SUBDIVISION OR AGENCY THEREOF HAS GUARANTEED OR PASSED UPON THE MERITS OF THE SERIES 2026 BONDS OR UPON THE PROBABILITY OF ANY EARNINGS THEREON. OTHER THAN THE DISTRICT, NEITHER OSCEOLA COUNTY, FLORIDA, THE STATE OF FLORIDA, NOR ANY OTHER POLITICAL SUBDIVISION THEREOF HAS PASSED UPON THE ACCURACY OR ADEQUACY OF THIS LIMITED OFFERING MEMORANDUM.

THE ORDER AND PLACEMENT OF MATERIALS IN THIS LIMITED OFFERING MEMORANDUM, INCLUDING THE APPENDICES, ARE NOT TO BE DEEMED A DETERMINATION OF RELEVANCE, MATERIALITY OR IMPORTANCE, AND THIS LIMITED OFFERING MEMORANDUM, INCLUDING THE APPENDICES, MUST BE CONSIDERED IN ITS ENTIRETY. THE CAPTIONS AND HEADINGS IN THIS LIMITED OFFERING MEMORANDUM ARE FOR CONVENIENCE OF REFERENCE ONLY AND IN NO WAY DEFINE, LIMIT OR DESCRIBE THE SCOPE OR INTENT, OR AFFECT THE MEANING OR CONSTRUCTION, OF ANY PROVISIONS OR SECTIONS IN THIS LIMITED OFFERING MEMORANDUM.

THIS LIMITED OFFERING MEMORANDUM IS BEING PROVIDED TO PROSPECTIVE PURCHASERS IN ELECTRONIC FORMAT ON THE FOLLOWING WEBSITES: WWW.MUNIOS.COM AND WWW.EMMA.MSRB.ORG. THIS LIMITED OFFERING MEMORANDUM MAY BE RELIED UPON ONLY AS PRINTED IN ITS ENTIRETY DIRECTLY FROM SUCH WEBSITE.

REFERENCES TO WEBSITE ADDRESSES PRESENTED HEREIN ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY BE IN THE FORM OF A HYPERLINK SOLELY FOR THE READER'S CONVENIENCE. UNLESS SPECIFIED OTHERWISE, SUCH WEBSITES AND THE INFORMATION OR LINKS CONTAINED THEREIN ARE NOT INCORPORATED INTO, AND ARE NOT PART OF, THIS LIMITED OFFERING MEMORANDUM FOR ANY PURPOSE INCLUDING FOR PURPOSES OF RULE 15C2-12 PROMULGATED BY THE SECURITIES AND EXCHANGE COMMISSION.

THIS LIMITED OFFERING MEMORANDUM IS NOT, AND SHALL NOT BE DEEMED TO CONSTITUTE, AN OFFER TO SELL, OR THE SOLICITATION OF AN OFFER TO BUY REAL ESTATE, WHICH MAY ONLY BE MADE PURSUANT TO OFFERING DOCUMENTS SATISFYING APPLICABLE FEDERAL AND STATE LAWS RELATING TO THE OFFER AND SALE OF REAL ESTATE.

THIS PRELIMINARY LIMITED OFFERING MEMORANDUM IS IN A FORM DEEMED FINAL BY THE DISTRICT FOR PURPOSES OF RULE 15C2-12 ISSUED UNDER THE SECURITIES EXCHANGE ACT OF 1934, AS AMENDED, EXCEPT FOR CERTAIN INFORMATION PERMITTED TO BE OMITTED PURSUANT TO RULE 15C2-12(B)(1).

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LIMITED OFFERING MEMORANDUM

relating to

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II
(Osceola County, Florida)

$[_____]*
Special Assessment Revenue Bonds,
Series 2026

INTRODUCTION

The purpose of this Limited Offering Memorandum, including the cover page and appendices hereto, is to set forth certain information concerning the Town of Kindred Community Development District II (the "District"), in connection with the offering and issuance by the Town of Kindred Community Development District II of its Special Assessment Revenue Bonds, Series 2026 (the "Series 2026 Bonds"). The District was created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, the Florida Constitution, and other applicable provisions of law (collectively, the "Act") and Ordinance No. 2020-16 enacted by the Board of County Commissioners of Osceola County, Florida (the "Commission") on January 13, 2020, and effective on January 15, 2020 (the "Establishment Ordinance"), as amended by Ordinance No. 2023-05 enacted by the Commission on January 9, 2023, and effective on January 11, 2023 (the "Boundary Amendment Ordinance"). The Series 2026 Bonds are being issued pursuant to the Act and a Master Trust Indenture dated as of August 1, 2020 (the "Master Indenture"), between the District and U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by a Fifth Supplemental Trust Indenture dated as of _____ 1, 2026, between the District and the Trustee (the "Fifth Supplement" and, together with the Master Indenture, the "Indenture") and resolutions of the District authorizing the issuance of the Series 2026 Bonds. All capitalized terms used in this Limited Offering Memorandum that are defined in the Indenture and not defined herein shall have the respective meanings set forth in the copy of the Master Indenture and form of the Fifth Supplement, both of which appear as composite APPENDIX C attached hereto. The information contained in this Introduction is part of this Limited Offering Memorandum and is subject in all respects to the more complete information contained in or incorporated into this Limited Offering Memorandum. This Introduction should not be considered a complete statement of the facts material to making an investment decision. This Limited Offering Memorandum speaks only as of its date and the information contained herein is subject to change.

THE SERIES 2026 BONDS ARE NOT RATED OR CREDIT ENHANCED, AND ARE NOT A SUITABLE INVESTMENT FOR ALL INVESTORS (SEE "SUITABILITY FOR INVESTMENT" AND "BONDOWNERS' RISKS" HEREIN).

PROSPECTIVE INVESTORS MAY REQUEST SUCH ADDITIONAL INFORMATION AS DESCRIBED HEREIN UNDER THE CAPTION "SUITABILITY FOR INVESTMENT." THEREFORE, PROSPECTIVE INVESTORS SHOULD RELY UPON THE INFORMATION APPEARING IN THIS

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* Preliminary, subject to change.

LIMITED OFFERING MEMORANDUM WITHIN THE CONTEXT OF THE AVAILABILITY OF SUCH ADDITIONAL INFORMATION AND THE SOURCES THEREOF.

The District was established for the purposes, among other things, of financing and managing the planning, acquisition, construction, maintenance and operation of the infrastructure necessary for community development in a portion of the development known as Kindred (the "Development"). The Act authorizes the District to issue bonds for the purposes, among others, of financing, funding, planning, establishing, acquiring, constructing or reconstructing, enlarging or extending, equipping, operating and maintaining stormwater management, water supply, sewer and wastewater management, off-site improvements, district roads, street lights and other electrical utilities, recreational facilities and other basic infrastructure projects within or without the boundaries of the District, as provided in the Act.

Consistent with the requirements of the Indenture and the Act, the Series 2026 Bonds are being issued for the primary purpose of paying a portion of the costs of the capital improvement program ("Capital Improvement Program" or "CIP") adopted by the District and described in APPENDIX A – ENGINEER'S REPORTS. The CIP includes public roadways; storm water management systems; off-site and on-site utility systems; landscaping, irrigation, and hardscape in common areas; undergrounding of electrical lines; lighting; recreational facilities; professional fees; and contingency. Proceeds of the Series 2026 Bonds will be utilized to acquire and construct a portion of the 2026 Project which represents a portion of the CIP, pay certain costs associated with the issuance of the Series 2026 Bonds, make a deposit into the 2026 Reserve Account for the benefit of all of the Series 2026 Bonds and pay a portion of the interest to come due on the Series 2026 Bonds.

The Series 2026 Bonds are payable from and secured by the revenues derived by the District from the 2026 Special Assessments (as defined in the Indenture) and amounts in the Funds and Accounts established under the Fifth Supplement (except for the 2026 Rebate Account and the 2026 Costs of Issuance Account). The 2026 Special Assessments will be levied and collected on the 351 platted lots in Phase 5 (the "2026 Assessment Area") as described under "ASSESSMENT METHODOLOGY AND ALLOCATION OF ASSESSMENTS" herein.

The 2026 Special Assessments represent an allocation of a portion of the costs of the 2026 Project, including bond financing costs, to the 2026 Assessment Area in accordance with the Master Special Assessment Allocation Report (Expansion Area), dated February 9, 2023 (the "Master Assessment Report"), as supplemented by the Preliminary Supplemental Special Assessment Allocation Report dated July __, 2026* (the "Supplemental Assessment Report" and, together with the Master Assessment Report, the "Assessment Reports"), each prepared by Rizzetta & Company, Incorporated (the "Assessment Consultant") and attached hereto as composite APPENDIX B.

Other than Bonds issued to refund a portion of Outstanding Series 2026 Bonds, the issuance of which as determined by the District results in present value debt service savings, the District shall not, while any Series 2026 Bonds are Outstanding, issue or incur any debt payable in whole or in part from the 2026 Trust Estate. In addition, the District covenants that so long as the Series 2026 Bonds are Outstanding, it will not issue any other Bonds or other debt obligations secured by Special Assessments for any capital projects on assessable lands which are also encumbered by the 2026 Special Assessments without the written consent of the Majority Owners, unless Substantial Absorption has occurred (defined in the Fifth Supplement to mean the date at least 90% of the principal portion of the 2026 Special Assessments have

* Preliminary, subject to change based on the final terms of the Series 2026 Bonds.

been assigned to Units that have received certificates of occupancy); provided, however, that the foregoing shall not preclude the imposition of Special Assessments on property subject to the 2026 Special Assessments which as determined by the District, are necessary for health, safety, and welfare reasons or to remediate a natural disaster. The District may issue Bonds or other debt obligations secured by Special Assessments on assessable lands not encumbered by the 2026 Special Assessments without limitation except as limited by the documents pursuant to which such Bonds or debt are issued. The Trustee and the District may rely on a certificate from the District Manager regarding such status of Substantial Absorption and in the absence of receipt of such certificate, may assume Substantial Absorption has not occurred.

There follows in this Limited Offering Memorandum a brief description of the District, the CIP (of which the 2026 Project is a part), a portion of which is to be acquired and/or constructed with proceeds of the Series 2026 Bonds, the Development (hereinafter defined), the Developer (hereinafter defined), together with summaries of the terms of the Indenture, the Series 2026 Bonds and certain provisions of the Act. All references herein to the Indenture and the Act are qualified in their entirety by reference to such documents and statutes and all references to the Series 2026 Bonds are qualified by reference to the form thereof and the information with respect thereto contained in the Indenture. A copy of the Master Indenture and the form of the Fifth Supplement are attached hereto as composite APPENDIX C. The information herein under the captions "THE DEVELOPMENT" and "THE DEVELOPER" has been furnished by the Developer and has been included herein without independent investigation by the District or District Counsel, Bond Counsel, or the Underwriter or its counsel, and the District and the Underwriter make no representation or warranty concerning the accuracy or completeness of such information. The Developer makes no representation or warranty as to the accuracy or completeness of information contained herein which has been furnished by any other party to the transactions contemplated hereby.

SUITABILITY FOR INVESTMENT

While the Series 2026 Bonds are not subject to registration under the Securities Act of 1933, as amended (the "Securities Act"), the Underwriter has determined that the Series 2026 Bonds are not suitable for investment by persons other than, and, as required by Chapter 189, Florida Statutes, will offer the Series 2026 Bonds only to, "accredited investors," within the meaning of Chapter 517, Florida Statutes, and the rules promulgated thereunder ("Accredited Investors"). However, the limitation of the initial offering to Accredited Investors does not denote restrictions on transfers in any secondary market for the Series 2026 Bonds. Prospective investors in the Series 2026 Bonds should have such knowledge and experience in financial and business matters to be capable of evaluating the merits and risks of an investment in the Series 2026 Bonds and should have the ability to bear the economic risks of such prospective investment, including a complete loss of such investment.

Investment in the Series 2026 Bonds poses certain economic risks. No dealer, broker, salesman or other person has been authorized by the District or the Underwriter to give any information or make any representations, other than those contained in this Limited Offering Memorandum.

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THE DISTRICT

General

The District was established pursuant to the Establishment Ordinance and its boundaries have since been amended pursuant to the Boundary Amendment Ordinance. The District is a residential project situated within the Kindred Planned Development, adjacent to Neptune Road within the unincorporated area of northwestern Osceola County, Florida (the "County"). The District currently encompasses approximately 585 acres and is expected to contain a total of approximately 1,848 residential units at build-out.

Legal Powers and Authority

The District is an independent unit of special-purpose, local government created pursuant to, and established in accordance with, the Act. The Act was enacted in 1980 to provide a uniform method for the establishment of independent districts to manage and finance basic community development services, including capital infrastructure required for community developments throughout the State of Florida (the "State"). The Act provides legal authority for community development districts (such as the District) to finance the acquisition, construction, operation and maintenance of the major infrastructure for community development pursuant to its general law charter.

Among other provisions, the Act gives the District's Board of Supervisors the authority to, among other things, (a) finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems, facilities, and basic infrastructure for, among other things: (i) water management and control for lands within the District and to connect any of such facilities with roads and bridges; (ii) water supply, sewer and waste-water management, reclamation and reuse systems or any combination thereof and to construct and operate connecting intercept or outlet sewers and sewer mains and pipes and water mains, conduits, or pipelines in, along, and under any street, alley, highway, or other public place or ways, and to dispose of any effluent, residue, or other byproducts of such system or sewer system; (iii) District roads equal to or exceeding the specifications of the county in which such District roads are located and street lights, landscaping, hardscaping and undergrounding of electric utility lines; (iv) conservation areas, mitigation areas, and wildlife habitat; (v) any other project, facility, or service required by a development approval, interlocal agreement, zoning condition, or permit issued by a governmental authority with jurisdiction in the District; and (vi) with the consent of the local general-purpose government within the jurisdiction of which the power is to be exercised, parks and facilities for indoor and outdoor recreational uses, and security; (b) borrow money and issue bonds of the District; (c) impose and foreclose special assessments liens as provided in the Act; and (d) exercise all other powers, necessary, convenient, incidental or proper in connection with any of the powers or duties of the District stated in the Act.

The Act does not empower the District to adopt and enforce any land use plans or zoning ordinances and the Act does not empower the District to grant building permits. These functions are to be performed by general-purpose local governments having jurisdiction over the lands within the District.

The Act exempts all property owned by the District from levy and sale by virtue of an execution and from judgment liens.

Board of Supervisors

The Act provides that a five-member Board of Supervisors (the "Board") serves as the governing body of the District. Members of the Board (the "Supervisors") must be residents of the State and citizens of the United States. Initially, Supervisors are appointed by the Establishment Ordinance. The Act provides that, at a meeting of the landowners held within ninety (90) days of establishment of the District, Supervisors must be elected by the landowners with the two Supervisors receiving the highest number of votes to serve for four years and the remaining Supervisors to serve for a two-year term. For landowner elections, ownership of land within the District entitles the owner to one vote per acre (with fractions thereof rounded upward to the nearest whole number). A Supervisor serves until expiration of his or her term and until his or her successor is chosen and qualified. If, during a term of office, a vacancy occurs, the remaining Supervisors may fill the vacancy by an appointment of an interim Supervisor for the remainder of the unexpired term.

After the initial election held within 90 days after formation of the District, the elections take place every two years, with the first such election being held on the first Tuesday in November, and subsequent elections being held on a date in November established by the Board. Upon the later of six years after the initial appointment of Supervisors and the year when the District next attains at least 250 qualified electors, Supervisors whose terms are expiring will begin to be elected (as their terms expire) by qualified electors of the District. A qualified elector is a registered voter who is at least eighteen years of age, a resident of the District and the State and a citizen of the United States. At the election where Supervisors are first elected by qualified electors, two Supervisors must be qualified electors and be elected by qualified electors, each elected to four-year terms. The seat of the remaining Supervisor whose term is expiring at such election shall be filled by a Supervisor who is elected by the landowners for a four-year term and who is not required to be a qualified elector. Thereafter, as terms expire, all Supervisors must be qualified electors and must be elected by qualified electors to serve staggered four-year terms.

Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, prior to the exercise of such power, it shall call an election at which all Supervisors shall be elected by qualified electors in the District. Elections subsequent to such decision shall be held in a manner such that the Supervisors will serve four-year terms with staggered expiration dates in the manner set forth in the Act.

The Act provides that it shall not be an impermissible conflict of interest under Florida law governing public officials for a Supervisor to be a stockholder, officer or employee of a landowner or of any entity affiliated with a landowner.

The current members of the Board and the expiration of the term of each member are set forth below: **[To be confirmed by Rizzetta]**

Name	Title	Term Expires
John Valantasis*	Chair	November 2028
Louis Avelli*	Vice Chair	November 2028
Matthew Stolz*	Assistant Secretary	November 2026
Anthony Benitez*	Assistant Secretary	November 2026
[Vacant]		

* Employee of the Developer or one of its affiliates.

A majority of the members of the Board constitutes a quorum for the purposes of conducting its business and exercising its powers and for all other purposes. Action taken by the District shall be upon a vote of a majority of the members present unless general law or a rule of the District requires a greater number. All meetings of the Board are open to the public under Florida's open meeting or "Sunshine" law.

District Manager and Other Consultants

The chief administrative official of the District is the District Manager (as hereinafter defined). The Act provides that a District Manager has charge and supervision of the works of the District and is responsible for preserving and maintaining any improvement or facility constructed or erected pursuant to the provisions of the Act, for maintaining and operating the equipment owned by the District, and for performing such other duties as may be prescribed by the Board. The District has retained Rizzetta & Company, Incorporated (the "District Manager"), to serve as its District Manager. The District Manager's office is located at 3434 Colwell Avenue, Suite 130, Tampa, Florida 33614 and its telephone number is (813) 933-5571.

The Act further authorizes the Board to hire such employees and agents as it deems necessary. Thus, the District has employed the services of Akerman LLP, Jacksonville, Florida, as Bond Counsel; Kutak Rock LLP, Tallahassee, Florida, as District Counsel; the Assessment Consultant to prepare the Assessment Reports for the Series 2026 Bonds; and Boyd Civil Engineering, Inc. (the "Consulting Engineer") to prepare the Engineer's Reports (hereinafter defined).

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PRIOR DISTRICT INDEBTEDNESS

The District previously issued its $2,500,000 Special Assessment Revenue Bonds, Series 2020 (the "Series 2020 Bonds"), of which $2,175,000 is outstanding. The Series 2020 Bonds are secured by special assessments which are levied on assessable land within the District constituting Phases 2A-1 and 2C-1 which has been developed into 225 platted lots (the "2020 Assessment Area"). Further, the District issued its $5,780,000 Special Assessment Revenue Bonds, Series 2021 (the "Series 2021 Bonds"), of which $5,280,000 is outstanding. The Series 2021 Bonds were issued to support the development of Phases 2C-2 and 2D which have been developed into 457 platted lots on which the special assessments securing the Series 2021 Bonds are levied (the "2021 Assessment Area"). Further, the District issued its $8,160,000 Special Assessment Revenue Bonds, Series 2023 (the "Series 2023 Bonds"), of which $7,930,000 is outstanding. The Series 2023 Bonds were issued to support the development of Phases 3A, 3C and 3D which have been developed into 570 platted lots on which the special assessments securing the Series 2023 Bonds are levied (the "2023 Assessment Area"). Further, the District issued its $4,290,000 Special Assessment Revenue Bonds, Series 2024 (the "Series 2024 Bonds"), of which $4,225,000 is outstanding. The Series 2024 Bonds were issued to support the development of Phase 3B which has been developed into 252 platted lots on which the special assessments securing the Series 2024 Bonds are levied (the "2024 Assessment Area").

As described herein, the District will issue its Series 2026 Bonds to support the development of Phase 5 which includes 351 platted lots (as previously defined, the "2026 Assessment Area"). The 2026 Special Assessments securing the Series 2026 Bonds will be levied on the 351 platted lots in the 2026 Assessment Area. The special assessments securing the Series 2020 Bonds, the Series 2021 Bonds, the Series 2023 Bonds, the Series 2024 Bonds and the Series 2026 Bonds are levied on separate and distinct assessment areas and therefore do not overlap.

[Remainder of page intentionally left blank]

THE CAPITAL IMPROVEMENT PROGRAM AND THE 2026 PROJECT

A description of the District's capital improvement program (the "CIP") is set forth in the District's Amended & Restated Engineer's Report dated February 9, 2023 (the "Master Engineer's Report"), prepared by the Consulting Engineer. The Master Engineer's Report details the infrastructure and estimated costs associated with the CIP for the District. The Consulting Engineer has also prepared the Supplemental Engineer's Report dated June 9, 2026 (the "Supplemental Engineer's Report" and, together with the Master Engineer's Report, the "Engineer's Reports") detailing information concerning the improvements for Phase 5 (the "2026 Project"), a portion of which will be financed with proceeds of the Series 2026 Bonds. The information in this section relating to the CIP and the 2026 Project is qualified in its entirety by reference to such Engineer's Reports which are attached hereto as composite APPENDIX A and which should be read in their entirety.

The CIP, which includes Phases 2A, 2C, 2D, 3A through 3D and 5, is estimated to cost approximately $127.2 million and includes public roadways; storm water management systems; off-site and on-site utility systems; landscaping, irrigation, and hardscape in common areas; undergrounding of electrical lines; lighting; recreational facilities; professional fees; and contingency. The capital improvements described in the CIP have and continue to be constructed in multiple phases over time to ultimately provide infrastructure supporting the development of the entire District. It is the intent of the District to issue multiple Series of Bonds to fund portions of the CIP necessary for the development of each phase. Such Series of Bonds have been and will continue to be secured by separate and distinct areas pertaining to each delineated phase.

The District will issue its Series 2026 Bonds to acquire and/or construct a portion of the capital improvements in Phase 5 which constitutes the final phase of development within the District. The 2026 Project consists of a portion of the CIP in an approximate amount of $35.5 million and includes the costs allocable to Phase 5 only. As discussed herein, the 2026 Assessment Area has been platted into 351 lots.

Proceeds of the Series 2026 Bonds in the amount of approximately $3.7 million will be used to fund the acquisition and/or construction of a portion of the 2026 Project. As of June 22, 2026, the Developer estimates it has expended approximately $28.4 million in development-related expenditures related to the 2026 Assessment Area. The remainder of the 2026 Project not funded with proceeds of the Series 2026 Bonds is anticipated to be funded with contributions from the Developer. At the time of issuance of the Series 2026 Bonds, the Developer and the District will enter into a Completion Agreement (the "Completion Agreement") whereby the Developer will agree to complete those portions of the 2026 Project not funded with proceeds of the Series 2026 Bonds. The District cannot make any representation that the Developer will have sufficient funds to complete the 2026 Project.

The status of construction and permitting for the 2026 Project is outlined in the Engineer's Reports attached hereto as composite APPENDIX A. The Consulting Engineer has indicated that all permits necessary to construct the 2026 Project have either been obtained or are reasonably expected to be obtained in the ordinary course of business. In addition to the Engineer's Reports, please refer to "THE DEVELOPMENT - Zoning, Development Agreements and Permitting" for a more detailed description of the zoning and permitting status of the Development.

ASSESSMENT METHODOLOGY AND ALLOCATION OF ASSESSMENTS

Five (5) assessment areas have been established over time that coincide with geographic areas of the District that have been developed. As previously stated, the 2026 Assessment Area comprises Phase 5 and has been fully platted into 351 residential units.

The District has adopted the Assessment Reports attached hereto as composite APPENDIX B. The Assessment Reports provide for a methodology to allocate the total costs and benefit derived from the 2026 Project and the 2026 Special Assessments levied in connection with the Series 2026 Bonds. The Supplemental Assessment Report provides for the levy of the 2026 Special Assessments on each of the 351 platted lots in the 2026 Assessment Area by product type as set forth in the Supplemental Assessment Report.

The table below illustrates the estimated principal and annual assessments that will be levied by the District for each of the respective product types in the 2026 Assessment Area.

Product Type	Units	Est. Series 2026 Bonds Principal Per Unit	Est. Series 2026 Bonds Gross Annual Debt Service Per Unit*
Townhome	171	$ 8,192	$ 600
Single-Family**	180	16,384	1,200
	351		

* Includes gross-up of 4% for early payment and 2% for collection fees imposed by the County.

** The Single-Family product includes lots of forty (40) and fifty (50) feet in width.

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THE DEVELOPMENT

The following information appearing under the captions "THE DEVELOPMENT" and "THE DEVELOPER" has been furnished by the Developer for inclusion in this Limited Offering Memorandum as a means for the prospective purchasers of the Series 2026 Bonds to understand the anticipated development plan and the provision of infrastructure to the real property within the District. Although believed to be reliable, such information has not been independently verified by the District or its counsel, the Underwriter or its counsel, or Bond Counsel, and no person other than the Developer, subject to certain qualifications and limitations, makes any representation or warranty as to the accuracy or completeness of such information. At the time of the issuance of the Series 2026 Bonds, the Developer will represent in writing that the information herein under the captions "THE DEVELOPMENT," "THE DEVELOPER," "LITIGATION - The Developer," and "CONTINUING DISCLOSURE – Continuing Compliance – The Developer" does not contain any untrue statement of a material fact and does not omit to state any material fact necessary in order to make the statements made therein, in light of the circumstances under which they were made, not misleading.

The Developer's obligation to pay the 2026 Special Assessments is no greater than the obligation of any other landowner within the District. The Developer is not a guarantor of payment on any property within the District and the recourse for the Developer's failure to pay is limited to its ownership interest in the land subject to the 2026 Special Assessments. See "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2026 BONDS" herein.

Overview

The Development consists of approximately 1,596 acres located in an unincorporated area of the County. The property located within the Development is zoned Planned Development (the "Kindred PD") and the Kindred PD provides for the development of 3,615 detached and attached residential units, 550,000 square feet of mixed-use space and a school. Multiple community development districts have been established to finance, plan, establish, acquire and/or construct infrastructure in the Development, including the Town of Kindred Community Development District ("District I") and the District. Despite the establishment of multiple community development districts, the Development has and will continue to function as a single, interrelated community with varying neighborhoods including those geared toward first-time and move-up buyers.

District I encompasses approximately 321 acres and includes 893 residential units and recreational facilities. Development activities in District I commenced in June 2014 and all 893 homes have been built, sold and closed.

As indicated herein, with the contraction and expansion of its boundaries, the District includes approximately 585 acres and is expected to contain 1,855 residential units at build-out. To date, five (5) assessment areas have been established to facilitate the development and financing of the land within the District, including: (i) the 2020 Assessment Area, fully developed and platted for 225 single-family homes in Phases 2A-1 and 2C-1 (ii) the 2021 Assessment Area, fully developed and platted for 457 single-family homes in Phases 2C-2 and 2D (iii) the 2023 Assessment Area, fully developed and platted for 570 single-family homes in Phases 3A, 3C and 3D (iv) the 2024 Assessment Area, fully developed and platted for 252 single-family homes in Phase 3B and (v) the 2026 Assessment Area, substantially complete and platted for 351 single-family homes in Phase 5. Since home building and development activities commenced in the District in May 2019, D.R. Horton, Inc. ("D.R. Horton" or the "Developer") has been the primary active developer and homebuilder. Further, since then, approximately 1,478 home sale contracts had been written with retail home buyers, of which 1,389 homes had closed as of June 22, 2026. Home sales and construction

activities in the 2026 Assessment Area are anticipated to commence in the third quarter of 2026 with home closings anticipated to commence in the fourth quarter of 2026.

The main entrance to the Development is situated at Neptune Road and Cross Prairie Parkway approximately two (2) miles southwest of the Florida Turnpike and U.S. 192 interchange. State Road 417 (Central Florida Greenway) and SR 528 (Beach Line) can be accessed via the Florida Turnpike approximately ten (10) and fifteen (15) miles north, respectively. Further, the Orlando International Airport is approximately thirteen (13) miles northeast of the Development.

The Development is also centrally located to recreational opportunities, shopping, restaurants and healthcare. The western boundary of the Kindred PD abuts Lake Toho which, with a surface area of nearly 23,000 acres, is the largest lake in the County. Lake Toho and nearby East Lake Toho (12,000 acres) provide boating and other watercraft opportunities as well as world-renowned bass fishing. Retail and dining opportunities are located along U.S. 192 which is less than two (2) miles from the Development. Big box retailers such as Walmart and Home Depot are located less than five (5) miles southeast of the Development. Further, a Publix grocery store is located approximately two (2) miles east of the Development. The St. Cloud Regional Medical Center is located approximately six (6) miles east and the Veterans Affairs Medical Center at Lake Nona and Nemours Children Hospital are located approximately twelve (12) miles northeast of the Development.

Land Acquisition/Development Financing

The Developer acquired the 1,596 acres comprising the Development in May 2006 for an aggregate purchase price of approximately $25.5 million in cash. There are no mortgages on the property owned by the Developer.

As of June 22, 2026, the Developer estimates it has expended approximately $28.4 million in development related expenditures related to the 2026 Assessment Area. Proceeds of the Series 2026 Bonds will be utilized to fund the acquisition and/or construction of a portion of the 2026 Project in the amount of approximately $3.6 million. The remainder of the 2026 Project not funded with proceeds of the Series 2026 Bonds is expected to be funded by the Developer.

Zoning, Development Agreements and Permitting

Zoning

The lands within the Development are located in the 1,596-acre Kindred PD which was originally approved in March 2008, as last amended in August 2019, together with a development of regional impact. The Developer subsequently sought and obtained approval of the rescission of the development of regional impact. The Kindred PD provides for the development of 3,615 detached and attached residential units, 550,000 square feet of mixed-use space and a school.

Satisfaction of various development conditions, including, without limitation, the extension of Cross Prairie Parkway along the Development's eastern boundary to the adjacent Tohoqua project, the extension of Shady Lane at Partin Settlement Road to Cross Prairie Parkway, the widening of the existing portion of Shady Lane connecting from Partin Settlement Road to U.S. 192 just prior to the entrance at the Florida Turnpike, the installation of off-site and on-site utility improvements and the sale of an approximately twenty (20) acre school site to the Osceola County School Board have been or are in the process of being met.

Permits

In addition to the approvals described above, various permits and approvals are required to complete construction of the 2026 Project and any other improvements required for the District not included within the 2026 Project. The Engineer's Reports attached hereto as composite APPENDIX A include a list of those permits that have been obtained and those that will need to be obtained to complete the construction of the infrastructure necessary to serve the District. Upon issuance of the Series 2026 Bonds, the Consulting Engineer will certify that all such permits and approvals not previously obtained are expected to be obtained in the ordinary course of business.

Environmental

The Developer commissioned a habitat management and conservation plan (the "HMCP") that was originally required for approval of the subsequently rescinded development of regional impact. The HMCP describes the habitat evaluations, conservation plan, management actions and monitoring plan for the wildlife species that currently inhabit the Kindred PD and are listed in the Florida Fish and Wildlife Conservation Commission's Official List – Florida's Endangered Species, Threatened Species and Species of Special Concern.

In 2005, the Developer commissioned an environmental site assessment for the entire approximately 1,596 acres constituting the Kindred PD which identified no evidence of on-site or off-site environmentally recognized conditions. The assessment did recommend that stained soil near an above-ground heating oil tank be removed for proper disposal during site preparation. It further recommended that the water well on-site should be properly plugged and abandoned in accordance with water management district guidelines if it was not to be used following development.

Utilities

Toho Water Authority provides water and sewer services to the Development, with the Kissimmee Utility Authority providing electrical power to the Development. Homeowners select their own telecommunication providers.

Land Use and Phasing Plan

As discussed herein, lands within the boundaries of the District total approximately 585 acres and are expected to contain 1,855 residential units at build-out.

The following table illustrates the current land use and phasing plan for the lands within the District, which is subject to change.

	2020 Assessment Area		2021 Assessment Area		2023 Assessment Area			2024 Assessment Area	2026 Assessment Area	
Product Type	**2A-1**	**2C-1**	**2C-2**	**2D**	**3A**	**3C**	**3D**	**3B**	**5**	**Total**
Townhome	42	38	32	30	60	38	24	--	171	435
Single-Family*	145	0	145	250	131	148	169	252	180	1,420
Total	**187**	**38**	**177**	**280**	**191**	**186**	**193**	**252**	**351**	**1,855**

* The Single-Family product includes lots of forty (40), fifty (50) and sixty (60) feet in width.

Assessment Areas

As previously discussed herein, five (5) assessment areas have been established within the District known as the 2020 Assessment Area, the 2021 Assessment Area, the 2023 Assessment Area, the 2024 Assessment Area and the 2026 Assessment Area. The initial phase of development occurred in the 2020 Assessment Area, which has been developed into 225 single-family lots located in Phases 2A-1 and 2C-1. The second phase of development occurred in the 2021 Assessment Area, which has been developed into 457 single-family lots located in Phases 2C-2 and 2D. The next phase of development occurred in the 2023 Assessment Area, which has been developed into 570 single-family lots located in Phases 3A, 3C and 3D. The 2024 Assessment Area constitutes Phase 3B and includes 252 single-family platted lots. Further, the 2026 Assessment Area constitutes Phase 5 which includes 351 platted lots and represents the final phase of development within the District. All homes in the District are presently anticipated to be constructed, marketed and sold by the Developer as part of the larger Kindred development.

As previously described herein under the heading "THE CAPITAL IMPROVEMENT PROGRAM AND THE 2026 PROJECT," the Series 2026 Bonds are being issued to fund a portion of the 2026 Project supporting the 2026 Assessment Area in the amount of approximately $3.7 million. The 2026 Special Assessments levied in connection with the Series 2026 Bonds will be levied on the 351 platted single-family lots in the 2026 Assessment Area.

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Development Status

Development activities in the District commenced in 2019. Since then, all 1,855 lots have been platted in the District. As discussed herein, work in the District was undertaken in phases and is now nearing completion in its entirety. Development work for the 2026 Assessment Area is expected to be complete by the third quarter of 2026. The following table sets forth the anticipated construction schedule for infrastructure for each active phase within the District as provided by the Developer and such information is subject to change.

Phase	# of Units	Development Status	Expected Completion Date
2020 Assessment Area			
Phase 2A-1	187	Platted, Complete (*Sold Out)*	Complete
Phase 2C-1	38	Platted, Complete (*Sold Out)*	Complete
Subtotal	**225**		
2021 Assessment Area			
Phase 2C-2	177	Platted, Complete (*Sold Out)*	Complete
Phase 2D	280	Platted, Complete (*Sold Out)*	Complete
Subtotal	**457**		
2023 Assessment Area			
Phase 3A	191	Platted, Complete (*Sold Out)*	Complete
Phase 3C	186	Platted, Complete (*Sold Out*)	Complete
Phase 3D	193	Platted, Complete (*Sold Out*)	Complete
Subtotal	**570**		
2024 Assessment Area			
Phase 3B	252	Platted, Complete (*Home Construction Underway*)	Complete
Subtotal	**252**		
2026 Assessment Area			
Phase 5	351	Platted, Substantially Complete *(Home Construction to Commence Q3 2026)*	Q3 2026
Subtotal	**351**		
Total	**1,855**		

In addition to the development activities described above, the Developer has completed work to extend the portion of Cross Prairie Parkway running alongside the eastern border of the District and extending to the adjacent Tohoqua project. Such segment of Cross Prairie Parkway was completed in the first quarter of 2023. Further, work on Cattail Creek Lane extending south from Cross Prairie Parkway through Phase 5 is complete, subject to final acceptance by the County, and will provide for immediate access to the 2026 Assessment Area.

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Residential Product Offerings

The Development is being marketed primarily to first-time home buyers. The table below illustrates the current product and pricing information for the townhome and single-family homes that are currently being offered by the Developer under its Express Homes and D.R. Horton brands in the Development, which information is subject to change. As indicated herein, the 2026 Assessment Area will include 351 townhome and single-family homes. More detailed information, including floorplans, may be found at www.drhorton.com.

Product Type	Est. Base Square Footages	Est. Base Prices
Townhome	1,551 – 1,816	$351,990 - $366,990
Single-Family	1,504 – 2,601	$393,990 - $485,990

Home Construction/Sales Activity

The Developer has completed construction of five (5) single-family model homes located in Phase 2A. Home sales within the District officially commenced in September 2019, and as of June 22, 2026, approximately 1,478 home sale contracts had been written with retail home buyers, of which 1,389 homes had closed. Home sales and construction activities in the 2026 Assessment Area are anticipated to commence in the third quarter of 2026 with home closings anticipated to commence in the fourth quarter of 2026.

Projected Absorption

The following table sets forth the anticipated pace of home closings in the 2026 Assessment Area. As previously stated herein, home sales and construction activities in the 2026 Assessment Area are anticipated to commence in the third quarter of 2026 with home closings anticipated to commence in the fourth quarter of 2026.

Product Type	2026	2027	2028	Total
Townhome	18	84	69	171
Single-Family	--	102	78	180
Total	**18**	**186**	**147**	**351**

The aforementioned projections are based upon estimates and assumptions that are inherently uncertain, though considered reasonable, and are subject to significant business, economic and competitive uncertainties and contingencies, all of which are difficult to predict. As a result, there can be no assurance that such projections will occur or be realized in the time frames anticipated. See "BONDOWNERS' RISKS" herein.

Recreational Facilities

The District includes an amenity center that features a clubhouse, pool, beach volleyball courts, children's playground, pavilion picnic areas and walking/nature trials, located in Phase 2A. Additional recreational facilities located within Phase 3C of the District have been completed and include a clubhouse, pool, exercise station, play fields and walking/nature trials. Further, construction of additional dog parks, walking/nature trials and open space within Phase 5 of the District is scheduled for completion in the third quarter of 2026. The recreational facilities in the District will be owned and operated by the District.

Residents within the District also have access to the amenities located in District I. These include a clubhouse, exercise/fitness room, pool, beach volleyball courts, tennis courts, soccer field, children's playground, pavilion picnic areas, dog park and walking/nature trails.

Schools

Based upon current school districting, students residing in the Development will attend Neptune Elementary School, Neptune Middle School or Gateway High School. All three (3) schools are within four (4) miles of the Development. However, future capacity limitations or redistricting could result in a change to the zoned school that students residing in the Development would attend. The elementary, middle and high school received a "B," "A," and "B" rating, respectively, from the Florida Department of Education for 2026 (which are the latest available school grades).

Marketing

The Developer has incorporated the marketing efforts for the Development into its overall local, regional and State marketing program which includes, without limitation, internet, social media, realtor functions, print and radio ads.

Fees and Assessments

Each homeowner will pay annual taxes, assessments, and fees on an ongoing basis as a result of their ownership of property within the District, including ad valorem property taxes, the debt service assessments levied in connection with Bonds issued by the District, association fees, and administrative, operation and maintenance assessments levied by the District as described in more detail below.

Property Taxes. The current millage rate for the area of the County where the District is located is 13.8543. Accordingly, assuming a home with a $400,000 taxable value, the annual property tax would be approximately $5,542.

Homeowner's Association Fees. All homeowners will be subject to annual homeowner's association ("HOA") fees for the architectural review, deed restriction enforcement and maintenance of any HOA-owned facilities. The current annual master HOA fee is $130. In addition, a sub-association for the townhome product has been established for the common-area lawn maintenance. The current annual sub-association HOA fee for the townhomes is $1,008, which is payable in monthly installments.

District Special Assessments. All homeowners residing in the 2026 Assessment Area will be subject to the 2026 Special Assessments levied in connection with the Series 2026 Bonds. In addition, all homeowners in the District are subject to annual operation and maintenance assessments levied by the District which are derived from the District's annual budget and are subject to change each year. The table below illustrates the aforementioned annual assessments that will be levied in the 2026 Assessment Area by the District for each of the respective product type.

	Est. Series 2026 Bonds Gross Annual Debt Service Per Unit*	**Est. FY 2027 O&M Assessment Per Unit**
Townhome	$ 600	$ 577
Single-Family**	1,200	1,443

* Includes applicable collection costs and early payment discounts imposed by the Osceola County Tax Collector.

** The Single-Family product includes lots of forty (40) and fifty (50) feet in width.

As noted, certain of the amounts set forth above are estimates. It is anticipated that funds derived from the operation and maintenance assessments described above will be used by the District primarily to pay for maintenance of District-owned facilities and administrative overhead and operating expenses including, without limitation, District management, insurance, maintenance and supplies. Furthermore, it is anticipated that funds derived from the HOA fees described above will be used by such association primarily to pay for architectural review fees, deed restriction and operation and maintenance of any HOA-owned facilities. The assessments imposed by the District for its administrative, operation and maintenance costs will vary annually, based on the adopted budget of the District for a particular fiscal year. Similarly, the HOA's fee will vary annually based on the budget adopted by the association for a particular year.

Competition

The Developer expects that primary competition for the sale of homes within the 2026 Assessment Area will come from the active communities within the Kindred community and the surrounding area, which include the Tohoqua (Tohoqua CDD) and Crossprairie (Edgewater East CDD and Edgewater West CDD) communities.

This section does not purport to summarize all of the existing or planned communities in the area of the Development, but rather to provide a description of those that the Developer feels pose primary competition to the Development.

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THE DEVELOPER

The developer of the residential lands within the Development is D.R. Horton, Inc., a Delaware corporation. The Developer (or its affiliates) is also currently serving as the sole homebuilder in the Development. Founded in 1978 and headquartered in Arlington, Texas, D.R. Horton has operations in 126 markets in thirty-six (36) states across the United States and is engaged in the construction and sale of high-quality homes through its diverse product portfolio with sales generally ranging from the $200,000 to over $1,000,000. D.R. Horton also constructs and sells both single-family rental and multi-family rental properties. During the twelve-month period ended March 31, 2026, D.R. Horton closed 83,832 homes in its homebuilding operations, in addition to 3,593 single-family rental homes and 2,359 multi-family rental units in its rental operations.. D.R. Horton also provides mortgage financing, title services and insurance agency services for homebuyers through its mortgage, title and insurance subsidiaries.

D.R. Horton is a publicly-traded company, the common stock of which is listed on the New York Stock Exchange under the symbol "DHI." D.R. Horton is subject to the informational requirements of the Securities and Exchange Commission Act of 1934, as amended, and in accordance therewith files reports, proxy statements, and other information with the Securities and Exchange Commission (the "SEC"). The file number for D.R. Horton is No. 1-14122. The registration statement and other SEC filings are available through the SEC's EDGAR access system at the SEC's website at https://sec.gov.

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DESCRIPTION OF THE SERIES 2026 BONDS

General Description

The Series 2026 Bonds are issuable only as registered bonds without coupons in current interest form in denominations of $5,000 or any integral multiple thereof (an "Authorized Denomination"); provided, however, delivery of the Series 2026 Bonds to the initial purchasers thereof shall be in minimum principal amounts of $100,000 and integral multiples of $5,000 in excess thereof.

The Series 2026 Bonds will be dated as of their date of issuance and will bear interest payable on each May 1 and November 1, commencing November 1, 2026 (each, an "Interest Payment Date") and shall be computed on the basis of a 360-day year of twelve (12) thirty (30) day months. The Series 2026 Bonds will mature on the dates, in such amounts and at such rates as set forth on the cover page of this Limited Offering Memorandum.

Interest on each Series 2026 Bond will be payable on each Interest Payment Date as heretofore described. Interest shall be paid to the Registered Owner of Series 2026 Bonds at the close of business on the regular record date for such interest, which shall be the fifteenth (15th) day of the calendar month next preceding such Interest Payment Date; provided, however, that on or after the occurrence and continuance of an Event of Default under clause (a) and/or (b) of Section 10.02 of the Master Indenture, the payment of interest and principal or Redemption Price shall be made by the Paying Agent to such person, who, on a special record date which is fixed by the Trustee, which shall be not more than fifteen (15) and not less than ten (10) days prior to the date of such proposed payment, appears on the registration books of the Bond Registrar as the Registered Owner of a Series 2026 Bond. Any payment of principal, or Redemption Price or interest shall be made only in accordance with standard DTC practices. Each Series 2026 Bond shall bear interest from the Interest Payment Date to which interest has been paid next preceding the date of its authentication, unless the date of its authentication: (i) is an Interest Payment Date to which interest on such Series 2026 Bond has been paid, in which event such Series 2026 Bond shall bear interest from its date of authentication; or (ii) is prior to the first Interest Payment Date for the Series 2026 Bonds, in which event, such Series 2026 Bond shall bear interest from its date.

The Series 2026 Bonds will initially be registered in the name of Cede & Co., as nominee for The Depository Trust Company ("DTC"), which will act initially as securities depository for the Series 2026 Bonds and, so long as the Series 2026 Bonds are held in book-entry only form, Cede & Co. will be considered the registered owner for all purposes hereof. See "--Book-Entry Only System" below for more information about DTC and its book-entry only system.

Redemption Provisions for the Series 2026 Bonds

Optional Redemption. The Series 2026 Bonds are subject to redemption at the option of the District prior to maturity, in whole or in part, on any date, on or after May 1, 20[__] at the Redemption Price of 100% of the principal amount to be redeemed plus accrued interest to the redemption date.

Mandatory Redemption in Part. The Series 2026 Bond maturing May 1, 20[__] is subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the 2026 Sinking Fund Account established under the Fifth Supplement in satisfaction of applicable Amortization Installments (as defined in the Fifth Supplement) at a Redemption Price of 100% of the principal amount

thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

Year	Amortization Installments	Year	Amortization Installments
	$		$
	*		

_____
**Maturity*

The Series 2026 Bond maturing May 1, 20[__] is subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the 2026 Sinking Fund Account established under the Fifth Supplement in satisfaction of applicable Amortization Installments (as defined in the Fifth Supplement) at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

Year	Amortization Installments	Year	Amortization Installments
	$		$
	*		

_____
**Maturity*

The Series 2026 Bond maturing May 1, 20[__] is subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the 2026 Sinking Fund Account established under the Fifth Supplement in satisfaction of applicable Amortization Installments (as defined in the Fifth Supplement) at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

Year	Amortization Installments	Year	Amortization Installments
	$		$
	*		

_____
** Maturity*

The Series 2026 Bond maturing May 1, 20[__] is subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the 2026 Sinking Fund Account established under the Fifth Supplement in satisfaction of applicable Amortization Installments (as defined in the Fifth Supplement) at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

Year	Amortization Installments	Year	Amortization Installments
	$		$

*

_____
* *Maturity*

Any Series 2026 Bonds that are purchased by the District with amounts held to pay an Amortization Installment will be cancelled and the principal amount so purchased will be applied as a credit against the applicable Amortization Installment of the Series 2026 Bonds. Upon redemption or purchase of the Series 2026 Bonds (other than redemption in accordance with scheduled Amortization Installments), the District shall cause to be recalculated and delivered to the Trustee revised Amortization Installments recalculated so that debt service on the Series 2026 Bonds is amortized in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Series 2026 Bonds.

Extraordinary Mandatory Redemption. The Series 2026 Bonds are subject to extraordinary mandatory redemption prior to scheduled maturity, in whole on any date or in part on any Quarterly Redemption Date, and if in part on a *pro rata* basis calculated by the District determined by the ratio of the Outstanding principal amount of each maturity of the Series 2026 Bonds treating for such purposes each Amortization Installment as a maturity divided by the aggregate principal amount of Outstanding Series 2026 Bonds and as otherwise provided in the Indenture, at the Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the Quarterly Redemption Date, if and to the extent that any one or more of the following shall have occurred:

(i) On or after Completion Date of the 2026 Project, by application of moneys transferred from the 2026 Acquisition and Construction Account to the 2026 Prepayment Account in accordance with the terms of the Indenture; or

(ii) Amounts are deposited into the 2026 Prepayment Account from the prepayment of 2026 Special Assessments or from amounts deposited into the 2026 Prepayment Account from any other source; or

(iii) When the amount on deposit in the 2026 Reserve Account, together with other moneys available therefor are sufficient to pay and redeem all the Series 2026 Bonds then Outstanding as provided in the Fifth Supplement.

If less than all of the Series 2026 Bonds of a maturity subject to redemption shall be called for redemption, the particular such Series 2026 Bonds or portions of such Series 2026 Bonds of that maturity to be redeemed shall be selected by lot by the Registrar as provided in the Indenture.

Notice of Redemption and of Purchase

When required to redeem or purchase Series 2026 Bonds under any provision of the Indenture or directed to do so by the District, the Trustee shall cause notice thereof, to be mailed at least thirty (30) but not more than sixty (60) days prior to the redemption or purchase date to all Owners of Series 2026 Bonds to be redeemed or purchased (as such Owners appear on the Bond Register on the fifth (5th) day prior to such mailing), at their registered addresses, but failure to mail any such notice or defect in the notice or in the mailing thereof shall not affect the validity of the redemption or purchase of the Series 2026 Bonds for which notice was duly mailed in accordance with the Indenture.

If at the time of mailing of notice of an optional redemption or purchase, the District shall not have deposited with the Trustee or Paying Agent moneys sufficient to redeem or purchase all the Series 2026 Bonds called for redemption or purchase, such notice shall state that the redemption is conditional and is subject to the deposit of the redemption or purchase moneys with the Trustee or Paying Agent, as the case may be, not later than the redemption or purchase date, and such notice shall be of no effect unless such moneys are so deposited.

If the amount of funds deposited with the Trustee for such redemption, or otherwise available, is insufficient to pay the Redemption Price and accrued interest on the Series 2026 Bonds so called for redemption on the redemption date, the Trustee shall redeem and pay on such date an amount of such Series 2026 Bonds for which such funds are sufficient, selecting the Series 2026 Bonds to be redeemed randomly from among all such Series 2026 Bonds called for redemption on such date, and among different maturities of Series 2026 Bonds in the same manner as the initial selection of Series 2026 Bonds to be redeemed, and from and after such redemption date, interest on the Series 2026 Bonds or portions thereof so paid shall cease to accrue and become payable; but interest on any Series 2026 Bonds or portions thereof not so paid shall continue to accrue until paid at the same rate as it would have had such Series 2026 Bonds not been called for redemption.

Book-Entry Only System

The information in this caption concerning DTC and DTC's book-entry system has been obtained from sources that the District believes to be reliable, but neither the District nor the Underwriter makes any representation or warranty or takes any responsibility for the accuracy or completeness of such information.

DTC will act as securities depository for the Series 2026 Bonds. The Series 2026 Bonds will be issued as fully-registered bonds registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered bond certificate will be issued for each maturity of the Series 2026 Bonds and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants (the "Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (the "Indirect Participants"). DTC has a Standard & Poor's rating of AA+. The DTC rules

applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of the Series 2026 Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for such Series 2026 Bonds on DTC's records. The ownership interest of each actual purchaser of each Series 2026 Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Series 2026 Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of the Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Series 2026 Bonds, except in the event that use of the book-entry system for the Series 2026 Bonds is discontinued.

To facilitate subsequent transfers, all Series 2026 Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Series 2026 Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Series 2026 Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Series 2026 Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping an account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements made among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Series 2026 Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Series 2026 Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Series 2026 Bond documents. For example, Beneficial Owners of Series 2026 Bonds may wish to ascertain that the nominee holding the Series 2026 Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Series 2026 Bonds are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such Series 2026 Bonds, as the case may be, to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Series 2026 Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the District as soon as possible after the Record Date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Series 2026 Bonds are credited on the Record Date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions and dividend payments on the Series 2026 Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's

practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the District or the Registrar on the payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Registrar, or the District, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the District and/or the Paying Agent for the Series 2026 Bonds. Disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of the Direct and Indirect Participants.

DTC may discontinue providing its services as securities depository with respect to the Series 2026 Bonds at any time by giving reasonable notice to the District. Under such circumstances, in the event that a successor securities depository is not obtained, Series 2026 Bond certificates are required to be printed and delivered.

The District may decide to discontinue use of the system of book-entry only transfers through DTC (or a successor securities depository). In that event, Series 2026 Bond certificates will be printed and delivered to DTC.

SO LONG AS CEDE & CO. IS THE REGISTERED OWNER OF THE SERIES 2026 BONDS, AS NOMINEE OF DTC, REFERENCE HEREIN TO THE OWNER OF THE SERIES 2026 BONDS OR REGISTERED OWNERS OF THE SERIES 2026 BONDS SHALL MEAN DTC AND SHALL NOT MEAN THE BENEFICIAL OWNERS OF THE SERIES 2026 BONDS.

NEITHER THE DISTRICT NOR THE TRUSTEE WILL HAVE ANY RESPONSIBILITY OR OBLIGATION TO THE DTC PARTICIPANTS OR THE PERSONS FOR WHOM THEY ACT AS NOMINEE WITH RESPECT TO THE PAYMENTS TO OR THE PROVIDING OF NOTICE FOR THE DTC PARTICIPANTS, THE INDIRECT PARTICIPANTS OR THE BENEFICIAL OWNERS OF THE SERIES 2026 BONDS. THE DISTRICT CANNOT AND DOES NOT GIVE ANY ASSURANCES THAT DTC, THE DTC PARTICIPANTS OR OTHERS WILL DISTRIBUTE PAYMENTS OF PRINCIPAL OF OR INTEREST ON THE SERIES 2026 BONDS PAID TO DTC OR ITS NOMINEE, AS THE REGISTERED OWNER, OR PROVIDE ANY NOTICES TO THE BENEFICIAL OWNERS OR THAT THEY WILL DO SO ON A TIMELY BASIS, OR THAT DTC WILL ACT IN THE MANNER DESCRIBED IN THIS LIMITED OFFERING MEMORANDUM.

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SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2026 BONDS

General

The Series 2026 Bonds are payable from and secured by all revenues derived by the District from the 2026 Special Assessments (excluding amounts transferred to the 2026 Rebate Account or the 2026 Costs of Issuance Account, or investment earnings thereof, and Operations and Maintenance Assessments levied and collected by the District) (the "2026 Pledged Revenues") and amounts in the Funds and Accounts (except for the 2026 Rebate Account and the 2026 Costs of Issuance Account[, or investment earnings thereon]) established by the Indenture for the benefit of the Series 2026 Bonds (the "2026 Pledged Funds" and, collectively with the 2026 Pledged Revenues, the "2026 Trust Estate").

The 2026 Special Assessments represent an allocation of a portion of the costs of the 2026 Project, including bond financing costs, to the 2026 Assessment Area in accordance with the Assessment Reports attached hereto as composite APPENDIX B.

"Special Assessments" include (a) the net proceeds derived from the levy and collection of "special assessments," as provided for in Sections 190.011(14) and 190.022 of the Act against lands in the District ("District Lands") that are subject to assessment as a result of a particular Project or any portion thereof, and (b) the net proceeds derived from the levy and collection of "benefit special assessments," as provided for in Section 190.021(2) of the Act, against the lands within the District that are subject to assessment as a result of a particular Project or any portion thereof, and in the case of both "special assessments" and "benefit special assessments," including the interest and penalties on such assessments, pursuant to all applicable provisions of the Act and Chapter 170, Florida Statutes, and Chapter 197, Florida Statutes (and any successor statutes thereto), including, without limitation, any amount received from any foreclosure proceeding for the enforcement of collection of such assessments or from the issuance and sale of tax certificates with respect to such assessments, less (to the extent applicable) the fees and costs of collection thereof payable to the Tax Collector and less certain administrative costs payable to the Property Appraiser pursuant to the Property Appraiser and Tax Collector Agreement. "Special Assessments" shall not include "special assessments" levied and collected by the District under Section 190.022 of the Act for maintenance purposes or "maintenance special assessments" levied and collected by the District under Section 190.021(3) of the Act.

NEITHER THE SERIES 2026 BONDS NOR THE INTEREST AND PREMIUM, IF ANY, PAYABLE THEREON SHALL CONSTITUTE A GENERAL OBLIGATION OR GENERAL INDEBTEDNESS OF THE DISTRICT WITHIN THE MEANING OF THE CONSTITUTION AND LAWS OF FLORIDA. THE SERIES 2026 BONDS AND THE INTEREST AND PREMIUM, IF ANY, PAYABLE THEREON DO NOT CONSTITUTE EITHER A PLEDGE OF THE FULL FAITH AND CREDIT OF THE DISTRICT OR A LIEN UPON ANY PROPERTY OF THE DISTRICT OTHER THAN AS PROVIDED IN THE INDENTURE. NO OWNER OR ANY OTHER PERSON SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER PUBLIC AUTHORITY OR GOVERNMENTAL BODY TO PAY DEBT SERVICE OR TO PAY ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE OR THE SERIES 2026 BONDS. RATHER, DEBT SERVICE AND ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE OR THE SERIES 2026 BONDS, SHALL BE PAYABLE SOLELY FROM, AND SHALL BE SECURED SOLELY BY,

THE 2026 TRUST ESTATE PLEDGED TO THE SERIES 2026 BONDS, ALL AS PROVIDED IN THE SERIES 2026 BONDS AND IN THE INDENTURE.

THE SERIES 2026 BONDS AND THE 2026 SPECIAL ASSESSMENTS DO NOT CONSTITUTE AN INDEBTEDNESS OF THE DEVELOPER AND THE PAYMENT THEREOF IS NOT GUARANTEED BY THE DEVELOPER.

Funds and Accounts

The Indenture establishes with the Trustee the following Funds and Accounts: 1) within the Acquisition and Construction Fund, a 2026 Acquisition and Construction Account and a 2026 Costs of Issuance Account; 2) within the Debt Service Fund, a 2026 Sinking Fund Account and a 2026 Interest Account; 3) within the Bond Redemption Fund, a 2026 Optional Redemption Account and a 2026 Prepayment Account; 4) within the Debt Service Reserve Fund, a 2026 Reserve Account, which account shall be held for the benefit of all of the Series 2026 Bonds without distinction as to Series 2026 Bonds and without privilege or priority of one Series 2026 Bond over another; 5) within the Revenue Fund, a 2026 Revenue Account and 6) within the Rebate Fund, a 2026 Rebate Account.

2026 Acquisition and Construction Account

Amounts on deposit in the 2026 Acquisition and Construction Account shall be applied to pay the Costs of the 2026 Project upon presentment to the Trustee of a properly signed requisition.

Any balance remaining in the 2026 Acquisition and Construction Account after the Completion Date of the 2026 Project and after retaining the amount, if any, of all remaining unpaid Costs of the 2026 Project set forth in the Engineers' Certificate establishing such Completion Date, shall be deposited in the 2026 Prepayment Account in the Bond Redemption Fund and applied to the extraordinary mandatory redemption of the Series 2026 Bonds in the manner prescribed in the Series 2026 Bonds; provided, however, that the District shall not declare that the Completion Date of the 2026 Project has occurred until after the 2026 Reserve Account Release Conditions have been satisfied and (i) all moneys transferred from the 2026 Reserve Account to the 2026 Acquisition and Construction Account as a result of such reduction of the 2026 Reserve Account Requirement have been expended on Costs of the 2026 Project, including (A) any requisitions previously submitted by the District to the Trustee pursuant to Section 403(a) of the Fifth Supplement that remain unpaid ("Unpaid Requisitions"), in full or in part, in chronological order (i.e., oldest to newest) based on the date such requisitions were originally submitted, and then (B) any accrued but unpaid Costs of the 2026 Project, or (ii) the Consulting Engineer has certified in writing to the District and the Trustee (upon which the Trustee may conclusively rely) that such amount is in excess of what is needed to complete the 2026 Project. Any requisition for payment of Unpaid Requisitions submitted in compliance with the prior sentence shall be executed by the District and the Consulting Engineer (at the direction of the District). At such time as there are no amounts on deposit in the 2026 Acquisition and Construction Account such account shall be closed. No transfer to the 2026 Prepayment Account shall be made if on the date of such proposed transfer the Trustee has knowledge that an Event of Default exists until such Event of Default no longer exists or is waived or the Trustee is directed by the Majority Owners to otherwise apply such moneys.

In accordance with the provisions of the Indenture, the Series 2026 Bonds are payable solely from the 2026 Trust Estate. The District acknowledges in the Fifth Supplement that (i) the 2026 Trust Estate includes, without limitation, all amounts on deposit in the 2026 Acquisition and Construction Account then

held by the Trustee, (ii) upon the occurrence of an Event of Default with respect to the Series 2026 Bonds, the 2026 Trust Estate may not be used by the District (whether to pay Costs of the 2026 Project or otherwise) without the consent of the Majority Owners, except to the extent that prior to such declared Event of Default the District had incurred a binding obligation with third parties for work on the 2026 Project and payment is for such work and (iii) upon the occurrence of an Event of Default with respect to the Series 2026 Bonds, the 2026 Trust Estate may be used by the Trustee, at the direction or with the approval of the Majority Owners, to pay reasonable costs and expenses incurred in connection with the pursuit of remedies under the Indenture. The District agrees in the Fifth Supplement that it shall not enter into any binding agreement that will cause the expenditure of additional funds from the 2026 Trust Estate after the occurrence and during the continuance of an Event of Default unless authorized in writing by the Majority Owners.

2026 Reserve Account and 2026 Reserve Account Requirement

The 2026 Reserve Account shall be funded and maintained at all times in the amount of the 2026 Reserve Account Requirement.

"2026 Reserve Account Requirement" shall mean, (i) initially, an amount equal to fifty percent (50%) of the maximum annual Debt Service Requirements for the Series 2026 Bonds, and (ii) upon satisfaction of 2026 Reserve Account Release Condition #1, an amount equal to twenty-five percent (25%) of the maximum annual Debt Service Requirements for the Series 2026 Bonds, and (iii) upon satisfaction of 2026 Reserve Account Release Condition #2, an amount equal to ten percent (10%) of the maximum annual Debt Service Requirement for the Series 2026 Bonds; provided, that, the 2026 Reserve Account Requirement shall also never exceed the lesser of (i) 125% of the average annual Debt Service Requirement of the Series 2026 Bonds calculated as of the date of original issuance thereof or (ii) 10% of the proceeds of the Series 2026 Bonds calculated as of the date of original issuance hereof. For the purpose of calculating the 2026 Reserve Account Requirement, the maximum annual Debt Service Requirement shall be calculated as of the date of the original issuance and delivery of the Series 2026 Bonds and recalculated in connection with each optional or extraordinary mandatory redemption of the Series 2026 Bonds (but not upon mandatory sinking fund redemption). The initial 2026 Reserve Account Requirement shall be equal to $[_____].

"2026 Reserve Account Release Conditions" shall mean, collectively, 2026 Reserve Account Release Condition #1 and 2026 Reserve Account Release Condition #2.

"2026 Reserve Account Release Condition #1" shall mean, collectively, that (i) all of the principal portion of the 2026 Special Assessments has been assigned to Units within the 2026 Assessment Area that have been developed and platted; (ii) all Series 2026 Assessments are being collected pursuant to the Uniform Method; and (iii) no Event of Default has occurred and is continuing with respect to any Outstanding Series 2026 Bonds. Upon the satisfaction of 2026 Reserve Account Release Condition #1, a Responsible Officer of the District, or the District Manager on behalf of the District, shall provide a written certification to the Trustee that the events in clauses (i) and (ii) have occurred and affirming clause (iii). The Trustee may conclusively rely on such written certification and in its absence may assume all the events described above have not occurred.

"2026 Reserve Account Release Condition #2" shall mean, collectively, that (i) 2026 Reserve Account Release Condition #1 has been satisfied; (ii) all Units subject to the Series 2026 Assessments have been sold and closed with end-users; (iii) all Series 2026 Assessments are being collected pursuant to the Uniform Method; and (iv) no Event of Default has occurred and is continuing with respect to any Outstanding Series 2026 Bonds. Upon the satisfaction of the 2026 Reserve Account Release Condition #2,

a Responsible Officer of the District, or the District Manager on behalf of the District, shall provide a written certification to the Trustee that the events in clauses (i), (ii) and (iii) have occurred and affirming clause (iv). The Trustee may conclusively rely on such written certification and in its absence may assume all the events described above have not occurred.

Amounts on deposit in the 2026 Reserve Account except as provided in the Indenture shall be used only for the purpose of making payments into the 2026 Interest Account and the 2026 Sinking Fund Account to pay the Series 2026 Bonds when due, without distinction as to Series 2026 Bonds and without privilege or priority of one Series 2026 Bond over another, when the moneys on deposit in such Accounts and available therefor are insufficient.

The Trustee, on each March 15, June 15, September 15 and December 15 (or if such day is not a Business Day, on the Business Day next preceding such day) next preceding each Quarterly Redemption Date, after taking into account all payments and transfers made as of such date, shall notify the District of the amount in the 2026 Reserve Account. The District shall compute the value of the 2026 Reserve Account Requirement and shall promptly notify the Trustee of the amount of any deficiency or surplus as of such date in such account. The District shall immediately pay the amount of any deficiency to the Trustee, for deposit in the 2026 Reserve Account, from any legally available source of the District. Any such surplus in the 2026 Reserve Account as a result of having met each of the 2026 Reserve Account Release Conditions (pursuant to a written direction from the District to the Trustee upon which the Trustee may conclusively rely) shall be deposited to the 2026 Acquisition and Construction Account to be used for the purposes of such Account and all other such surplus (except as provided in the next paragraph) shall be deposited to the 2026 Prepayment Account to be used for the extraordinary mandatory redemption of Series 2026 Bonds.

Notwithstanding the foregoing on the earliest date on which there is on deposit in the 2026 Reserve Account, sufficient monies, taking into account other monies available therefor, to pay and redeem all of the Outstanding Series 2026 Bonds, together with accrued interest on such Series 2026 Bonds to the earliest date of redemption, then the Trustee shall transfer to the 2026 Prepayment Account the amount on deposit in the 2026 Reserve Account to pay and redeem all of the Outstanding Series 2026 Bonds on the earliest such date.

Flow of Funds

(a) Except as otherwise provided in the Fifth Supplement, amounts on deposit in the 2026 Revenue Account shall be applied in accordance with Section 6.03 of the Master Indenture. The District covenants to pay or cause to be paid the proceeds of the 2026 Special Assessments as received to the Trustee for deposit as provided in the Indenture.

(b) The Trustee is authorized and directed by the Fifth Supplement to deposit any and all amounts required to be deposited into the Funds and Accounts pursuant to the Indenture, and any other amounts or payments specifically designated by the District pursuant to a written direction or by a Supplemental Indenture for said purpose. Upon deposit of the revenues from the 2026 Special Assessments including the interest thereon with the Trustee, the District shall provide the Trustee a written accounting setting forth the amounts of such 2026 Special Assessments in the following categories which shall be deposited by the Trustee into the Funds and Accounts established as follows:

(i) Assessment Interest which shall be deposited into the 2026 Interest Account;

(ii) Assessment Principal, which shall be deposited into the 2026 Sinking Fund Account;

(iii) Prepayment Principal which shall be deposited into the 2026 Prepayment Account;

(iv) Delinquent Assessment Principal shall first be deposited to the 2026 Reserve Account and applied to restore the amount of any withdrawal from the 2026 Reserve Account to pay the principal of Series 2026 Bonds, to the extent that less than the 2026 Reserve Account Requirement is on deposit in the 2026 Reserve Account, and, the balance, if any, shall be deposited into the 2026 Sinking Fund Account;

(v) Delinquent Assessment Interest shall first be deposited to the 2026 Reserve Account and applied to restore the amount of any withdrawal from the 2026 Reserve Account to pay the interest of Series 2026 Bonds to the extent that less than the 2026 Reserve Account Requirement is on deposit in a 2026 Reserve Account, and, the balance, if any, shall be deposited into the 2026 Interest Account; and

(vi) The balance shall be deposited in the 2026 Revenue Account.

(c) On each March 15, June 15, September 15 and December 15 (or if such Day is not a Business Day, on the Business Day next preceding such day), the Trustee shall determine the amount on deposit in the 2026 Prepayment Account and, if the balance therein is greater than zero, shall transfer, but only after transferring sufficient amounts as directed by the District from the 2026 Revenue Account to pay amounts due on the next Interest Payment Date from the 2026 Revenue Account, for deposit into such 2026 Prepayment Account, an amount sufficient to increase the amount on deposit therein to the next integral multiple of $5,000, and, shall thereupon give notice and cause the extraordinary mandatory redemption of Series 2026 Bonds on the next succeeding Quarterly Redemption Date in the maximum aggregate principal amount for which moneys are then on deposit in such 2026 Prepayment Account in accordance with the provisions for extraordinary redemption of Series 2026 Bonds. All interest due in regard to such prepayments shall be paid from the 2026 Interest Account or, if insufficient amounts are on deposit in the 2026 Interest Account to pay such interest, then from the 2026 Revenue Account.

(d) Anything in the Indenture to the contrary notwithstanding, on each May 1 and November 1 (or if such May 1 or November 1 is not a Business Day, on the Business Day next preceding such May 1 or November 1), the Trustee shall transfer from amounts on deposit in the 2026 Revenue Account to the Funds and Accounts designated below, the following amounts in the following order of priority:

FIRST, to the 2026 Interest Account of the Debt Service Fund, an amount equal to the amount of interest payable on all Series 2026 Bonds then Outstanding on such May 1 or November 1, less any other amount already on deposit in the 2026 Interest Account;

SECOND, beginning on May 1, 20__ and no later than the Business Day next preceding each May 1 thereafter while the Series 2026 Bonds remain Outstanding, to the 2026 Sinking Fund Account, an amount equal to the Amortization Installment on the Series 2026 Bonds due on such May 1 or the principal maturing on such May 1, less any amount already on deposit in the 2026 Sinking Fund Account;

THIRD, to the 2026 Reserve Account, the amount, if any, which is necessary to make the amount on deposit therein equal to the 2026 Reserve Account Requirement with respect to the Series 2026 Bonds; and

FOURTH, the balance shall be retained in the 2026 Revenue Account, provided that on November 2 of each year any funds remaining in the 2026 Revenue Account shall be applied upon direction of the District to the Trustee, (i) prior to the completion of the 2026 Project, to the 2026 Acquisition and Construction Account, and (ii) thereafter, to any lawful purpose of the District.

Anything in the Indenture to the contrary notwithstanding, it shall not constitute an Event of Default if the full amount of the foregoing deposits are not made due to an insufficiency of funds therefor; provided, however, that nothing in this paragraph is meant to change what are otherwise Events of Default as provided for in Article X of the Master Indenture and Section 606 of the Fifth Supplement.

(e) On any date required by the Arbitrage Certificate, the District shall give the Trustee written direction to, and the Trustee shall, transfer from the 2026 Revenue Account to the 2026 Rebate Account established for the Series 2026 Bonds in the Rebate Fund the amount due and owing to the United States, which amount shall be paid, to the United States, when due, in accordance with such Arbitrage Certificate. To the extent insufficient moneys are on deposit in the 2026 Revenue Account to make the transfer provided for in the immediately preceding sentence the District shall deposit with the Trustee from legally available moneys of the District the amount of any such insufficiency.

Investments

Anything in the Indenture to the contrary notwithstanding, amounts on deposit in all of the Funds and Accounts held as security for the Series 2026 Bonds shall be invested only in Investment Securities, and further, earnings on investments in the 2026 Acquisition and Construction Account and the 2026 Costs of Issuance Account shall be retained as realized, in such Funds and Accounts and used for the purpose of such Funds and Accounts. Earnings on investments in the 2026 Revenue Account, 2026 Sinking Fund Account, the 2026 Interest Account and the 2026 Prepayment Account shall be deposited, as realized, to the credit of the 2026 Revenue Account and used for the purpose of such Account.

All earnings on investments in the 2026 Reserve Account shall be deposited to the 2026 Revenue Account provided no deficiency exists in the 2026 Reserve Account except that prior to the Completion Date of the 2026 Project earnings shall be deposited to the 2026 Acquisition and Construction Account if a deficiency does not exist in the 2026 Reserve Account and if a deficiency does exist earnings shall remain on deposit in the 2026 Reserve Account until the deficiency is cured. Such Account shall consist only of cash and Investment Securities.

Developer Agreements

The Developer will enter into a Completion Agreement that will obligate the Developer to complete any portions of the 2026 Project not funded with proceeds of the Series 2026 Bonds. In addition, the Developer will execute and deliver to the District a Collateral Assignment Agreement, pursuant to which the Developer will collaterally assign to the District, to the extent assignable and to the extent that they are solely owned or controlled by the Developer, development rights relating to the 2026 Project. Certain of such rights under the Collateral Assignment Agreement may have been previously pledged pursuant to, and therefore are subordinate to, prior collateral assignment agreements entered into in

connection with the issuance of prior bonds and/or builder contracts. Notwithstanding such agreements, and in the event the District forecloses on the lands subject to the 2026 Special Assessments as a result of the Developer's or subsequent landowners' failure to pay such assessments, there is a risk that the District will not have sufficient funding, and/or shall not have all permits and entitlements, necessary to complete the 2026 Project or the development of the 2026 Assessment Area. Such obligations of the Developer are unsecured obligations.

Limitation on Additional Debt

Other than Bonds issued to refund a portion of Outstanding Series 2026 Bonds, the issuance of which as determined by the District results in present value debt service savings, the District shall not, while any Series 2026 Bonds are Outstanding, issue or incur any debt payable in whole or in part from the 2026 Trust Estate. In addition, the District covenants that so long as the Series 2026 Bonds are Outstanding, it will not issue any other Bonds or other debt obligations secured by Special Assessments for any capital projects on assessable lands which are also encumbered by the 2026 Special Assessments without the written consent of the Majority Owners, unless Substantial Absorption has occurred (defined in the Fifth Supplement to mean the date at least 90% of the principal portion of the 2026 Special Assessments have been assigned to Units that have received certificates of occupancy); provided, however, that the foregoing shall not preclude the imposition of Special Assessments on property subject to the 2026 Special Assessments which as determined by the District, are necessary for health, safety, and welfare reasons or to remediate a natural disaster. The District may issue Bonds or other debt obligations secured by Special Assessments on assessable lands not encumbered by the 2026 Special Assessments without limitation except as limited by the documents pursuant to which such Bonds or debt are issued. The Trustee and the District may rely on a certificate from the District Manager regarding such status of Substantial Absorption and in the absence of receipt of such certificate, may assume Substantial Absorption has not occurred.

Additional Covenants Regarding 2026 Special Assessments

The District covenants in the Indenture to assess, levy, and enforce the payment of the 2026 Special Assessments at the times and in amounts as shall be necessary in order to pay, when due, Debt Service Requirements on the Series 2026 Bonds. In addition, and not in limitation of the covenants contained in the Indenture, the District covenants to comply with the terms of the proceedings heretofore adopted with respect to the 2026 Special Assessments, including the Assessment Reports prepared by the Assessment Consultant, and to levy the 2026 Special Assessments and any required true-up payments as set forth in the Assessment Reports, in such manner as will generate funds sufficient to pay the principal of and interest on the Series 2026 Bonds, when due. The District also agrees that it shall not amend the Assessment Reports in any material manner without the written consent of the Majority Owners.

The Fifth Supplement provides that when permitted by law, the 2026 Special Assessments levied on platted lots and pledged thereunder to secure the Series 2026 Bonds shall be collected pursuant to the Uniform Method (as hereinafter defined), and 2026 Special Assessments levied on unplatted lands and pledged thereunder to secure the Series 2026 Bonds shall be collected directly by the District pursuant to the Act and Chapters 170 and 197, Florida Statutes, and not pursuant to the Uniform Method, in each case unless otherwise directed by the Trustee acting at the direction of the Majority Owners upon the occurrence and continuance of an Event of Default.

Events of Default With Respect to the Series 2026 Bonds

Each of the following shall be an "Event of Default" under the Indenture, with respect to the Series 2026 Bonds:

(a) if payment of any installment of interest on any Series 2026 Bond is not made when it becomes due and payable; or

(b) if payment of the principal or Redemption Price of any Series 2026 Bond is not made when it becomes due and payable at maturity or upon call or presentation for redemption; or

(c) if the District, for any reason, fails in, or is rendered incapable of, fulfilling its obligations under the Indenture or under the Act, which may be determined solely by the Majority Owners of such Series 2026 Bonds; or

(d) if the District proposes or makes an assignment for the benefit of creditors or enters into a composition agreement with all or a material part of its creditors, or a trustee, receiver, executor, conservator, liquidator, sequestrator or other judicial representative, similar or dissimilar, is appointed for the District or any of its assets or revenues, or there is commenced any proceeding in liquidation, bankruptcy, reorganization, arrangement of debts, debtor rehabilitation, creditor adjustment or insolvency, local, state or federal, by or against the District and if such is not vacated, dismissed or stayed on appeal within ninety (90) days; or

(e) if the District defaults in the due and punctual performance of any other covenant in the Indenture or in any Series 2026 Bond issued pursuant to the Indenture and such default continues for sixty (60) days after written notice requiring the same to be remedied shall have been given to the District by the Trustee, which may give such notice in its discretion and shall give such notice at the written request of the Majority Owners of such Series 2026 Bonds; provided, however, that if such performance requires work to be done, actions to be taken, or conditions to be remedied, which by their nature cannot reasonably be done, taken or remedied, as the case may be, within such sixty (60) day period, no Event of Default shall be deemed to have occurred or exist if, and so long as the District shall commence such performance within such sixty (60) day period and shall diligently and continuously prosecute the same to completion; or

(f) if any portion of the 2026 Special Assessments pledged to the Series 2026 Bonds shall have become delinquent and, as the result thereof, the Indenture authorizes the Trustee to withdraw funds in an amount greater than twenty-five percent (25%) of the amount on deposit in 2026 Reserve Account, to pay the Debt Service Requirements on the Series 2026 Bonds (regardless of whether the Trustee does or does not actually withdraw such funds from the 2026 Reserve Account to pay the Debt Service Requirements on the Series 2026 Bonds) (the foregoing being referred to as a "2026 Reserve Account Event") unless within sixty (60) days from the 2026 Reserve Account Event the District has either paid to the Trustee (i) the amounts, if any, withdrawn from the 2026 Reserve Account, or (ii) the portion of the Delinquent Assessment Principal and Delinquent Assessment Interest giving rise to the 2026 Reserve Account Event are no longer delinquent; and

(g) if more than fifteen percent (15%) of the Operation and Maintenance Assessments that are directly billed by the District and levied by the District on tax parcels subject to the 2026 Special Assessments are not paid by the date such are due and payable and such default continues for sixty (60) days after the date when due. The District shall give written notice to the Trustee of the occurrence of such

event not later than ten (10) days after the end of the sixty (60) day period referred to in the preceding sentence. The Trustee shall not be deemed to have knowledge of the occurrence of such an Event of Default absent notice thereof from the District.

Provisions Relating to Bankruptcy or Insolvency of Landowner

(a) Both before and after the commencement, whether voluntary or involuntary, of any case, proceeding or other action by or against any owner of any tax parcel subject to at least three percent (3%) of the 2026 Special Assessments pledged to the Series 2026 Bonds Outstanding (an "Insolvent Taxpayer") under any existing or future law of any jurisdiction relating to bankruptcy, insolvency, reorganization, assignment for the benefit of creditors, or relief of debtors (a "Proceeding").

(b) The District acknowledges and agrees in the Indenture that, although the Series 2026 Bonds were issued by the District, the Owners of the Series 2026 Bonds are categorically the party with the ultimate financial stake in the transaction and, consequently, the party with a vested and pecuniary interest in a Proceeding. In the event of any Proceeding involving an Insolvent Taxpayer:

(i) the District agrees in the Indenture that it shall seek to secure the written consent of the Trustee, acting at the direction of the Majority Owners, prior to making any election, giving any consent, commencing any action or filing any motion, claim, obligation, notice or application or in taking any other action or position in any Proceedings or in any action related to a Proceeding that affects, either directly or indirectly, the 2026 Special Assessments relating to the Series 2026 Bonds Outstanding, the Outstanding Series 2026 Bonds or any rights of the Trustee under the Indenture (provided, however, Trustee shall be deemed to have consented, on behalf of the Majority Owners, to the proposed action if the District does not receive a written response from the Trustee within sixty (60) days following receipt by the Trustee of the written request for consent);

(ii) the District agrees in the Indenture that it shall not make any election, give any consent, commence any action or file any motion, claim, obligation, notice or application or take any other action or position in any Proceeding or in any action related to a Proceeding that affects, either directly or indirectly, the 2026 Special Assessments relating to the Series 2026 Bonds Outstanding, the Series 2026 Bonds Outstanding or any rights of the Trustee under the Indenture that are inconsistent with any written consent received (or deemed received) from the Trustee;

(iii) the District agrees in the Indenture that it shall seek the written consent of the Trustee prior to filing and voting in any such Proceeding (provided, however, Trustee shall be deemed to have consented, on behalf of the Majority Owners, to the proposed action if the District does not receive a written response from the Trustee within sixty (60) days following receipt by the Trustee of the written request for consent);

(iv) the Trustee, acting at the direction of the Majority Owners of the Series 2026 Bonds Outstanding, shall have the right, by interpleader or otherwise, to seek or oppose any relief in any such Proceeding that the District, as claimant with respect to the 2026 Special Assessments relating to the Series 2026 Bonds Outstanding would have the right to pursue, and, if the Trustee chooses to exercise any such rights, the District shall not oppose the Trustee in seeking to exercise any and all rights and taking any and all actions available to the District in connection with any Proceeding of any Insolvent Taxpayer, including without limitation, the right to file and/or prosecute and/or

defend any claims and proofs of claims, to vote to accept or reject a plan, to seek dismissal of the Proceeding, to seek stay relief to commence or continue foreclosure or pursue any other available remedies as to the 2026 Special Assessments relating to the Series 2026 Bonds Outstanding, to seek substantive consolidation, to seek to shorten the Insolvent Taxpayer's exclusivity periods or to oppose any motion to extend such exclusivity periods, to oppose any motion for use of cash collateral or for authority to obtain financing, to oppose any sale procedures motion or any sale motion, to propose a competing plan of reorganization or liquidation, or to make any election under Section 1111(b) of the Bankruptcy Code; and

(v) the District shall not challenge the validity or amount of any claim submitted in good faith in such Proceeding by the Trustee, acting at the direction of the Majority Owners of the Series 2026 Bonds Outstanding, or any valuations of the lands owned by any Insolvent Taxpayer submitted in good faith by the Trustee, acting at the direction of the Majority Owners of the Series 2026 Bonds Outstanding, in such Proceedings or take any other action in such Proceedings, which is adverse to Trustee's enforcement or the District's claim and rights with respect to the 2026 Special Assessments relating to the Series 2026 Bonds Outstanding or receipt of adequate protection (as that term is defined in the Bankruptcy Code). Without limiting the generality of the foregoing, the District agrees that the Trustee shall have the right (i) to file a proof of claim with respect to the 2026 Special Assessments pledged to the Series 2026 Bonds Outstanding, (ii) to deliver to the District a copy thereof, together with evidence of the filing with the appropriate court or other authority, and (iii) to defend any objection filed to said proof of claim.

(c) Notwithstanding the provisions of the immediately preceding paragraphs, nothing in this section shall preclude the District from becoming a party to a Proceeding in order to enforce a claim for Operation and Maintenance Assessments, and the District shall be free to pursue such claim in such manner as it shall deem appropriate in its sole and absolute discretion. Any actions taken by the District in pursuance of its claim for Operation and Maintenance Assessments in any Proceeding shall not be considered an action adverse or inconsistent with the Trustee's rights or consents with respect to the 2026 Special Assessments relating to the Series 2026 Bonds Outstanding whether such claim is pursued by the District or the Trustee; provided, however, that the District shall not oppose any relief sought by the Trustee under the authority granted to the Trustee in clause (b)(iv) or (b)(v) above and the District shall not seek to reduce the amount of any 2026 Special Assessments.

Special Assessments; Re-Assessment

The District covenants in the Indenture that it shall levy Special Assessments, and, unless provided otherwise with respect to the Series 2026 Bonds, evidence and certify the same to the Tax Collector or shall cause the Property Appraiser to certify the same on the tax roll to the Tax Collector for collection by the Tax Collector and enforcement by the Tax Collector or the District pursuant to the Act, Chapter 170 or Chapter 197, Florida Statutes, or any successor statutes, as applicable, to the extent and in the amount necessary to pay the Debt Service Requirement on Series 2026 Bonds Outstanding.

Pursuant to the Indenture, if any 2026 Special Assessment shall be either in whole or in part annulled, vacated or set aside by the judgment of any court, or if the District shall be satisfied that any such 2026 Special Assessment is so irregular or defective that the same cannot be enforced or collected, or if the District shall have omitted to make such 2026 Special Assessment when it might have done so, the District shall either (i) take all necessary steps to cause a new 2026 Special Assessment to be made for the whole or any part of said improvement or against any property benefited by said improvement, or (ii) in its sole

discretion, make up the amount of such 2026 Special Assessment from any legally available moneys, which moneys shall be deposited into the 2026 Revenue Account. In case such second 2026 Special Assessment shall be annulled, the District shall obtain and make other 2026 Special Assessments until a valid 2026 Special Assessment shall be made.

ENFORCEMENT OF ASSESSMENT COLLECTIONS

General

The primary source of payment for the Series 2026 Bonds is the collection of the 2026 Special Assessments ("Special Assessments") imposed on certain lands in the District specially benefited by the Series 2026 Project pursuant to the Assessment Proceedings relating to the Series 2026 Bonds (the "Series 2026 Assessment Proceedings"). See "ASSESSMENT METHODOLOGY AND ALLOCATION OF ASSESSMENTS" herein and "APPENDIX B – ASSESSMENT REPORTS."

The imposition, levy, and collection of Special Assessments must be done in compliance with the provisions of Florida law. Failure by the District, the Osceola County Tax Collector ("Tax Collector") or the Osceola County Property Appraiser ("Property Appraiser") to comply with such requirements could result in delay in the collection of, or the complete inability to collect, Special Assessments during any year. Such delays in the collection of Special Assessments, or complete inability to collect any Special Assessments, would have a material adverse effect on the ability of the District to make full or punctual payment of the debt service requirements on the Series 2026 Bonds. See "BONDOWNERS' RISKS" herein. To the extent that landowners fail to pay the Special Assessments, delay payments, or are unable to pay the same, the successful pursuance of collection procedures available to the District is essential to continued payment of principal of and interest on the Series 2026 Bonds.

For the Special Assessments to be valid, the Special Assessments must meet two requirements: (1) the benefit from the Series 2026 Project to the lands subject to the Special Assessments must exceed or equal the amount of the Special Assessments, and (2) the Special Assessments must be fairly and reasonably allocated across all such benefited properties. The Certificates of the Assessment Consultant and District Engineer to be delivered upon the issuance of the Series 2026 Bonds, will certify that these requirements have been met with respect to the Special Assessments. In the event that the Special Assessments are levied based on the assumptions that future contributions will be made, or that future assessments may be levied to secure future bond issuance, the Special Assessments may need to be reallocated in the event such contributions are not made and/or future assessments and bonds are not levied and issued.

Pursuant to the Act and the Series 2026 Assessment Proceedings, the District may collect the Special Assessments through a variety of methods. See "BONDOWNERS' RISKS" herein. Initially, and for undeveloped properties, the District will directly issue annual bills to landowners requiring payment of the Special Assessments, and will enforce that bill through foreclosure proceedings. See "ASSESSMENT METHODOLOGY AND ALLOCATION OF

ASSESSMENTS" herein and "APPENDIX B" hereto. For platted lands, the Special Assessments will be added to the County tax roll and collected pursuant to the Uniform Method. The following is a description of certain statutory provisions relating to each of these collection methods. Such description is not intended to be exhaustive and is qualified in its entirety by reference to such statutes.

Direct Billing & Foreclosure Procedure

As noted above, and pursuant to Chapters 170 and 190 of the Florida Statutes, the District may directly levy, collect and enforce the Special Assessments. In this context, Section 170.10, Florida Statutes, provides that upon the failure of any property owner to timely pay all or any part of its annual installment of principal and/or interest of a special assessment due, including the Special Assessments, the whole assessment, with the interest and penalties thereon, shall immediately become due and payable and subject to foreclosure. Generally stated, the governing body of the entity levying the special assessment, in this case the District, may foreclose by commencing a foreclosure proceeding in the same manner as the foreclosure of a real estate mortgage, or, alternatively, by commencing an action under Chapter 173, Florida Statutes, which relates to foreclosure of municipal tax and special assessment liens. Such proceedings are in rem, meaning that the action would be brought against the land, and not against the landowner. In light of the one year tolling period required before the District may commence a foreclosure action under Chapter 173, Florida Statutes, it is likely the District would commence an action to foreclose in the same manner as the foreclosure of a real estate mortgage rather than proceeding under Chapter 173, Florida Statutes.

Enforcement of the obligation to pay Special Assessments such as the Series 2026 Assessments and the ability to foreclose the lien of such Special Assessments upon the failure to pay such Special Assessments may not be readily available or may be limited because enforcement is dependent upon judicial action which is often subject to discretion and delay. Additionally, there is no guarantee that there will be demand for any foreclosed lands sufficient to repay the Special Assessments. See "BONDOWNERS' RISKS" herein.

Uniform Method Procedure

Subject to certain conditions, and for developed lands (as described above), the District may alternatively elect to collect the Special Assessments using the Uniform Method. The Uniform Method of collection is available only in the event the District complies with statutory and regulatory requirements and enters into agreements with the Tax Collector and Property Appraiser providing for the Special Assessments to be levied and then collected in this manner.

If the Uniform Method of collection is used, the Special Assessments will be collected together with County, school, special district, and other ad valorem taxes and non-ad valorem assessments (together, "Taxes and Assessments"), all of which will appear on the tax bill (also referred to as a "tax notice") issued to each landowner in the District. The statutes relating to enforcement of Taxes and Assessments provide that such Taxes and Assessments become due

and payable on November 1 of the year when assessed, or as soon thereafter as the certified tax roll is received by the Tax Collector, and constitute a lien upon the land from January 1 of such year until paid or barred by operation of law. Such taxes and assessments – including the Special Assessments – are to be billed, and landowners in the District are required to pay, all Taxes and Assessments without preference in payment of any particular increment of the tax bill, such as the increment owing for the Special Assessments. In other words, any partial prepayment by a landowner must be distributed in equal proportion to all taxing districts and levying authorities.

All Taxes and Assessments are payable at one time, except for certain partial payment schedules as may be provided by Florida law such as Sections 197.374 and 197.222, Florida Statutes. Partial payments made pursuant to Sections 197.374 and 197.222, Florida Statutes, are distributed in equal proportion to all taxing districts and levying authorities applicable to that account. If a taxpayer does not make complete payment of the total amount, he or she cannot designate specific line items on his or her tax bill as deemed paid in full. Therefore, in the event the Special Assessments are to be collected pursuant to the Uniform Method, any failure to pay any one line item, would cause the Series 2026 Assessments to not be collected to that extent, which could have a significant adverse effect on the ability of the District to make full or punctual payment of the Debt Service requirements on the Series 2026 Bonds.

Under the Uniform Method, if the Special Assessments are paid during November when due or during the following three (3) months, the taxpayer is granted a variable discount equal to four percent (4%) in November and decreasing one percentage point per month to one percent (1%) in February. No discount is given for payment in March or later. All unpaid Taxes and Assessments become delinquent on April 1 of the year following assessment.

The Tax Collector is required to collect the Taxes and Assessments on the tax bill prior to April 1 and, after that date, to institute statutory procedures upon delinquency to collect such Taxes and Assessments through the sale of "tax certificates," as discussed below. Delay in the mailing of tax notices to taxpayers may result in a delay throughout this process. Neither the District nor the Underwriter can give any assurance to the holders of the Series 2026 Bonds (1) that the past experience of the Tax Collector with regard to tax and special assessment delinquencies is applicable in any way to the Special Assessments, (2) that future landowners and taxpayers in Assessment Area Two will pay such Special Assessments, (3) that a market may exist in the future for tax certificates in the event of sale of such certificates for taxable units within Assessment Area Two, and (4) that the eventual sale of tax certificates for real property within Assessment Area Two, if any, will be for an amount sufficient to pay amounts due under the Special Assessment Proceedings to discharge the lien of the Series 2026 Assessments and all other liens that are coequal therewith.

Collection of delinquent Special Assessments under the Uniform Method is, in essence, based upon the sale by the Tax Collector of "tax certificates" and remittance of the proceeds of such sale to the District for payment of the Special Assessments due. Prior to the sale of tax certificates, the landowner may bring current the delinquent Taxes and Assessments and cancel the tax certificate process by paying the total amount of delinquent Taxes and Assessments plus

all applicable interest, costs and charges. If the landowner does not act, the Tax Collector is required to attempt to sell tax certificates by public bid to the person who pays the delinquent Taxes and Assessments owing, and any applicable interest, costs and charges, and who accepts the lowest interest rate per annum to be borne by the certificates (but not more than eighteen percent (18%)).

If there are no bidders, the tax certificate is issued to the County. The County is to hold, but not pay for, the tax certificate with respect to the property, bearing interest at the maximum legal rate of interest, which is currently eighteen percent (18%). The Tax Collector does not collect any money if tax certificates are issued, or struck off, to the County. The County may sell such certificates to the public at any time after issuance, but before a tax deed application is made, at the face amount thereof plus interest at the rate of not more than 18% per annum, costs and charges. Proceeds from the sale of tax certificates are required to be used to pay Taxes and Assessments (including the Special Assessments), interest, costs and charges on the real property described in the certificate.

Any tax certificate in the hands of a person other than the County may be redeemed and canceled, in whole or in part (under certain circumstances), at any time before a tax deed is issued (unless full payment for a tax deed is made to the clerk of court, including documentary stamps and recording fees), at a price equal to the face amount of the certificate or portion thereof together with all interest, costs, and charges due. Regardless of the interest rate actually borne by the certificates, persons redeeming tax certificates must pay a minimum interest rate of five percent (5%), unless the rate borne by the certificates is zero percent (0%). The proceeds of such a redemption are paid to the Tax Collector who transmits to the holder of the tax certificate such proceeds less service charges, and the certificate is canceled. Redemption of tax certificates held by the County is effected by purchase of such certificates from the County, as described above.

For any holder, other than the County, a tax certificate expires seven years after the date of issuance, if a tax deed has not been applied for, and no other administrative or legal proceeding, including a bankruptcy, has existed of record. After an initial period ending two years from April 1 of the year of issuance of a certificate, during which period actions against the land are held in abeyance to allow for sales and redemptions of tax certificates, and before the expiration of seven years from the date of issuance, the holder of a certificate may apply for a tax deed to the subject land. The applicant is required to pay to the Tax Collector at the time of application all amounts required to redeem or purchase all other outstanding tax certificates covering the land, plus interest, any omitted taxes or delinquent taxes and interest, and current taxes, if due (as well as any costs of resale, if applicable). If the County holds a tax certificate on property valued at $5,000 or more and has not succeeded in selling it, the County must apply for a tax deed two years after April 1 of the year of issuance of the certificate or as soon thereafter as is reasonable. The County pays costs and fees to the Tax Collector but not any amount to redeem any other outstanding certificates covering the land. Thereafter, the property is advertised for public sale.

In any such public sale conducted by the Clerk of the Circuit Court, the private holder of the tax certificate who is seeking a tax deed for non-homestead property is deemed to submit a minimum bid equal to the amount required to redeem the tax certificate, charges for the cost of sale, including costs incurred for the service of notice required by statute, redemption of other tax certificates on the land, and all other costs to the applicant for the tax deed, plus interest thereon. In the case of homestead property, the minimum bid is also deemed to include, in addition to the amount of money required for the minimum bid on non-homestead property, an amount equal to one-half of the latest assessed value of the homestead. If there are no higher bids, the holder receives title to the land, and the amounts paid for the certificate and in applying for a tax deed are credited toward the purchase price. The holder is also responsible for payment of any amounts included in the bid not already paid, including but not limited to, documentary stamp tax, recording fees, and, if property is homestead property, the moneys to cover the one-half value of the homestead. If there are other bids, the holder may enter the bidding. The highest bidder is awarded title to the land. The portion of proceeds of such sale needed to redeem the tax certificate, together with all subsequent unpaid taxes plus the costs and expenses of the application for deed, with interest on the total of such sums, are forwarded to the holder thereof or credited to such holder if such holder is the successful bidder. Excess proceeds are distributed first to satisfy governmental liens against the land and then to the former title holder of the property (less service charges), lienholder of record, mortgagees of record, vendees of recorded contracts for deeds, and other lienholders and any other person to whom the land was last assessed on the tax roll for the year in which the land was assessed, all as their interest may appear.

Except for certain governmental liens, certain easements, and certain restrictive covenants and restrictions, no right, interest, restriction or other covenant survives the issuance of a tax deed. Thus, for example, outstanding mortgages on property subject to a tax deed would be extinguished.

If there are no bidders at the public sale, the clerk shall enter the land on a list entitled "lands available for taxes" and shall immediately notify the County Commission that the property is available. At any time within ninety (90) days from the date the property is placed on the list, the County may purchase the land for the opening bid, or may waive its rights to purchase the property. Thereafter, and without further notice or advertising, any person, the County or any other governmental unit may purchase the land by paying the amount of the opening bid. Ad valorem taxes and non-ad valorem assessments accruing after the date of public sale do not require repetition of the bidding process but are added to the minimum bid. Three (3) years from the date the land was offered for public sale, unsold lands escheat to the County in which they are located, free and clear. All tax certificates, accrued taxes, and liens of any nature against the property are canceled and a tax deed is executed vesting title in the governing board of such County.

There can be no guarantee that the Uniform Method will result in the payment of Special Assessments. For example, the demand for tax certificates is dependent upon various factors, which include the rate of interest that can be earned by ownership of such certificates and the

underlying value of the land that is the subject of such certificates and which may be subject to sale at the demand of the certificate holder. Therefore, the underlying market value of the property within Assessment Area Two may affect the demand for certificates and the successful collection of the Special Assessments, which are the primary source of payment of the Series 2026 Bonds. Additionally, legal proceedings under federal bankruptcy law brought by or against a landowner who has not yet paid his or her property taxes or assessments would likely result in a delay in the sale of tax certificates. See "BONDOWNERS' RISKS" herein.

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ESTIMATED SOURCES AND USES OF THE SERIES 2026 BOND PROCEEDS

Sources:		
	Par Amount of Series 2026 Bonds	$
	[Less/Plus] [Net] Original Issue [Premium/Discount]	
	Total Sources	**$**
Uses:		
	Deposit to 2026 Acquisition and Construction Account	$
	Deposit to 2026 Reserve Account	
	Deposit to 2026 Interest Account[(1)]	
	Deposit to 2026 Costs of Issuance Account	
	Underwriter's Discount	
	Total Uses	**$**

(1) Includes capitalized interest through November 1, 2026.

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The following table sets forth the scheduled debt service on the Series 2026 Bonds:

DEBT SERVICE REQUIREMENTS

Period Ending November 1,	Series 2026 Principal	Series 2026 Interest	Total Series 2026 Debt Service
Total			

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BONDOWNERS' RISKS

There are certain risks inherent in an investment in bonds secured by special assessments issued by a public authority or governmental body in the State. Certain of such risks are associated with the Series 2026 Bonds offered hereby and are set forth below. This section does not purport to summarize all risks that may be associated with purchasing or owning the Series 2026 Bonds and prospective purchasers are advised to read this Limited Offering Memorandum, including all appendices hereto, in its entirety to identify investment considerations relating to the Series 2026 Bonds. Prospective investors in the Series 2026 Bonds should have such knowledge and experience in financial and business matters to be capable of evaluating the merits and risks of an investment in the Series 2026 Bonds and have the ability to bear the economic risks of such prospective investment, including a complete loss of such investment.

Limited Pledge

The principal security for the payment of the principal of and interest on the Series 2026 Bonds is the timely collection of the 2026 Special Assessments. Recourse for the failure of any landowner to pay the 2026 Special Assessments, or otherwise fail to comply with its obligations, is limited to the collection proceedings against the land, which proceedings differ depending on whether the 2026 Special Assessments are being collected pursuant to the Uniform Method or directly by the District. The 2026 Special Assessments do not constitute a personal indebtedness of the landowners, but are secured only by a lien on the land in the 2026 Assessment Area. The District has not granted, and may not grant under Florida law, a mortgage or security interest on any land subject to the 2026 Special Assessments. Furthermore, the District has not pledged the revenues, if any, from the operation of any portion of the 2026 Project as security for, or a source of payment of, the Series 2026 Bonds. The Developer is not a guarantor of payment of any 2026 Special Assessments and the recourse for the Developer's failure to pay the 2026 Special Assessments on any land owned by the Developer in the 2026 Assessment Area, like any landowner, is limited to the collection proceedings against such land. Several mortgage lenders have in the past raised legal challenges to the primacy of liens similar to those of the 2026 Special Assessments in relation to the liens of mortgages burdening the same real property. There can be no assurance that mortgage lenders will not challenge the priority of the lien status of the 2026 Special Assessments in the event that actions are taken to foreclose on any property in the 2026 Assessment Area.

Bankruptcy and Related Risks

The various legal opinions to be delivered concurrently with the delivery of the Series 2026 Bonds (including Bond Counsel's approving opinion) will be qualified as to the enforceability of the various legal instruments by limitations imposed by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors enacted before or after such delivery. Under existing constitutional and statutory law and judicial decisions, in the event of the institution of bankruptcy or similar proceedings with respect to any landowner, including the Developer, if applicable, the remedies specified by federal, state and local law and in the Indenture and the Series 2026 Bonds, including, without limitation, enforcement of the obligation to pay the 2026 Special Assessments may not be readily available or may be limited. Bankruptcy can also affect the ability of (1) any landowner being able to pay the 2026 Special Assessments, (2) the Tax Collector being able to sell tax certificates related to land owned by a landowner in bankruptcy, to the extent the Uniform Method is being utilized for collecting the 2026 Special Assessments, (3) the inability of the District to foreclose the lien of the 2026 Special Assessments not being collected by the Uniform Method, and (4) the ability of the Developer to complete the 2026 Project. Any such adverse effect, either partially or fully, on the ability to enforce such remedies could have a material

adverse effect on the District's ability to make the full or punctual payment of debt service on the Series 2026 Bonds.

Delay and Discretion Regarding Remedies

The remedies available to the owners of the Series 2026 Bonds are in many respects dependent upon judicial actions which are often subject to discretion and delay. In addition to legal delays that could result from bankruptcy, the ability of the District to enforce collection of delinquent 2026 Special Assessments will be dependent upon various factors, including the delay inherent in any judicial proceeding and the value of the land which is the subject of such proceedings and which may be subject to sale. In addition, if the District commences a foreclosure action against a landowner for nonpayment of 2026 Special Assessments, such landowner might raise affirmative defenses to such foreclosure action, which affirmative defenses could result in delays in completing the foreclosure action.

Limitation on Funds Available to Exercise Remedies

In the event of a default by a landowner in payment of 2026 Special Assessments, if the 2026 Special Assessments are not collected under the Uniform Method, a foreclosure may be commenced to collect the delinquent 2026 Special Assessments. It is possible that the District will not have sufficient funds to pay for the foreclosure and/or that funds on deposit under the Indenture may not be used to pay such costs. Under the Code (hereinafter defined), there are limitations on the amount of the Series 2026 Bond proceeds that can be used for such purposes. As a result, there may be insufficient funds for the exercise of remedies.

Determination of Land Value upon Default

To the extent that any portion of the 2026 Special Assessments are being collected by the Uniform Method, the ability of the Tax Collector to sell tax certificates, and to the extent that any portion of the 2026 Special Assessments are not being collected by the Uniform Method, the ability of the District to sell land upon foreclosure, both will be dependent upon various factors, including the interest rate which can be earned by ownership of such certificates and the value of the land which is the subject of such certificates and which may be subject to sale at the demand of the certificate holder after two years. The determination of the benefits to be received by the benefitted land within the District as a result of implementation and development of the 2026 Project is not indicative of the realizable or market value of the land, which value may actually be higher or lower than the assessment of benefits. In other words, the value of the land could potentially be ultimately less than the debt secured by the 2026 Special Assessments associated with it. To the extent that the realizable or market value of the land is lower than the assessment of benefits, the ability of the Tax Collector to sell tax certificates relating to such land, or the District to sell such land upon foreclosure, may be adversely affected. Such adverse effect could render the District unable to collect delinquent 2026 Special Assessments, if any, and could negatively impact the ability of the District to make the full or punctual payment of debt service on the Series 2026 Bonds.

Landowner Challenge of Assessed Valuation

State law provides both administrative and judicial procedures whereby a taxpayer may contest the assessed valuation of his or her property determined by the Property Appraiser. If the individual property owner believes that his or her property has not been appraised at just value, the owner may (i) request an informal conference with the Property Appraiser to resolve the issue, (ii) file a petition with the clerk of the county value adjustment board, or (iii) appeal to the Circuit Court within sixty (60) days of the

certification for collection of the tax roll or within sixty (60) days of the issuance of a final decision by the value adjustment board. A petitioner before the value adjustment board who challenges the assessed value of property must pay all non-ad valorem assessments and make a partial payment of at least 75% of the ad valorem taxes, less any applicable discount, before the taxes become delinquent. Before any judicial action to contest a tax assessment may be brought, the taxpayer shall pay to the tax collector not less than the amount of the tax which the taxpayer admits in good faith to be owing. During any such proceeding, all procedures for the collection of the unpaid taxes are suspended until the petition or suit is resolved. This could result in a delay in the collection of the 2026 Special Assessments which could have a material adverse effect upon the ability of the District to make full or punctual payment of the debt service on the Series 2026 Bonds.

Failure to Comply with Assessment Proceedings

The District is required to comply with statutory procedures in levying the 2026 Special Assessments. Failure of the District to follow these procedures could result in the 2026 Special Assessments not being levied or potential future challenges to such levy.

Other Taxes

The willingness and/or ability of a landowner within the 2026 Assessment Area to pay the 2026 Special Assessments could be affected by the existence of other taxes and assessments imposed upon the property. Public entities whose boundaries overlap those of the District, such as a county, a school board, and other special districts, could, without the consent of the owners of the land within the 2026 Assessment Area, impose additional taxes or assessments on the property within the 2026 Assessment Area. County, municipal, school and special district taxes and assessments, including the 2026 Special Assessments, and voter-approved ad valorem taxes levied to pay principal of and interest on bonds, are payable at the same time when collected under the Uniform Method, except for partial payment schedules as may be provided by Sections 197.374 and 197.222, Florida Statutes. Partial payments made pursuant to Sections 197.374 and 197.222, Florida Statutes, are distributed in equal proportion to all taxing districts and levying authorities applicable to that account. If a taxpayer does not make complete payment, the taxpayer cannot designate specific line items on the tax bill as deemed paid in full. Therefore, any failure by a landowner to pay any one line item, whether or not it is the 2026 Special Assessments, would result in such landowner's assessments to not be collected to that extent, which could have a significant adverse impact on the District's ability to make full or punctual payment of debt service on the Series 2026 Bonds.

The District may also impose additional assessments which could encumber the property burdened by the 2026 Special Assessments. The District anticipates imposing operation and maintenance assessments encumbering the same property encumbered by the 2026 Special Assessments. In addition, lands within the District may also be subject to assessments by property and homeowner associations.

Inadequacy of Reserve

Some of the risk factors described herein, if materialized, could result in a delay in the collection of the 2026 Special Assessments or a failure to collect the 2026 Special Assessments, but may not affect the timely payment of debt service on the Series 2026 Bonds because of the 2026 Reserve Account established by the District for the Series 2026 Bonds. However, the ability of the District to fund deficiencies caused by delinquent or delayed 2026 Special Assessments is dependent upon the amount, duration and frequency of such deficiencies or delays. If the District has difficulty in collecting the 2026 Special Assessments, the

2026 Reserve Account could be rapidly depleted and the ability of the District to pay debt service could be materially adversely affected. Owners should note that although the Indenture contains the 2026 Reserve Account Requirement for the 2026 Reserve Account, and a corresponding obligation on the part of the District to replenish the 2026 Reserve Account to the 2026 Reserve Account Requirement, the District does not have a designated revenue source for replenishing the 2026 Reserve Account. Moreover, the District will not be permitted to re-assess real property then burdened by the 2026 Special Assessments in order to provide for the replenishment of the 2026 Reserve Account.

Moneys on deposit in the 2026 Reserve Account may be invested in certain obligations permitted under the Indenture. Fluctuations in interest rates and other market factors could affect the amount of moneys available in the 2026 Reserve Account to make up deficiencies or delays in collection of 2026 Special Assessments.

Economic Conditions

The proposed Development may be affected by changes in general economic conditions, fluctuations in the real estate market and other factors beyond the control of the landowners or the District. Although the Developer expects to continue to develop lots and build homes to sell to end users, there can be no assurance that such sales will occur or be realized in the manner currently anticipated.

Concentration of Land Ownership in Developer

Until additional development and home closings take place in the 2026 Assessment Area, payment of the 2026 Special Assessments is primarily dependent upon their timely payment by the Developer. At closing of the sale of the Series 2026 Bonds it is expected that all or a majority of the lands within the 2026 Assessment Area will continue to be owned either directly or indirectly by the Developer. In the event of the institution of bankruptcy or similar proceedings with respect to the Developer or any other subsequent significant owner of property within the 2026 Assessment Area, delays could most likely occur in the payment of debt service on the Series 2026 Bonds and the completion of the 2026 Project not funded with proceeds of the Series 2026 Bonds. Such bankruptcy could negatively impact the ability of: (i) the Developer or any other landowner being able to pay the 2026 Special Assessments; (ii) the Tax Collector to sell tax certificates in relation to such property with respect to the 2026 Special Assessments being collected pursuant to the Uniform Method; and (iii) the District to foreclose the lien of any 2026 Special Assessments not being collected pursuant to the Uniform Method. The Uniform Method will not be used with respect to any assessable lands that are not platted, unless, in an Event of Default, a majority of the owners of the Series 2026 Bonds Outstanding directs the District to use the Uniform Method. The lands in the 2026 Assessment Area are fully platted.

Partially Developed Land

Although substantially developed and fully platted, a portion of the 2026 Assessment Area is not fully developed. The ultimate successful development of the 2026 Assessment Area depends on several factors discussed herein. There is no assurance that the Developer will be successful in completing development of the 2026 Assessment Area.

Change in Development Plans

The Developer has the right to modify or change plans for development of property within the 2026 Assessment Area and the Development, from time to time, including, without limitation, land use

changes, changes in the overall land and phasing plans, and changes to the type, mix, size and number of units to be developed, and may seek in the future, in accordance with, and subject to the provisions of the Act, to contract or expand the boundaries of the District.

Bulk Sale of Land in 2026 Assessment Area

The Developer may make bulk sales of all or a portion of the lands owned by it within the 2026 Assessment Area at any time. Bulk sale agreements may be canceled or amended, without the consent of the District or any other party. Such changes could affect the purchase price of, delivery timing and/or development of lots/homes within the 2026 Assessment Area that is otherwise described herein.

Completion of 2026 Project

The Series 2026 Bond proceeds will not be sufficient to finance the completion of the 2026 Project. The portions of the 2026 Project not funded with proceeds of the Series 2026 Bonds are currently expected to be funded with contributions from the Developer or completed under the Completion Agreement. There is no assurance that the Developer will be able to pay for the cost of any of these improvements. Upon issuance of the Series 2026 Bonds, the Developer will enter into the Completion Agreement with respect to any portions of the 2026 Project not funded with the proceeds of the Series 2026 Bonds. See "THE DEVELOPMENT – Land Acquisition/Development Financing" and "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2026 BONDS – Completion Agreement" herein.

Upon issuance of the Series 2026 Bonds, the Developer will also execute and deliver to the District the Assignment Agreement, pursuant to which the Developer will collaterally assign to the District, to the extent assignable and to the extent that they are solely owned or controlled by the Developer, all of its development rights relating to the 2026 Project and the 2026 Assessment Area as security for Developer's payment and performance and discharge of its obligation to pay the 2026 Special Assessments. However, there can be no assurance that the District will have sufficient moneys on hand to complete the 2026 Project or that the District will be able to raise through the issuance of bonds, or otherwise, the moneys necessary to complete the 2026 Project. The District does not anticipate issuing any additional Bonds to finance the remaining portion of the 2026 Project. Pursuant to the Indenture, the District will covenant that other than Bonds issued to refund a portion of Outstanding Series 2026 Bonds, the issuance of which as determined by the District results in present value debt service savings, the District shall not, while any Series 2026 Bonds are Outstanding, issue or incur any debt payable in whole or in part from the 2026 Trust Estate. In addition, the District covenants that so long as the Series 2026 Bonds are Outstanding, it will not issue any other Bonds or other debt obligations secured by Special Assessments for any capital projects on assessable lands which are also encumbered by the 2026 Special Assessments without the written consent of the Majority Owners, unless Substantial Absorption has occurred (defined in the Fifth Supplement to mean the date at least 90% of the principal portion of the 2026 Special Assessments have been assigned to Units that have received certificates of occupancy); provided, however, that the foregoing shall not preclude the imposition of Special Assessments on property subject to the 2026 Special Assessments which as determined by the District, are necessary for health, safety, and welfare reasons or to remediate a natural disaster. The District may issue Bonds or other debt obligations secured by Special Assessments on assessable lands not encumbered by the 2026 Special Assessments without limitation except as limited by the documents pursuant to which such Bonds or debt are issued.

Undeveloped or partially developed land is inherently less valuable than developed land and provides less security to the owners of the Series 2026 Bonds should it be necessary to institute proceedings

due to the nonpayment of the 2026 Special Assessments. Failure to complete or substantial delays in the completion of the 2026 Project or the CIP due to litigation or other causes may reduce the value of the lands in the District and increase the length of time during which 2026 Special Assessments will be payable from undeveloped property and may affect the willingness and ability of the landowners to pay the 2026 Special Assessments when due and likewise the ability of the District to make full or punctual payment of debt service on the Series 2026 Bonds.

Regulatory and Environmental Risks

The District Lands are subject to comprehensive federal, State and local regulations and future changes to such regulations. Approval is required from various public agencies in connection with, among other things, the design, nature and extent of planned improvements, both public and private, and construction of the infrastructure in accordance with applicable zoning, land use and environmental regulations. Although all such approvals required to date have been received and any further approvals are anticipated to be received as needed, failure to obtain any such approvals in a timely manner could delay or adversely affect the completion of the development of the District Lands, including the 2026 Assessment Area.

The value of the land within the District, the ability to complete the 2026 Project or the CIP, or to develop the Development and the likelihood of timely payment of debt service on the Series 2026 Bonds could be affected by environmental factors with respect to the lands in the District, such as contamination by hazardous materials. No assurance can be given that unknown hazardous materials, protected animals or vegetative species, etc., do not currently exist or may not develop in the future whether originating within the District or from surrounding property, and what effect such may have on the development of the District Lands, including the 2026 Assessment Area. The District has not performed, nor has the District requested that there be performed on its behalf, any independent assessment of the environmental conditions within the District.

District May Not be Able to Obtain Permits

In connection with a foreclosure of the lien of the assessments prior to completion of the development, the Circuit Court in and for Lake County, Florida concluded that a community development district had no right, title or interest in any permits and approvals owned by the owner of the parcels so foreclosed. As discussed above, the District and the Developer will enter into the Assignment Agreement upon issuance of the Series 2026 Bonds in which the Developer collaterally assigns to the District all of the Developer's development rights and contract rights relating to the 2026 Project and 2026 Assessment Area. Notwithstanding the foregoing, in the event that the District forecloses on the property subject to the lien of the 2026 Special Assessments, to enforce payment thereof, the District may not have the right, title or interest in the permits and approvals owned by the Developer and failure to obtain any such permits or approvals in a timely manner could delay or adversely affect the completion of the 2026 Project.

Cybersecurity

The District relies on a technological environment to conduct its operations. The District, its agents and other third parties the District does business with or otherwise relies upon are subject to cyber threats including, but not limited to, hacking, viruses, malware and other attacks on computer and other sensitive digital networks and systems. Entities or individuals may attempt to gain unauthorized access to such parties' digital systems for the purposes of misappropriating assets or information or causing operational

disruption and damage. No assurance can be given that any such attack(s) will not materially impact the operations or finances of the District, which could impact the timely payment of debt service on the Series 2026 Bonds.

Infectious Viruses and/or Diseases

A novel coronavirus outbreak first identified in 2019 as causing coronavirus disease 2019 ("COVID-19") was characterized by the World Health Organization on March 11, 2020, as a pandemic. Responses to COVID-19 varied at the local, state and national levels. In reaction to the pandemic declaration a variety of federal agencies, along with state and local governments, implemented efforts designed to limit the spread of COVID-19. COVID-19 has negatively affected travel, commerce, and financial markets globally, including supply chain, inflation, and labor shortage issues, and could continue to have a lingering negative effect on economic growth and financial markets worldwide, including within the State. Although the World Health Organization no longer considers COVID-19 to be a global public health emergency, how long the foregoing negative impacts will last cannot be determined at this time; however, these negative impacts could reduce property values, slow or cease development and sales within the Development and/or otherwise have a negative financial impact on the Developer or subsequent landowners. While the foregoing describes certain risks related to the outbreak of COVID-19, the same risks may be associated with any contagious epidemic, pandemic or disease.

Damage to Lands and Infrastructure in the District from Natural Disasters

The value of the lands subject to the 2026 Special Assessments, the completion of the 2026 Project, and the completion and sales of homes within the 2026 Assessment Area could be adversely affected by flooding or wind damage caused by hurricanes, tropical storms, or other catastrophic events. In addition to potential damage or destruction to any existing development or construction in or near the District, such catastrophic events could potentially render the District Lands unable to support the development and construction of the 2026 Project or cause disruptions to the supply chain and insurance market for contractors and home buyers. The occurrence of any such events could materially adversely affect the District's ability to collect 2026 Special Assessments and pay debt service on the Series 2026 Bonds. The Series 2026 Bonds are not insured and the District's casualty insurance policies do not insure against losses incurred on private lands within its boundaries.

Limited Secondary Market

The Series 2026 Bonds may not constitute a liquid investment, and there is no assurance that a liquid secondary market will exist for the Series 2026 Bonds in the event an owner thereof determines to solicit purchasers of the Series 2026 Bonds. Even if a liquid secondary market exists, there can be no assurance as to the price for which the Series 2026 Bonds may be sold. Such price may be lower than that paid by the current owner of the Series 2026 Bonds, depending on the progress of the Development, existing market conditions and other factors.

Interest Rate Risk; No Rate Adjustment for Taxability

The interest rates borne by the Series 2026 Bonds are, in general, higher than interest rates borne by other bonds of political subdivisions that do not involve the same degree of risk as investment in the Series 2026 Bonds. These higher interest rates are intended to compensate investors in the Series 2026 Bonds for the risk inherent in the purchase of the Series 2026 Bonds. However, such higher interest rates,

in and of themselves, increase the amount of 2026 Special Assessments that the District must levy in order to provide for payment of debt service on the Series 2026 Bonds, and, in turn, may increase the burden of landowners within the District, thereby possibly increasing the likelihood of non-payment or delinquency in payment of such 2026 Special Assessments.

The Indenture does not contain an adjustment of the interest rates on the Series 2026 Bonds in the event of a determination of taxability of the interest thereon. Such a change could occur as a result of the District's failure to comply with tax covenants contained in the Indenture or the tax certificate signed by the District upon issuance of the Series 2026 Bonds or due to a change in the United States income tax laws. Should interest on the Series 2026 Bonds become includable in gross income for federal income tax purposes, owners of the Series 2026 Bonds will be required to pay income taxes on the interest received on such Series 2026 Bonds and related penalties. Because the interest rates on such Series 2026 Bonds will not be adequate to compensate owners of the Series 2026 Bonds for the income taxes due on such interest, the value of the Series 2026 Bonds may decline. Prospective purchasers of the Series 2026 Bonds should evaluate whether they can own the Series 2026 Bonds in the event that the interest on the Series 2026 Bonds becomes taxable and/or the District is ever determined to not be a political subdivision for purposes of the Code and/or Securities Act.

IRS Audit and Examination Risk

The Internal Revenue Service (the "IRS") routinely examines bonds issued by state and local governments, including bonds issued by community development districts. There is no assurance that an audit by the IRS of the Series 2026 Bonds will not be commenced. The District has no reason to believe that any such audit will be commenced, or that any such audit, if commenced, would result in a conclusion of noncompliance with any applicable State or federal law. Owners of the Series 2026 Bonds are advised that, if the IRS does audit the Series 2026 Bonds, under its current procedures, at least during the early stages of an audit, the IRS will treat the District as the taxpayer, and the owners of the Series 2026 Bonds may have limited rights to participate in such procedure.* The commencement of such an audit could adversely affect the market value and liquidity of the Series 2026 Bonds until the audit is concluded, regardless of the ultimate outcome. In addition, in the event of an adverse determination by the IRS with respect to the tax-exempt status of interest on the Series 2026 Bonds, it is unlikely the District will have available revenues to enable it to contest such determination or enter into a voluntary financial settlement with the IRS. An adverse determination by the IRS with respect to the tax-exempt status of interest on the Series 2026 Bonds may adversely impact any secondary market for the Series 2026 Bonds, and, if a secondary market exists, will likely adversely impact the price for which the Series 2026 Bonds may be sold.

It has been reported that the IRS has closed audits of other community development districts in the State with no change to such districts' bonds' tax exempt status, but has advised such districts that such districts must have public electors within the timeframe established by applicable State law or their bonds may be determined to be taxable retroactive to the date of issuance. Pursuant to the Act, general elections are not held until the later of six (6) years from the date of establishment of the community development district or the time at which there are at least 250 qualified electors in the district. The District was formed with the intent that it will contain a sufficient number of residents to allow for a transition to control by a

* Owners of the Series 2026 Bonds are advised to consult with their own tax advisors regarding their rights (if any) with respect to such audit.

general electorate. Currently, all of the members of the Board of the District were either elected by the landowners of the District or appointed by the Board, and none were elected by qualified electors.

Florida Village Center CDD TAM

In 2016, the IRS concluded its lengthy examination of certain issues of bonds (for purposes of this paragraph, the "Audited Bonds") issued by Village Center Community Development District (the "Village Center CDD"). During the course of the audit of the Audited Bonds, Village Center CDD received a ruling dated May 30, 2013, in the form of a non-precedential technical advice memorandum ("TAM") concluding that Village Center CDD is not a political subdivision for purposes of Section 103(a) of the Code because Village Center CDD was organized and operated to perpetuate private control and avoid indefinitely responsibility to an electorate, either directly or through another elected state or local government body. Such a conclusion could lead to the further conclusion that the interest on the Audited Bonds was not excludable from gross income of the owners of such bonds for federal income tax purposes. Village Center CDD received a second TAM dated June 17, 2015, which granted relief to Village Center CDD from retroactive application of the IRS's conclusion regarding its failure to qualify as a political subdivision. Prior to the conclusion of the audits, the Audited Bonds were all refunded with taxable bonds. The audit of the Audited Bonds that were issued for utility improvements were closed without change to the tax exempt status of those Audited Bonds on April 25, 2016, and the audit of the remainder of the Audited Bonds (which funded recreational amenity acquisitions from entities related to the principal landowner in the Village Center CDD) was closed on July 14, 2016, without the IRS making a final determination that the interest on the Audited Bonds in question was required to be included in gross income. However, the IRS letter to the Village Center CDD with respect to this second set of Audited Bonds noted that the Agency found that the Village Center CDD was not a "proper issuer of tax-exempt bonds" and that those Audited Bonds were private-activity bonds that did not fall in any of the categories that qualify for tax-exemption. Although the TAMs and the letters to the Village Center CDD from the IRS referred to above are addressed to, and binding only on, the IRS and Village Center CDD in connection with the Audited Bonds, they reflect the audit position of the IRS, and there can be no assurance that the IRS would not commence additional audits of bonds issued by other community development districts raising issues similar to the issues raised in the case of the Audited Bonds based on the analysis set forth in the first TAM or on the related concerns addressed in the July 14, 2016 letter to the Village Center CDD.

Legislative Proposals and State Tax Reform

During recent years, legislative proposals have been introduced in Congress, and in some cases enacted, that altered certain federal tax consequences resulting from the ownership of obligations that are similar to the Series 2026 Bonds. In some cases, these proposals have contained provisions that altered these consequences on a retroactive basis. Such alteration of federal tax consequences may have affected the market value of obligations similar to the Series 2026 Bonds. From time to time, legislative proposals are pending which could have an effect on both the federal tax consequences resulting from ownership of the Series 2026 Bonds and their market value. No assurance can be given that legislative proposals will not be enacted that would apply to, or have an adverse effect upon, the Series 2026 Bonds. In addition, the IRS may, in the future, issue rulings that have the effect of changing the interpretation of existing tax laws. For example, in connection with federal deficit reduction, job creation and tax law reform efforts, proposals have been made and others are likely to be made that could significantly reduce the benefit of, or otherwise affect, the exclusion from gross income of interest on obligations like the Series 2026 Bonds. There can be no assurance that any such legislation or proposal will be enacted, and if enacted, what form it may take.

The introduction or enactment of any such legislative proposals may affect, perhaps significantly, the market price for or marketability of the Series 2026 Bonds.

With respect to tax reform, it is impossible to predict what new proposals may be presented regarding ad valorem tax reform and/or community development districts during upcoming legislative sessions, whether such new proposals or any previous proposals regarding the same will be adopted by the Florida Senate and House of Representatives and signed by the Governor of the State, and, if adopted, the form thereof. It is impossible to predict with certainty the impact that any pending or future legislation will or may have on the security for or marketability of the Series 2026 Bonds.

Loss of Exemption from Securities Registration

Since the Series 2026 Bonds have not been, and will not be, registered under the Securities Act, or any state securities laws, because of the exemption for political subdivisions and regardless of any potential IRS determination that the District is not a political subdivision for purposes of the Code, it is possible that federal or state regulatory authorities could independently determine that the District is not a political subdivision for purposes of the federal and state securities laws. Accordingly, the District and purchasers of the Series 2026 Bonds may not be able to rely on the exemption from registration relating to securities issued by political subdivisions. In that event, the owners of the Series 2026 Bonds would need to ensure that subsequent transfers of the Series 2026 Bonds are made pursuant to a transaction that is not subject to the registration requirements of the Securities Act.

Performance of District Professionals

The District has represented to the Underwriter that it has selected its District Manager, District Counsel, Consulting Engineer, Assessment Consultant, Trustee and other professionals with the appropriate due diligence and care. While the foregoing professionals have each represented that they have the respective requisite experience to accurately and timely perform the duties assigned to them in such roles, the District does not guarantee the performance of such professionals.

Mortgage Default and FDIC

In the event a bank forecloses on a property in the 2026 Assessment Area because of a default on a mortgage with respect thereto and then the bank itself fails, the Federal Deposit Insurance Corporation (the "FDIC"), as receiver, will then become the fee owner of such property. In such event, the FDIC will not, pursuant to its own rules and regulations, likely be liable to pay the 2026 Special Assessments. In addition, the District would be required to obtain the consent of the FDIC prior to commencing a foreclosure action on such property for failure to pay 2026 Special Assessments.

The risks described under this "BONDOWNERS' RISKS" section does not purport to summarize all risks that may be associated with purchasing or owning the Series 2026 Bonds and prospective purchasers are advised to read this Limited Offering Memorandum in its entirety.

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TAX MATTERS

General

The Internal Revenue Code of 1986, as amended (the "Code"), establishes certain requirements which must be met subsequent to the issuance and delivery of the Series 2026 Bonds for interest thereon to be and remain excludable from gross income for federal income tax purposes. Noncompliance with such requirements could cause the interest on the Series 2026 Bonds to be included in gross income for federal income tax purposes retroactive to the date of issue of the Series 2026 Bonds. The District has covenanted in the Indenture to comply with each such requirement.

In the opinion of Akerman LLP, Bond Counsel, the proposed form of which is included as APPENDIX D hereto, assuming continuing compliance with certain covenants by the District and the accuracy of certain representations of the District, under existing statutes, regulations, published rulings, and judicial decisions, interest on the Series 2026 Bonds is excludable from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax; however, such interest is taken into account in determining the "adjusted financial statement income" (as defined in Section 56A of the Code) of "applicable corporations" (as defined in Section 59 of the Code) for the purposes of computing the alternative minimum tax imposed on such corporations.

The opinion on federal tax matters will be based on and will assume the accuracy of certain representations and certifications and compliance with certain covenants of the District to be contained in the transcript of proceedings and that are intended to evidence and assure the foregoing, including that the Series 2026 Bonds are and will remain obligations the interest on which is excludable from gross income for federal income tax purposes. Bond Counsel will not independently verify the accuracy of these certifications and representations.

Bond Counsel's opinions are based on existing law, which is subject to change. Moreover, Bond Counsel's opinions are not a guarantee of a particular result, and are not binding on the Internal Revenue Service ("IRS") or the courts; rather, such opinions represent Bond Counsel's professional judgment based on its review of existing law, and in reliance on the representations and covenants that it deems relevant to such opinions.

The IRS has established an on-going program to audit tax-exempt obligations to determine whether interest on such obligations is excludable from gross income for federal income tax purposes. Bond Counsel cannot predict whether the IRS will commence an audit of the Series 2026 Bonds. Owners of the Series 2026 Bonds are advised that, if the IRS does audit the Series 2026 Bonds, under current IRS procedures, at least during the early stages of an audit, the IRS will treat the District as the taxpayer, and the owners of the Series 2026 Bonds may have limited rights to participate in such procedure. The commencement of an audit could adversely affect the market value and liquidity of the Series 2026 Bonds until the audit is concluded, regardless of the ultimate outcome.

Collateral Tax Consequences

Prospective purchasers of the Series 2026 Bonds should be aware that ownership of, accrual or receipt of interest on or disposition of tax-exempt obligations, such as the Series 2026 Bonds, may have additional federal income tax consequences for certain taxpayers, including, without limitation, recipients of certain Social Security and certain Railroad Retirement benefits, taxpayers that may be deemed to have

incurred or continued indebtedness to purchase or carry tax-exempt obligations, and certain S corporations.

Bond Counsel expresses no opinion regarding any federal tax consequences other than its opinion with regard to the excludability of interest on the Series 2026 Bonds from gross income pursuant to Section 103 of the Code and the treatment of interest for purposes of the federal alternative minimum tax. Prospective purchasers of the Series 2026 Bonds should consult their tax advisors with respect to all other tax consequences (including, but not limited to, those listed above) of holding the Series 2026 Bonds. Prospective purchasers of the Series 2026 Bonds may also wish to consult with their tax advisors with respect to the need to furnish certain taxpayer information in order to avoid backup withholding.

Other Tax Matters

In the opinion of Bond Counsel, interest on the Series 2026 Bonds is exempt from taxation under the existing laws of the State of Florida, except as to estate taxes and taxes imposed under Chapter 220, Florida Statutes, on interest, income or profits on debt obligations owned by corporations, as defined in said Chapter 220, *Florida Statutes*.

Interest on the Series 2026 Bonds may be subject to state or local income taxation under applicable state or local laws in other jurisdictions. Purchasers of the Series 2026 Bonds should consult their tax advisors as to the tax status of interest on the Series 2026 Bonds, in their particular state or local jurisdictions.

During recent years, legislative proposals have been introduced in Congress, and in some cases enacted, that altered certain federal tax consequences resulting from the ownership of obligations that are similar to the Series 2026 Bonds. In some cases these proposals have contained provisions that altered these consequences on a retroactive basis. Such alteration of federal tax consequences may have affected the market value of obligations similar in nature to the Series 2026 Bonds. From time to time, legislative proposals may be introduced which could have an effect on both the federal tax consequences resulting from the ownership of the Series 2026 Bonds and their market value. No assurance can be given that any such legislative proposals, if enacted, would not apply to, or would not have an adverse effect upon, the Series 2026 Bonds. Prospective purchasers of the Series 2026 Bonds should consult their tax advisors as to the impact of any pending or proposed legislation. Bond Counsel has not undertaken to advise in the future whether any events after the date of issuance of the Series 2026 Bonds may affect the tax status of interest on the Series 2026 Bonds.

Original Issue Discount

Under the Code, the difference between the principal amount of the Series 2026 Bonds maturing on [_____] (the "Discount Bonds"), and the initial offering price to the public (excluding bond houses, brokers or similar persons or organizations acting in the capacity of underwriters or wholesalers) at which price a substantial amount of the Discount Bonds of the same maturity and, if applicable, interest rate was sold is "original issue discount." For federal income tax purposes, original issue discount will accrue over the term of the Discount Bonds at a constant interest rate compounded on each interest payment date (or over a shorter permitted compounding interval selected by the Owner). A purchaser who acquires the Discount Bonds in the initial offering at a price equal to the initial offering price thereof to the public will be treated as receiving an amount of interest excludable from gross income for federal income tax purposes equal to the original issue discount accruing during the period he or she holds the Discount Bonds, subject

to the same considerations discussed above, and will increase his or her adjusted basis in the Discount Bonds by the amount of such accruing discount for purposes of determining taxable gain or loss on the sale or disposition of the Discount Bonds. The federal income tax consequences of the purchase, ownership and redemption, sale or other disposition of the Discount Bonds which are not purchased in the initial offering at the initial offering price may be determined according to rules which differ from those above. Bondholders of the Discount Bonds should consult their own tax advisors with respect to the precise determination for federal income tax purposes of interest accrued upon sale, redemption or other disposition of the Discount Bonds and with respect to the state and local tax consequences of owning and disposing of the Discount Bonds.

Information Reporting and Backup Withholding

Interest paid on tax-exempt bonds such as the Series 2026 Bonds is subject to information reporting to the IRS in a manner similar to interest paid on taxable obligations. This reporting requirement does not affect the excludability of interest on the Series 2026 Bonds from gross income for federal income tax purposes. However, in conjunction with that information reporting requirement, the Code subjects certain non-corporate owners of Series 2026 Bonds, under certain circumstances, to "backup withholding" at the rate specified in the Code with respect to payments on the Series 2026 Bonds and proceeds from the sale of Series 2026 Bonds. Any amount so withheld would be refunded or allowed as a credit against the federal income tax of such owner of Series 2026 Bonds. This withholding generally applies if the owner of Series 2026 Bonds (i) fails to furnish the payor such owner's social security number or other taxpayer identification number ("TIN"), (ii) furnished the payor an incorrect TIN, (iii) fails to properly report interest, dividends, or other "reportable payments" as defined in the Code, or (iv) under certain circumstances, fails to provide the payor or such owner's securities broker with a certified statement, signed under penalty of perjury, that the TIN provided is correct and that such owner is not subject to backup withholding. Prospective purchasers of the Series 2026 Bonds may also wish to consult with their tax advisors with respect to the need to furnish certain taxpayer information in order to avoid backup withholding.

DISCLOSURE REQUIRED BY FLORIDA BLUE SKY REGULATIONS

Section 517.051, Florida Statutes, and the regulations promulgated thereunder requires that the District make a full and fair disclosure of any bonds or other debt obligations that it has issued or guaranteed and that are or have been in default as to principal or interest at any time after December 31, 1975. The District is not and has not ever been in default as to principal and interest on its bonds or other debt obligations.

NO RATING OR CREDIT ENHANCEMENT

The Series 2026 Bonds are neither rated nor credit enhanced. No application for a rating or credit enhancement with respect to the Series 2026 Bonds was made.

VALIDATION

The Bonds issued pursuant to the terms of the Master Indenture, which includes the Series 2026 Bonds, were validated by a Final Judgment of the Circuit Court of the Ninth Judicial Circuit of the State of Florida, in and for Osceola County, Florida, entered May 12, 2020. The appeal period from such final judgment expired with no appeal being filed.

LITIGATION

The District

There is no pending or, to the knowledge of the District, any threatened litigation against the District of any nature whatsoever which in any way questions or affects the validity of the Series 2026 Bonds, or any proceedings or transactions relating to their issuance, sale, execution, or delivery, or the execution of the Indenture. Neither the creation, organization or existence, nor the title of the present members of the Board or the District Manager is being contested.

From time to time, the District expects to experience routine litigation and claims incidental to the conduct of its affairs. In connection with the issuance and sale of the Series 2026 Bonds, District Counsel will represent to the District and the Underwriter that there are no actions presently pending or to the knowledge of District Counsel threatened against the District, seeking to restrain or enjoin the imposition, levy or collection of the 2026 Special Assessments or the 2026 Pledged Revenues or contesting of affecting the authority for the 2026 Special Assessments, all as further provided in District Counsel's opinion.

The Developer

In connection with the issuance of the Series 2026 Bonds, the Developer will represent to the District that there is no litigation of any nature now pending or, to the knowledge of the Developer, threatened, which could reasonably be expected to have a material and adverse effect upon the ability of the Developer to complete the Development as described herein, materially and adversely affect the ability of the Developer to pay the 2026 Special Assessments imposed against the land within the District owned by the Developer or materially and adversely affect the ability of the Developer to perform its various obligations described in this Limited Offering Memorandum.

CONTINUING DISCLOSURE

[TO BE UPDATED]

In order to comply with the continuing disclosure requirements of Rule 15c2-12(b)(5) of the Securities and Exchange Commission (the "SEC Rule"), the District, the Developer and Rizzetta & Company, Incorporated, as dissemination agent (the "Dissemination Agent") will enter into a Continuing Disclosure Agreement (the "Disclosure Agreement"), the form of which is attached hereto as APPENDIX E. Pursuant to the Disclosure Agreement, the District has covenanted for the benefit of Bondholders to provide to the Dissemination Agent certain financial information and operating data relating to the District and the Series 2026 Bonds in each year (the "District Annual Report"), and to provide notices of the occurrence of certain enumerated material events. Such covenant by the District shall only apply so long as the Series 2026 Bonds remain Outstanding under the Indenture.

Pursuant to the Disclosure Agreement, the Developer has covenanted for the benefit of Bondholders to provide to the District and the Dissemination Agent certain financial information and operating data relating to the Developer and the Development on a quarterly basis (each a "Developer Report"), and to provide notices of the occurrence of certain enumerated material events. Such covenant by the Developer will apply only until the earlier to occur of (x) the payment and redemption of the Series 2026 Bonds, or (y) the date on which the Developer owns less than twenty percent (20%) of the real property encumbered by the 2026 Special Assessments that secure the Series 2026 Bonds; provided, however, that

the Developer has covenanted and agreed with the District that such covenant will run with the land to the extent that any successor in interest which holds the land for development shall assume the continuing disclosure obligations of the Developer.

The District Annual Report and the Developer Report (together, the "Reports") will each be filed by the Dissemination Agent with the Municipal Securities Rulemaking Board's Electronic Municipal Markets Access ("EMMA") repository described in the form of the Disclosure Agreement attached hereto as APPENDIX E. The notices of material events will also be filed by the District, through the Dissemination Agent, with EMMA. The specific nature of the information to be contained in the Reports and the notices of material events are described in APPENDIX E. The Disclosure Agreement will be executed by the District, the Developer and the Dissemination Agent at the time of issuance of the Series 2026 Bonds. The foregoing covenants have been made in order to assist the Underwriter in complying with the SEC Rule.

With respect to the Series 2026 Bonds, no parties other than the District and the Developer are obligated to provide, nor are expected to provide, any continuing disclosure information with respect to the SEC Rule. The District and the Developer have previously entered into continuing disclosure undertakings with respect to the SEC Rule for the Series 2020 Bonds (the "2020 Undertaking"), the Series 2021 Bonds (the "2021 Undertaking"), the Series 2023 Bonds (the "2023 Undertaking"), the Series 2024 Bonds (the "2024 Undertaking, and, collectively with the 2020 Undertaking, the 2021 Undertaking and the 2023 Undertaking, the "Prior Undertakings").

Continuing Compliance – The District

In the five (5) years immediately preceding the issuance of the Series 2026 Bonds, with respect to the 2020 Undertaking, the District (i) failed to timely file its audited financial statements for the fiscal year ended September 30, 2020 (filing such report approximately thirty-five (35) days late) and a failure to file notice was not properly filed and (ii) failed to timely file its District Annual Report for the fiscal year ended September 30, 2022 (filing such report approximately three (3) days late) and a failure to file notice was not properly filed. With respect to the 2021 Undertaking, the District failed to timely file its District Annual Report for the fiscal year ended September 30, 2022 (filing such report approximately three (3) days late) and a failure to file notice was not properly filed. With respect to the Prior Undertakings, the District filed its audited financial statements for the fiscal year ended September 30, 2023 __ days late. A failure to file notice was timely filed.

Continuing Compliance – The Developer

In the five (5) years immediately preceding the issuance of the Series 2026 Bonds, with respect to the 2020 Undertaking, the Developer (i) failed to timely file its Developer Report for the quarter ended June 30, 2021 (filing such report approximately two (2) days late) and a failure to file notice was not property filed, and (ii) did not file its Developer Report for the quarter ended September 30, 2021, and no failure to file notice was filed. The Developer is no longer obligated to file Developer Reports with respect to the 2021 Undertaking, 2022 Undertaking and 2023 Undertaking. Additionally, within the last five (5) years, the Developer entered into continuing disclosure obligations pursuant to the SEC Rule with respect to obligations issued by various community development districts including, but not limited to, undertakings with respect to Bonds issued by District I in 2016 and 2017. With respect to such undertakings, the Developer failed to timely file certain quarterly filings and material event notices required to be made under such undertakings and/or such filings did not comply with the requirements of such undertakings. In connection with the issuance of the Series 2026 Bonds, the Developer will represent that it anticipates

satisfying all future disclosure obligations required pursuant to the Disclosure Agreement and the SEC Rule.

UNDERWRITING

The Underwriter will agree, pursuant to a contract to be entered into with the District, subject to certain conditions, to purchase the Series 2026 Bonds from the District at a purchase price of $_____ (which is the par amount of the Series 2026 Bonds, [less/plus] a [net] original issue [discount/bond premium] in the amount of $_____ and less an Underwriter's discount of $_____). See "ESTIMATED SOURCES AND USES OF THE SERIES 2026 BOND PROCEEDS" herein. The Underwriter's obligations are subject to certain conditions precedent and the Underwriter will be obligated to purchase all the Series 2026 Bonds if any Series 2026 Bonds are purchased.

The Underwriter intends to offer the Series 2026 Bonds to Accredited Investors at the offering prices set forth on the cover page of this Limited Offering Memorandum, which may subsequently change without prior notice. The Underwriter may offer and sell the Series 2026 Bonds to certain dealers (including dealers depositing the Series 2026 Bonds into investment trusts) at prices lower than the initial offering prices and such initial offering prices may be changed from time to time by the Underwriter.

LEGAL MATTERS

The Series 2026 Bonds are offered for delivery when, as and if issued by the District and accepted by the Underwriter, subject to prior sale, withdrawal or modification of the offer without notice and the receipt of the opinion of Akerman LLP, Jacksonville, Florida, Bond Counsel, the form of which is attached hereto as APPENDIX D, as to the validity of the Series 2026 Bonds and the excludability of interest thereon from gross income for federal income tax purposes. Certain legal matters will be passed upon for the District by its counsel, Kutak Rock LLP, Tallahassee, Florida, for the Developer by its counsel, Nelson Mullins LLP, Orlando, Florida, for the Trustee by its counsel, Aponte & Associates Law Firm, P.L.L.C., Orlando, Florida and for the Underwriter by its counsel, Bryant Miller Olive P.A., Orlando, Florida.

Bond Counsel's opinion included herein is based on existing law, which is subject to change. Such opinion is further based on factual representations made to Bond Counsel as of the date of such. Bond Counsel assumes no duty to update or supplement its opinion to reflect any facts or circumstances that may thereafter come to Bond Counsel's attention, or to reflect any changes in law that may thereafter occur or become effective. Moreover, Bond Counsel's opinion is not a guarantee of a particular result, and is not binding on the Internal Revenue Service or the courts; rather, such opinion represents Bond Counsel's professional judgment based on its review of existing law, and in reliance on the representations and covenants that it deems relevant to such opinion.

AGREEMENT BY THE STATE

Under the Act, the State of Florida pledges to the holders of any bonds issued thereunder, including the Series 2026 Bonds, that it will not limit or alter the rights of the issuer of such bonds to own, acquire, construct, reconstruct, improve, maintain, operate or furnish the projects subject to the Act or to levy and collect taxes, assessments, rentals, rates, fees, and other charges provided for in the Act and to fulfill the terms of any agreement made with the holders of such bonds and that it will not in any way impair the rights or remedies of such holders.

FINANCIAL STATEMENTS

The District has covenanted in the Disclosure Agreement set forth in APPENDIX E hereto to provide its annual audited financial statements to the Municipal Securities Rulemaking Board's Electronic Municipal Markets Access ("EMMA") repository as described in APPENDIX E. The audited financial statements for the fiscal year ended September 30, 2025, are attached hereto as APPENDIX F. Such statements speak only as of September 30, 2025. The consent of the District's auditor to include in this Limited Offering Memorandum the aforementioned report was not requested, and the general purpose financial statements of the District are provided only as publicly available documents. The auditor was not requested nor did they perform any procedures with respect to the preparation of this Limited Offering Memorandum or the information presented herein.

EXPERTS AND CONSULTANTS

The references herein to Boyd Civil Engineering, Inc., as the Consulting Engineer have been approved by said firm. The Engineer's Reports prepared by such firm relating to the CIP and the 2026 Project, have been included as composite APPENDIX A attached hereto in reliance upon such firm as an expert in engineering. References to and excerpts herein from such Engineer's Reports do not purport to be adequate summaries of such Engineer's Reports or the CIP and the 2026 Project or complete in all respects. Such Engineer's Reports are an integral part of this Limited Offering Memorandum and should be read in their entirety for complete information with respect to the subjects discussed therein.

The references herein to Rizzetta & Company, Incorporated, as Assessment Consultant have been approved by said firm. The Assessment Consultant's Assessment Reports prepared by such firm relating to the issuance of the Series 2026 Bonds have been included as APPENDIX B attached hereto in reliance upon such firm as an expert in developing assessment methodologies. References to and excerpts herein from such Assessment Reports do not purport to be adequate summaries of such report or complete in all respects. Such Assessment Reports are an integral part of this Limited Offering Memorandum and should be read in their entirety for complete information with respect to the subjects discussed therein.

CONTINGENT AND OTHER FEES

The District has retained District's Counsel, Bond Counsel, the Assessment Consultant, the Underwriter (who has retained Underwriter's Counsel) and the Trustee (who has retained Trustee's Counsel), with respect to the authorization, sale, execution and delivery of the Series 2026 Bonds. Payment of the fees of such professionals, except for the payment of fees to District Counsel and the Assessment Consultant, are each contingent upon the issuance of the Series 2026 Bonds.

MISCELLANEOUS

Any statements made in this Limited Offering Memorandum involving matters of opinion or of estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized. Neither this Limited Offering Memorandum nor any statement that may have been made verbally or in writing is to be construed as a contract with the Owners of the Series 2026 Bonds.

The information contained in this Limited Offering Memorandum has been compiled from official and other sources deemed to be reliable, and is believed to be correct as of the date of the Limited Offering Memorandum, but is not guaranteed as to accuracy or completeness by, and is not to be construed as a representation by, the Underwriter. The Underwriter listed on the cover page hereof has reviewed the information in this Limited Offering Memorandum in accordance with and as part of its responsibility to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

The information and expressions of opinion herein are subject to change without notice and neither the delivery of this Limited Offering Memorandum nor any sale made hereunder is to create, under any circumstances, any implication that there has been no change in the affairs of the District from the date hereof. However, certain parties to the transaction, including the District, will, on the closing date of the Series 2026 Bonds, deliver certificates to the effect that nothing has come to their attention that would lead them to believe that applicable portions of the Limited Offering Memorandum contain an untrue statement of a material fact or omit to state a material fact that should be included herein for the purpose for which the Limited Offering Memorandum is intended to be used, or that is necessary to make the statements contained herein, in light of the circumstances under which they were made, not misleading and to the effect that from the date of the Limited Offering Memorandum to the date of closing of the Series 2026 Bonds that there has been no material adverse change in the information provided.

[Remainder of page intentionally left blank]

This Limited Offering Memorandum is submitted in connection with the sale of the securities referred to herein and may not be reproduced or used, as a whole or in part, for any other purpose. The appendices hereof are integral parts of this Limited Offering Memorandum and must be read in their entirety together with all of the foregoing statements.

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II

_____

John Valantasis, Chair, Board of Supervisors

APPENDIX A

Engineer's Reports

APPENDIX B

Assessment Reports

APPENDIX C

Copy of the Master Indenture and Form of the Fifth Supplement

APPENDIX D

Form of Opinion of Bond Counsel

APPENDIX E

Form of Continuing Disclosure Agreement

APPENDIX F

Financial Statements for Fiscal Year Ending September 30, 2025

Tab 7

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II
(Osceola County, Florida)

$_____
Special Assessment Revenue Bonds,
Series 2026

August ___, 2026

BOND PURCHASE AGREEMENT

Town of Kindred Community Development District II
Osceola County, Florida

Ladies and Gentlemen:

MBS Capital Markets, LLC (the "Underwriter") offers to enter into this Bond Purchase Agreement with the Town of Kindred Community Development District II (the "District" or the "Issuer"). This offer is made subject to written acceptance hereof by the Issuer at or before 11:59 p.m., New York time, on the date hereof. If not so accepted, this offer will be subject to withdrawal by the Underwriter upon written notice delivered to the Issuer at any time prior to the acceptance hereof by the Issuer. Capitalized terms that are not defined herein shall have the meanings ascribed to such terms in the Limited Offering Memorandum or the Indenture, as applicable, each as defined herein.

1. Purchase and Sale. Upon the terms and conditions and in reliance on the representations, warranties, covenants and agreements set forth herein, the Underwriter hereby agrees to purchase from the Issuer, and the Issuer hereby agrees to sell and deliver to the Underwriter, all (but not less than all) of its $_____ aggregate principal amount of the Issuer's Special Assessment Revenue Bonds, Series 2026 (the "Series 2026 Bonds"). The Series 2026 Bonds shall be dated as of the date of their delivery and shall be payable on the dates and principal amounts, bear such rates of interest and be subject to redemption, all as set forth in Exhibit A attached hereto. Interest on the Series 2026 Bonds is payable semi-annually on May 1 and November 1 each year, commencing November 1, 2026. The purchase price for the Series 2026 Bonds shall be $_____ (representing the aggregate par amount of the Series 2026 Bonds of $_____, [less/plus] [net] [original issue discount/premium] of $_____, less an Underwriter's discount on the Series 2026 Bonds of $_____). The disclosure statement required by Section 218.385, Florida Statutes, is attached hereto as Exhibit B.

2. The Series 2026 Bonds. The Series 2026 Bonds are authorized and issued pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, and any successor statute thereto, the Florida Constitution, and other applicable provisions of law (collectively, the "Act"), and Ordinance No. 2020-16 enacted by the Board of County Commissioners of Osceola County, Florida (the "Commission") on January 13, 2020, and effective on January 15, 2020, as amended by Ordinance No. 2023-05 enacted by the Commission on January 9, 2023, and effective on January 11, 2023. The District was established for the purposes, among other things, of financing, acquiring or constructing,

maintaining and operating a portion of the infrastructure within and without the boundary of the District and necessary for development of the community known as Kindred (the "Development"). The Series 2026 Bonds are being issued pursuant to the Act and a Master Trust Indenture, dated as of August 1, 2020 (the "Master Indenture"), as supplemented by a Fifth Supplemental Trust Indenture dated as of _____ 1, 2026 (the "Fifth Supplement" and, together with the Master Indenture, the "Indenture") each by and between the District and U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank National Association, as trustee (the "Trustee"), and Resolution No. 2020-31 adopted by the District on February 14, 2020, and Resolution No. 2026-___ adopted by the District on July 30, 2026 (together, the "Bond Resolutions") authorizing the issuance of the Series 2026 Bonds. The 2026 Special Assessments comprising the 2026 Pledged Revenues will be levied by the Issuer on lands within the District specially benefited by the 2026 Project pursuant to resolutions duly adopted by the District (collectively, the "Assessment Resolutions"). The Series 2026 Bonds shall be as described in, and shall be issued and secured pursuant to, the provisions of the Indenture. The Issuer has also entered into, or will enter into at or prior to Closing (as defined in Section 7 hereof): (a) a Continuing Disclosure Agreement (the "Continuing Disclosure Agreement") with D.R. Horton, Inc. (the "Developer"), and Rizzetta & Company, Incorporated, as dissemination agent; (b) the Collateral Assignment Agreement (2026 Bonds) between the District and the Developer (the "Collateral Assignment"), (c) the Completion Agreement (2026 Bonds) between the District and the Developer (the "Completion Agreement"); and (d) this Bond Purchase Agreement. For purposes hereof, this Bond Purchase Agreement, the Indenture, the Continuing Disclosure Agreement, the Collateral Assignment, and the Completion Agreement are referred to herein collectively as the "Financing Documents."

The Series 2026 Bonds are being issued to: (i) finance the cost of acquisition, construction, installation and equipping of a portion of the 2026 Project; (ii) pay certain costs associated with the issuance of the Series 2026 Bonds; (iii) pay a portion of the interest accruing on the Series 2026 Bonds; and (iv) fund the 2026 Reserve Account established for such Series 2026 Bonds.

The principal of and interest on the Series 2026 Bonds are payable from and secured by the 2026 Trust Estate, which includes the 2026 Pledged Revenues and the 2026 Pledged Funds, as provided for in the Indenture. The 2026 Pledged Revenues consist primarily of the revenues derived by the District from 2026 Special Assessments levied and collected by the District pursuant to the Assessment Resolutions with respect to property specially benefited by the 2026 Project.

3. Delivery of Limited Offering Memorandum and Other Documents.

(a) Prior to the date hereof, the Issuer provided to the Underwriter for its review the Preliminary Limited Offering Memorandum dated August ___, 2026 (the "Preliminary Limited Offering Memorandum"), that the Issuer deemed final as of its date, except for certain permitted omissions (the "permitted omissions"), as contemplated by Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") in connection with the pricing of the Series 2026 Bonds. The Issuer hereby confirms that the Preliminary Limited Offering Memorandum was deemed final as of its date, except for the permitted omissions.

(b) The Issuer shall deliver, or cause to be delivered, at its expense, to the Underwriter within seven (7) business days after the date hereof or use good faith to deliver within such shorter period as may be requested by the Underwriter and at least three (3) business days prior to the date the Series 2026 Bonds are delivered to the Underwriter, or within such other period as the Underwriter may inform the Issuer which is necessary for the Underwriter to comply with regulations of the Municipal Securities Rulemaking

Board ("MSRB") in order to accompany any confirmation that requests payment from any customer sufficient copies of the final Limited Offering Memorandum ("Limited Offering Memorandum") to enable the Underwriter to fulfill its obligations pursuant to the securities laws of Florida and the United States, in form and substance satisfactory to the Underwriter. In determining whether the number of copies to be delivered by the Issuer are reasonably necessary, at a minimum, the number shall be determined by the Underwriter and conveyed to the Issuer as shall be sufficient to enable the Underwriter to comply with the requirements of the Rule, all applicable rules of the MSRB, and to fulfill its duties and responsibilities under Florida and federal securities laws generally.

The Underwriter agrees to file the Limited Offering Memorandum in accordance with applicable MSRB rules.

The Issuer authorizes, or ratifies as the case may be, the use and distribution of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum in connection with the limited public offering and sale of the Series 2026 Bonds. The Underwriter agrees that it will not confirm the sale of any Series 2026 Bonds unless the confirmation of sale requesting payment is accompanied or preceded by the delivery of a copy of the Limited Offering Memorandum.

(c) From the date hereof until the earlier of (i) ninety (90) days from the "end of the underwriting period" (as defined in the Rule), or (ii) the time when the Limited Offering Memorandum is available to any person from the MSRB (but in no case less than twenty-five (25) days following the end of the underwriting period), if the Issuer has knowledge of the occurrence of any event which may make it necessary to amend or supplement the Limited Offering Memorandum in order to make the statements therein, in the light of the circumstances under which they were made, not misleading, the Issuer shall notify the Underwriter and if, in the reasonable opinion of the Issuer or the reasonable opinion of the Underwriter, such event requires the preparation and publication of an amendment or supplement to the Limited Offering Memorandum, the Issuer, at its expense (unless such event was caused by the Underwriter), shall promptly prepare an appropriate amendment or supplement thereto (and file or cause, to be filed, the same with the MSRB, and mail such amendment or supplement to each record owner of Series 2026 Bonds) so that the statements in the Limited Offering Memorandum as so amended or supplemented will not, in light of the circumstances under which they were made, be misleading, in a form and in a manner reasonably approved by the Underwriter. The Issuer will promptly notify the Underwriter of the occurrence of any event of which it has knowledge, which, in its opinion, is an event described in the preceding sentence. The amendments or supplements that may be authorized for use with respect to the Series 2026 Bonds are hereinafter included within the term "Limited Offering Memorandum."

4. Authority of the Underwriter. The Underwriter is duly authorized to execute this Bond Purchase Agreement and to perform its obligations hereunder. The Underwriter hereby represents that neither it nor any "person" or "affiliate" has been on the "convicted vendor list" during the past thirty-six (36) months, as all such terms are defined in Section 287.133, Florida Statutes, as amended.

5. Offering and Sale of Series 2026 Bonds. The Underwriter agrees to make a bona fide limited offering to "accredited investors" representing the general public (excluding bond houses, brokers or similar persons or organizations acting in the capacity of Underwriter or wholesalers) of all of the Series 2026 Bonds at not in excess of the initial public offering price or prices (or below the yield or yields) set forth in Exhibit A hereto; provided, however, that the Underwriter may (i) offer and sell the Series 2026 Bonds to certain bond houses, brokers or to similar persons or organizations acting in the capacity of underwriters or wholesalers at prices lower than the public offering prices set forth in Exhibit A hereto,

and (ii) change such initial offering prices (or yields) as the Underwriter deems necessary in connection with the marketing of the Series 2026 Bonds. The Issuer hereby authorizes the Underwriter to use the Limited Offering Memorandum in connection with the limited public offering and sale of the Series 2026 Bonds and ratifies and confirms the distribution and use by the Underwriter prior to the date hereof of the Preliminary Limited Offering Memorandum in connection with such limited public offering and sale.

6. Issuer Representations, Warranties, Covenants and Agreements. The Issuer represents and warrants to and covenants and agrees with the Underwriter that, as of the date hereof and as of the date of the Closing:

(a) The District is a local unit of special purpose government, duly organized and established and validly existing under the Act and the Constitution and laws of the State of Florida, with full legal right, power and authority to: (i) adopt the Bond Resolutions and the Assessment Resolutions; (ii) enter into the Financing Documents; (iii) sell, issue and deliver the Series 2026 Bonds to the Underwriter as provided herein; (iv) apply the proceeds of the sale of the Series 2026 Bonds for the purposes described in the Limited Offering Memorandum; (v) authorize the distribution of the Preliminary Limited Offering Memorandum and the execution of the Limited Offering Memorandum; (vi) carry out and consummate the transactions contemplated by the Bond Resolutions, the Assessment Resolutions, the Financing Documents and the Limited Offering Memorandum; (vii) undertake the completion or acquisition of the 2026 Project; and (viii) levy and collect the 2026 Special Assessments that will secure the Series 2026 Bonds. The Issuer has complied, and at the Closing will be in compliance in all respects, with the terms of the Act and with the obligations on its part contained in the Financing Documents and the Series 2026 Bonds.

(b) The District has complied, and at the Closing will be in compliance in all respects, with the Bond Resolutions, the Assessment Resolutions, the Act, and the Constitution and laws of the State of Florida in all matters relating to the Financing Documents and the Series 2026 Bonds, and the imposition, levy and collection of the 2026 Special Assessments.

(c) The District has duly authorized and approved, and, with respect to the final 2026 Special Assessments, will authorize and approve (1) the execution and delivery, or adoption, as the case may be, and performance of the Financing Documents, the 2026 Special Assessments and the Series 2026 Bonds, (2) the use and distribution of the Preliminary Limited Offering Memorandum and the delivery and distribution of the Limited Offering Memorandum, and (3) the taking of any and all such action as may be required on the part of the District to carry out, give effect to and consummate the transactions contemplated by the Financing Documents, the 2026 Special Assessments, the Series 2026 Bonds and the Limited Offering Memorandum.

(d) Each of the Financing Documents constitutes, or will at the Closing constitute, a legally valid and binding obligation of the District enforceable in accordance with its terms, and, upon due authorization, execution and delivery hereof and thereof by the parties hereto and thereto, will constitute a legal, valid and binding obligation of the District enforceable in accordance with its terms.

(e) When delivered to and paid for by the Underwriter at Closing in accordance with the provisions of this Bond Purchase Agreement, the Series 2026 Bonds will have been duly authorized, executed, authenticated, issued and delivered and will constitute legal, valid and binding obligations of the District, conforming to the Act, and entitled to the benefit and security of the Indenture.

(f) Upon the execution, authentication, issuance and delivery of the Series 2026 Bonds as aforesaid, the Indenture will provide, for the benefit of the holders from time to time of the Series 2026 Bonds, a legally valid and binding pledge of and a security interest in and to the 2026 Trust Estate pledged to the Series 2026 Bonds, subject only to the provisions of the Indenture permitting the application of such 2026 Trust Estate for the purposes and on the terms and conditions set forth in the Indenture.

(g) Other than any approvals that might be required under the securities laws of any state, no approval, permit, consent or authorization of, or registration or filing with, any governmental or public agency or authority or any other entity not already obtained or made, or to be made simultaneously with the issuance of the Series 2026 Bonds, is required to be obtained by the District in connection with the issuance and sale of the Series 2026 Bonds, or the execution and delivery by the District of, or the due performance of its obligations under the Financing Documents and the Series 2026 Bonds, and any such approvals, permits, consents or authorizations so obtained are in full force and effect.

(h) The District is not in breach of or in default under any applicable constitutional provision, law or administrative regulation of the State of Florida or the United States, the Financing Documents, the Series 2026 Bonds or any applicable judgment or decree or any other loan agreement, indenture, bond, note, resolution, agreement or other instrument to which the District is a party or to which the District or any of its property or assets is otherwise subject, that could have a materially adverse effect on the business or operations of the District, and no event of default by the District has occurred and is continuing under any such instrument.

(i) The execution and delivery by the District of the Financing Documents, the Series 2026 Bonds and any other instrument to which the District is a party and which is used or contemplated for use in conjunction with the transactions contemplated by the Financing Documents, the Series 2026 Bonds or the Limited Offering Memorandum, and the compliance with the provisions of each such instrument and the consummation of any transactions contemplated hereby and thereby, will not conflict with or constitute a breach of, or default under any indenture, contract, agreement, or other instrument to which the District is a party or by which it is bound, or to the best of its knowledge under any provision of the Constitution of the State of Florida or any existing law, rule, regulation, ordinance, judgment, order or decree to which the District (or any of its supervisors or officers in their respective capacities as such) or its properties is subject.

(j) Except as disclosed in the Limited Offering Memorandum, there is no action, suit, hearing, inquiry or investigation, at law or in equity, before or by any court, public board, agency or body, pending or, to the best knowledge of the District, threatened against the District or any of its supervisors in their respective capacities as such, in which an unfavorable decision, ruling or finding would, in any material way, adversely affect (1) the transactions contemplated by the Financing Documents, the Series 2026 Bonds or the proceedings relating to the 2026 Special Assessments, (2) the organization, existence or powers of the District or any of its supervisors or officers in their respective capacities as such, (3) the business, properties or assets or the condition, financial or otherwise, of the District, (4) the validity or enforceability of the Series 2026 Bonds, the Financing Documents, the 2026 Special Assessments or any other agreement or instrument to which the District is a party and which is used or contemplated for use in the transactions contemplated hereby or by the Indenture, (5) the exclusion from gross income for federal income tax purposes of the interest on the Series 2026 Bonds, (6) the exemption under the Act of the Series 2026 Bonds and the interest thereon from taxation imposed by the State of Florida, (7) the legality of investment in the Series 2026 Bonds for certain investors as provided in the Act, (8) the issuance, sale or delivery of the Series

2026 Bonds, or (9) the collection of the 2026 Special Assessments and the pledge thereof under the Indenture to pay the principal or premium, if any, or interest on the Series 2026 Bonds.

(k) Other than as stated in the Limited Offering Memorandum, the District has not issued, assumed or guaranteed any indebtedness, incurred any material liabilities, direct or contingent, or entered into any contract or arrangement of any kind payable from or secured by a pledge of the 2026 Trust Estate pledged to the Series 2026 Bonds with a lien thereon prior to or on a parity with the lien of the Series 2026 Bonds.

(l) Between the date of this Bond Purchase Agreement and the date of Closing, the District will not, without the prior written consent of the Underwriter, incur any material liabilities, direct or contingent, nor will there be any adverse change of a material nature in the financial position, results of operations or condition, financial or otherwise, of the District, other than (1) as contemplated by the Limited Offering Memorandum, or (2) in the ordinary course of business.

(m) Any certificates signed by any official of the District authorized to do so shall be deemed a representation and warranty by the District to the Underwriter as to the statements made therein.

(n) No representation or warranty by the District in this Bond Purchase Agreement nor any statement, certificate, document or exhibit furnished to or to be furnished by the District pursuant to this Bond Purchase Agreement or the Limited Offering Memorandum or in connection with the transactions contemplated hereby contains or will contain on the date of Closing any untrue statement of a material fact or omits or will omit a material fact necessary to make the statements contained therein, in the light of the circumstances under which they were made, not misleading, provided, however, that no representation is made with respect to information concerning The Depository Trust Company, the Developer, the Development, or the Underwriter or contained in the Limited Offering Memorandum under "SUITABILITY FOR INVESTMENT," "DESCRIPTION OF THE SERIES 2026 BONDS – Book-Entry Only System," "THE DEVELOPMENT," "THE DEVELOPER," "TAX MATTERS," "LITIGATION - The Developer," "CONTINUING DISCLOSURE – Continuing Compliance – The Developer" or "UNDERWRITING."

(o) The District is not in default and has not been in default at any time after December 31, 1975 as to principal or interest with respect to any obligations issued or guaranteed by the District.

7. The Closing. At 12:00 noon, New York time, on _____ ___, 2026, or at such earlier or later time or date to which the Issuer and the Underwriter may mutually agree, the Issuer will, subject to the terms and conditions hereof, deliver the Series 2026 Bonds to the Underwriter in full book-entry form, duly executed, together with the other documents hereinafter mentioned, and, subject to the terms and conditions hereof, the Underwriter will accept such delivery and pay the aggregate purchase price of the Series 2026 Bonds as set forth in Section 1 hereof (such delivery of and payment for the Series 2026 Bonds is herein called the "Closing"). The Issuer shall cause CUSIP identification numbers to be printed on the Series 2026 Bonds, but neither the failure to print such number on any Series 2026 Bond nor any error with respect thereto shall constitute cause for a failure or refusal by the Underwriter to accept delivery of and pay for the Series 2026 Bonds in accordance with the terms of this Bond Purchase Agreement. The Closing shall occur at the offices of the Issuer, or such other place to which the Issuer and the Underwriter shall have mutually agreed. The Series 2026 Bonds shall be prepared and delivered as fully registered bonds in such authorized denominations and registered in full book-entry form in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC") and shall be delivered to DTC during the business

day prior to the Closing for purposes of inspection, unless the DTC "F.A.S.T." procedure is used which requires the Registrar to retain possession of the Series 2026 Bonds.

8. Closing Conditions. The Underwriter has entered into this Bond Purchase Agreement in reliance upon the representations, warranties and agreements of the District contained herein and contained in the documents and instruments delivered at the Closing, and upon the performance by the District of its obligations hereunder, as of the date of the Closing. Accordingly, the Underwriter's obligations under this Bond Purchase Agreement to cause the purchase, acceptance of delivery and payment for the Series 2026 Bonds shall be subject to the performance by the District of its obligations to be performed hereunder and under such documents and instruments at or prior to the Closing, and shall also be subject to the following conditions:

(a) The representations and warranties of the District contained herein shall be true, complete and correct on and as of the date of the Closing, the statements made in all certificates and other documents delivered to the Underwriter at the Closing shall be true, complete and correct as of the date of Closing, and the District shall be in compliance with each of the agreements made by it in this Bond Purchase Agreement and the Indenture as of the date of Closing;

(b) At the Closing, (1) the Financing Documents, the Bond Resolutions and the Assessment Resolutions shall be in full force and effect and shall not have been amended, modified or supplemented, except as may have been agreed to in writing by the Underwriter, and the District shall have adopted and there shall be in full force and effect such additional agreements therewith and in connection with the issuance of the Series 2026 Bonds all such action as in the reasonable opinion of Bond Counsel, shall be necessary in connection with the transactions contemplated hereby, (2) the Limited Offering Memorandum shall not have been amended, modified or supplemented, except as may have been agreed to in writing by the Underwriter, (3) there shall not have occurred any event that causes the Limited Offering Memorandum or any amendment or supplement thereto to contain an untrue or misleading statement of fact that in the opinion of the Underwriter or its counsel is material or omits to state a fact that in the opinion of the Underwriter or its counsel is material and necessary to make the statements therein, in light of the circumstances under which they were made, not misleading, (4) the District shall perform or shall have performed all of its obligations under or specified in the Financing Documents to be performed at or prior to the Closing, and (5) the Series 2026 Bonds shall have been duly authorized, executed, authenticated and delivered;

(c) At or prior to the Closing, the Underwriter shall have received executed or certified copies of the following documents:

(1) Certificates, dated the date of Closing regarding the Limited Offering Memorandum and no default;

(2) The Bond Resolutions and the Assessment Resolutions, certified by authorized officers of the District under its seal as true and correct copies and as having been adopted with only such amendments, modifications or supplements as may have been approved by the Underwriter;

(3) The Master Indenture and the Fifth Supplement and the proceedings relating to the levy of the 2026 Special Assessments, certified by authorized officers of the District as true and correct copies;

(4) The Limited Offering Memorandum, and each supplement or amendment, if any, thereto;

(5) A certificate of the District, dated the date of Closing, signed on its behalf by the Chairman or Vice Chairman and the Secretary or an Assistant Secretary of its Board of Supervisors, in substantially the form of Exhibit C hereto;

(6) An opinion, dated the date of Closing, of Akerman LLP, Jacksonville, Florida, Bond Counsel, substantially in the form attached as an Appendix to the Limited Offering Memorandum;

(7) A supplemental opinion, dated the date of Closing, of Bond Counsel to the effect that (i) the Underwriter may rely on the approving opinion of Bond Counsel as though such opinion were addressed to them; (ii) the Series 2026 Bonds are exempt securities within the meaning of Section 3(a)(2) of the Securities Act of 1933, as amended (the "1933 Act"), and Section 304(a)(4) of the Trust Indenture Act of 1939, as amended (the "1939 Act") and it is not necessary in connection with the sale of the Series 2026 Bonds to the public to register the Series 2026 Bonds under the 1933 Act, or to qualify the Indenture under the 1939 Act; and (iii) Bond Counsel has reviewed the statements contained in the Limited Offering Memorandum under the sections captioned "DESCRIPTION OF THE SERIES 2026 BONDS" (other than the portion thereof captioned "Book-Entry Only System" and other than any information therein relating to DTC or the book-entry system), "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2026 BONDS" (excluding the subheadings entitled "Developer Agreements"), and "APPENDIX D – FORM OF OPINION OF BOND COUNSEL" and is of the opinion that insofar as such statements purport to summarize certain provisions of the Series 2026 Bonds and the Indenture, that such statements fairly represent the documents purported to be summarized therein. Bond Counsel has also reviewed the statements contained in the Limited Offering Memorandum on the cover relating to Bond Counsel's opinion and under the section captioned "TAX MATTERS" and is of the opinion that insofar as such sections purport to summarize the provisions of the Internal Revenue Code of 1986 as amended, and applicable laws of the State of Florida, such sections are correct as to matters of law;

(8) An opinion, dated the date of Closing, of Kutak Rock LLP, Tallahassee, Florida, District Counsel, in substantially the form of Exhibit D hereto;

(9) A copy of the Assessment Reports, each prepared by Rizzetta & Company, Incorporated and a certificate from such firm in substantially the form attached hereto as Exhibit E;

(10) An opinion, dated the date of Closing, of Bryant Miller Olive P.A., Orlando, Florida, Counsel to the Underwriter (the "Underwriter's Counsel"), in form and substance satisfactory to the Underwriter;

(11) An opinion, dated the date of Closing and addressed to the Underwriter, the Issuer and Bond Counsel, of counsel to the Trustee, in form and substance acceptable to the Underwriter and Issuer and a customary authorization and incumbency certificate, dated the date of Closing, signed by authorized officers of the Trustee;

(12) A certificate of the Developer, in substantially the form of the certificate included herein as Exhibit F and opinion(s) of counsel to the Developer in substantially the form included herein as Exhibit G (which may be addressed to such parties listed in Exhibit G in one or more separate opinions);

(13) Copies of the Engineer's Reports of Boyd Civil Engineering, Inc. (the "Consulting Engineer") and a certificate from the Consulting Engineer, in substantially the form attached hereto as Exhibit H dated the date of Closing and addressed to the Issuer and the Underwriter;

(14) A certificate, dated the date of Closing, of the authorized officers of the District to the effect that, on the basis of the facts, estimates and circumstances in effect on the date of Closing, it is not expected that the proceeds of the Series 2026 Bonds will be used in a manner that would cause the Series 2026 Bonds to be "arbitrage bonds" within the meaning of Section 148 of Internal Revenue Code of 1986, as amended;

(15) Specimen Series 2026 Bonds;

(16) A copy of the executed Letter of Representations between the District and DTC;

(17) Executed Financing Documents and the Declaration of Consent (2026 Bonds) of the Developer dated the date of Closing;

(18) A certificate executed by the District Manager that all resolutions required to be published by Florida law have been published in accordance with the requirements of Florida law;

(19) Evidence of compliance with the requirements of Section 189.051, Florida Statutes;

(20) A copy of the final validation judgment and certificate of no appeal with respect to the Series 2026 Bonds; and

(21) Such additional legal opinions, certificates (including such certificates as may be required by regulations of the Internal Revenue Service in order to establish the tax exempt character of the Series 2026 Bonds, which certificates shall be satisfactory in form and substance to Bond Counsel), and other evidence as the Underwriter, Bond Counsel or Underwriter's Counsel may deem necessary to evidence the truth and accuracy as of the Closing of the representations and warranties of the District herein contained and of the information contained in the Limited Offering Memorandum and the due performance and satisfaction by the District at or prior to such time of all agreements then to be performed and all conditions then to be satisfied by it.

All of the opinions, letters, certificates, instruments and other documents mentioned above or elsewhere in this Bond Purchase Agreement shall be deemed to be in compliance with the provisions hereof if, but only if, they are in form and substance as set forth herein or as described herein or as otherwise satisfactory to the Underwriter. Receipt of, and payments for, the Series 2026 Bonds shall constitute evidence of the satisfactory nature of such as to the Underwriter. The performance of any and all obligations of the District hereunder and the performance of any and all conditions herein for the benefit of the Underwriter may be waived by the Underwriter in their sole discretion.

If the District shall be unable to satisfy the conditions to the obligations of the Underwriter to cause the purchase, acceptance of delivery and payment for the Series 2026 Bonds contained in this Bond

Purchase Agreement, or if the obligations of the Underwriter to cause the purchase, acceptance of delivery and payment of the Series 2026 Bonds shall be terminated for any reason permitted by this Bond Purchase Agreement, this Bond Purchase Agreement shall terminate, and neither the Underwriter nor the District shall be under further obligation hereunder, but the respective obligations of the Underwriter and the District set forth in Section 10 hereof shall continue in full force and effect.

9. Termination. The Underwriter may terminate this Bond Purchase Agreement by written notice to the Issuer in the event that between the date hereof and the Closing:

(a) the marketability of the Series 2026 Bonds or the market price thereof, in the reasonable opinion of the Underwriter, has been materially adversely affected by an amendment to the Constitution of the United States or by any legislation (other than any actions taken by either House of Congress on or prior to the date hereof) (i) enacted or adopted by the United States, (ii) recommended to the Congress or otherwise endorsed for passage, by press release, other form of notice or otherwise, by the President of the United States, the chair or ranking minority member of the Committee on Finance of the United States Senate or the Committee on Ways and Means of the United States House of Representatives, the Treasury Department of the United States or the Internal Revenue Service, or (iii) favorably reported out of the appropriate Committee for passage to either House of the Congress by any full Committee of such House to which such legislation has been referred for consideration, or by any decision of any court of the United States or by any order, rule or regulation (final, temporary or proposed) on behalf of the Treasury Department of the United States, the Internal Revenue Service or any other authority or regulatory body of the United States, or by a release or announcement or communication issued or sent by the Treasury Department or the Internal Revenue Service of the United States, or any comparable legislative, judicial or administrative development affecting the federal tax status of the Issuer, its property or income, obligations of the general character of the Series 2026 Bonds, as contemplated hereby, or the interest thereon; or

(b) any legislation, rule, or regulations shall be introduced in, or be enacted or adopted in the State of Florida, or a decision by any court of competent jurisdiction within the State of Florida shall be rendered which, in the reasonable opinion of the Underwriter, materially adversely affects the market for the Series 2026 Bonds or the sale, at the contemplated offering prices, by the Underwriter of the Series 2026 Bonds to be purchased by them; or

(c) any amendment to the Limited Offering Memorandum is proposed by the Issuer or deemed necessary by Bond Counsel, or the Underwriter which, in the reasonable opinion of the Underwriter, materially adversely affects the market for the Series 2026 Bonds or the sale, at the contemplated offering prices, by the Underwriter of the Series 2026 Bonds to be purchased by them; or

(d) there shall have occurred any outbreak or escalation of hostility, declaration by the United States of a national emergency or war or other calamity or crisis the effect of which on financial markets is such as to make it, in the sole judgment of the Underwriter, impractical or inadvisable to proceed with the offering or delivery of the Series 2026 Bonds as contemplated by the Limited Offering Memorandum (exclusive of any amendment or supplement thereto); or

(e) legislation shall be enacted or adopted, or any action shall be taken by, or on behalf of, the Securities and Exchange Commission which, in the reasonable opinion of Bond Counsel, has the effect of requiring the contemplated distribution of the Series 2026 Bonds to be registered under the Securities Act of 1933, as amended, or the Indenture to be qualified under the Trust Indenture Act of 1939, as amended,

or any laws analogous thereto relating to governmental bodies, and compliance therewith cannot be accomplished prior to the Closing; or

(f) legislation shall be introduced by amendment or otherwise in or be enacted by, the House of Representatives or the Senate of the Congress of the United States, or a decision by a Court of the United States of America shall be rendered, or a stop order, ruling, release, regulation, official statement or no-action letter by or on behalf of the Securities and Exchange Commission or any other governmental authority having jurisdiction of the subject matter of the Series 2026 Bonds shall have been proposed, issued or made (which is beyond the control of the Underwriter or the Issuer to prevent or avoid) to the effect that the issuance, offering or sale of the Series 2026 Bonds as contemplated hereby or by the Limited Offering Memorandum, or any document relating to the issuance, offering or sale of the Series 2026 Bonds is or would be in violation of any of the federal securities laws at Closing, including the Securities Act of 1933, as amended and then in effect, the Securities Exchange Act of 1934, as amended and then in effect, or the Trust Indenture Act of 1939, as amended and then in effect, or with the purpose or effect of otherwise prohibiting the offering and sale of obligations of the general character of the Series 2026 Bonds, or the Series 2026 Bonds, as contemplated hereby; or

(g) there shall have occurred, after the signing hereof, either a financial crisis or a default with respect to the debt obligations of the Issuer or proceedings under the federal or State of Florida bankruptcy laws shall have been instituted by the Issuer, in either case the effect of which, in the reasonable judgment of the Underwriter, is such as to materially and adversely affect (i) the market price or the marketability of the Series 2026 Bonds, or (ii) the ability of the Underwriter to enforce contracts for the sale of the Series 2026 Bonds; or

(h) a general banking moratorium shall have been declared by the United States, New York or Florida authorities, which in the reasonable opinion of the Underwriter, materially adversely affects the market for the Series 2026 Bonds or the sale, at the contemplated offering prices, by the Underwriter of the Series 2026 Bonds to be purchased by them; or

(i) any national securities exchange, or any governmental authority, shall impose, as to the Series 2026 Bonds or obligations of the general character of the Series 2026 Bonds any material restrictions not now in force, or increase materially those now in force, with respect to the establishment of material restrictions upon trading of securities, including limited or minimum prices, by any governmental authority or by any national securities exchange, which in the reasonable opinion of the Underwriter, materially adversely affects the market for the Series 2026 Bonds or the sale, at the contemplated offering prices, by the Underwriter of the Series 2026 Bonds to be purchased by it; or

(j) legal action shall have been filed against the Issuer wherein an adverse ruling would materially adversely affect the transactions contemplated hereby or by the Limited Offering Memorandum or the validity of the Series 2026 Bonds, the Bond Resolutions, the Assessment Resolutions, the Indenture, the Continuing Disclosure Agreement or this Bond Purchase Agreement; provided, however, that as to any such litigation, the Issuer may request and the Underwriter may accept an opinion by Bond Counsel, or of other counsel acceptable to the Underwriter, that in such counsel's opinion the issues raised by any such litigation or proceeding are without substance or that the contentions of any plaintiffs therein are without merit; or

(k) there shall have occurred or any notice shall have been given of any intended review, downgrading, suspension, withdrawal, or negative change in credit watch status by any national rating service to any of the Issuer's obligations; or

(l) any information shall have become known which, in the Underwriter's reasonable opinion, makes untrue, incorrect or misleading in any material respect any statement or information contained in the Limited Offering Memorandum, as the information contained therein has been supplemented or amended by other information, or causes the Limited Offering Memorandum, as so supplemented or amended, to contain an untrue, incorrect or misleading statement of a material fact or to omit to state a material fact necessary to be stated therein in order to make the statements made therein, in light of the circumstances under which they were made, not misleading and upon the receipt of notice of same by the Issuer, the Issuer fails to promptly amend or supplement the Limited Offering Memorandum; or

(m) an event occurs as a result of which the Limited Offering Memorandum, as then amended or supplemented, would include an untrue statement of a material fact or omit to state any material fact which is necessary to be stated therein in order to make the statements made therein, in the light of the circumstances under which they were made, not misleading which, in the reasonable opinion of the Underwriter, requires an amendment or supplement to the Limited Offering Memorandum and, in the reasonable opinion of the Underwriter, materially adversely affects the marketability of the Series 2026 Bonds or the contemplated offering prices thereof and upon the receipt of notice by the Issuer, the Issuer fails to promptly amend or supplement the Limited Offering Memorandum.

(n) the IRS makes a determination with respect to any special purpose development district formed under State law (referred to herein as a "Special District") deeming that all or certain of such Special Districts are not a "political subdivision" for purposes of Section 103(a) of the Code, and such determination, in the reasonable opinion of the Underwriter, materially adversely affects the federal tax status of the District, the tax exempt character or marketability of the Series 2026 Bonds or the contemplated offering prices thereof.

10. Expenses.

(a) The District agrees to pay from the proceeds of the Series 2026 Bonds, and the Underwriter shall be under no obligation to pay, all expenses incident to the performance of the District's obligations hereunder, including but not limited to (1) the cost of the preparation, printing or other reproduction (for distribution prior to, on or after the date of acceptance of this Bond Purchase Agreement) of a reasonable number of copies of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum; (2) the fees and disbursements of Bond Counsel, District Counsel, Rizzetta & Company, Incorporated, as Assessment Consultant, Boyd Civil Engineering, Inc., as Consulting Engineer, and any other experts or consultants retained by the District, including, but not limited to, the fees and expenses of the District Manager; (3) the fees and disbursements of Underwriter's counsel; (4) the fees and disbursements of the Trustee, Bond Registrar and Paying Agent under the Indenture; and (5) out-of-pocket expenses of the District.

(b) The Underwriter shall pay (1) the cost of qualifying the Series 2026 Bonds for sale in various states chosen by the Underwriter and the cost of preparing or printing any Blue Sky and legal investment memoranda to be used in connection with such sale; and (2) out-of-pocket expenses, including advertising, incurred by them in connection with their offering and distribution of the Series 2026 Bonds.

(c) In the event that either the District or the Underwriter shall have paid obligations of the other as set forth in this Section, adjustment shall be made at or prior to Closing.

11. No Advisory or Fiduciary Role. The District acknowledges and agrees that (i) the purchase and sale of the Series 2026 Bonds pursuant to this Bond Purchase Agreement is an arm's-length commercial transaction between the District and the Underwriter, (ii) in connection therewith and with the discussions, undertakings and procedures leading up to the consummation of such transaction, the Underwriter is and has been acting solely as a principal and is not acting as an advisor (including, without limitation, a Municipal Advisor (as such term is defined in Section 975(e) of the Dodd Frank Wall Street Reform and Consumer Protection Act), agent or fiduciary of the District, (iii) the Underwriter has not assumed an advisory or fiduciary responsibility in favor of the District with respect to the offering contemplated hereby or the discussions, undertakings and procedures leading thereto (irrespective of whether the Underwriter or any affiliate of the Underwriter has provided other services or is currently providing other services to the District on other matters) and the Underwriter has no obligation to the District with respect to the offering contemplated hereby except the obligations expressly set forth in this Bond Purchase Agreement, (iv) the District has consulted its own legal, financial and other advisors to the extent it has deemed appropriate in connection with the offering of the Series 2026 Bonds, (v) the Underwriter has financial and other interests that differ from those of the District, and (vi) the District has received the Underwriter's G-17 Disclosure Letter.

12. Notices. All notices, demands and formal actions hereunder shall be in writing and mailed, electronically mailed or delivered to:

The Underwriter:	MBS Capital Markets, LLC 152 Lincoln Avenue Winter Park, Florida 32789 Attn: Brett Sealy
The District:	Town of Kindred Community Development District II c/o Rizzetta & Company, Incorporated 3434 Colwell Avenue, Suite 130 Tampa, Florida 33614 Attn: Brian Mendes Phone: (813) 933-5571
Copy to:	Kutak Rock LLP 107 West College Avenue Tallahassee, Florida 32301 Attn: Jere L. Earlywine, Esq.

13. Parties in Interest. This Bond Purchase Agreement is made solely for the benefit of the Issuer and the Underwriter (including the successors or assignees of the Issuer or the Underwriter) and no other party or person shall acquire or have any right hereunder or by virtue hereof. All representations, warranties, covenants and agreements in this Bond Purchase Agreement shall remain operative and in full force and effect, regardless of: (i) any investigations made by or on behalf of the Underwriter; (ii) the delivery of and payment for the Series 2026 Bonds pursuant to this Bond Purchase Agreement; or (iii) any

termination of this Bond Purchase Agreement but only to the extent provided by the last paragraph of Section 8 hereof.

14. Waiver. Notwithstanding any provision herein to the contrary, the performance of any and all obligations of the Issuer hereunder and the performance of any and all conditions contained herein for the benefit of the Underwriter may be waived by the Underwriter, in their sole discretion.

15. Effectiveness. This Bond Purchase Agreement shall become effective upon the execution of the acceptance hereof by the Chair or Vice Chair of the District and shall be valid and enforceable at the time of such acceptance.

16. Counterparts. This Bond Purchase Agreement may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute one and the same document.

17. Headings. The headings of the sections of this Bond Purchase Agreement are inserted for convenience only and shall not be deemed to be a part hereof.

18. Florida Law Governs. The validity, interpretation and performance of this Bond Purchase Agreement shall be governed by the laws of the State of Florida.

19. Truth In Bonding Statement. Pursuant to the provisions of Section 218.385(2) and (3), Florida Statutes, as amended, the Underwriter provides the following truth-in-bonding statement:

(a) The Issuer is proposing to issue the Series 2026 Bonds for the purposes listed in Section 2 hereof. These obligations are expected to be repaid from the 2026 Trust Estate, as further described herein. The Series 2026 Bonds are expected to be repaid over a period of approximately ___ years. At a true interest cost rate of approximately _____%, total interest paid over the life of the obligations will be approximately $_____.

(b) The primary source of repayment for the Series 2026 Bonds is the 2026 Trust Estate. Authorizing this obligation will result in a maximum of approximately $_____ of 2026 Pledged Revenues not being available to finance other services of the Issuer every year for approximately ____ years; provided, however, that in the event the Series 2026 Bonds are not issued, the District would not be entitled to impose and collect the 2026 Special Assessments in the amount of the debt service to be paid on the Series 2026 Bonds.

20. Establishment of Issue Price.

(a) The Underwriter agrees to assist the Issuer in establishing the issue price of the Series 2026 Bonds and shall execute and deliver to the Issuer at Closing an "issue price" or similar certificate, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Exhibit J, with such modifications as may be appropriate or necessary, in the reasonable judgment of the Underwriter, the Issuer and Bond Counsel, to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Series 2026 Bonds.

(b) The Issuer will treat the first price at which 10% of each maturity of the Series 2026 Bonds (the "10% test") is sold to the public as the issue price of that maturity (if different interest rates apply within a maturity, each separate CUSIP number within that maturity will be subject to the 10% test). At or promptly after the execution of this Bond Purchase Agreement, the Underwriter shall report to the Issuer

the price or prices at which it has sold to the public each maturity of Series 2026 Bonds. If at that time the 10% test has not been satisfied as to any maturity of the Series 2026 Bonds, the Underwriter agrees to promptly report to the Issuer the prices at which it sells the unsold Series 2026 Bonds of that maturity to the public. Except as set forth in (c) below, that reporting obligation shall continue, whether or not the date of Closing has occurred, until the 10% test has been satisfied as to the Series 2026 Bonds of that maturity or until all Series 2026 Bonds of that maturity have been sold to the public.

(c) The Underwriter confirms that it has offered the Series 2026 Bonds to the public on or before the date of this Bond Purchase Agreement at the offering price or prices (the "initial offering price"), or at the corresponding yield or yields, set forth in Exhibit A attached hereto. Exhibit A also sets forth, as of the date of this Bond Purchase Agreement, the maturities, if any, of the Series 2026 Bonds for which the 10% test has not been satisfied and for which the District and the Underwriter agree that the restrictions set forth in the next sentence shall apply, which will allow the District to treat the initial offering price to the public of each such maturity as of the sale date as the issue price of that maturity (the "hold-the-offering-price rule"). So long as the hold-the-offering-price rule remains applicable to any maturity of the Series 2026 Bonds, the Underwriter will neither offer nor sell unsold Series 2026 Bonds of that maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

(1) the close of the fifth (5th) business day after the sale date; or

(2) the date on which the Underwriter has sold at least 10% of that maturity of the Series 2026 Bonds to the public at a price that is no higher than the initial offering price to the public.

(d) The Underwriter shall promptly advise the District when it has sold 10% of that maturity of the Series 2026 Bonds to the public at a price that is no higher than the initial offering price to the public, if that occurs prior to the close of the fifth (5th) business day after the sale date.

(1) The Underwriter acknowledges that sales of any Series 2026 Bonds to any person that is a related party to the Underwriter shall not constitute sales to the public for purposes of this section. Further, for purposes of this section:

(1) "public" means any person other than an underwriter or a related party;

(2) "underwriter" means (A) any person that agrees pursuant to a written contract with the District (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Series 2026 Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Series 2026 Bonds to the public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Series 2026 Bonds to the public);

(3) a purchaser of any of the Series 2026 Bonds is a "related party" to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (A) at least 50% common ownership of the voting power or the total value of their stock, if

both entities are corporations (including direct ownership by one corporation of another), (B) more than 50% common ownership of their capital interests or profit interests, if both entities are partnerships (including direct ownership by one partnership of another), or (C) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other); and

(4) "sale date" means the date of execution of this Bond Purchase Agreement by all parties.

[Remainder of page intentionally left blank]

21. Entire Agreement. This Bond Purchase Agreement when accepted by you in writing as heretofore specified shall constitute the entire agreement between us and is made solely for the benefit of the Issuer and the Underwriter (including the successors or assigns of the Issuer or the Underwriter). No other person shall acquire or have any right hereunder or by virtue hereof.

Very truly yours,

MBS CAPITAL MARKETS, LLC

_____

Brett Sealy, Managing Partner

Accepted by:

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II

_____

John Valantasis, Chair, Board of Supervisors

EXHIBIT A

AMOUNTS, INTEREST RATES, MATURITIES, YIELDS, PRICES AND INITIAL CUSIP NUMBERS*

[To come]

REDEMPTION PROVISIONS

[To come]

* The District is not responsible for the use of CUSIP numbers, nor is a representation made as to their correctness. The CUSIP numbers are only included solely for the convenience of the readers of this Bond Purchase Agreement and may be changed after the issuance of the Series 2026 Bonds.

EXHIBIT B

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II
(Osceola County, Florida)

$_____
Special Assessment Revenue Bonds,
Series 2026

DISCLOSURE STATEMENT

August ___, 2026

Town of Kindred Community Development District II
Osceola County, Florida

Ladies and Gentlemen:

Pursuant to Section 218.385, Florida Statutes, and with respect to the issuance of the above-referenced bonds (the "Series 2026 Bonds"), MBS Capital Markets, LLC (the "Underwriter"), having purchased the Series 2026 Bonds pursuant to a Bond Purchase Agreement dated August ___, 2026 (the "Purchase Agreement") between the Underwriter and the Town of Kindred Community Development District II (the "District"), makes the following disclosures in connection with the limited public offering and sale of the Series 2026 Bonds:

(a) The total underwriting discount paid to the Underwriter pursuant to the Purchase Agreement is $_____ (____%).

(b) The total amount of expenses estimated to be incurred by the Underwriter in connection with the issuance of the Series 2026 Bonds is $_____. An itemization of these expenses is attached hereto as Schedule I.

(c) There are no "finders" as such term is used in Sections 218.385 and 218.386, Florida Statutes, in connection with the issuance of the Series 2026 Bonds.

(d) The components of the Underwriter's discount are as follows:

	Per $1,000		
Management Fee:		or	$
Takedown:		or	
Expenses:		or	
	$		$

(e) There are no other fees, bonuses, or other compensation estimated to be paid by the Underwriter in connection with the Series 2026 Bonds to any person not regularly employed or retained by the Underwriter.

(f) The name and address of the Underwriter is set forth below:

MBS Capital Markets, LLC
152 Lincoln Avenue
Winter Park, Florida 32789

We understand that you do not require any further disclosure from the Underwriter, pursuant to Section 218.385(6), Florida Statutes, as amended.

Very truly yours,

MBS CAPITAL MARKETS, LLC

_____

Brett Sealy, Managing Partner

SCHEDULE I

ESTIMATED EXPENSES TO BE INCURRED BY UNDERWRITER

Travel Expenses	$
Communication	
Day Loan	
Clearance & Settlement Charges	
CUSIP / DTC	
Contingency	
Total	$

EXHIBIT C

CERTIFICATE OF DISTRICT

The undersigned, as Chair and Assistant Secretary, respectively, of the Board of Supervisors of the Town of Kindred Community Development District II (the "District"), a local unit of special-purpose government duly established and validly existing under and pursuant to the Constitution and laws of the State of Florida, particularly Chapter 190, Florida Statutes, as amended (the "Act"), hereby certify to MBS Capital Markets, LLC (the "Underwriter") in satisfaction of Section 8(c)(5) of the Bond Purchase Agreement, dated August ___, 2026, with the District (the "Bond Purchase Agreement") in connection with the issuance by the District of $_____ aggregate principal amount of its Special Assessment Revenue Bonds, Series 2026 (the "Series 2026 Bonds"), as follows (terms used and not otherwise defined herein shall have the meanings ascribed to such terms in the Bond Purchase Agreement):

1. John Valantasis is the duly appointed and acting Chair of, and Brian Mendes is a duly appointed and acting Assistant Secretary to the Board of Supervisors of the District, authorized by resolution of the Board of Supervisors of the District pursuant to the Act to be custodian of all bonds, documents and papers filed with the District and the official seal of the District.

2. The following named persons are as of the date hereof the duly elected, qualified and acting members of the Board of Supervisors of the District: **[To be confirmed by Rizzetta.]**

Name	Title	Term Expires
John Valantasis*	Chair	November 2028
Louis Avelli*	Vice Chair	November 2028
Matthew Stolz*	Assistant Secretary	November 2026
Anthony Benitez*	Assistant Secretary	November 2026
Vacant	Assistant Secretary	November 2026

* Employee of the Developer or one of its affiliates.

3. The following named persons are the only designated, elected or appointed, qualified and acting officers of the District, holding the office of appointment set forth opposite their names, respectively: **[To be confirmed by Rizzetta.]**

Name	Title
John Valantasis	Chair
Louis Avelli	Vice Chair
Matthew Stolz	Assistant Secretary
Anthony Benitez	Assistant Secretary
Louis Avelli	Assistant Secretary
Belinda Blandon	Assistant Secretary
Brian Mendes	Assistant Secretary
Scott Brizendine	Secretary

Each of said persons since his or her appointment as aforesaid has been and now is the duly designated and qualified officer of the Board of Supervisors of the District holding the office set forth

opposite his or her name, if required to file an oath of office, has done so, and if legally required to give a bond or undertaking has filed such bond or undertaking in form and amount required by law.

4. The seal, an impression of which appears below, is the only proper and official seal of the District.

5. The Board of Supervisors of the District, at duly called and held meetings of the Board of Supervisors of the District on February 14, 2020, and July 30, 2026, duly adopted Resolution Nos. 2020-31 and 2026-__, respectively, true and correct copies of which are attached hereto (together, the "Bond Resolutions"), which Bond Resolutions remain in full force and effect on the date hereof.

6. The Board of Supervisors of the District, at duly called and held meetings of the Board of Supervisors of the District on February 9, 2023, February 9, 2023, April 13, 2023, and July 30, 2026, duly adopted Resolution Nos. 2023-10, 2023-11, 2023-12, and 2026-__ (collectively, the "Assessment Resolutions"), which Assessment Resolutions remain in full force and effect on the date hereof.

7. The above referenced meetings of the Board at which the Bond Resolutions and Assessment Resolutions were adopted were duly called in accordance with applicable law, including Executive Order 2020-69 issued by Governor DeSantis, as extended and supplemented, and pursuant to Section 120.54(5)(b)2, Florida Statutes, and at said meetings a quorum was present and acted throughout. All meetings of the Board at which the Board considered any matters related to the Bond Resolutions, the Assessment Resolutions, the Indenture, the Series 2026 Bonds or any documents related to the issuance of the Series 2026 Bonds have been open to the public and held in accordance with the procedures required by Section 189.015 and Chapter 286, Florida Statutes, as amended, and all laws amendatory thereof and supplementary thereto, including Executive Order 2020-69 issued by Governor DeSantis, as extended and supplemented, and pursuant to Section 120.54(5)(b)2, Florida Statutes.

8. The District has complied with the provisions of Chapters 170, 190 and 197, Florida Statutes related to the imposition, levy, collection and enforcement of the 2026 Special Assessments.

9. Upon authentication and delivery of the Series 2026 Bonds, the District will not be in default in the performance of the terms and provisions of the Bond Resolutions, the Assessment Resolutions or the Indenture.

10. Each of the representations and warranties made by the District in the Bond Purchase Agreement is, to the best of our knowledge and belief, true and accurate on and as of this date.

11. The District has complied with all the agreements and satisfied all the conditions on its part to be complied with on or before the date hereof for delivery of the Series 2026 Bonds pursuant to the Bond Purchase Agreement, the Bond Resolutions, the Assessment Resolutions and the Indenture.

12. To the best of our knowledge, since the date of the Limited Offering Memorandum, no material and adverse change has occurred in the business, properties, other assets and financial position of the District or results of operations of the District; and to the best of our knowledge, the District has not, since the date of the Limited Offering Memorandum, incurred any material liabilities other than as set forth in or contemplated by the Limited Offering Memorandum.

13. To the best of our knowledge, the statements appearing in the Limited Offering Memorandum did not as of its date and do not as of the date hereof contain an untrue statement of a

material fact or omit to state a material fact required to be included therein or necessary in order to make the statements contained therein, in light of the circumstances in which they were made, not misleading; provided, however, that no representation is made with respect to information concerning The Depository Trust Company, the Developer, the Development, or the Underwriter or contained in the Limited Offering Memorandum under "SUITABILITY FOR INVESTMENT," "DESCRIPTION OF THE SERIES 2026 BONDS – Book-Entry Only System," "THE DEVELOPMENT," "THE DEVELOPER," "TAX MATTERS," "LITIGATION - The Developer," "CONTINUING DISCLOSURE – Continuing Compliance – The Developer" or "UNDERWRITING." Subject to the foregoing limitations, nothing has come to our attention which would lead us to believe that the Limited Offering Memorandum, as of its date or as of the date hereof contained an untrue statement of a material fact, or omitted to state a material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances in which they were made not misleading.

14. Except as set forth in the Limited Offering Memorandum, there is no litigation or other proceedings pending against the District of which the District has notice or, to the knowledge of the District, threatened against the District in or before any agency, court or tribunal, state or federal, (a) restraining or enjoining or seeking to restrain or enjoin the issuance, sale, execution or delivery of any of the Series 2026 Bonds or the imposition, levy and collection of the 2026 Special Assessments or the pledge thereof to the payment of the principal of and premium, if any, and interest on the Series 2026 Bonds, (b) questioning or affecting the validity of any provision of the Series 2026 Bonds, the Bond Resolutions, the Assessment Resolutions, the 2026 Special Assessments or the Financing Documents, as those documents are defined in the Bond Purchase Agreement, (c) questioning or affecting the validity of any of the proceedings or the authority for the authorization, sale, execution or delivery of the Series 2026 Bonds, (d) questioning or affecting the organization or existence of the District or the title of any of its officers to their respective offices or any powers of the District under the laws of the State of Florida, (e) contesting or affecting the 2026 Special Assessments or the 2026 Project, (f) contesting the accuracy or completeness of the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum or any amendment or supplement thereto, (g) contesting the exclusion of interest on the Series 2026 Bonds from federal income taxation, or (h) contesting the exemption from taxation of the Series 2026 Bonds and the interest thereon under Florida law or the legality for investment therein.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, we have hereunder set our hands this _____ day of _____, 2026.

(SEAL)

_____

John Valantasis, Chair, Board of Supervisors
Town of Kindred Community Development
District II

_____

Brian Mendes, Assistant Secretary, Board of Supervisors
Town of Kindred Community Development
District II

EXHIBIT D

FORM OF DISTRICT COUNSEL OPINION

_____ ___, 2026

Town of Kindred Community Development District II
Osceola County, Florida

MBS Capital Markets, LLC
Winter Park, Florida

U.S. Bank Trust Company, National Association, as Trustee
Orlando, Florida
(solely for reliance upon Sections C.1. and C.3.)

Re: $_____ Town of Kindred Community Development District II (Osceola County, Florida) Special Assessment Revenue Bonds, Series 2026

Ladies and Gentlemen:

We serve as counsel to the Town of Kindred Community Development District II ("**District**"), a local unit of special-purpose government established pursuant to the laws of the State of Florida, in connection with the sale by the District of its $_____ Town of Kindred Community Development District II (Osceola County, Florida) Special Assessment Revenue Bonds, Series 2026 ("**Bonds**"). This letter is delivered to you pursuant to Section 3.01 of the Master Indenture (defined below), Section 207 of the Supplemental Trust Indenture (defined below), and Section 8(c)(8) of the Bond Purchase Agreement (referenced below), and is effective as of the date first written above. Each capitalized term not otherwise defined herein has the meaning given to it in the Indenture (defined herein).

A. DOCUMENTS EXAMINED

In rendering the opinions set forth below, we have examined and/or relied upon the following documents and have made such examination of law as we have deemed necessary or appropriate:

1. Ordinance Nos. 2020-16 and 2023-05, each enacted by the Board of County Commissioners of Osceola County, Florida, on January 13, 2020, and January 9, 2023, respectively ("**Establishment Ordinance**");
2. the *Master Trust Indenture*, dated as of August 1, 2020 ("**Master Indenture**"), as supplemented by the *Fifth Supplemental Trust Indenture*, dated as of _____ 1, 2026 ("**Supplemental Trust Indenture**," and together with the Master Indenture, "**Indenture**"), each by and between the District and U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank National Association, as trustee ("**Trustee**");
3. Resolutions Nos. 2020-31 and 2026-__ adopted by the District on February 14, 2020, and July 30, 2026, respectively (together, "**Bond Resolution**");

4. *Amended & Restated Engineer's Report*, dated February 9, 2023, and February 13, 2020, as revised April 16, 2020, and the *Supplemental Engineer's Report*, dated [June 16, 2026] (together, "**Engineer's Reports**"), which describes among other things, the **"2026 Project";**

5. the *Master Special Assessment Allocation Report (Expansion Area)*, dated February 9, 2023, and the *Final Supplemental Special Assessment Allocation Report Special Assessment Revenue Bonds, Series 2026*, dated August ___, 2026(together, "**Assessment Methodology**");

6. Resolution Nos. 2023-10, 2023-11, 2023-12 and 2026-__ (collectively, "**Assessment Resolution**"), establishing the debt service special assessments ("**Debt Assessments**") securing the Bonds;

7. the *Final Judgment* issued on May 12, 2020, and by the Circuit Court for the Ninth Judicial Circuit in and for Osceola County, Florida in Case No. 49-2020-CA-592-OC, and Certificate of No Appeal issued on June 19, 2020;

8. the Preliminary Limited Offering Memorandum dated August ___, 2026 ("**PLOM**") and Limited Offering Memorandum dated August ___, 2026 ("**LOM**");

9. certain certifications by MBS Capital Markets, LLC ("**Underwriter**"), as underwriter to the sale of the Bonds;

10. certain certifications of Boyd Civil Engineering, Inc., as **"Consulting Engineer"**;

11. certain certifications of Rizzetta & Company, Inc., as **"District Manager"** and as **"Assessment Consultant"**;

12. general and closing certificate of the District;

13. an opinion of Akerman LLP ("**Bond Counsel**") issued to the District in connection with the sale and issuance of the Bonds;

14. an opinion of Aponte & Associates Law Firm, P.L.L.C. ("**Trustee Counsel**") issued to the District and Underwriter in connection with the sale and issuance of the Bonds;

15. opinion of Nelson Mullins LLP, counsel to the Developer (defined herein), issued to the District and the Underwriter in connection with the sale and issuance of the Bonds;

16. the following agreements (collectively, "**Bond Agreements**"):

    (a) the Continuing Disclosure Agreement dated _____ ___, 2026, by and among the District, D.R. Horton, Inc. ("**Developer**") and a dissemination agent;

    (b) the Bond Purchase Agreement between Underwriter and the District and dated August ___, 2026 ("**BPA**");

    (c) the Completion Agreement (2026 Bonds) between the District and the Developer and dated _____ ___, 2026;

    (d) the Collateral Assignment Agreement (2026 Bonds) between the District and the Developer and dated _____ ___, 2026;

17. the Declaration of Consent (2026 Bonds) executed by the Developer;

18. Certificate of Developer; and

19. such other documents as we have deemed necessary or appropriate in rendering the opinions set forth below.

We have also attended various meetings of the District and have participated in conferences from time to time with representatives of the District, the District Engineer, the District Manager and Assessment Consultant, the Underwriter, Bond Counsel, counsel to the Underwriter, the Developer, counsel to the Developer, and others relative to the LOM and the related documents described herein.

B. RELIANCE

This opinion is solely for the benefit of (i) the District; (ii) the Underwriter; and (iii) the Trustee; provided, however, that the Trustee may only rely on this opinion for the limited purposes of the opinions stated in Sections C.1, and C.3. Notwithstanding the foregoing, no attorney-client relationship has existed or exists between the undersigned and the Underwriter or Trustee in connection with the Bonds by virtue of this opinion. This opinion may not be relied on by any other party or for any other purpose without our prior written consent.

C. OPINIONS

Based on the foregoing, and subject to the qualifications and assumptions set forth herein, we are of the opinion that:

1. ***Authority*** – Under the Florida Constitution and laws of the State, the District has been duly established and validly exists as a local unit of special-purpose government and a community development district under Chapter 190, *Florida Statutes* ("**Act**"), with such powers as set forth in the Act, and with good, right and lawful authority: (a) to enter into and to consummate the transactions contemplated by the Bond Resolution, the Assessment Resolution, the Indenture, the Bonds and the Bond Agreements; (b) to issue the Bonds for the purposes for which they are issued; (c) to impose, levy, collect and enforce the Debt Assessments and pledge the Pledged Revenues to secure the Bonds as provided in the Indenture; (d) to adopt the Bond Resolution and the Assessment Resolution; and (e) to perform its obligations under the terms and conditions of the Bond Resolution, the Assessment Resolution, the Bond Agreements, the Bonds and the Indenture.

2. ***Assessments*** – The proceedings by the District with respect to the Debt Assessments have been in accordance with Florida law. The District has taken all action necessary to authorize and execute the Assessment Resolution and to levy and impose the Debt Assessments, as set forth in the Assessment Resolution, Assessment Methodology, and/or other applicable documents. The Debt Assessments constitute legal, valid, binding and enforceable first liens upon the property against which such Debt Assessments are assessed, co-equal with the lien of all state, county, district and municipal taxes and assessments, and superior in dignity to all other liens, titles and claims, until paid.

3. ***Agreements*** – The (a) Bond Resolution, (b) Bonds, (c) Indenture, and (d) Bond Agreements (assuming due authorization, execution and delivery of documents (b) – (d) listed herein by any parties thereto other than the District) have been duly and validly authorized, executed and delivered by the District, have been duly approved and adopted and/or issued by the District, are in full force and effect, constitute legal, valid and binding obligations of the District, and are enforceable against the District in accordance with their respective terms. All conditions prescribed in the Indenture as precedent to the issuance of the Bonds have been fulfilled.

4. ***Validation*** – The Bonds have been validated by a final judgment of the Circuit Court for the Ninth Judicial Circuit in and for Osceola County, Florida, of which no timely appeal was filed.

5. ***Governmental Approvals*** –As of the date hereof, all necessary consents, approvals, waivers or other actions by or filings with any governmental authority or other entity that are required for: (a) the adoption of the Bond Resolution and the Assessment Resolution; (b) the issuance, sale, execution and delivery of the Bonds upon the terms set forth in the BPA, PLOM, and LOM; (c) the execution and delivery of the Indenture and Bond Agreements; and (d) the performance by the District of the transactions required hereby, have been duly obtained or made and are in full force and effect.

6. ***PLOM and LOM*** – The District has duly authorized the execution, delivery and distribution by the Underwriter of the PLOM and LOM. To our knowledge, and based upon our review of the PLOM and LOM and without having undertaken to determine independently the accuracy, completeness or fairness of the statements contained in the PLOM and LOM and with respect to the PLOM, as of its date, and with respect to the LOM, as of the date of the BPA and the date hereof, nothing has come to our attention which would lead us to believe that the PLOM and LOM contain an untrue statement of a material fact or omit to state a material fact necessary to make the statements contained therein, in light of the circumstances under which they were made, not misleading, provided however that the opinions stated herein extend only to the following provisions of the PLOM and LOM: "THE DISTRICT" (excluding the subcaption "District Manager and Other Consultants"), "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2026 BONDS – 'Developer Agreements,'" "ENFORCEMENT OF ASSESSMENT COLLECTIONS," "VALIDATION," "LITIGATION – The District," "CONTINUING DISCLOSURE – Continuing Compliance – The District" and "AGREEMENT BY THE STATE" and further provided however that the opinions stated herein do not extend to any statements that constitute descriptions of the Bonds or the Indenture. No information or opinion is offered as to any remaining provisions of the PLOM or LOM.

7. ***Litigation*** – Based on our serving as the District's Registered Agent for service of process and the fact that we have not been served with notice, there is no litigation pending or, to the best of our knowledge, threatened against the District: (a) seeking to restrain or enjoin the issuance or delivery of the Bonds or the application of the proceeds thereof, or the imposition, levy or collection of the Debt Assessments or the Pledged Revenues pledged for the payment of the debt service on the Bonds; (b) contesting or affecting the authority for the Debt Assessments, the authority for the issuance of the Bonds or the validity or enforceability of the Bonds, the Indenture, the Bond Agreements or the transactions contemplated thereunder; (c) contesting or affecting the establishment or existence of the District or any of its Supervisors, officers or employees, its assets, property or condition, financial or otherwise, or contesting or affecting any of the powers of the District, including its power to enter into the Indenture or the Bond Agreements, or its power to determine, assess, levy, collect and pledge the Debt Assessments for the payment of the debt service on the Bonds; or (d) specifically contesting the exclusion from federal gross income of interest on the Bonds.

8. ***Compliance with Laws*** – To the best of our knowledge, the District is not, in any manner material to the issuance of the Bonds or the Debt Assessments, in breach of or default under any applicable provision of the Act or constitutional provision, statute, or administrative regulation of the State of Florida, or any applicable judgment or decree, any loan agreement, indenture, bond, note, resolution, agreement (including the Bond Agreements and Indenture), or any other material instrument to which the District is a party or to which the District or any of its property or assets is otherwise subject, and to the best of our knowledge, no event has occurred and is continuing which with the passage of time or the giving of notice, or both, would constitute a material default or event of default by the District under any such instrument; provided, however, that no opinion is expressed as to compliance with any state or federal tax or securities laws.

9. ***Authority to Undertake the 2026 Project*** - The District has good right and lawful authority under the Act to undertake, finance, acquire, construct, own, and operate the 2026 Project, subject to obtaining such licenses, orders or other authorizations as are, at the date of such opinion, required to be obtained from any agency or regulatory body.

D. CERTAIN ASSUMPTIONS

In rendering the foregoing opinions, we have assumed the following: (1) that all public records, certifications, agreements and other documents examined by us that have been executed or certified by public officials acting within the scope of their official capacities are authentic, truthful and accurate; (2) that copies of such public records, certifications, agreements, and other documents furnished to us are authentic and conform to the originals; (3) that all signatures on executed public records, certifications, agreements and other documents are genuine; and (4) that all public records, certifications, agreements and other documents have been properly authorized and are binding on each of the other parties thereto. Such assumptions do not apply to District documents.

E. CERTAIN QUALIFICATIONS

The foregoing opinions are subject to the following qualifications:

1. The opinions or statements expressed above are based solely on the laws of Florida in effect at the time of issuance of the Bonds. Accordingly, we express no opinion nor make any statement regarding the effect or application of the laws of the federal government (including but not limited to the Internal Revenue Code or any proposed changes thereto), or any other state or other jurisdiction.

2. Our opinion as to enforceability of any document is subject to limitations imposed by bankruptcy, insolvency, reorganization, moratorium, liquidation, readjustment of debt, or similar laws, relating to or affecting creditors' rights generally and general principles of equity (regardless of whether such enforceability is considered in a proceeding in equity or at law), and to the exercise of judicial discretion in appropriate cases, including the fact that specific performance and other equitable remedies are granted only in the discretion of a court.

3. Nothing herein shall be construed as an opinion regarding the possible applicability of state securities or "blue sky" laws or federal securities laws, as to which no opinion is expressed.

4. We further express no opinion as to the necessity for an interest rate waiver under Florida law, or the applicability of any provision or section of the Internal Revenue Code.

5. We express no opinion and make no representations with regard to financial, project, statistical or other similar information or data. We express no opinion as to compliance with any state or federal tax laws.

6. Except as set forth in Section C.9., we express no opinion and make no representation as to the Project, including but not limited to costs, estimates, projections, status, technical provisions, or anything else related to the Project.

7. We have not reviewed, and therefore express no opinion, regarding any land use, zoning, permits, approvals, real property or other related items, including but not limited to the Developer's and/or

any other landowner's ownership interests in any property within the District, whether the Developer and/or any other landowner owns any of the real property subject to the recordable Bond Agreements and/or Declaration of Consent, or whether the Developer is able to convey good and marketable title to any particular real property or interest therein.

8 With respect to any of the opinions set forth in this letter which are based on or qualified by the phrase "to our knowledge," the words "to our knowledge" signify that, in the course of our representation of the District, no facts have come to our attention that would give us actual knowledge that any such opinions or other matters are not accurate. Except to the extent expressly set forth herein, we have not undertaken any independent investigation to determine the existence or absence of any such facts, and no inference as to our knowledge of the existence of such facts should be drawn from the fact of our representation of the District.

9. The opinions set forth herein are based on factual representations made to us as of the date hereof. We assume no duty to update or supplement our opinions to reflect any facts or circumstances that may thereafter come to our attention, or to reflect any changes in law that may thereafter occur or become effective. Moreover, our opinions are not a guarantee of a particular result, and are not binding on the courts or any other entity; rather, our opinions represent our professional judgment based on our review of existing law, and in reliance on the representations and covenants that we deem relevant to such opinions.

Very truly yours,

KUTAK ROCK LLP

EXHIBIT E

CERTIFICATE OF RIZZETTA & COMPANY, INCORPORATED

I, William J. Rizzetta, President of Rizzetta & Company, Incorporated, do hereby certify to the Town of Kindred Community Development District II (the "District") and MBS Capital Markets, LLC (the "Underwriter") in connection with the issuance, sale and delivery by the District on this date of $_____ aggregate principal amount of Special Assessment Revenue Bonds, Series 2026 (the "Series 2026 Bonds") as follows (terms used and not otherwise defined herein shall have the meaning ascribed to such term in the Limited Offering Memorandum dated August ___, 2026 (the "Limited Offering Memorandum") of the District relating to the Series 2026 Bonds):

Rizzetta & Company, Incorporated has acted as District Manager and Assessment Consultant to the District in connection with the issuance of the Series 2026 Bonds and has been retained by the District to prepare the Master Special Assessment Allocation Report (Expansion Area) dated February 9, 2023, as supplemented by the Final Supplemental Special Assessment Allocation Report Special Assessment Revenue Bonds, Series 2026 dated August ___, 2026, comprising a part of the Assessment Proceedings of the District (together, the "Report");

1. the 2026 Special Assessments, as initially levied, and as may be reallocated from time to time as permitted by resolutions adopted by the District with respect to the 2026 Special Assessments, are sufficient to enable the District to pay the debt service on the Series 2026 Bonds through the final maturity thereof;

2. the 2026 Project provides a special benefit to the properties assessed and the 2026 Special Assessments are fairly and reasonably allocated to the properties assessed;

3. Rizzetta & Company, Incorporated consents to the use of the Report included as Appendix B to the Limited Offering Memorandum;

4. Rizzetta & Company, Incorporated consents to the references to the firm in the Limited Offering Memorandum;

5. the Report was prepared in accordance with all applicable provisions of Florida law;

6. as District Manager, nothing has come to our attention that would lead us to believe that the Limited Offering Memorandum, as it relates to the District, the 2026 Project, the 2026 Special Assessments, or any information provided by us, and the Report, as of their date and as of this date, contained or contains any untrue statement of a material fact or omitted or omits to state a material fact necessary to be stated therein in order to make the statements made therein, in light of the circumstances under which they were made, not misleading;

7. the information contained in the Limited Offering Memorandum under the heading "ASSESSMENT METHODOLOGY AND ALLOCATION OF ASSESSMENTS" and "THE DISTRICT – District Manager and Other Consultants" is true and correct in all material respects, and, such information does not contain any untrue statement of a material fact or omit to state any fact necessary in order to make the statements therein, in light of the circumstances under which they were made not misleading;

8. except as disclosed in the Limited Offering Memorandum, the firm knows of no material change in the matters described in the Report and is of the opinion that the considerations and assumptions used in compiling the Report are reasonable; and

9. the information contained in the Report did not, and does not, contain any untrue statement of a material fact and did not, and does not, omit to state a material fact necessary to be stated therein in order to make the statements made therein, in the light of the circumstances under which they were made, not misleading;

10. as District Manager, we are not aware of any litigation pending or, to the best of our knowledge, threatened against the District restraining or enjoining the issuance, sale, execution or delivery of the Series 2026 Bonds, or in any way contesting or affecting the validity of the Series 2026 Bonds or any proceedings of the District taken with respect to the issuance or sale thereof, or the pledge or application of any moneys or security provided for the payment of the Series 2026 Bonds, or the existence or powers of the District; and

11. Rizzetta & Company, Incorporated does not represent the District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Incorporated registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Incorporated does not provide the Issuer with financial advisory services or offer investment advice in any form.

IN WITNESS WHEREOF, the undersigned has set his hand this _____ day of _____, 2026.

RIZZETTA & COMPANY, INCORPORATED

_____

William J. Rizzetta, President

EXHIBIT F

FORM OF CERTIFICATE OF DEVELOPER

The undersigned, the duly authorized representative of D.R. Horton, Inc., as the developer (the "Developer") of the development known as Kindred (the "Development"), does hereby certify to the TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II (the "District") and MBS CAPITAL MARKETS, LLC (the "Underwriter") that:

1. This certificate is delivered by the Developer to enable the Underwriter to comply with Rule 15c2-12 under the Securities and Exchange Act of 1934 (the "Rule") in connection with the offering and sale by the District of its $_____ Town of Kindred Community Development District II Special Assessment Revenue Bonds, Series 2026 (the "Series 2026 Bonds"). Capitalized terms that are used in this certificate and not otherwise defined shall have the meanings assigned to such terms in the Limited Offering Memorandum, dated August ___, 2026 (the "Limited Offering Memorandum") and the Bond Purchase Agreement, dated August ___, 2026, between the Underwriter and the District (the "Bond Purchase Agreement").

2. The information contained in the Limited Offering Memorandum under the heading "THE DEVELOPER" and, as it pertains to the Developer and its interest in the Development, under the headings "INTRODUCTION," "THE CAPITAL IMPROVEMENT PROGRAM AND THE 2026 PROJECT," "THE DEVELOPMENT," "LITIGATION – The Developer" and "CONTINUING DISCLOSURE" (as it pertains to the Development and the Developer) contains no untrue statement of a material fact or omits to state any material fact required to be stated therein or necessary in order to make the statements made therein, in light of the circumstances under which they were made, not misleading as of the date of the Limited Offering Memorandum and as of the date hereof.

3. There has been no action taken by or omitted by the Developer that impairs the contemplated transactions by the District with respect to the Series 2026 Bonds, including: (a) the issuance and sale of the Series 2026 Bonds upon the terms set forth in the Bond Purchase Agreement; (b) the approval of the Limited Offering Memorandum and the signing of the Limited Offering Memorandum by a duly authorized officer of the District; (c) the acquisition and construction of the 2026 Project (as described in the Limited Offering Memorandum); and (d) the execution, delivery and receipt of the Bond Purchase Agreement, the Series 2026 Bonds, the Master Trust Indenture, dated as of August 1, 2020 (the "Master Indenture"), and the Fifth Supplemental Trust Indenture, dated as of _____ 1, 2026 (the "Fifth Supplemental Indenture" and, together with the Master Indenture, the "Indenture"), the Continuing Disclosure Agreement, the Completion Agreement, the Declaration of Consent (2026 Bonds) (the "Declaration of Consent"), the Collateral Assignment and any and all such other agreements or documents as may be required to be executed, delivered and received by the District in order to carry out, give effect to, and consummate the transactions contemplated by the Limited Offering Memorandum and the Indenture. The Developer acknowledges and consents to those provisions of the Bond Purchase Agreement which reference it.

4. The consummation of the transactions described in the Limited Offering Memorandum does not on the date hereof and will not at the time of such consummation, conflict with or constitute on the part of the Developer a breach or violation of the terms and provisions of, or constitute a default under any existing agreement or indenture, mortgage, lease, deed of trust, note or other instrument, to which the

Developer is subject or by which it or its properties are or may be bound. The consummation of the transactions described in the Limited Offering Memorandum does not, on the date hereof, and will not at the time of such consummation, to the best of the Developer's knowledge, conflict with or constitute on the part of the Developer a breach or violation of the terms and provisions of, or constitute a default under any existing constitution, laws, court or administrative rule or regulations, to which it is subject, or any decree, order or judgment to which it is a party or by which it is bound in force and effect on the date hereof, which would have a material adverse effect on the Series 2026 Bonds or the Development.

5. The Developer is not in default under any resolution, agreement or indenture, mortgage, lease, deed of trust, note or other instrument to which the Developer is subject, or by which it or its properties are or may be bound, which would have a material adverse effect on the Series 2026 Bonds or the Development.

6. There is no action, suit or proceeding at law or in equity by or before any court or public board or body pending or threatened, to the best of the Developer's knowledge, against the Developer: (a) seeking to restrain or enjoin the issuance or delivery of the Series 2026 Bonds or the application of the proceeds thereof, or the levy or collection of the 2026 Special Assessments, (b) contesting or affecting the authority for the issuance of the Series 2026 Bonds or the validity or enforceability of the Series 2026 Bonds, the Indenture, the Bond Purchase Agreement, the Continuing Disclosure Agreement, the Collateral Assignment, the Completion Agreement or the Declaration of Consent, or the transactions contemplated thereunder, (c) contesting or affecting the establishment or existence, of the Developer or any of its officers or employees, its assets, property or conditions, financial or otherwise, or contesting or affecting any of the powers of the Developer, including its power to develop the Development.

7. That portion of the District property securing 2026 Special Assessments for the Series 2026 Bonds is free and clear of any commercial mortgage encumbrance (i.e., non single-family home mortgages obtained by homeowners).

8. The Developer is complying in all material respects with all provisions of applicable law in all material matters relating to the Development and the District and its undertaking as described in the Limited Offering Memorandum and the Indenture including applying for all necessary permits. The Developer hereby certifies that: (a) it has the appropriate land use and zoning approvals under the Comprehensive Plan for Osceola County and the Land Development Code approved by Osceola County to permit the development of the Development and the construction of the improvements as described in the Limited Offering Memorandum under the headings of "THE DEVELOPMENT" and "THE DEVELOPER," (b) the Developer is not in default of any zoning condition, permit or development agreement which would adversely affect the District's ability to complete development of the 2026 Project (as described in the Limited Offering Memorandum) or the Developer's ability to complete the Development as described in the Limited Offering Memorandum and all appendices thereto, and (c) assuming compliance by the Developer with the material conditions of the Comprehensive Plan for Osceola County, the Osceola County Land Development Code, and zoning requirements, all of which conditions are within the control of the Developer (subject to applicable future permitting requirements and dedications as identified in the Limited Offering Memorandum) and upon issuance of applicable future permits, the Development and the District will be able to be developed as described in the Limited Offering Memorandum.

9. The Developer has previously entered into continuing disclosure obligations pursuant to the Rule, including undertakings with respect to Town of Kindred Community Development District II

Special Assessment Revenue Bonds, Series 2020, Town of Kindred Community Development District II Special Assessment Revenue Bonds, Series 2021, Town of Kindred Community Development District II Special Assessment Revenue Bonds, Series 2023, Town of Kindred Community Development District II Special Assessment Revenue Bonds, Series 2024, and bonds issued by other community development district, including, but not limited to, the Town of Kindred Community Development District ("District I"). The Developer has complied in all material respects with such obligations in the previous five (5) years, except that certain quarterly filings and material event filings required to be made thereunder were not filed when due. The Developer anticipates satisfying all future disclosure obligations required pursuant to the Continuing Disclosure Agreement and the Rule.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands for and on behalf of the Developer as of this _____ day of _____, 2026.

D.R. HORTON, INC., a Delaware corporation

_____

_____, its _____

EXHIBIT G

FORM OF OPINION OF COUNSEL TO DEVELOPER

_____ ___, 2026

Town of Kindred Community Development District II
Osceola County, Florida

MBS Capital Markets, LLC
Winter Park, Florida 32789

Re: Town of Kindred Community Development District II
$_____ Special Assessment Revenue Bonds, Series 2026 (the "Series 2026 Bonds")

Ladies and Gentlemen:

We have acted as counsel to D.R. Horton, Inc., a Delaware corporation (the "**Developer**"), in connection with its development project known as Kindred located in Osceola County, Florida (the "**Property**") further described as the "Development" in the Limited Offering Memorandum, dated August ___, 2026 (the "**Limited Offering Memorandum**"), relating to the Series 2026 Bonds issued by the Town of Kindred Community Development District II (the "**District**"). As of the date of this opinion, the owners of the 2026 Assessment Area are described in the Title Report (defined below), a portion of which is owned by the Developer ("**Developer Lands**"). Unless otherwise defined herein, capitalized terms used herein have the respective meanings assigned to such terms in the Bond Purchase Agreement, dated August ___, 2026 (the "**Contract**"), between the District and MBS Capital Markets, LLC (the "**Underwriter**"), or in the Master Trust Indenture, dated as of August 1, 2020, from the District to U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank National Association, as trustee, as supplemented by a Fifth Supplemental Trust Indenture dated as of _____]1, 2026 (collectively, the "**Indenture**").

In our capacity as counsel to the Developer, we have examined and are familiar with (i) the Declaration of Consent (2026 Bonds), dated _____ ___, 2026, (ii) the Continuing Disclosure Agreement, dated _____ ___, 2026, (iii) the Collateral Assignment Agreement (2026 Bonds), dated _____ ___, 2026, and (iv) the Completion Agreement (2026 Bonds) between the Developer and the District, dated _____ ___, 2026 (collectively, the "**Developer Agreements**").

Also, we have examined the following organizational documents (collectively, the "**Developer Organizational Documents**"):

(a) _____ of the Developer, filed with the Delaware Secretary of State on July 1, 1991, as File No. 2267254;

(b) Application by Foreign LLC for authorization to transact business in Florida, filed with the Florida Secretary of State on October 24, 1991, as Document No. P36059;

(c) On-line confirmation through the Florida Department of State Division of Corporations of the active status of Developer in the State of Florida; and

(d) Certified copy of Action by Written Consent of the Manager of the Developer dated _____ __, 20____.

We have made such examination of laws as we have deemed necessary or appropriate in rendering the opinions set forth below. We have further relied upon certificates and representations made by the Developer, the Developer's representatives and the parties to this transaction described in the Limited Offering Memorandum.

The opinions hereinafter expressed are subject to the following qualifications:

A. The enforceability of the Developer Agreements in accordance with their respective terms is subject to (i) the effect of any applicable bankruptcy, insolvency, fraudulent transfer, reorganization, moratorium or other laws affecting creditors' rights and/or remedies generally, and (ii) general principles of equity, commercial reasonableness, and good faith which limit specific enforcement of, or indemnification provisions in the documents. Our opinion as to enforceability of any document is, therefore, subject to limitations imposed by bankruptcy, insolvency, reorganization, moratorium, liquidation, readjustment of debt, or similar laws relating to or affecting creditors' rights and/or remedies generally and general principles of equity (regardless of whether such enforceability is considered in a proceeding in equity or at law), commercial reasonableness, good faith and the exercise of judicial discretion in appropriate cases.

B. Certain rights and remedies contained in the Developer Agreements may be rendered ineffective, or limited, by applicable laws or judicial decisions governing such provisions, but such laws and judicial decisions do not, in our opinion, make the Developer Agreements inadequate for the practical realization of the benefits intended to be provided by the Developer Agreements.

C. We have examined the originals or copies of such records of the Developer, certificates of public officials, the Developer's Organizational Documents, and such other agreements, instruments and documents that we have deemed necessary as a basis for the opinions hereinafter expressed.

D. In rendering the foregoing opinions, we have assumed the accuracy and truthfulness of all public records and of all certifications, documents and other proceedings examined by us that have been executed or certified by the public officials acting within the scope of their official capacities and have not verified the accuracy or truthfulness thereof.

E. In rendering this opinion, we have assumed the genuineness of all signatures (other than those of the Developer), the authenticity of all documents submitted to us as originals, the conformity to original documents of all documents submitted to us as certified, conformed or photostatic copies, and the legal capacity of all natural persons.

F. Except for the Developer, we have assumed that each other party to the Developer Agreements has the requisite power and authority to enter into and perform its respective obligations under the Developer Agreements and has duly authorized and executed and delivered the respective Developer Agreements, and that such Developer Agreements are valid, binding and enforceable against such other parties.

G. We have assumed that the Developer Agreements reviewed by us contain the entire agreement of the parties with respect to the subject matter thereof. Based upon inquiry of the Developer,

we understand that there are no other oral or written agreements between the parties that would modify the Developer Agreements.

H. As to any fact relevant to this opinion, we have relied solely upon representations of the Developer. Except to the extent expressly set forth herein, we have not undertaken any independent investigation to determine the existence or absence of any such facts, and no inference as to our knowledge of the existence of such facts should be drawn from the fact of our representation of the Developer. Whenever our opinion herein with respect to the existence or absence of facts is indicated to be based upon our knowledge or awareness, it is intended to signify that during the course of our representation of the Developer as herein described, no information has come to our attention which would give us actual knowledge of the existence or absence of such facts.

I. The opinions expressed herein relate solely to Florida and federal law, as now existing. We express no opinion with regard to any matters which may be, or which purport to be, governed by the laws of any other state or jurisdiction.

J. Nothing herein shall be construed as an opinion regarding the possible applicability of Federal or state securities or "blue sky" laws, as to which no opinion is expressed.

K. We exclude from this opinion letter an opinion as to the applicability or effect of any Federal or state taxes, including income taxes, sales taxes and franchise fees.

L. We express no opinions other than those specifically set forth herein and no other opinions may be considered implied or inferred hereby.

Based upon the foregoing, and subject to the qualifications set forth herein, we are of the opinion that:

1. The Developer is a corporation, duly organized and validly existing under the laws of the State of Delaware and is authorized to do business in the State of Florida.

2. The Developer has the power and authority to conduct its business and undertake the Development as described in the Limited Offering Memorandum.

3. The execution, delivery and performance by the Developer of the Developer Agreements are within the powers of the Developer and have been duly authorized by all required corporate action. The Developer Agreements have been duly executed and delivered and are the legal, valid and binding obligations of the Developer, enforceable in accordance with their respective terms and do not violate the Developer's Organizational Documents. To the best of our knowledge, the Developer Agreements are in full force and effect as of the date hereof, and we are not aware of any event occurring which, with the passage of time or giving of notice or both, would constitute an event of default by the Developer thereunder.

4. Based on a review of that certain [_____] (collectively, the "**Title Report**"), and without independent inquiry, fee simple title to the Developer Lands is held by the Developer and is subject only to the liens, encumbrances, easements and agreements set forth in the Title Report. The opinion in this paragraph is given as of the date of the Title Report, and we disclaim any obligation to advise you of any change which thereafter may have been brought to our attention. We offer no opinion as to the correctness of the Title Report, and have not undertaken any independent verification as to the title of the

Property, including the Developer Lands; however, nothing has come to our attention that would lead us to believe that the Title Report is incorrect.

5. To our knowledge, the levy of the 2026 Special Assessments on the Developer Lands will not conflict with or constitute a breach of or default under any agreement, indenture or other instrument to which the Developer is a party or to which its property or assets is subject.

6. There is no litigation pending or, to our knowledge, threatened against the Developer or the Developer Lands which would prevent or prohibit the development of the Development in accordance with the description thereof in the Limited Offering Memorandum relating to the Series 2026 Bonds.

7. The Developer has not made an assignment for the benefit of creditors, filed a petition in bankruptcy, petitioned or applied to any tribunal for the appointment of a custodian, receiver or any trustee or commenced any proceeding under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution or liquidation law or statute in the State of Florida. To our knowledge, based on representations made to us by the Developer, the Developer has not indicated its consent to, or approval of, or failed to object timely to, any petition in bankruptcy, application or proceeding or order for relief or the appointment of a custodian, receiver or any trustee.

8. Based upon a certificate of the Developer as to agreements to which the Developer is a party, the Developer is not in default under any mortgage, trust indenture, lease or other instrument to which it or any of its assets is subject, which default would have a material adverse effect on the Series 2026 Bonds or the Development.

9. Nothing has come to our attention that would lead us to believe that the information contained under the captions "THE CAPITAL IMPROVEMENT PROGRAM AND THE 2026 PROJECT," "THE DEVELOPMENT," "THE DEVELOPER," and "LITIGATION – The Developer" in the Preliminary Limited Offering Memorandum, dated August ___, 2026 (the "**Preliminary Offering Memorandum**"), and the Limited Offering Memorandum is not true and correct in any material respect, or contains any untrue statement of a material fact, or omits to state a material fact necessary to make the statements, in light of the circumstances under which they were made, not misleading, as of the date of the Limited Offering Memorandum and as of the date hereof.

10. Based upon our review of the published Osceola County, Florida tax records, all current and prior years taxes relating to the Developer Lands have been paid and there are no real estate taxes currently due which are unpaid.

11. Based on our review of the development approvals, we are of the opinion that the Development is zoned and properly designated in the Comprehensive Plan for its intended use. Except as disclosed in the Limited Offering Memorandum, to our actual knowledge, there is no default by the Developer of any zoning condition, permit or development agreement which would adversely affect the Developer's ability to complete development of the 2026 Project or the Development as described in the Limited Offering Memorandum and all Appendices.

This opinion letter speaks only as of the date hereof and we assume no obligation to update or supplement this opinion letter if any applicable laws change after the date of this opinion letter or if we become aware after the date of this opinion letter of any facts, whether existing before or arising after the date hereof, that might change the opinions expressed above.

We have no obligation to update this opinion letter or otherwise advise you with respect to any event or circumstance arising after the date hereof or with respect to events or circumstances occurring prior to the date hereof which are not known to us but of which we subsequently become aware. This opinion letter is provided as a legal opinion only and not as a guaranty or warranty of the matters discussed herein or in documents referred to herein. No opinion may be inferred or implied beyond the matters expressly stated herein.

This opinion letter has been prepared and is to be construed in accordance with the Report on Third-Party Legal Opinion Customary Practice in Florida, dated December 3, 2011 (the "**Report**"). The Report is incorporated by reference into this opinion letter.

This opinion is solely for the benefit of the addressees and this opinion may not be relied upon in any matter, nor used, by any other persons or entities. This opinion letter is rendered as of the date set forth above, and we express no opinion regarding, nor do we undertake to advise you of, any change in laws, circumstances or events which may occur after that date.

Very truly yours,

Nelson Mullins LLP

EXHIBIT H

CERTIFICATE OF ISSUER'S CONSULTING ENGINEER

_____ ___, 2026

Board of Supervisors
Town of Kindred Community Development District II
Osceola County, Florida

U.S. Bank Trust Company, National Association, as Trustee
Orlando, Florida

MBS Capital Markets, LLC
Winter Park, Florida

Re: Town of Kindred Community Development District II (Osceola County, Florida) Special Assessment Revenue Bonds, Series 2026 (the "Series 2026 Bonds")

Ladies and Gentlemen:

The undersigned serves as the Consulting Engineer to the Town of Kindred Community Development District II (the "District"). This Certificate is furnished pursuant to Section 8(c)(13) of the Bond Purchase Agreement dated August ___, 2026, between the District and MBS Capital Markets, LLC (the "Bond Purchase Agreement") relating to the sale of the above-captioned Bonds (the "Series 2026 Bonds"). Terms used herein in capitalized form and not otherwise defined herein shall have the meaning ascribed thereto in said Bond Purchase Agreement or in the Limited Offering Memorandum August ___, 2026, relating to the Series 2026 Bonds (the "Limited Offering Memorandum").

1. Boyd Civil Engineering, Inc. (the "Firm") has been retained by the District to serve as the Consulting Engineer and to prepare the Amended & Restated Engineer's Report dated February 9, 2023, and February 13, 2020, as revised April 16, 2020, and the Supplemental Engineer's Report dated [June 16, 2026] (together, the "Reports"), which Reports are included as an appendix to the Limited Offering Memorandum. Consent is hereby given to the references to the Firm and the Reports in the Limited Offering Memorandum and to the inclusion of the Reports as an appendix to the Limited Offering Memorandum.

2. The Reports set forth the estimated cost of the Capital Improvement Program and the 2026 Project and was prepared in accordance with generally accepted engineering practices. The 2026 Project benefits the properties subject to the 2026 Special Assessments in an amount equal to at least the cost of the 2026 Project.

3. In connection with the preparation of the Reports, personnel of the Firm participated in meetings with representatives of the District and its counsel, Bond Counsel, the Underwriter and its counsel and others in regard to the Capital Improvement Program and the 2026 Project. The Capital Improvement Program and the 2026 Project consist solely of infrastructure and other improvements set forth in the Act. Nothing has come to the attention of the Firm in relation to our engagement as described in this paragraph which would cause us to believe that the Reports were, as of their respective dates, or are as of the date

hereof, or any of the statements in the Limited Offering Memorandum specifically attributed to the Firm were, as of the date of the Limited Offering Memorandum, or are as of the date hereof, inaccurate in any material respect.

4. The information contained in the Limited Offering Memorandum under the heading "THE CAPITAL IMPROVEMENT PROGRAM AND THE 2026 PROJECT" and in Appendix "A" to the Limited Offering Memorandum are accurate statements and fairly present the information purported to be shown, and nothing has come to the attention of the Firm that would lead it to believe that such section and appendix contain an untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make such statements, in light of the circumstances in which they were made, not misleading.

5. Except as described in the Reports, all permits, consents or licenses, and all notices to or filings with governmental agencies necessary for the construction and acquisition of the Capital Improvement Program and the 2026 Project as described in the Limited Offering Memorandum required to be obtained or made have been obtained or it is reasonable to believe that they will be obtained or made when required. There is no reason to believe that any permits, consents, licenses or governmental approvals required to complete any portion of the Capital Improvement Program and the 2026 Project as described in the Limited Offering Memorandum will not be obtained as required. There is no reason to believe that the necessary water and sewer capacity will not be available when needed to permit the development of the Development as described in the Limited Offering Memorandum.

6. Assuming normal wear and maintenance the reasonably expected economic life of the improvements expected to be financed with proceeds of the Bonds is at least _____ years.

7. All of the 2026 Project to be financed with proceeds of the Series 2026 Bonds consist of facilities customarily provided by Osceola County, Florida or other governments with general taxing powers.

BOYD CIVIL ENGINEERING, INC.

_____

Steven Boyd, P.E., President

EXHIBIT I

FORM OF ISSUE PRICE CERTIFICATE

$_____
TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II
(Osceola County, Florida)

Special Assessment Revenue Bonds,
Series 2026

The undersigned, on behalf of MBS CAPITAL MARKETS, LLC ("MBS"), hereby certifies as set forth below with respect to the sale and issuance of the above-captioned obligations (the "Bonds").

1. ***Sale of the Bonds***. As of the date of this certificate, the first price at which at least 10% of each Maturity of the Bonds was sold to the Public is the respective price listed in Schedule A.

2. ***Defined Terms***.

(a) Issuer means The Town of Kindred Community Development District II.

(b) Maturity means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

(c) Public means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(e) Underwriter means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

3. ***Reserve Account***. The requirement that the 2026 Reserve Account be funded in the amount of the initial 2026 Reserve Account Requirement is necessary and a vital factor in marketing the Bonds and in obtaining the interest rates obtained which rates are comparable to that for other bonds issued of the same character priced on the same date.

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents MBS' interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the

representations set forth in the Federal Tax Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Bond Counsel in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of Internal Revenue Service Form 8038-G, and other federal income tax advice it may give to the Issuer from time to time relating to the Bonds.

MBS CAPITAL MARKETS, LLC

_____

Brett Sealy, Managing Partner

Dated: _____ ___, 2026

SCHEDULE A
SALE PRICES OF THE BONDS

SCHEDULE B
PRICING WIRE OR EQUIVALENT COMMUNICATION

FORM 8038-G STATISTICS

Tab 8

CONTINUING DISCLOSURE AGREEMENT

This Continuing Disclosure Agreement (this "Disclosure Agreement") dated _____ ___, 2026, is executed and delivered by the **TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II** (the "Issuer"), **D.R. HORTON, INC.** and its successors and assigns (the "Developer") and **RIZZETTA & COMPANY, INCORPORATED**, as Dissemination Agent (the "Dissemination Agent") in connection with the issuance by the Issuer of its $_____ aggregate principal amount of Special Assessment Revenue Bonds, Series 2026 (the "Series 2026 Bonds"). The Series 2026 Bonds are being issued pursuant to a Master Trust Indenture dated as of August 1, 2020 (the "Master Indenture") by and between the Issuer and U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank National Association, as trustee (the "Trustee"), as amended and supplemented from time to time, and as particularly supplemented by a Fifth Supplemental Trust Indenture, by and between the Issuer and the Trustee, dated as of _____ 1, 2026 (the "Fifth Supplemental Indenture," and, together with the Master Indenture, the "Indenture"). The Issuer, the Developer and the Dissemination Agent covenant and agree as follows:

1. Purpose of this Disclosure Agreement. This Disclosure Agreement is being executed and delivered by the Issuer, the Developer, and the Dissemination Agent for the benefit of the Beneficial Owners of the Series 2026 Bonds and to assist the Participating Underwriter in complying with the continuing disclosure requirements of Rule 15c2-12(b)(5) promulgated by the Securities and Exchange Commission (the "SEC") pursuant to the Securities Exchange Act of 1934, as amended from time to time (the "Rule").

The provisions of this Disclosure Agreement are supplemental and in addition to the provisions of the Indenture with respect to reports, filings and notifications provided for therein, and do not in any way relieve the Issuer, the Trustee or any other person of any covenant, agreement or obligation under the Indenture (or remove any of the benefits thereof) nor shall anything herein prohibit the Issuer, the Trustee or any other person from making any reports, filings or notifications required by the Indenture or any applicable law.

2. Definitions. In addition to the definitions set forth in the Indenture and the Limited Offering Memorandum (as hereinafter defined), which apply to any capitalized term used in this Disclosure Agreement unless otherwise defined herein, the following capitalized terms shall have the following meanings:

"Annual Report" shall mean any Annual Report provided by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Agreement.

"Assessments" shall mean the non-ad valorem special assessments pledged to the payment of the Series 2026 Bonds pursuant to the Indenture.

"Beneficial Owner" shall mean any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Series 2026 Bonds (including

persons holding Series 2026 Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Series 2026 Bonds for federal income tax purposes.

"Business Day" shall mean any day other than a Saturday, Sunday or a day on which the Trustee is required, or authorized or not prohibited by law (including executive orders), to close and is closed, or on any day on which the New York Stock Exchange is closed.

"County Tax Collector" shall mean the Osceola County Tax Collector.

"Developer Report" shall mean any Developer Report provided by the Developer, its successors or assigns, pursuant to, and as described in, Sections 5 and 6 of this Disclosure Agreement.

"Development" shall have the meaning ascribed thereto in the Limited Offering Memorandum.

"Dissemination Agent" shall mean, initially, Rizzetta & Company, Incorporated, acting in its capacity as Dissemination Agent hereunder, or any successor Dissemination Agent designated in writing by the Issuer and which has filed with the Issuer and Trustee a written acceptance of such designation.

"District Manager" shall mean Rizzetta & Company, Incorporated, or a successor District Manager.

"Event of Bankruptcy" shall be considered to have occurred when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for an Obligated Person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Obligated Person, or if such jurisdiction has been assumed by leaving the existing governmental body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Obligated Person.

"Fiscal Year" shall mean the period commencing on October 1 and ending on September 30 of the next succeeding year, or such other period of time provided by applicable law.

"Issuer Disclosure Representative" shall mean the District Manager of the Issuer or his/her/its designee, or such other officer or employee as the Issuer shall designate in writing to the Trustee and the Dissemination Agent from time to time.

"Limited Offering Memorandum" shall mean the final offering document relating to the Series 2026 Bonds.

"Listed Events" shall mean any of the events listed in Section 7(a) of this Disclosure Agreement.

"Obligated Person" shall mean any person, including the Issuer and the Developer, and its successors and assigns, who is either generally or through an enterprise, fund, or account of such person committed by contract or other arrangement to support payment of all or part (twenty percent (20%) or more of the Assessments) of the obligations on the Series 2026 Bonds (other than providers of municipal bond insurance, letters of credit, or other liquidity facilities).

"Participating Underwriter" shall mean the original underwriter of the Series 2026 Bonds required to comply with the Rule in connection with offering of the Series 2026 Bonds.

"Repository" shall mean each entity authorized and approved by the SEC from time to time to act as a repository for purposes of complying with the Rule. The Repositories currently approved by the SEC may be found by visiting the SEC's website at http://www.sec.gov/info/municipal/nrmsir.htm. As of the date hereof, the Repository recognized by the SEC for such purpose is the Municipal Securities Rulemaking Board, which currently accepts continuing disclosure submissions through its Electronic Municipal Market Access ("EMMA") web portal at "http://emma.msrb.org."

"State" shall mean the State of Florida.

3. Provision of Annual Reports.

(a) The Issuer shall, or shall cause the Dissemination Agent to, by April 1 of the calendar year following the end of each Fiscal Year of the Issuer (the "Annual Filing Date") beginning April 1, 2027, with respect to the Annual Report for the Fiscal Year ending September 30, 2026, provide to any Repository in electronic format as prescribed by such Repository an Annual Report which is consistent with the requirements of Section 4 of this Disclosure Agreement. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 4 of this Disclosure Agreement; provided that the audited financial statements of the Issuer may be submitted separately from the balance of the Annual Report and later than the date required above, but in no event later than the date required to be filed with the State pursuant to applicable State law (currently within nine (9) months of the end of the Issuer's Fiscal Year), for the filing of the Annual Report if they are not available by that date. If the Issuer's Fiscal Year changes, the Issuer shall give notice of such change in the same manner as for a Listed Event under Section 7(a).

(b) If on the fifteenth (15th) day prior to each Annual Filing Date the Dissemination Agent has not received a copy of the Annual Report, the Dissemination Agent shall contact the Issuer Disclosure Representative in writing (which may be by e-mail) to remind the Issuer of its undertaking to provide the Annual Report pursuant to Section 3(a) above. Upon such reminder, the Issuer Disclosure Representative, shall either (i) provide the Dissemination Agent with an electronic copy of the Annual Report in accordance with Section 3(a) above, or (ii) instruct the

Dissemination Agent in writing that the Issuer, will not be able to file the Annual Report within the time required under this Disclosure Agreement, state the anticipated date by which the Annual Report for such year will be provided and instruct the Dissemination Agent that a Listed Event as described in Section 7(a)(17) has occurred and to immediately send a notice to any Repository in electronic format as required by such Repository in substantially the form attached as Exhibit A hereto.

(c) The Dissemination Agent shall:

(i) determine each year prior to the date for providing the Annual Report the name, address and filing requirements of any Repository; and

(ii) within five (5) Business Days of filing the Annual Report, file a notice with the Issuer certifying that the Annual Report has been provided pursuant to this Disclosure Agreement, stating the date(s) it was provided and listing any Repository to which it was provided.

4. Content of Issuer's Annual Report.

(a) The Issuer's Annual Report shall contain or incorporate by reference the following, which includes an update of the financial and operating data of the Issuer to the extent presented in the Limited Offering Memorandum. All information in the Annual Report shall be presented for the Fiscal Year the Annual Report represents:

(i) The amount of Assessments levied.

(ii) The amount of Assessments collected from property owners.

(iii) If available, the amount of delinquencies greater than 150 days, and, in the event that delinquencies amount to more than ten percent (10%) of the amounts of Assessments due in any year, a list of delinquent property owners with respect to Assessments billed and collected directly by the Issuer and with respect to Assessments collected by the County Tax Collector, unless such information is not available from the County Tax Collector.

(iv) The amount of tax certificates sold, if any, and the balance, if any, remaining for sale.

(v) All fund balances in all Funds and Accounts for the Series 2026 Bonds, footnoting with respect to the 2026 Reserve Account the current 2026 Reserve Account Requirement and whether any condition to the reduction of the 2026 Reserve Account Requirement has been met. Upon request, the Issuer shall provide any Beneficial Owners and the Dissemination Agent with this information more frequently than annually and, in such case, shall provide such information within thirty (30) days of the written request of the Beneficial Owners.

(vi) The total amount of Series 2026 Bonds Outstanding.

(vii) The amount of principal and interest due on the Series 2026 Bonds.

(viii) The most recent audited financial statements of the Issuer which shall be prepared in accordance with governmental accounting standards promulgated by the Government Accounting Standards Board.

(ix) Any amendment or waiver of the provisions hereof as described in Section 11 hereof.

(b) To the extent any of the items set forth in subsections (i) through (vii) above are included in the audited financial statements referred to in subsection (viii) above, they do not have to be separately set forth.

(c) The Issuer represents and warrants that it will supply, in a timely fashion, any information available to the Issuer and reasonably requested by the Dissemination Agent that is necessary in order for the Dissemination Agent to carry out its duties under this Disclosure Agreement. The Issuer acknowledges and agrees that the information to be collected and disseminated by the Dissemination Agent will be provided by the Issuer and others. The Dissemination Agent's duties do not include authorship or production of any materials, and the Dissemination Agent shall have no responsibility hereunder for the content of the information provided to it by the Issuer or others as thereafter disseminated by the Dissemination Agent.

The information provided under this Section 4 may be included by specific reference to documents, including official statements of debt issues of the Issuer or related public entities, which are available to the public on EMMA (or any successor Repository's website) or filed with the SEC. The Issuer shall clearly identify each such other document so incorporated by reference.

The Issuer reserves the right to modify from time to time the specific types of information provided in its Annual Report or the format of the presentation of such information, to the extent necessary or appropriate in the judgment of the Issuer; provided that the Issuer agrees that any such modification will be done in a manner consistent with the Rule.

5. Provision of Developer Report.

(a) The Developer shall, or shall cause the Dissemination Agent to, for the quarter ending: (i) March 31, each May 1; (ii) June 30, each August 1; (iii) September 30, each November 1; and (iv) December 31, each February 1 of the following year (the "Quarterly Filing Date"), beginning with the quarter ending December 31, 2026, provide to any Repository in electronic format as prescribed by such Repository a Developer Report which is consistent with the requirements of Section 6(b) of this Disclosure Agreement.

(b) If on the fifteenth (15th) day prior to each Quarterly Filing Date the Dissemination Agent has not received a copy of the Developer Report due on such Quarterly Filing Date, the

Dissemination Agent shall contact the Developer in writing (which may be by e-mail) to remind the Developer of its undertaking to provide the Developer Report pursuant to this Section 5. Upon such reminder, the Developer shall either (i) provide the Dissemination Agent with an electronic copy of the Developer Report in accordance with Section 5(a) above, or (ii) instruct the Dissemination Agent in writing that the Developer will not be able to file the Developer Report within the time required under this Disclosure Agreement and state the anticipated date by which such Developer Report will be provided.

(c) If the Dissemination Agent has not received a Developer Report that contains the information in Section 6(b) of this Disclosure Agreement by 12:00 noon on the first Business Day following each Quarterly Filing Date, a Listed Event described in Section 7(a)(17) shall have occurred and the Issuer and the Developer hereby direct the Dissemination Agent to send a notice to each Repository in substantially the form attached as Exhibit A hereto, with a copy to the Issuer. The Dissemination Agent shall file such notice no later than ten (10) days following the applicable Quarterly Filing Date.

(d) The Dissemination Agent shall:

(i) determine prior to each Quarterly Filing Date the name and address of each Repository; and

(ii) promptly upon fulfilling its obligations under subsection (a) above, file a notice with the Developer and the Issuer stating that the Developer Report has been provided pursuant to this Disclosure Agreement and stating the date(s) it was provided.

6. Content of Developer Report.

(a) The Developer, so long as it is an Obligated Person for purposes of this Disclosure Agreement, shall file, or cause to be filed by the Dissemination Agent, a Developer Report no later than the Quarterly Filing Date. At such time as the Developer is no longer an Obligated Person, the Developer will no longer be obligated to prepare any quarterly Developer Report pursuant to this Disclosure Agreement; provided, however, if the Developer was an Obligated Person at any time during a quarter, the Developer shall report for the remainder of that quarter indicating in such report the date that the Developer ceased being an Obligated Person.

(b) Each quarterly Developer Report shall contain the following information:

(i) Any change in the chart included in subsection "THE DEVELOPMENT – Land Use and Phasing Plan," with the same qualifiers;

(ii) Any change in the table in the subsection "THE DEVELOPMENT – Projected Absorption," with the same qualifiers;

(iii) A description of the infrastructure improvements that are currently under construction, including the status of completion of the 2026 Project;

(iv) The number of assessable units in the 2026 Assessment Area;

(v) The number of assessable units in the 2026 Assessment Area that have closed with retail end users;

(vi) The number of assessable units in the 2026 Assessment Area under contract with retail end users;

(vii) If assessable units in the 2026 Assessment Area are being built by builders other than the Developer or one of its affiliates, the number of lots under contract with builders, together with the name of each builder, as applicable;

(viii) If assessable units in the 2026 Assessment Area are being built by builders other than the Developer or one of its affiliates, the number of lots closed with builders, together with the name of each builder, as applicable;

(ix) The estimated date of complete build-out of assessable units in the 2026 Assessment Area;

(x) Whether the Developer has made any bulk sale of the land subject to the Assessments;

(xi) Whether the Developer remains an Obligated Person pursuant to the terms of this Disclosure Agreement;

(xii) Materially adverse changes or determinations to permits/approvals/entitlements for the Development which necessitate changes to the Developer's land use or other plans for the Development;

(xiii) Updated plan of finance (i.e., change in status of any credit enhancement, issuance of additional bonds to complete project, draw on credit line of Developer, additional mortgage debt, etc.); and

(xiv) Any event that would have a material adverse impact on the implementation of the Development as described in the Limited Offering Memorandum or on the Developer's ability to undertake the Development as described in the Limited Offering Memorandum.

(c) Any of the items listed in subsection (b) above may be incorporated by reference from other documents which have been submitted to each of the Repository or the SEC. The Developer shall clearly identify each such other document so incorporated by reference.

(d) If the Developer sells, assigns or otherwise transfers ownership of real property in the Development to a third party, which will in turn be an Obligated Person for purposes of this Disclosure Agreement as a result thereof (a "Transfer"), the Developer hereby agrees to require

such third party to comply with the disclosure obligations of the Developer hereunder for so long as such third party is an Obligated Person hereunder, to the same extent as if such third party were a party to this Disclosure Agreement. The Developer involved in such Transfer shall promptly notify the Issuer and the Dissemination Agent in writing of the Transfer. For purposes of Sections 5, 6, 7 and 9 hereof, the term "Developer" shall be deemed to include the Developer and any third party that becomes an Obligated Person hereunder as a result of a Transfer. In the event that the Developer remains an Obligated Person hereunder following any Transfer, nothing herein shall be construed to relieve the Developer from its obligations hereunder.

7. Reporting of Listed Events.

(a) Pursuant to the provisions of this Section 7, the Issuer shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Series 2026 Bonds and the Developer shall give, or cause to be given, notice of the occurrence of numbers 10, 12, 13, 15, 16 and 17 of the following events, as they pertain to the Developer (and the Issuer shall not be responsible therefor) to the Dissemination Agent in writing in sufficient time in order to allow the Dissemination Agent to file notice of the occurrence of such Listed Event in a timely manner not in excess of ten (10) Business Days after the occurrence of the event, with the exception of the event described in number 17 below, which notice shall be given in a timely manner:

1. principal and interest payment delinquencies;

2. non-payment related defaults, if material;

3. unscheduled draws on debt service reserves reflecting financial difficulties;

4. unscheduled draws on credit enhancements reflecting financial difficulties;

5. substitution of credit or liquidity providers, or their failure to perform;

6. adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701 TEB) or other material notices or determinations with respect to the tax status of the Series 2026 Bonds, or other material events affecting the tax status of the Series 2026 Bonds;

7. modifications to rights of the holders of the Series 2026 Bonds, if material;

8. bond calls, if material, and tender offers;

9. defeasances;

10. release, substitution, or sale of property securing repayment of the Series 2026 Bonds, if material (sale of individual lots by Developer, developers or homeowners to end users shall not be material for purposes of this Disclosure Agreement);

11. ratings changes;

12. an Event of Bankruptcy or similar event of an Obligated Person;

13. the consummation of a merger, consolidation, or acquisition involving an Obligated Person or the sale of all or substantially all of the assets of the Obligated Person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

14. appointment of a successor or additional trustee or the change of name of a trustee, if material;

15. incurrence of a financial obligation (as defined by the Rule) of the Issuer or an Obligated Person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the Issuer or an Obligated Person, any of which affect security holders, if material;

16. default, event of acceleration, termination event, modification of terms, or other similar events under the terms of the financial obligation of the Issuer or an Obligated Person, any of which reflect financial difficulties; and

17. notice of any failure on the part of the Issuer to meet the requirements of Section 3 hereof or of the Developer to meet the requirements of Section 5 hereof.

(b) The notice required to be given in paragraph 7(a) above shall be filed with any Repository, in electronic format as prescribed by such Repository.

8. Identifying Information. In accordance with the Rule, all disclosure filings submitted pursuant to this Disclosure Agreement to any Repository must be accompanied by identifying information as prescribed by the Repository. Such information may include, but shall not be limited to:

(a) the category of information being provided;

(b) the period covered by any annual financial information, financial statement or other financial information or operation data;

(c) the issues or specific securities to which such documents are related (including CUSIPs, issuer name, state, issue description/securities name, dated date, maturity date, and/or coupon rate);

(d) the name of any Obligated Person other than the Issuer;

(e) the name and date of the document being submitted; and

(f) contact information for the submitter.

9. Termination of Disclosure Agreement. The Issuer's obligations and the Developer's obligations under this Disclosure Agreement shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Series 2026 Bonds, so long as there is no remaining liability of the Issuer, or if the Rule is repealed or no longer in effect. Furthermore, the Developer's obligations shall terminate at such time as the Developer is no longer an Obligated Person.

10. Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Agreement, and may discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent. If at any time there is not any other designated Dissemination Agent, the Issuer shall be the Dissemination Agent. The initial Dissemination Agent shall be Rizzetta & Company, Incorporated. The Dissemination Agent shall not be responsible in any manner for the content of any notice or report prepared by the Issuer pursuant to this Disclosure Agreement. The Dissemination Agent may terminate its role as Dissemination Agent upon delivery of sixty (60) days prior written notice to the Issuer and each Obligated Person. The Issuer may terminate its agreement hereunder with the Dissemination Agent at any time upon delivery of sixty (60) days prior written notice to the Dissemination Agent and each Obligated Person.

Rizzetta & Company, Incorporated does not represent the Issuer as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Incorporated registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Incorporated does not provide the Issuer with financial advisory services or offer investment advice in any form.

11. Amendment. Notwithstanding any other provision of this Disclosure Agreement, the Issuer, the Developer and the Dissemination Agent (if the Dissemination Agent is not the Issuer) may amend this Disclosure Agreement, and any provision of this Disclosure Agreement may be waived, provided that the following conditions are satisfied:

(a) The amendment may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of the Issuer and/or the Developer, or the type of business conducted;

(b) The undertaking, as amended, would have complied with the requirements of the Rule at the time of the primary offering of the Series 2026 Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) The amendment does not materially impair the interests of the holders, as determined either (i) by parties unaffiliated with the Issuer (such as the bond trustee or bond counsel), or (ii) by the approving vote of bondholders pursuant to the terms of the Indenture at the time of the amendment.

Notwithstanding the foregoing, the Issuer, the Developer and the Dissemination Agent shall have the right to adopt amendments to this Disclosure Agreement necessary to comply with modifications to and interpretations of the provisions of the Rule as announced by the SEC from time to time.

In the event of any amendment or waiver of a provision of this Disclosure Agreement, the Issuer and the Developer shall describe such amendment in its next Annual Report or Developer Report, as applicable, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Issuer or the Developer, as applicable. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements of the Issuer, (i) notice of such change shall be given in the same manner as for a Listed Event under Section 7(b), and (ii) the Annual Report for the year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

Notwithstanding anything to the contrary herein requiring consent of the Developer, the Issuer may amend this Disclosure Agreement without the consent of the Developer with respect to any provision hereof that does not affect the Developer.

12. Additional Information. Nothing in this Disclosure Agreement shall be deemed to prevent the Issuer or the Developer from disseminating any other information, using the means of dissemination set forth in this Disclosure Agreement or any other means of communication, or including any other information in any Annual Report or Developer Report or notice of occurrence of Listed Event, in addition to that which is required by this Disclosure Agreement. If the Issuer or the Developer chooses to include any information in any Annual Report or Developer Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Agreement, the Issuer or the Developer shall have no obligation under this Disclosure Agreement to update such information or include it in any future Annual Report or Developer Report or notice of occurrence of a Listed Event.

13. Default. In the event of a failure of the Issuer, the Developer, the Issuer Disclosure Representative or a Dissemination Agent to comply with any provision of this Disclosure

Agreement, the Trustee may (and, at the request of any Participating Underwriter or the Owners of more than 50% of the aggregate principal amount of Outstanding Series 2026 Bonds and receipt of indemnity satisfactory to the Trustee, shall), or any Beneficial Owner of a Series 2026 Bond may take such actions as may be necessary and appropriate, including seeking mandamus or specific performance by court order, to cause the Issuer, the Developer, the Issuer Disclosure Representative or a Dissemination Agent, as the case may be, to comply with its obligations under this Disclosure Agreement. No default hereunder shall be deemed an Event of Default under the Indenture, and the sole remedy under this Disclosure Agreement in the event of any failure of the Issuer, the Developer, the Issuer Disclosure Representative or a Dissemination Agent, to comply with this Disclosure Agreement shall be an action to compel performance.

14. Duties of Dissemination Agent. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Agreement.

15. Beneficiaries. This Disclosure Agreement shall inure solely to the benefit of the Issuer, the Developer, the Dissemination Agent, the Trustee, the Participating Underwriter and Beneficial Owners of the Series 2026 Bonds, and shall create no rights in any other person or entity.

16. Counterparts. This Disclosure Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

17. Governing Law. This Disclosure Agreement shall be governed by the laws of the State and federal law.

18. Trustee Cooperation. The Issuer represents that the Dissemination Agent is a bona fide agent of the Issuer and directs the Trustee to deliver to the Dissemination Agent at the expense of the Issuer, any information or reports that are in the possession of and readily available to the Trustee that the Dissemination Agent requests that the Issuer has a right to request from the Trustee (inclusive of balances, payments, etc.).

[End of document – signatures to follow]

IN WITNESS WHEREOF, the undersigned has executed this Disclosure Agreement as of the date and year set forth above.

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II, as Issuer

_____

Chair, Board of Supervisors

JOINED BY **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,** as Trustee, FOR PURPOSES OF SECTIONS 13, 15 AND 18 ONLY

_____

Leanne M. Duffy, Vice President

D.R. HORTON, INC., a Delaware corporation, as Developer

_____

Name: _____

Title: _____

RIZZETTA & COMPANY, INCORPORATED, as Dissemination Agent

_____

William J. Rizzetta, President

EXHIBIT A

NOTICE TO REPOSITORIES
OF FAILURE TO FILE [ANNUAL][DEVELOPER] REPORT

Name of Issuer:	Town of Kindred Community Development District II
Name of Bond Issue:	$_____ Special Assessment Revenue Bonds, Series 2026
Date of Issuance:	_____ ___, 2026
Obligated Persons:	Town of Kindred Community Development District II D.R. Horton, Inc.
CUSIPS:	[To come]

NOTICE IS HEREBY GIVEN that the [Issuer] [Developer] has not provided an [Annual Report] [Developer Report] with respect to the above-named Series 2026 Bonds as required by [Section 3][Section 5] of the Continuing Disclosure Agreement dated _____ ___, 2026, among the Issuer, the Developer and the Dissemination Agent named therein. The [Issuer] [Developer] has advised the undersigned that it anticipates that the [Annual Report] [Developer Report] will be filed by _____, 20____.

Dated: _____ _____, Dissemination Agent

cc: [Issuer] [Developer]

Tab 9

COMPLETION AGREEMENT
(2026 BONDS)

THIS COMPLETION AGREEMENT ("**Agreement**") is made and entered into, by and between:

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of c/o Rizzetta & Company, Inc., 3434 Colwell Ave, Suite 200, Tampa, Florida 33614 ("**District**"); and

D.R. HORTON, INC., a Delaware corporation, and the owner and developer of certain lands within the boundaries of the District, with a mailing address of 6200 Lee Vista Boulevard, Suite 400, Orlando, Florida 32822 ("**Developer**").

RECITALS

WHEREAS, the District was established by ordinance 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 purposes, among others, of planning, financing, constructing, and acquiring 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 developer of certain lands in within the boundaries of the District; and

WHEREAS, the District presently intends to undertake the planning, design, acquisition, construction, and installation of certain public infrastructure improvements for what is known as the "2026 Project" ("**Project**");

WHEREAS, the Project consists of the portions of the capital improvement plan necessary for the development of Phase 5, which is estimated to cost $35,505,064 and is described in that certain Supplemental Engineer's Report, dated June 16, 2026 ("**Engineer's Report**"), which is attached to this Agreement as Exhibit A; and

WHEREAS, the District intends to finance a portion of the Project through the use of proceeds from the anticipated sale of its Special Assessment Revenue Bonds, Series 2026 ("**Bonds**"); and

WHEREAS, the Developer and the District hereby agree that the District will be obligated only to issue the Bonds to fund the Project and, subject to the terms and conditions of this Agreement, the Developer will make provision for any additional funds that may be needed in the future for the completion of the Project.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Developer agree as follows:

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

2. **COMPLETION OF PROJECT.** The Developer and District agree and acknowledge that the District's proposed Bonds will provide only a portion of the funds necessary to complete the Project. Therefore, the Developer hereby agrees to complete, cause to be completed, provide funds or cause funds to be provided to the District in an amount sufficient to allow the District to complete or cause to be completed, those portions of the improvements in the Project which remain unfunded including, but not limited to, all administrative, legal, warranty, engineering, permitting or other related work product and soft costs (together, "**Remaining Improvements**") whether pursuant to existing contracts, including change orders thereto, or future contracts. The District and Developer hereby acknowledge and agree that the District's execution of this Agreement constitutes the manner and mean, as described below, by which the District and the Developer have elected to provide any and all portions of the Remaining Improvements not funded by the Bonds (including any amounts available in the applicable acquisition and construction account as well as debt service reserve accounts, as established for the Bonds pursuant to the terms of the applicable trust indenture(s)).

a. ***Subject to Existing Contract -*** When all or any portion of the Remaining Improvements are the subject of an existing District contract, the Developer shall provide funds or cause funds to be provided directly to the District in an amount sufficient to complete the Remaining Improvements pursuant to such contract, including change orders thereto.

b. ***Not Subject to Existing Contract –*** When any portion of the Remaining Improvements is <u>not</u> the subject of an existing District contract, the Developer may choose to complete, cause to be completed, provide funds or cause funds to be provided to the District in an amount sufficient to allow the District to complete or cause to be completed, those Remaining Improvements.

c. ***Future Bonds –*** Subject to the terms of the *Agreement between Town of Kindred Community Development District II and D.R. Horton, Inc., Regarding the Acquisition of Certain Work Product, Improvements and Real Property [Expansion Area]*, dated March 20, 2023 ("**Acquisition Agreement**") entered into by the parties, the parties agree that any funds provided by Developer to fund the Remaining Improvements may be later payable from, and the District's acquisition of the Remaining Improvements may be payable from, the proceeds of a future issuance of bonds by the District (i.e., other than the Bonds). Within forty-five (45) days of receipt of sufficient funds by the District for the District's improvements and facilities (including but not limited to any Remaining Improvements) and from the issuance of such future bonds, the District shall reimburse Developer to the extent that there are proceeds available from such future bonds, exclusive of interest, for the funds and/or improvements provided pursuant to this Agreement; provided, however, that no such obligation shall exist where the Developer is in default on the payment of any debt service assessments due on any property owned by the Developer, and, further, in the event the District's bond counsel determines that any such monies advanced or expenses incurred are not properly reimbursable for any reason, including, but not limited to federal tax restrictions imposed on tax-exempt financing, the District shall not be obligated to reimburse such monies advanced or expenses incurred. Nothing herein shall cause or be construed to require the District to

issue additional bonds or indebtedness – other than the Bonds – to provide funds for any portion of the Remaining Improvements. The Developer shall be required to meet its obligations hereunder and complete the Project regardless whether the District issues any future bonds (other than the Bonds) or otherwise pays the Developer for any of the Remaining Improvements. Interest shall not accrue on any amounts owed hereunder. If within five (5) years of the date of this Agreement, the District does not or cannot issue such future bonds, and, thus does not reimburse the Developer for the funds or improvements advanced hereunder, then the parties agree that the District shall have no reimbursement obligation whatsoever.

3. OTHER CONDITIONS AND ACKNOWLEDGMENTS

a. ***Material Changes to Project –*** The District and the Developer agree and acknowledge that the exact location, size, configuration and composition of the Project may change from that described in the Engineer's Report, depending upon final design of the development, permitting or other regulatory requirements over time, or other factors. Material changes to the Project shall be made by a written amendment to the Engineer's Report, which shall include an estimate of the cost of the changes, and shall require the consent of the Developer and the District, as well as the Trustee to the extent required by Section 9. Such consent is not necessary and the Developer must meet the completion obligations, or cause them to be met, when the scope, configuration, size and/or composition of the Project is materially changed in response to a requirement imposed by a regulatory agency.

b. ***Conveyances –*** The District and Developer agree and acknowledge that any and all portions of the Remaining Improvements which are constructed, or caused to be constructed, by the Developer shall be conveyed to the District or such other appropriate unit of local government as is designated in the Engineer's Report or required by governmental regulation or development approval. All conveyances to another governmental entity shall be in accordance with and in the same manner as provided in any agreement between the District and the appropriate unit of local government. Further, all such conveyances shall done in a manner consistent with the Acquisition Agreement and, without intending to limit the same, shall include all necessary real property interests for the District to own, operate and maintain the Remaining Improvements. Further, and in addition to any requirements under the Acquisition Agreement, such conveyances shall also include all right, title, interest, and benefit of the Developer, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, insurance rights, indemnification, defense and hold harmless rights, enforcement rights, claims, lien waivers, and other rights of any kind, with respect to the creation of the Remaining Improvements.

4. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages and/or specific performance. Any default under the applicable trust indenture for the Bonds caused by the Developer and/or its affiliates shall be a default hereunder, and the District shall have no obligation to fund the Project with the proceeds of the Bonds in the event of such a default. Prior to commencing any action for a default hereunder, the party seeking to commence such action shall first provide written notice to the defaulting party of the default and an opportunity to cure such default within 30 days.

5. **ATTORNEYS' FEES AND COSTS.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

6. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Developer; both the District and the Developer have complied with all the requirements of law; and both the District and the Developer have full power and authority to comply with the terms and provisions of this instrument.

7. **NOTICES.** All notices, requests, consents, and other communications hereunder ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied or hand delivered to the parties, at the addresses first set forth above. Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address or telecopy number set forth herein. If mailed as provided above, Notices shall be deemed delivered on the third business day unless actually received earlier. Notices hand delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name, address or telecopy number to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

8. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Developer as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Developer.

9. **THIRD PARTY BENEFICIARIES.** Except as set forth below, this Agreement is solely for the benefit of the District and the Developer and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person other than the District and the Developer any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Developer and their respective representatives, successors, and assigns.

Notwithstanding the foregoing, the Trustee, acting at the direction of the Majority Owners of the Bonds, shall have the right to directly enforce the provisions of this Agreement. The Trustee shall not be deemed to have assumed any obligations under this Agreement. This Agreement may not be assigned or materially amended, and the Project may not be materially amended, without the written consent of the Trustee, acting at the direction of the Majority Owners of the Bonds, which consent shall not be unreasonably withheld.

10. **ASSIGNMENT.** The District and the Developer may only assign this Agreement or any monies to become due hereunder with the prior written approval of the other, and only after satisfaction of the conditions set forth in Section 9 above.

11. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Developer, and only after satisfaction of the conditions set forth in Section 9 above.

12. **APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in the County in which the District is located.

13. **PUBLIC RECORDS.** The Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law.

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

15. **LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes,* or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by sovereign immunity or by other operation of law.

16. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

17. **COUNTERPARTS.** This Agreement 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. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[CONTINUED ON NEXT PAGE]

WHEREFORE, the parties below execute the Completion Agreement to be effective as of the date of closing on the Bonds.

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II

By: _____
Name: _____
Title: _____

D.R. HORTON, INC.

By: _____
Name: _____
Title: _____

Exhibit A: Supplemental Engineer's Report, dated June 16, 2026

Tab 10

This instrument was prepared by:

Jere Earlywine
Kutak Rock LLP
107 W. College Ave.
Tallahassee, Florida 32301

COLLATERAL ASSIGNMENT AGREEMENT
(2026 BONDS)

THIS COLLATERAL ASSIGNMENT AGREEMENT ("**Agreement**") is made and entered into, by and between:

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of c/o Rizzetta & Company, Inc., 3434 Colwell Ave, Suite 200, Tampa, Florida, 33614 ("**District**"); and

D.R. HORTON, INC., a Delaware corporation, and the owner and developer of certain lands within the boundaries of the District, with a mailing address of 6200 Lee Vista Boulevard, Suite 400, Orlando, Florida 32822 ("**Developer**").

RECITALS

WHEREAS, the District was established by ordinance 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 purposes, among others, of planning, financing, constructing, and acquiring certain infrastructure, including roadways, stormwater management, utilities (water & sewer), offsite improvements, landscaping/lighting, and other infrastructure within or without the boundaries of the District; and

WHEREAS, the District proposes to issue Special Assessment Revenue Bonds, Series 2026 ("**Bonds**") to finance certain public infrastructure for the District's "2026 Project" ("**Project**"), which consists the portions of the capital improvement plan necessary for the development of Phase 5 as defined in that certain Supplemental Engineer's Report, dated June 16, 2026; and

WHEREAS, the security for the repayment of the Bonds is the special assessments ("**Assessments**") levied against benefitted lands within Phase 5 ("**Property**"), the legal description of which is attached hereto as **Exhibit A**; and

WHEREAS, the District is presently planned to include certain planned product types and units[1] (as used herein with respect to the planned units and/or the undeveloped lands within the Property that may be developed into the planned units and that will fully secure the Assessments, "**Lots**") within the Property; and

WHEREAS, "**Development Completion**" will occur when the District's Project is complete, all Lots have been developed, and all other infrastructure work necessary to support the Lots has been completed; and

WHEREAS, in the event of default in the payment of the Assessments, the District has certain remedies – namely, if the Assessments are direct billed, the remedy available to the District would be an action in foreclosure, or if the Assessments are collected pursuant to Florida's uniform method of collection, the remedy for non-payment of the Assessments is the sale of tax-certificates (collectively, "**Remedial Rights**"); and

WHEREAS, in the event the District exercises its Remedial Rights, the District will require the assignment of certain Development Rights (defined below) to complete development of the community; and

WHEREAS, the rights assigned to the District hereunder shall be exercised in a manner which will not materially affect the intended development of the Property.

NOW, THEREFORE, in consideration of the above recitals which the parties hereby agree are true and correct and are hereby incorporated by reference and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Developer and the District agree as follows:

1. **COLLATERAL ASSIGNMENT.**

Development Rights. The Developer hereby collaterally assigns to the District, to the extent assignable and to the extent that they are owned or controlled by the Developer at execution of this Agreement or subsequently acquired by the Developer, all of the Developer's development rights relating to development of the Property and/or the Project (herein, collectively, "**Development Rights**"), as security for the Developer's payment and performance and discharge of its obligation to pay the Assessments levied against the Property owned by the Developer from time to time. The Development Rights shall include the items listed in subsections (a) through (i) below as they pertain to development of the Property and/or the Project:

(a) Zoning approvals, density approvals and entitlements, concurrency and capacity certificates, and development agreements.

---

[1] The number and type of Lots may vary based on final development. Ultimately, and subject to true-up determinations, the Developer is obligated to develop sufficient residential units (i.e., presently planned for 351 residential units, or 248.4 EAUs) that would absorb the full allocation of Assessments securing the Bonds, where such Assessments are based on the assessment levels for each product type established in the *Final Supplemental Special Assessment Allocation Report, Special Assessment Revenue Bonds, Series 2026,* dated _____**.**

(b) Engineering and construction plans and specifications for grading, roadways, site drainage, stormwater drainage, signage, water distribution, wastewater collection, and other improvements.

(c) Preliminary and final site plans.

(d) Architectural plans and specifications for public buildings and other public improvements relating to the Property.

(e) Permits, approvals, resolutions, variances, licenses, and franchises granted by governmental authorities, or any of their respective agencies, for or affecting the development within the Property and construction of improvements thereon, or off-site to the extent such off-site improvements are necessary or required for Development Completion.

(f) Contracts with engineers, architects, land planners, landscape architects, consultants, contractors, and suppliers for or relating to the construction of the development within the Property or the construction of improvements thereon.

(g) All declarant's rights under any homeowner's association or other similar governing entity with respect to the Property.

(h) All impact fee credits.

(i) All future creations, changes, extensions, revisions, modifications, substitutions, and replacements of any of the foregoing.

Exclusions. Notwithstanding the foregoing, the Development Rights shall not include any rights which relate solely to: (i) Platted Lots conveyed to unaffiliated homebuilders or end-users, or (ii) any property which has been conveyed to the general purpose local government(s), the District, any utility provider, or any governmental or quasi-governmental entity as may be required by applicable permits, approvals, plats, entitlements or regulations affecting the District, if any (items (i) and (ii) referred to herein as "**Permitted Transfer**").

Rights Inchoate. The assumption of rights under this Agreement shall be inchoate and shall only become an absolute assignment and assumption of the Development Rights, upon failure of the Developer to pay the Assessments levied against the Property; provided, however, that such assignment shall only be absolute to the extent that: (i) this Agreement has not been terminated earlier pursuant to the term of this Agreement, (ii) a Permitted Transfer has not already occurred with respect to the Development Rights, or (iii) a Lot is conveyed to an unaffiliated homebuilder or end-user, in which event such Lot shall be released automatically herefrom.

Rights Severable. To the extent that any Development Rights apply to the Property and additional lands, or to Property that is the subject of a Permitted Transfer, the Developer shall at the request of the District cooperate and take reasonable steps to separate such rights for the District's use.

2. **WARRANTIES BY DEVELOPER**. The Developer represents and warrants to the District that:

(a) Other than Permitted Transfers, the Developer has made no assignment of the Development Rights to any person other than District.

(b) The Developer is not prohibited under agreement with any other person or under any judgment or decree from the execution and delivery of this Agreement.

(c) No action has been brought or threatened which would in any way interfere with the right of the Developer to execute this Agreement and perform all of the Developer's obligations herein contained.

(d) Any transfer, conveyance or sale of the Property shall subject any and all affiliated entities or successors-in-interest of the Developer to the Agreement, except to the extent of a Permitted Transfer.

3. **COVENANTS**. The Developer covenants with District that during the Term (as defined herein):

(a) The Developer will use reasonable, good faith efforts to: (i) fulfill, perform, and observe each and every material condition and covenant of the Developer relating to the Development Rights and (ii) give notice to the District of any claim of default relating to the Development Rights given to or by the Developer, together with a complete copy of any such claim.

(b) The Developer agrees not to take any action that would decrease the development entitlements to a level below the amount necessary to support the then outstanding Assessments, other than satisfying any true-up obligations to the District; to take any action to modify, waive, release or terminate the Development Rights in a manner that would materially impair or impede Development Completion; or otherwise take any action that would materially impair or impede Development Completion.

4. **EVENTS OF DEFAULT**. Any breach of the Developer's warranties contained in Section 2 hereof or breach of covenants contained in Section 3 hereof shall, after the giving of written notice and an opportunity to cure (which cure period shall be not more than thirty (30) days), constitute an "Event of Default" under this Agreement. An Event of Default shall also include the transfer of title to Lots owned by Developer pursuant to a judgment of foreclosure entered by a court of competent jurisdiction in favor of District (or its designee) or a deed in lieu of foreclosure to District (or its designee), or the acquisition of title to such Lots through the sale of tax certificates.

5. **REMEDIES UPON DEFAULT**. Upon an Event of Default, the District or its designee may, as the District's sole and exclusive remedies, take any or all of the following actions, at the District's option:

(a) Perform any and all obligations of the Developer relating to the Development Rights and exercise any and all rights of the Developer therein as fully as the Developer could.

(b) Initiate, appear in, or defend any action arising out of or affecting the Development Rights.

(c) Further assign any and all of the Development Rights to a third party acquiring title to the Property or any portion thereof from the District or at a District foreclosure sale.

6. **AUTHORIZATION IN EVENT OF DEFAULT**. In the Event of Default, the Developer does hereby authorize and shall direct any party to any agreement relating to the Development Rights to tender performance thereunder to the District or its designee upon written notice and request from the District.

Any such performance in favor of the District or its designee shall constitute a full release and discharge to the extent of such performance as fully as though made directly to the Developer.

7. **SECURITY AGREEMENT.** This Agreement shall be a security agreement between the Developer, as the debtor, and the District, as the secured party, covering the Development Rights that constitute personal property governed by the Florida Uniform Commercial Code ("**Code**"), and the Developer grants to the District a security interest in such Development Rights. In addition to the District's other rights hereunder, and upon an Event of Default, the District shall have the right to file any and all financing statements that may be required by the District to establish and maintain the validity and priority of the District's security interest rights of a secured party under the Code.

8. **TERM; TERMINATION.** Unless the assignment of Development Rights becomes absolute, this Agreement shall automatically terminate upon the earliest to occur of the following: (i) payment of the Bonds in full; (ii) Development Completion; and (iii) upon occurrence of a Permitted Transfer, but only to the extent that such Development Rights are with respect to lands that are the subject of the Permitted Transfer (herein, the "**Term**").

9. **AMENDMENT.** This Agreement may be modified in writing only by the mutual agreement of all parties hereto, and only after satisfaction of the conditions set forth in Section 15.

10. **ASSIGNMENT.** This Agreement shall constitute a covenant running with title to the Property, binding upon the Developer and its successors and assigns as to the Property or portions thereof. Any transferee shall take title subject to the terms of this Agreement and with respect to the portion of the Property so transferred, provided however that this Agreement shall not apply to any portion of the Property that is the subject of a Permitted Transfer.

11. **ATTORNEYS' FEES AND COSTS.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

12. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Developer; both the District and the Developer have complied with all the requirements of law; and both the District and the Developer have full power and authority to comply with the terms and provisions of this instrument.

13. **NOTICES.** All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, at the addresses first set forth above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Developer may deliver Notice on behalf of the District and the Developer, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

14. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Developer as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Developer.

15. **THIRD PARTY BENEFICIARIES.** Except as set forth in the following paragraph, this Agreement is solely for the benefit of the District and the Developer and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person other than the District and the Developer any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Developer and their respective representatives, successors, and assigns.

Notwithstanding the foregoing, the Trustee, acting at the direction of the Majority Owners of the Bonds, shall have the right to directly enforce the provisions of this Agreement. The Trustee shall not be deemed to have assumed any obligations under this Agreement. This Agreement may not be materially amended, and the Project may not be materially amended, without the written consent of the Trustee, acting at the direction of the Majority Owners of the Bonds, which consent shall not be unreasonably withheld.

16. **APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in the County in which the District is located.

17. **PUBLIC RECORDS.** The Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and treated as such in accordance with Florida law.

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

19. **LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes,* or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by sovereign immunity or by other operation of law.

20. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

21. **COUNTERPARTS.** This Agreement 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. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[SIGNATURES TO FOLLOW]

WHEREFORE, the parties below execute the Collateral Assignment Agreement to be effective as of the date of closing on the Bonds.

WITNESS	**TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II**
By: _____	By: _____
Name: _____	Name: _____
Address: _____	Title: _____
_____	
By: _____	
Name: _____	
Address: _____	
_____	

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2026, by _____, as _____ of _____, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

[SIGNATURE PAGE FOR COLLATERAL ASSIGNMENT AGREEMENT]

WITNESS

By: _____
Name: _____
Address: _____
_____

By: _____
Name: _____
Address: _____
_____

D.R. HORTON, INC.

By: _____
Name: _____
Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2026, by _____, as _____ of D.R. Horton, Inc., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A: Legal Description for Property (Phase 5)

EXHIBIT A:

Legal Description for Property

Tab 11

This instrument was prepared by:

Jere Earlywine
Kutak Rock LLP
107 W. College Ave.
Tallahassee, Florida 32301

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II
DECLARATION OF CONSENT
(2026 BONDS)

D.R. HORTON, INC., a Delaware corporation, together with its successors and assigns (together, "**Landowner**"), represents that it is the owner of 100% of the land described in **Exhibit A** attached hereto and made a part hereof ("**Property**"), and further declares, acknowledges and agrees as follows:

1. The Town of Kindred Community Development District II ("**District**") is, and has been at all times, on and after its establishment date, a legally-created, duly organized, and validly existing community development district under the provisions of Chapter 190, *Florida Statutes,* as amended ("**Act**"). Without limiting the generality of the foregoing, the Landowner acknowledges that: (a) the petition filed with Osceola County, Florida ("**County**"), relating to the creation of the District contained all matters required by the Act to be contained therein and was filed in the manner and by the persons required by the Act; (b) County Ordinance Nos. 2020-16 and 2023-05, effective January 15, 2020 and January 11, 2023, respectively, were duly and properly enacted by the County in compliance with all applicable requirements of law; (c) the members of the Board of Supervisors of the District were duly and properly designated pursuant to the Act to serve in their capacities, and had the authority and right to authorize, approve and undertake all actions of the District approved and undertaken from the date of establishment of the District, to and including the date of this Declaration; and (d) the Property is within the boundaries of the District and subject to the District's jurisdiction and authority.

2. The Landowner understands and acknowledges that the District has adopted Resolution Nos. 2023-12 and 2026-11 (collectively, "**Assessment Resolutions**") that levied and imposed debt service special assessment liens on the Property (together, "**Assessments**"). Such Assessments, which may include "true-up" payments pursuant to the terms of the Assessment Resolutions, are legal, valid and binding first liens upon the Property, coequal with the lien of all state, county, district and municipal taxes, and superior in dignity to all other liens, titles and claims, until paid.

3. The Landowner hereby expressly acknowledges, represents and agrees that: (i) the Assessments (including any "true-up" payments), the Assessment Resolutions, and the terms of the financing documents related to the District's issuance of its Special Assessment Revenue Bonds, Series 2026, or securing payment thereof ("**Financing Documents**"), are, to the extent of the Landowner's obligations thereunder and with respect thereto, valid and binding obligations enforceable in accordance with their terms; (ii) the Landowner has no claims or offsets whatsoever against, or defenses or counterclaims whatsoever to, payments of the Assessments (including any "true-up" payments) and/or amounts due under the Financing Documents, and the Landowner expressly waives any such claims, offsets, defenses or counterclaims; (iii) the Landowner hereby waives any and all rights, remedies, and other actions now or hereafter contemplated to contest, challenge, or otherwise dispute or object to the Assessment Resolutions, the Assessments (including any "true-up" payments), the Financing Documents,

and all proceedings undertaken by the District in connection therewith; (iv) the Landowner expressly waives and relinquishes any argument, claim or defense that foreclosure proceedings cannot be commenced until one (1) year after the date of the Landowner's default and agrees that, immediate use of remedies in Chapter 170, Florida Statutes, is an appropriate and available remedy, notwithstanding the provisions of Section 190.026, Florida Statutes; and (v) to the extent Landowner fails to timely pay any special assessments collected by mailed notice of the District, such unpaid special assessments and future special assessments may be placed on the tax roll by the District for collection by the Tax Collector pursuant to section 197.3632, Florida Statutes, in any subsequent year. Notwithstanding anything to the contrary herein, nothing in this Declaration of Consent is intended to make the Assessments a personal obligation of the Developer.

4. The Landowner hereby waives the right granted in Section 170.09, *Florida Statutes*, to prepay the Assessments within thirty (30) days after the improvements are completed, without interest, in consideration of, among other things, rights granted by the District to prepay Assessments in full at any time, or in part up to two times, and in either case with interest, under the circumstances set forth in the resolutions of the District levying such Assessments.

5. Pursuant to Section 197.3632(4)(b), Florida Statutes, the Landowner hereby expressly waives any and all notice requirements for use of the Uniform Method of Collection.

6. Landowner further agrees that, as part of the Assessments, the Property is subject to the true-up provisions established under the District's Assessment Resolutions and set forth in the Final Supplemental Special Assessment Allocation Report, Special Assessment Revenue Bonds, Series 2026, dated _____, 2026, and available at the offices of the District Manager as provided herein. The true-up mechanisms, which are incorporated herein by reference, are applicable to plats and re-plats.

7. This Declaration shall represent a lien of record for purposes of Florida law, including but not limited to Chapter 197, *Florida Statutes*, and Sections 197.552 and 197.573, *Florida Statutes*, among others. Other information regarding the Assessments is available from the District's Manager, c/o Rizzetta & Company, Inc., 3434 Colwell Ave, Suite 200, Tampa, Florida, 33614 (813) 933-5571.

THE DECLARATIONS, ACKNOWLEDGEMENTS AND AGREEMENTS CONTAINED HEREIN SHALL RUN WITH THE PROPERTY DESCRIBED IN EXHIBIT A HERETO AND SHALL BE BINDING ON THE LANDOWNERS AND ON ALL PERSONS (INCLUDING BUT NOT LIMITED TO INDIVIDUALS AS WELL AS CORPORATIONS, ASSOCIATIONS, TRUSTS, AND OTHER LEGAL ENTITIES) TAKING TITLE TO ALL OR ANY PART OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST, WHETHER OR NOT THE PROPERTY IS PLATTED AT SUCH TIME. BY TAKING SUCH TITLE, SUCH PERSONS SHALL BE DEEMED TO HAVE CONSENTED AND AGREED TO THE PROVISIONS OF THIS DECLARATION TO THE SAME EXTENT AS IF THEY HAD EXECUTED IT AND BY TAKING SUCH TITLE, SUCH PERSONS SHALL BE ESTOPPED FROM CONTESTING, IN COURT OR OTHERWISE, THE VALIDITY, LEGALITY AND ENFORCEABILITY OF THIS DECLARATION.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE FOR DECLARATION OF CONSENT]

To be effective as the ___ day of _____, 2026.

WITNESS

By: _____
Name: _____
Address: _____
_____

By: _____
Name: _____
Address: _____
_____

D.R. HORTON, INC.

By: _____
Name: _____
Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2026, by _____, as _____ of D.R. Horton, Inc., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A: Legal Description of Property

EXHIBIT A:

Legal Description for Property

Tab 12

This instrument was prepared by:

Jere Earlywine
Kutak Rock LLP
107 W. College Ave.
Tallahassee, Florida 32301

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II
SUPPLEMENTAL DISCLOSURE OF PUBLIC FINANCE
(2026 BONDS)

The Town of Kindred Community Development District II ("**District**") is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. This disclosure is intended to supplement that prior *Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Town of Kindred Community Development District II* recorded at Book 6072, Page 1503, of the Official Records of Osceola County, Florida, as supplemented from time to time.

2026 PROJECT, BONDS & ASSESSMENTS

On _____, 2026, the District issued its $4,350,000 Special Assessment Revenue Bonds, Series 2026 ("**Bonds**") to finance a portion of its capital improvement plan known as the "2026 Project" ("**Project**"). The Project consists of the portions of the capital improvement plan necessary for the development of Phase 5, as described in that certain Supplemental Engineer's Report, dated June 16, 2026 ("**Engineer's Report**").

The Bonds are secured by special assessments ("**Assessments"**) levied and imposed on the benefitted lands within the District. The Assessments are further described in the Final Supplemental Special Assessment Allocation Report, Special Assessment Revenue Bonds, Series 2026, dated _____, 2026 (together, the "**Assessment Report**").

A detailed description of all of the District's assessments, fees and charges, as well as copies of the Engineer's Report, Assessment Report, and other District records described herein, may be obtained from the registered agent of the District as designated to the Florida Department of Economic Opportunity in accordance with Section 189.014, *Florida Statutes*, or by contacting the District's Manager, c/o Rizzetta & Company, Inc., 3434 Colwell Ave, Suite 200, Tampa, Florida, 33614 (813) 933-5571. Please note that changes to the District's capital improvement plans and financing plans may affect the information contained herein and all such information is subject to change at any time and without further notice.

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IN WITNESS WHEREOF, the foregoing Disclosure of Public Finance has been executed to be effective as of the date of closing on the Bonds.

WITNESS	**TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II**
By: _____ Name: _____ Address: _____ _____	By: _____ Name: _____ Title: _____
By: _____ Name: _____ Address: _____ _____	

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2026, by _____, as _____ of Town of Kindred Community Development District II, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A: Legal Description of Boundaries of District

EXHIBIT A

Legal Description of Boundaries of District

PART ONE:

A portion of Blocks 7, 8, 17 and 18, FLORIDA DRAINED LAND COMPANY'S SUBDIVISION No. 1 as recorded in Plat Book B, Pages 65 and 66 of the Public Records of Osceola County, Florida; Tract FD-1, KINDRED PHASE 1FB, as recorded in Plat Book 28, Pages 22 through 25 of the Public Records of Osceola County, Florida; all of KINDRED PHASE 2A, as recorded in Plat Book 28, Pages 133 through 136 of the Public Records of Osceola County, Florida; all of KINDRED PHASE 2C1, as recorded in Plat Book 28, Pages 110 and 111 of the Public Records of Osceola County, Florida; all of KINDRED PHASE 2C AND 2D, as recorded in Plat Book 30, Page 74 through 80 of the Public Records of Osceola County, Florida and all of KINDRED PHASE 2 AMENITY CENTER, as recorded in Plat Book 30, Page 159 of the Public Records of Osceola County, Florida all lying in Section 36, Township 25 South, Range 29 East, Section 1, Township 26 South, Range 29 East and Section 31, Township 25 South, Range 30 East, Osceola County, Florida and being more particularly described as follows:

Commence at the Southwest corner of Section 36, Township 25 South, Range 29 East, Osceola County, Florida; thence run S89°48'53"E, a distance of 20.00 feet to a point on the East Right of Way of Kings Highway and the POINT OF BEGINNING; thence run N00°01'34"W, along said East Right of Way, a distance of 178.70 feet; thence run S89°48'53"E, a distance of 844.84 feet; thence run N00°01'33"W, a distance of 749.66 feet to the Southwest corner of Tract RW-1, KINDRED PHASE 1FB, as recorded in Plat Book 28, Pages 22 through 25 of the Public Records of Osceola County, Florida; thence along the South line of said Tract RW-1 and along the South Right of Way line of Red Canyon Drive the following thirty-three (33) courses: run N89°58'27"E, a distance of 220.00 feet to the Point of Curvature of a curve concave to the Southwest, having a Radius of 25.00 feet and a Central Angle of 90°00'00"; thence run Southeasterly along the arc of said curve, a distance of 39.27 feet (Chord Bearing = S45°01'33"E, Chord = 35.36 feet) to the Point of Tangency; thence run S00°01'33"E, a distance of 27.11 feet; thence run N89°58'27"E, a distance of 50.00 feet; thence run N00°01'33"W, a distance of 28.11 feet to the Point of Curvature of a curve concave to the Southeast, having a Radius of 25.00 feet and a Central Angle of 90°00'00"; thence run Northeasterly along the arc of said curve, a distance of 39.27 feet (Chord Bearing = N44°58'27"E, Chord = 35.36 feet) to a point on a Non-Tangent curve, concave to the North, having a Radius of 1,423.98 feet and a Central Angle of 25°24'48"; thence run Easterly along the arc of said curve, a distance of 631.60 feet (Chord Bearing = N79°54'49"E, Chord = 626.44 feet) to a point on a Non-Tangent curve, concave to the Southwest, having a Radius of 25.00 feet and a Central Angle of 90°00'00"; thence run Southeasterly along the arc of said curve, a distance of 39.27 feet (Chord Bearing = S64°29'29"E, Chord = 35.36 feet) to the Point of Tangency; thence run S19°29'29"E, a distance of 46.78 feet; thence run N71°01'53"E, a distance of 50.00 feet; thence run N19°29'29"W, a distance of 46.24 feet to the Point of Curvature of a curve concave to the Southeast, having a Radius of 25.00 feet and a Central Angle of 90°00'00"; thence run Northeasterly along the arc of said curve, a distance of 39.27 feet (Chord Bearing = N25°30'31"E, Chord = 35.36 feet) to the Point of Tangency; thence run N70°30'31"E, a distance of 494.40 feet to the Point of Curvature of a curve concave to the South, having a Radius of 25.00 feet and a Central Angle of 46°22'12"; thence run Easterly along the arc of said curve, a distance of 20.23 feet (Chord Bearing = S86°18'23"E, Chord = 19.69 feet) to a Point of Reverse Curve, concave to the North, having a Radius of 75.00 feet and a Central Angle of 16°21'37"; thence run Easterly along the arc of said curve, a distance of 21.42 feet (Chord Bearing = S71°18'05"E, Chord = 21.34 feet) to a Point of Reverse Curve, concave to the Southwest, having a Radius of 25.00 feet and a Central Angle of 59°59'25"; thence run Southeasterly along the arc of said curve, a distance of 26.18 feet (Chord Bearing = S49°29'11"E, Chord = 25.00 feet) to the Point of Tangency; thence run S19°29'29"E, a distance of 33.82 feet; thence run N71°01'53"E, a distance of 50.00 feet; thence run N19°29'29"W, a distance of 34.25

feet to the Point of Curvature of a curve concave to the East, having a Radius of 25.00 feet and a Central Angle of 60°00'35"; thence run Northerly along the arc of said curve, a distance of 26.18 feet (Chord Bearing = N10°30'49"E, Chord = 25.00 feet) to a Point of Reverse Curve, concave to the Northwest, having a Radius of 75.00 feet and a Central Angle of 16°22'46"; thence run Northeasterly along the arc of said curve, a distance of 21.44 feet (Chord Bearing = N32°19'43"E, Chord = 21.37 feet) to a Point of Reverse Curve, concave to the Southeast, having a Radius of 25.00 feet and a Central Angle of 46°22'12"; thence run Northeasterly along the arc of said curve, a distance of 20.23 feet (Chord Bearing = N47°19'26"E, Chord = 19.69 feet) to the Point of Tangency; thence run N70°30'31"E, a distance of 486.18 feet to the Point of Curvature of a curve concave to the Southwest, having a Radius of 25.00 feet and a Central Angle of 90°00'00"; thence run Southeasterly along the arc of said curve, a distance of 39.27 feet (Chord Bearing = S64°29'29"E, Chord = 35.36 feet) to the Point of Tangency; thence run S19°29'29"E, a distance of 56.96 feet; thence run N71°01'53"E, a distance of 50.00 feet; thence run N19°29'29"W, a distance of 57.42 feet to the Point of Curvature of a curve concave to the Southeast, having a Radius of 25.00 feet and a Central Angle of 90°00'00"; thence run Northeasterly along the arc of said curve, a distance of 39.27 feet (Chord Bearing = N25°30'31"E, Chord = 35.36 feet) to the Point of Tangency; thence run N70°30'31"E, a distance of 447.47 feet to the Point of Curvature of a curve concave to the South, having a Radius of 25.00 feet and a Central Angle of 61°35'04"; thence run Easterly along the arc of said curve, a distance of 26.87 feet (Chord Bearing = S78°41'56"E, Chord = 25.60 feet) to a Point of Reverse Curve, concave to the North, having a Radius of 120.00 feet and a Central Angle of 123°10'08"; thence run Easterly along the arc of said curve, a distance of 257.96 feet (Chord Bearing = N70°30'31"E, Chord = 211.08 feet) to a Point of Reverse Curve, concave to the Southeast, having a Radius of 25.00 feet and a Central Angle of 61°35'04"; thence run Northeasterly along the arc of said curve, a distance of 26.87 feet (Chord Bearing = N39°42'59"E, Chord = 25.60 feet) to the Point of Tangency; thence run N70°30'31"E, a distance of 1,977.92 feet to a point on a Non-Tangent curve, concave to the Southwest, having a Radius of 25.00 feet and a Central Angle of 92°35'35"; thence run Southeasterly along the arc of said curve, a distance of 40.40 feet (Chord Bearing = S63°11'41"E, Chord = 36.15 feet) to a point on the westerly Right of Way of Cross Prairie Parkway, being a point on a Non-Tangent curve, concave to the West, having a Radius of 1,735.00 feet and a Central Angle of 40°08'49"; thence along said westerly Right of Way the following three (3) courses: run Southerly along the arc of said curve, a distance of 1,215.71 feet (Chord Bearing = S03°10'30"W, Chord = 1,190.99 feet) to the Point of Tangency; thence run S23°14'55"W, a distance of 254.14 feet to the Point of Curvature of a curve concave to the East, having a Radius of 1,115.00 feet and a Central Angle of 17°31'21"; thence run Southerly along the arc of said curve, a distance of 341.00 feet (Chord Bearing = S14°29'14"W, Chord = 339.67 feet); thence leaving said Right of Way, run S61°38'37"W, a distance of 1,280.44 feet; thence run S19°29'29"E, a distance of 834.82 feet; thence run S61°12'53"W, a distance of 81.27 feet; thence run S20°02'38"E, a distance of 205.99 feet; thence run S15°30'02"E, a distance of 172.65 feet; thence run S20°57'18"E, a distance of 237.07 feet; thence run S83°02'05"W, a distance of 174.00 feet; thence run S62°40'54"W, a distance of 228.26 feet; thence run S46°26'21"W, a distance of 306.21 feet; thence run S48°41'31"W, a distance of 295.95 feet; thence run S04°49'15"W, a distance of 96.05 feet; thence run S40°15'36"E, a distance of 193.41 feet; thence run S13°29'29"E, a distance of 165.14 feet; thence run S02°13'39"W, a distance of 250.77 feet; thence run S13°37'45"W, a distance of 168.77 feet; thence run S26°54'48"W, a distance of 175.28 feet; thence run S31°57'44"W, a distance of 179.96 feet; thence run S33°28'10"W, a distance of 233.27 feet; thence run S43°27'28"W, a distance of 346.11 feet; thence run S26°54'47"W, a distance of 103.05 feet; thence run S54°41'14"W, a distance of 78.30 feet; thence run S62°02'57"W, a distance of 468.51 feet; thence run S74°10'51"W, a distance of 526.72 feet; thence run S64°05'32"W, a distance of 217.33 feet; thence run S84°33'51"W, a distance of 175.64 feet; thence run S00°01'26"W, a distance of 439.90 feet; thence run N74°40'30"W, a distance of 207.35 feet; thence run N86°38'08"W, a distance of 133.33 feet; thence run N00°01'26"E, a distance of 1,532.77 feet; thence run

N89°53'44"W, a distance of 330.00 feet; thence run N00°01'13"E, a distance of 1,664.36 feet; thence run N89°37'57"W, a distance of 579.02 feet; thence run N00°00'13"E, a distance of 725.93 feet; thence run N89°57'29"W, a distance of 720.66 feet to a point on the aforementioned East Right of Way of Kings Highway; thence run N00°14'58"W, along said East Right of Way, a distance of 578.06 feet to the POINT OF BEGINNING.
Containing 428.568 acres, more or less.

PART TWO:
Tract R and Tract X, KINDRED PHASE 2B, as recorded in Plat Book 31, Pages 191 through 194 of the Public Records of Osceola County, Florida.
LESS the following described parcel:
A portion of Tract R, KINDRED PHASE 2B, as recorded in Plat Book 31, Pages 191 through 194 of the Public Records of Osceola County, Florida being described as follows:
BEGIN at the Southeast corner of Lot 692, KINDRED PHASE 2B, as recorded in Plat Book 31, Pages 191 through 194 of the Public Records of Osceola County, Florida; thence run S00°00'00"E, along the West Right of Way line of Aldenwood Place, a distance of 53.81 feet; thence run N90°00'00"W, along the North line of Lot 693, said KINDRED PHASE 2B, a distance of 120.00 feet; thence run S00°00'00"E, along the West line of said Lot 693, a distance of 26.19 feet; thence run N90°00'00"W, a distance of 30.00 feet to a point on a Non-Tangent curve, concave Southwesterly, having a Radius of 50.00 feet and a Central Angle of 90°00'00"; thence run Northwesterly along the arc of said curve, a distance of 78.54 feet (Chord Bearing = N45°00'00"W, Chord = 70.71 feet); thence run N00°00'00"E, a distance of 30.00 feet to a point on the North line of aforesaid Tract R; thence run N90°00'00"E, along said North line, a distance of 200.00 feet to the POINT OF BEGINNING.
Containing 10,894 square feet or 0.250 acres, more or less.
ALSO LESS:
A portion of Tract R, KINDRED PHASE 2B, as recorded in Plat Book 31, Pages 191 through 194 of the Public Records of Osceola County, Florida being described as follows:
BEGIN at the Northwest corner of Lot 683, KINDRED PHASE 2B, as recorded in Plat Book 31, Pages 191 through 194 of the Public Records of Osceola County, Florida; thence run S00°00'00"E, along the West line of said Lot 683, a distance of 28.70 feet; thence run S90°00'00"W, a distance of 232.05 feet to a point on the East Right of Way of Cross Prairie Parkway, being a point on a Non-Tangent curve concave Westerly, having a Radius of 1865.00 feet and a Central Angle of 00°26'13"; thence run Northerly along the arc of said curve, a distance of 14.22 feet (Chord Bearing = N11°33'04"E, Chord = 14.22 feet) to a Point of Reverse Curve, concave to the Southeast, having a Radius of 25.00 feet and a Central Angle of 88°45'07" being on the South Right of Way line of Ranch Side Road; thence along said South Right of Way line the following three (3) courses: run Northeasterly along the arc of said curve, a distance of 38.73 feet (Chord Bearing = N55°42'31"E, Chord = 34.97 feet) to a point of Reverse Curve, concave to the North, having a Radius of 650.00 feet and a Central Angle of 15°56'51"; thence run Easterly along the arc of said curve, a distance of 180.92 feet (Chord Bearing = S87°53'21"E, Chord = 180.34 feet) to a Point of Reverse Curve, concave to the South, having a Radius of 575.00 feet and a Central Angle of 02°00'37"; thence run Easterly along the arc of said curve, a distance of 20.17 feet (Chord Bearing = N85°08'32"E, Chord = 20.17 feet) to the POINT OF BEGINNING.
Containing 6,146 square feet or 0.141 acres, more or less.
ALSO LESS:
A portion of Tract X, KINDRED PHASE 2B, as recorded in Plat Book 31, Pages 191 through 194 of the Public Records of Osceola County, Florida being described as follows:
Commence at the centerline intersection of Bridge Brook Drive and Ranch Side Road as shown on the plat of KINDRED PHASE 2B, as recorded in Plat Book 31, Pages 191 through 194 of the Public Records of

Osceola County, Florida; thence run N00°00'00"E along the centerline of said Bridge Brook Drive, a distance of 55.58 feet; thence run N90°00'00"W, a distance of 25.00 feet to the POINT OF BEGINNING; thence run S00°00'00"E, along the West Right of Way line of said Bridge Brook Drive, a distance of 9.34 feet to the Point of Curvature of a curve concave to the Northwest, having a Radius of 25.00 feet and a Central Angle of 85°08'36"; thence run Southwesterly along the arc of said curve, a distance of 37.15 feet (Chord Bearing = S42°34'18"W, Chord = 33.83 feet) to a Point of Compound Curve, concave to the North, having a Radius of 600.00 feet and a Central Angle of 14°59'16" being on the North Right of Way of Ranch Side Road; thence run Westerly along the arc of said curve, and said North Right of Way, a distance of 156.95 feet (Chord Bearing = N87°21'46"W, Chord = 156.51 feet) to a Point of Compound Curve, concave to the Northeast, having a Radius of 25.00 feet and a Central Angle of 85°28'32"; thence run Northwesterly along the arc of said curve, a distance of 37.30 feet (Chord Bearing = N37°07'52"W, Chord = 33.93 feet); thence run N90°00'00"E, a distance of 199.71 feet to the POINT OF BEGINNING.
Containing 6,411 square feet or 0.147 acres, more or less.
Remainder of Tract R contains 5.994 acres, more or less.
Remainder of Tract X contains 3.904 acres, more or less.
PART TWO contains 9.898 acres, more or less, in total.

PART THREE:
Lot 3 and a portion of Lots 1, 2, 4, 5, 6 and 16, Block 21 and a portion of Lots 1 through 5, Block 22 and a portion of Lot 8, Block 23 and a portion of Lot 9, Block 26 and platted Right of Ways therein, FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1, as recorded in Plat Book B, Pages 65 and 66 of the Public Records of Osceola County, Florida, all lying in Section 6, Township 26 South, Range 30 East, Osceola County, Florida being more particularly described as follows:
Commence at the Southwest corner of Tract C-2, TOHOQUA – PHASE 2, as recorded in Plat Book 29, Pages 187 through 192 of the Public Records of Osceola County, Florida; thence run S61°30'16"W, a distance of 38.60 feet to a point on the West Right of Way line of MACY ISLAND ROAD as depicted in County Road Map Book 1, Pages 82 through 89 and the POINT OF BEGINNING; thence along said West Right of Way line the following five (5) courses: run S02°38'20"E, a distance of 1,515.37 feet to a point on a Non-Tangent curve, concave to the East, having a Radius of 500.00 feet and a Central Angle of 19°48'25"; thence run Southerly along the arc of said curve, a distance of 172.85 feet (Chord Bearing = S12°32'38"E, Chord = 171.99 feet); thence run S22°26'43"E, a distance of 439.19 feet; thence run S18°36'26"E, a distance of 44.28 feet; thence run S35°21'22"W, a distance of 312.13 feet; thence leaving said West Right of Way, run N66°17'37"W, a distance of 1,005.43 feet; thence run N55°36'33"W, a distance of 446.39 feet; thence run N22°37'02"W, a distance of 389.08 feet; thence run N18°36'41"W, a distance of 93.59 feet; thence run N28°13'46"W, a distance of 212.09 feet; thence run N11°28'51"E, a distance of 253.45 feet; thence run N38°25'30"E, a distance of 148.37 feet; thence run N26°30'00"E, a distance of 130.74 feet; thence run N17°46'47"W, a distance of 351.23 feet to a point on a Non-Tangent curve, concave to the West, having a Radius of 60.00 feet and a Central Angle of 95°56'58"; thence run Northerly along the arc of said curve, a distance of 100.48 feet (Chord Bearing = N15°43'37"E, Chord = 89.14 feet) to a Point of Compound Curve, concave to the Southwest, having a Radius of 1,040.00 feet and a Central Angle of 07°38'28"; thence run Northwesterly along the arc of said curve, a distance of 138.70 feet (Chord Bearing = N36°04'06"W, Chord = 138.59 feet) to a Point of Reverse Curve, concave to the East, having a Radius of 60.00 feet and a Central Angle of 65°14'55"; thence run Northerly along the arc of said curve, a distance of 68.33 feet (Chord Bearing = N07°15'53"W, Chord = 64.70 feet); thence run N25°21'35"E, a distance of 53.36 feet to the Point of Curvature of a curve concave to the West, having a Radius of 60.00 feet and a Central Angle of 13°19'00"; thence run Northerly along the arc of said curve, a distance of 13.95 feet (Chord Bearing = N18°42'05"E, Chord = 13.91 feet); thence run N45°52'31"E, a distance of 86.68 feet to a point on a Non-Tangent curve, concave to the North, having a

Radius of 25.00 feet and a Central Angle of 87°39'32"; thence run Easterly along the arc of said curve, a distance of 38.25 feet (Chord Bearing = S87°57'17"E, Chord = 34.63 feet); thence run N48°10'04"E, a distance of 48.80 feet to the Point of Curvature of a curve concave to the Southeast, having a Radius of 275.00 feet and a Central Angle of 18°04'24"; thence run Northeasterly along the arc of said curve, a distance of 86.75 feet (Chord Bearing = N57°12'16"E, Chord = 86.39 feet) to the Point of Tangency; thence run N66°14'28"E, a distance of 453.55 feet to the Point of Curvature of a curve concave to the Northwest, having a Radius of 275.00 feet and a Central Angle of 65°27'53"; thence run Northeasterly along the arc of said curve, a distance of 314.21 feet (Chord Bearing = N33°30'31"E, Chord = 297.39 feet) to the Point of Tangency; thence run N00°46'35"E, a distance of 499.48 feet to the Point of Curvature of a curve concave to the East, having a Radius of 175.00 feet and a Central Angle of 04°01'26"; thence run Northerly along the arc of said curve, a distance of 12.29 feet (Chord Bearing = N02°47'18"E, Chord = 12.29 feet); thence run S85°12'58"E, a distance of 50.00 feet to a point on a Non-Tangent curve, concave to the East, having a Radius of 125.00 feet and a Central Angle of 04°01'50"; thence run Southerly along the arc of said curve, a distance of 8.79 feet (Chord Bearing = S02°47'30"W, Chord = 8.79 feet); thence run S00°46'35"W, a distance of 499.48 feet to the Point of Curvature of a curve concave to the West, having a Radius of 325.00 feet and a Central Angle of 07°34'18"; thence run Southerly along the arc of said curve, a distance of 42.95 feet (Chord Bearing = S04°33'44"W, Chord = 42.92 feet) to a point on a Non-Tangent curve, concave to the Northwest, having a Radius of 199.16 feet and a Central Angle of 78°01'36"; thence run Northeasterly along the arc of said curve, a distance of 271.23 feet (Chord Bearing = N63°09'53"E, Chord = 250.75 feet) to a Point of Reverse Curve, concave to the Southeast, having a Radius of 201.74 feet and a Central Angle of 43°15'20"; thence run Northeasterly along the arc of said curve, a distance of 152.30 feet (Chord Bearing = N45°46'45"E, Chord = 148.71 feet) to a Point of Reverse Curve, concave to the Northwest, having a Radius of 330.47 feet and a Central Angle of 35°27'19"; thence run Northeasterly along the arc of said curve, a distance of 204.50 feet (Chord Bearing = N49°40'45"E, Chord = 201.25 feet); thence run N03°15'28"W, a distance of 234.79 feet to a point on the South Right of Way line of CROSS PRAIRIE PARKWAY as described in Official Records Book 3776, Page 633 of the Public Records of Osceola County, Florida; thence run N90°00'00"E, along said South Right of Way line, a distance of 43.61 feet to a point on the aforesaid West Right of Way of MACY ISLAND ROAD; thence along said West Right of Way the following two (2) courses: run S03°07'07"E, a distance of 301.30 feet; thence run S02°52'53"E, a distance of 853.91 feet to the POINT OF BEGINNING. Containing 82.673 acres, more or less.

TOGETHER WITH:

CONSERVATION EASEMENT #1 REVISION 2

A portion of Lots 11 through 15, Block 24, FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1, as recorded in Plat Book B, Pages 65 and 66 of the Public Records of Osceola County, Florida being more particularly described as follows:

Commence at the Northwest corner of Tract A, CANE BRAKE, according to the plat thereof, as recorded in Plat Book 5, Pages 28-30; thence S00°20'01"E, along the West line of said Tract A, a distance of 94.48 feet to the Point of Beginning; thence continue S00°20'01"E, a distance of 544.18 feet; thence S35°54'35"W, a distance of 70.00 feet; thence S03°07'45"W, along the West line of CANE BRAKE PHASE 2, according to the plat thereof, as recorded in Plat Book 5, Page 168 and aforesaid CANE BRAKE, a distance of 901.28 feet to a point on the North Right of Way line of Henry Partin Road; thence N79°44'34"W, along said North Right of Way line, a distance of 599.37 feet; thence departing said North Right of Way line, run N67°54'05"W, a distance of 32.39 feet; thence N39°23'46"E, a distance of 68.62 feet; thence the following fifteen (15) courses and distances along the East line of Tract 2, KINDRED

PHASE 1A AND 1B, according to the plat thereof, as recorded in Plat Book 24, Pages 8-16; thence N03°00'10"E, a distance of 283.78 feet; thence N02°49'44"W, a distance of 275.14 feet; thence N36°46'55"W, a distance of 76.09 feet; thence N05°10'05"W, a distance of 159.14 feet; thence N51°40'53"W, a distance of 126.72 feet; thence S85°44'17"W, a distance of 167.56 feet; thence N09°57'33"E, a distance of 90.01 feet; thence N40°47'37"E, a distance of 168.66 feet; thence N07°08'46"E, a distance of 108.33 feet; thence S45°05'14"E, a distance of 127.11 feet; thence S69°35'31"E, a distance of 168.44 feet; thence N73°32'03"E, a distance of 298.11 feet; thence N39°52'31"W, a distance of 365.71 feet; thence S84°24'16"W, a distance of 132.33 feet to the East line of Tract 56 of said KINDRED PHASE 1A AND 1B; thence departing said East line of Tract 2, run N43°32'17"E, along said East line of Tract 56, a distance of 467.66 feet; thence departing said East line, run S46°11'42"E, a distance of 239.30 feet; thence S40°52'06"E, a distance of 285.44 feet to the Point of Beginning.

Containing 1,046,808 square feet or 24.03 acres, more or less.

TOGRETHER WITH:

CONSERVATION EASEMENT #2 (REVISION 2)

A portion of Lots 1 through 8, and 11 through 16, Block 23, FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1, as recorded in Plat Book B, Pages 65 and 66 of the Public Records of Osceola County, Florida being more particularly described as follows:

Begin at the Southwest corner of Lot 99, THE WOODS AT KINGS CREST IV, as recorded in Plat Book 10, Page 88 of the Public Records of Osceola County, Florida; thence S89°55'35"E, along the South line of THE WOODS AT KINGS CREST IV, a distance of 589.63 feet to the West Right of Way line of Macy Island Road; thence S03°07'07"E, along said West Right of Way line, a distance of 118.52 feet to the North Right of Way line of Cross Prairie Parkway; thence departing said West Right of Way line, run the following two (2) courses and distances along the North Right of Way line Cross Prairie Parkway; thenc N90°00'00"W, a distance of 412.47 feet to the Point of Curvature of a Curve, Concave to the North, having a Radius of 1,135.00 feet and a Central Angle of 29°25'56"; thence run Westerly along the Arc of said curve, a distance of 583.03 feet (Chord Bearing = N75°17'02"W, Chord = 576.65 feet) to the South corner of Lot 3, KINDRED COMMERICAL, according to the plat thereof, as recorded in Plat Book 31, Pages 157-158; thence the following thirteen (13) courses and distances along the Easterly line of said Lot 3; thence departing said North Right of Way line, run N29°25'56"E, a distance of 5.33 feet; thence N29°22'41"W, a distance of 341.19 feet; thence N06°16'10"W, a distance of 289.10 feet; thence S52° 56'15"W, a distance of 76.88 feet; thence N06°55'16"W, a distance of 363.54 feet; thence N06° 24'23"W, a distance of 140.57 feet; thence N06°52'45"W, a distance of 236.62 feet; thence N87° 08'30"W, a distance of 151.20 feet; thence N74°06'13"W, a distance of 271.78 feet; thence N54° 53'52"W, a distance of 249.88 feet; thence N39°51'44"W, a distance of 116.72 feet; thence N54° 30'15"W, a distance of 98.56 feet; thence N07°13'09"W, a distance of 34.03 feet to a point on the South line of Tract R, KINDRED PHASE 2B, according to the plat thereof, as recorded in Plat Book 31, Pages 191-194 of the Public Records of Osceola County, Florida; thence the following thirteen (13) courses and distance along the East and South line of said Tract R; continue N07°13'09"W, a distance of 103.50 feet; thence N41°02'08"E, a distance of 115.41 feet; thence N34°37'09"E, a distance of 175.70 feet; thence N40°54'51"E, a distance of 178.23 feet; thence N79°36'48"E, a distance of 158.67 feet; thence S47°30'33"E, a distance of 170.22 feet; thence S80°38'33"E, a distance of 30.64 feet; thence

N67°11'37"E, a distance of 83.93 feet; thence S28°44'49"E, a distance of 107.78 feet; thence S14° 14'32"W, a distance of 73.80 feet; thence N87°41'42"E, a distance of 46.81 feet; thence N78°25'00"E, a distance of 28.06 feet; thence N71°25'25"E, a distance of 138.85 feet; thence S74°57'18"E, a distance of 342.21 feet to a point on the West line of THE WOODS AT KINGS CREST II, according to the plat thereof, as recorded in Plat Book 9, Pages 16-17; thence S15°33'31"E, a distance of 964.35 feet; thence S00° 04'50"W, along the West line of aforesaid THE WOODS AT KINGS CREST II and the West line of aforesaid, THE WOODS AT KINGS CREST IV, a distance of 990.18 feet to the Point of Beginning.

Containing 1,721,267 square feet or 39.51 acres, more or less.

AMENDED CDD contains 584.679 acres, more or less, in total

TAB 13

This instrument was prepared by:

Jere Earlywine
Kutak Rock LLP
107 W. College Ave.
Tallahassee, Florida 32301

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II
SUPPLEMENTAL NOTICE OF SPECIAL ASSESSMENTS / GOVERNMENTAL LIEN OF RECORD
(2026 BONDS)

PLEASE TAKE NOTICE that the Board of Supervisors of the Town of Kindred Community Development District II ("**District**") in accordance with Chapters 170, 190, and 197, Florida Statutes, previously adopted Resolution Nos. 2023-12 and 2026-___ (together, "Assessment Resolutions"). The Assessment Resolutions levy and impose one or more non-ad valorem, debt service special assessment lien(s) ("**Assessments**"), which are levied on the property known as Phase 5 a/k/a "2026 Assessment Area" ("**Assessment Area**") described in **Exhibit A.**

The Assessments secure the District's repayment of debt service on the District's Special Assessment Revenue Bonds, Series 2026 ("**Bonds**"). The Bonds are intended to finance a portion of the District's "**Project**" (a/k/a "2026 Project"), which consists of the portions of the capital improvement plan necessary for the development of Phase 5 as defined in that certain Amended & Restated Engineer's Report, dated February 9, 2023, as supplemented by the Supplemental Engineer's Report, dated June 16, 2026 (together, "**Engineer's Report**"). The Assessments are further described in the Final Supplemental Special Assessment Allocation Report, Special Assessment Revenue Bonds, Series 2026, dated _____, 2026 (together, "**Assessment Report**"). A copy of the Engineer's Report, Assessment Report and Assessment Resolutions may be obtained from the registered agent of the District as designated to the Florida Department of Economic Opportunity, or by contacting the District's Manager, c/o Rizzetta & Company, Inc., 3434 Colwell Ave, Suite 200, Tampa, Florida, 33614 (813)933-5571.

The Assessments were legally and validly determined and levied in accordance with all applicable requirements of Florida law, and constitute and will at all relevant times in the future constitute, legal, valid, and binding first liens on the land against which assessed until paid, coequal with the lien of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles, and claims. Please note that, as part of the Assessments, the Assessment Resolutions require that certain "True-Up Payments" be made in certain circumstances, and landowners should familiarize themselves with those requirements, as they constitute a requirement under the liens.

The District is a special purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. This notice shall remain effective even if the District undergoes merger, boundary amendment, or name change. Further, this notice shall constitute a lien of record under Florida law, including but not limited to Chapter 197, *Florida Statutes*, and Sections 197.552 and 197.573, *Florida Statutes*, among others.

Pursuant to Section 190.048, *Florida Statutes*, you are hereby notified that: **THE TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THE ASSESSMENT AREA. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.**

IN WITNESS WHEREOF, this Notice has been executed to be effective as of the date of closing on the Bonds, and recorded in the Public Records of the County in which the District is located.

WITNESS

By: _____
Name: _____
Address: _____
_____

By: _____
Name: _____
Address: _____
_____

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II

By: _____
Name: _____
Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2026, by _____, as _____ of TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A

TAB 14

MBS CAPITAL MARKETS, LLC

SUPPLEMENT TO INVESTMENT BANKING AGREEMENT
DATED FEBRUARY 14, 2020, JUNE 8, 2021, AUGUST 10, 2023 & AUGUST 8, 2024
REGARDING BOND ISSUANCES BY
TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II

July 30, 2026

Board of Supervisors
Town of Kindred Community Development District II

Dear Supervisors:

MBS Capital Markets, LLC ("Underwriter") and the Board of Supervisors of the Town of Kindred Community Development District II ("District") entered into an Investment Banking Agreement effective February 14, 2020, and supplemented thereafter on June 8, 2021, August 10, 2023, and August 8, 2024 ("Agreement") wherein the District engaged the Underwriter to provide investment banking services for the District. The purpose of this letter is to supplement the Agreement by specifying the particular planned transaction currently being contemplated by the District for which such investment banking services are to be provided by the Underwriter.

The District is considering the issuance of its Special Assessment Revenue Bonds, Series 2026 for the purpose of acquiring/constructing additional public infrastructure improvements within the District. It is the District's intent to engage the Underwriter to provide investment banking services for this transaction.

The scope of services to be provided in a non-fiduciary capacity by the Underwriter for this transaction will include those listed below.

- Advice regarding the structure, timing, terms, and other similar matters concerning the particular municipal securities described above.
- Preparation of rating strategies and presentations related to the issue being underwritten.
- Preparations for and assistance with investor "road shows," if any, and investor discussions related to the issue being underwritten.
- Advice regarding retail order periods and institutional marketing if the District decides to engage in a negotiated sale.
- Assistance in the preparation of the Preliminary Official Statement, if any, and the Final Official Statement.
- Assistance with the closing of the issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for the closing.
- Coordination with respect to obtaining CUSIP numbers and the registration with the Depository Trust Company.
- Preparation of post-sale reports for the issue, if any.

- Structuring of refunding escrow cash flow requirements, but not the recommendation of and brokerage of particular municipal escrow investments.

All other terms of the Agreement shall remain in effect, including specifically the Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17 which is again being provided in Exhibit A hereto. By execution of this supplement to the Agreement you are acknowledging receipt of the same.

This supplement to the Agreement shall be effective upon your acceptance and shall remain in effect until such time as the financing described herein has been completed or the Agreement is terminated as provided in Section 3 of the Agreement.

Sincerely,
MBS Capital Markets, LLC



Brett Sealy
Managing Partner

Approved and Accepted By: _____

Title: _____

Date: _____

EXHIBIT A

Disclosures Concerning the Underwriter's Role

(i) MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.

(ii) The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the Issuer. The underwriters has financial and other interests that differ from those of the District.

(iii) Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the District under the federal securities laws and are, therefore, is required by federal law to act in the best interests of the District without regard to their own financial or other interests.

(iv) The underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.

(v) The underwriter will review the official statement for the Bonds in accordance with, and as part of, its respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.

Disclosure Concerning the Underwriter's Compensation

The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriter may have an incentive to recommend to the District a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Conflicts of Interest

The Underwriter has not identified any additional potential or actual material conflicts that require disclosure including those listed below.

Payments to or from Third Parties. There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.

Profit-Sharing with Investors. There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.

Credit Default Swaps. There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.

Retail Order Periods. For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with a District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.

Dealer Payments to District Personnel. Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

Disclosures Concerning Complex Municipal Securities Financing

Since the Underwriter has not recommended a "complex municipal securities financing" to the Issuer, additional disclosures regarding the financing structure for the Bonds are not required under MSRB Rule G-17.

TAB 15

ADDENDUM TO
FLORIDA INDEPENDENT CONTRACTOR AGREEMENT

This ADDENDUM TO FLORIDA INDEPENDENT CONTRACTOR AGREEMENT (the "Addendum") is attached to and made a part of that Florida Independent Contractor Agreement (as amended by this Addendum, the "Agreement") between D. R. Horton, Inc., a Delaware corporation, as Owner, and Jr. Davis Construction Company Inc, regarding the Work (as defined in the Agreement) (for the construction of Kindred Phase 5 development) to be performed by Contractor on Owner's behalf. All terms defined in the main text of the Agreement, and which are not otherwise defined herein shall have the same meanings when used in this Addendum. Notwithstanding any other provision of the Agreement, Owner and Contractor agree as follows:

1. Default by Contractor. Contractor shall be in default should Contractor (a) abandon the Work; (b) assign this Agreement or sublet more than 10% of the gross amount hereof without Owner's prior written consent; (c) refuse or neglect to supply a sufficient number of workmen of the proper skill, or materials of the proper quality; (d) fail in any respect to prosecute the Work required by this Agreement with promptness and diligence; (e) fail to fulfill any provision herein contained; (f) fail to execute the Work in accordance with plans and specifications; (g) fail to pay for labor, services, or materials utilized by Contractor in performance of the Work; (h) fail to carry on and perform any portion of the Work in such a manner that safety and proper construction may be endangered or damage and injury may result to life or property; or (i) should any person assert any claims to any subcontractors' equipment or material, and should subcontractor fail to remedy such within 72 hours after receipt of any such notice. In such case, Owner shall have the right to exercise any and all remedies available to it in the Agreement.

2. Supervision. Contractor shall at all times enforce strict discipline and good order among its agents, employees, and permitted subcontractors, and shall not employ anyone unfit to perform the work assigned to them. Any person adjudged by the Owner or Owner's representatives to be incompetent, disorderly, or otherwise unsatisfactory shall be immediately removed from the Work site and shall, upon verbal or written notice to Contractor by Owner, no longer employed by Contractor to perform the Work.

3. Approved Subcontractors/Suppliers. Contractor agrees to submit, as of the date of this Addendum, a list of all subcontractors and suppliers of material or rental equipment with whom it will contract to perform the Work or portions thereof. Such list is attached hereto as "**Schedule A**". The entities listed on Schedule A shall not be changed without Owner's prior written consent. Should Owner order the removal of any such entity for reasonable cause shown, Contractor shall remove such entity and replace same with an entity approved by Owner.

4. Contractor's Representative. Contractor shall have a competent and reliable foreman or superintendent as its representative ("Contractor's Representative") on the job at all times during which the Work is being performed.

5. Architect/Engineer's Certificate. Contractor acknowledges and agrees that, if the Work is being performed under the supervision of an architect or engineer of record, the Work shall not be deemed completed until Owner and said architect or engineer of record approves and accepts the same.

6. Site Conditions. Contractor acknowledges that it has personally investigated all of the conditions relative to the Work and is fully aware of all conditions under which the Work is to be performed, including but not limited to subsurface conditions.

7. Damage to Work. Contractor shall be responsible for the repair and/or replacement of any damage or breakage to Contractor's Work or to the work of others which occurs during the course of and/or as a result of Contractor's Work. Contractor shall, upon becoming informed or aware of such damage or breakage, either (i) promptly repair and/or replace such damage or breakage, at Contractor's expense, or (ii) reimburse Owner's costs of repairing or replacing such damage or broken work. Contractor shall at all times take adequate steps to protect its Work.

8. Inspections Permits and Approvals. Contractor shall arrange for required inspections during construction and obtain inspections and letters of acceptance of the Work. This includes letters of acceptance and final completion letters issued by all agencies, governmental entities and engineers/architects having jurisdiction over the project. Contractor shall be responsible for obtaining all permits and approvals required for the performance of the Work.

ADA

Owner shall pay for the cost of the permit, which cost is not included in the Contract Price set forth in Section 28 below.

9. Traffic and Access to Project Site. All traffic control and necessary safety precautions and measures are included in this Agreement as part of the Work. Contractor shall conduct its operations so as to offer the least possible obstruction to other construction traffic within the project and normal vehicle traffic to and from the existing roadway. Contractor will be responsible for all pedestrian and vehicular traffic control and barricades. Contractor shall comply with all requirements established by the applicable governing authorities with jurisdiction over the project, and the conditions of the permits issued for the project. It is the responsibility of Contractor to check and be certain that all traffic control and barricading is up and in place nightly prior to leaving the site.

13. Change Orders. The engineer of record or architect, if any, has been retained by the Owner for technical services only. The engineer and the architect are not authorized to direct the Contractor to perform any changes in the Work which would result in an increase in the Contract Price, or time for the performance of the Work, and Contractor shall not perform said Work without a Change Order signed by the Owner. Notwithstanding anything to the contrary, to the extent that a change in the Work is required due to an act, omission or negligence of the Contractor or any of its lower tiered entities and the change is ordered in writing by Owner, the changed Work shall be performed by Contractor and its applicable lower tiered entities at no additional cost to Owner. No change orders will be accepted and/or approved for any and all of the following: Contractors receiving price increases from their suppliers for any/all materials, any health-related crisis that could arises, contractor receiving increases for labor from its contractors, fuel increases, trucking increases, Tariffs, changes in market conditions and/or any other increase contractor receives from its suppliers and contractors for any reason.

14. Bonds and Notice of Commencement Owner shall have the right to require Contractor to furnish unconditional payment and performance bonds covering faithful performance of the Agreement and payment of obligations arising thereunder on the date of execution of the Agreement, and Contractor shall be solely responsible for paying all premiums associated therewith. Owner is to reimburse the Contractor for the actual cost of the bonds. The bonds provided by Contractor shall be in a form acceptable to Owner and, with respect to the payment bond, in compliance with Section 713.23, Florida Statutes. The bonds shall be issued by surety companies authorized to transact business in the State of Florida, countersigned by a licensed Florida agent of the surety, with a multiple oblige rider naming Owner as an "oblige" thereunder. The bonds shall include coverage for Contractor's obligations relating to latent defects, indemnity and warranty, and shall be delivered to Owner prior to the commencement of the Work.

Owner shall record a Notice of Commencement with respect to the Work, with copies of the payment and performance bonds attached thereto, and Contractor shall be responsible for posting a certified copy of the Notice of Commencement and attached payment and performance bonds at the project site prior to commencing with its Work and maintaining such posting throughout construction.

15. Protection of Existing Improvements. Contractor assumes responsibility for protecting existing improvements while either tying into or working in vicinity of such improvements (Water/Power/Telephone, etc.). It shall be the responsibility of the Contractor to locate all existing underground lines prior to the start of any trenching, excavation and/or construction. Contractor will notify all governing agencies prior to starting Work. Contractor shall be solely responsible for and shall pay for all costs incurred in repairing any damage to utility lines, pipes, or cables which occur during the performance of Contractor's Work.

16. Preconditions to Payment. Contractor shall supply Owner with shop drawings, technical specifications and material design mixes of all of the material used in this job prior to the submission of its first pay request. The Owner's receipt of said data shall be an unconditional condition precedent to Contractor's right to receive payment of any draw request.

17. Grading. Contractor shall be responsible for maintaining all ponds, swales, ditches, etc. including, but not limited to the slope thereof until such time as the grading is inspected and approved by the governmental entities having jurisdiction over the project, the Owner and Owner's engineers and architects. The grading shall be maintained by Contractor at Contractor's expense, including all repair and replacement of banks, piers, sod, landscaping, and erosion control until final acceptance by the Owner.

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18. Wetlands. Contractor shall comply with and pay special attention to work in and around jurisdictional wetland areas. Contractor shall indemnify, defend, and hold harmless Owner from any and all costs, fines, expenses, damages, and mitigation costs which Owner may incur as a result of Contractor's encroachment upon or disturbance of said jurisdictional wetlands.

19. Construction Area. Contractor acknowledges that the Work must be confined to the Construction Area, as described more particularly in the approved construction plan as described in Exhibit "A" of the Agreement. Contractor shall be responsible for any damage or disturbance by its agents, employees, or permitted subcontractors which occurs outside the Construction Area during the course of the Work.

20. Partial Payment Conditions. Notwithstanding anything to the contrary, Contractor acknowledges and agrees that no progress payments shall be due under the Agreement until Contractor has submitted to Owner a complete invoice (or purchase order, if applicable) for such Work, together with all back up documentation required by Owner, including but not limited to the following (all in form and substance satisfactory to Owner and in compliance with the laws of the State of Florida):

(i) A current, duly executed conditional lien release from the Contractor establishing satisfaction of the payment requested by the Contractor in the current invoice or purchase order, together with current, duly executed conditional lien releases from all subcontractors, suppliers and other lower tiered entities, establishing satisfaction of payment of all amounts requested on behalf of such entities by Contractor in the current invoice or purchase order (all in the forms attached hereto as **Schedule "B"** or other forms agreed to by Owner); and

(ii) Commencing with the second invoice or purchase order submitted by the Contractor and continuing thereafter, a current, duly executed unconditional lien release from the Contractor establishing satisfaction of the payment requested by the Contractor in the previous invoice or purchase order, together with current, duly executed unconditional lien releases from all subcontractors, suppliers and other lower tiered entities, establishing satisfaction of payment of all amounts requested on behalf of such entities by Contractor in the prior invoice or purchase order (all in the forms attached hereto as **Schedule "C"** or other forms agreed to by Owner); and

(iii) A current interim sworn statement from the Contractor setting forth all subcontractors and vendors with whom the Contractor has subcontracted, the amount of each such subcontract or agreement, the amount requested for any subcontractor or supplier in the invoice, and the amount to be paid to such entities from such progress payment; and

(iv) Such other information, documentation, and materials as the Owner may require, such as copies of invoices, daily logs, purchase orders, Change Orders, inspection and test reports, progress photographs, receipts and requisitions from Contractor's subcontractors and reflecting retainage.

Submission by Contractor of an invoice or purchase order seeking payment shall constitute a representation and confirmation by Contractor that the Work specified therein has been completed in accordance with the Agreement, and that all material suppliers, laborers and subcontractors and other lower tiered entities have been paid in full.

21. Final Payment Conditions. Notwithstanding anything to the contrary, final payment shall not be due and owing under this Agreement until the following conditions precedent have been fully satisfied: (i) the Contractor has fully performed all of the Work (including the completion of all punch-list items), except for the Contractor's responsibility to correct Work and to satisfy other requirements, if any, which extend beyond final payment; (ii) a final certificate for payment has been signed and approved by the Owner, and all final and unconditional approvals, certifications and inspections related to the Work have been obtained from all applicable governmental entities with jurisdiction over the Project; (iii) Contractor has submitted an invoice/purchase order for the final payment reconciling all prior payments by Owner (in a form approved by Owner); (iv) Owner has received beneficial occupancy of the Work; (v) Contractor has delivered to Owner Contractor's final sworn affidavit (in the form attached hereto as **Schedule "D"** or other form agreed to by Owner); (vi) Contractor has delivered to Owner Contractor's duly executed final lien release, together with duly executed final lien releases from all subcontractors, suppliers and other lower tiered entities (all in the forms attached hereto as **Schedule "E"**, or other forms agreed to by Owner); and (vii) Contractor has complied

ADA

with all other requirements of the Agreement and any other reasonable requirements of Owner for the disbursement of such final payment.

22. Governing Law and Venue. This Addendum shall be governed by and construed in accordance with the laws of the State of Florida, and any dispute resolution proceedings shall be held in the county and state in which the Project is located.

23. Paragraph Headings. The paragraph headings herein have been inserted for convenience of reference only and shall in no way modify or restrict any of the terms or provisions hereof.

24. Ratification. The terms and provisions set forth in this Addendum shall modify and supersede all inconsistent terms and provisions set forth in the Agreement. Except as revised herein, the Agreement remains unmodified. As modified herein, the Agreement is ratified and confirmed in all respects, and shall continue in full force and effect.

25. Multiple Counterparts. This Addendum may be executed simultaneously in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute one instrument.

26. Electronic Signature. For purposes of negotiating, executing and amending this Addendum, any signed document transmitted by facsimile machine or scanned email shall be treated in all manner and respects as an original document. The signature of any party thereon shall be considered for those purposes as an original signature, and the document transmitted shall be considered to have the same binding legal effect as an original signature on an original document. At the request of any party, a facsimile or scanned email document shall be re-executed by all parties in original form. No party may raise the use of a facsimile machine or scanned email, or the fact that any signature was transmitted through the use of a facsimile or scanned email as a defense to the enforcement of this Addendum.

27. Instructions to Bidders. This Addendum includes attached **Schedule "F"**, Instructions to Bidders that include site specific instructions and bid inclusions.

28. Contract Price. Kindred Phase 5 development. Notwithstanding anything to the contrary, this is a lump sum contract. Owner agrees to pay Contractor the lump sum of twenty-eight million, seventy four thousand, one hundred twelve dollars and thirty seven cents, ($28,074,112.37) as full and complete payment for all of the Work contemplated herein. Payment is to be made on monthly periodic draws in accordance with the Agreement. No payment will be made for stored materials. Refer to attached **Schedule "G"**, Contractor's proposal, for a schedule of values for the Work to be performed (including quantities and unit prices). Contractor shall perform its Work in accordance with and otherwise fully comply with the plans set forth on **Schedule "H".**

29. Legal Description. The real property upon which the Project site is located is legally described as set forth on **Schedule "I"**.

30. Contract Time and Construction Schedule. Contractor shall complete all its work 430 working days. Completion is defined as, "All necessary inspections completed, sign off of completed punch items by municipality, utility and ability of owner to obtain C of C." Contractor shall prepare and deliver to Owner for the Owner's review and approval a comprehensive schedule of the performance of the Contractor's Work. When accepted by Owner, the schedule shall be attached to the Agreement as **Schedule "J"** ("Construction Schedule") and incorporated by reference herein. The Construction Schedule shall include and/or indicate the dates of (or, where applicable, periods of elapsed time allowed for) Owner approvals, dates when specific information is required by the Contractor from the Owner, and anticipated approval periods (and hearing/meeting dates) required for public authorities having jurisdiction over the Project. Once submitted by the Contractor and approved by Owner, the Contractor will be bound by that Construction Schedule and will not deviate from it without prior written authorization by the Owner. Contractor may adjust dates within the Construction Schedule provided it does not affect the final completion date. Whether or not deviations from the Construction Schedule have been authorized by the Owner, the Contractor shall update this Construction Schedule as necessary to reflect Owner-approved changes or unavoidable deviations and to indicate the probable impact of those deviations on the performance of the Contractor's Work and the Project. However, nothing in this subparagraph shall be construed as an approved extension of the Contract Time, subject to Change Orders approved in writing by Owner, and events beyond Contractor's reasonable control.

ADA

31. Liquidated Damages. Contractor acknowledges and agrees that time is of the essence in completing the Work required hereunder. If Contractor fails to complete the Work (including all conditions precedent to final payment set forth in Section 21 hereof) within the Contract Time, subject to adjustments in the Contract Time as provided for herein, then Contractor will pay Owner liquidated damages in the amount of Three Hundred dollars ($300.00) per day commencing on the date immediately following the expiration of the Contract Time, and ending on the date that Contractor completes the Work. Contractor acknowledges and agrees that the actual delay damages which Owner the expiration of the Contract Time and ending on the date that Contractor completes the Work. Contractor acknowledges and agrees that the actual delay damages which Owner will suffer in the event of a delay in achieving final completion of the Work within the Contract Time are difficult, if not impossible, to determine and that the liquidated damages described herein shall in no way be deemed a penalty, and are a fair and reasonable estimate of the delay damages which the Owner is expected to suffer in the event of such delay. Owner may deduct any liquidated damages due hereunder from any payments due Contractor. Until any liquidated damages are paid to the Owner, the Owner will be entitled to receive interest at the rate of six percent (6%) per annum. If liquidated damages are actually recovered by the Owner, liquidated damages will be the Owner's exclusive damage remedy for the Contractor's failure to complete the Work within the Contract Time, but such damages will in no way limit the Owner's exercise of any other rights and remedies under the Agreement or entitlement to damages for any other injury, damage or loss, other than for delay, for which the Contractor may be responsible pursuant to the terms of the Agreement or applicable law. Notwithstanding anything to the contrary set forth herein, if for any reason the liquidated damages as set forth herein are deemed by a court or arbitrator having jurisdiction over the Agreement to be unenforceable, the Owner shall be entitled to receive all damages (including consequential and actual damages) sustained as a result of the Contractor's failure to achieve final completion of the Work on or before the expiration of the Contract Time.

{Remainder of Page Intentionally Left Blank}

IN WITNESS WHEREOF, THE UNDERSIGNED, HAVING READ AND REVIEWED THIS ADDENDUM, HAVE SIGNED THIS ADDENDUM ON THE DATES SHOWN BELOW.

Contractor:	**Owner:**
Jr. Davis Construction Company, Inc.	D. R. Horton, Inc., A Delaware corporation
By: _____	By: _____
Print: Asa de Armas	Print: John Valantasis
Date: 6/20/25	Date: 6/20/25

6/20/25

ADA

SCHEDULE "A"

LIST OF APPROVED SUBCONTRACTORS AND SUPPLIERS

DDA

SCHEDULE "A"

LIST OF APPROVED SUBCONTRACTORS AND SUPPLIERS

Subcontractor/Supplier	Scope/Material
Central Florida Silt Fence L.L.C. 3454 Imperial Ave St. Cloud, FL 34772 321-624-8451	Silt Fence, Floating Turbidity Barrier
Acme Barricades 508 Clifton St. Orlando, FL 32808 407-253-4337	MOT Material
Fausnight Stripe and Line, Inc. 910 Charles St. Longwood, FL 32750 PH: 407-261-5446	Roadway Striping
S & L MATERIAL TRANSPORT INC 4216 Quando Drive Orlando, FL 32812 407-812-9975	Material Trucking
Don's Sod Co Inc 4401 Reaves Rd, Kissimmee, FL 34746 407-847-3759	Sod and Seeding
S & L MATERIAL TRANSPORT INC 4216 Quando Drive Orlando, FL 32812 407-812-9975	Crushed Concrete Road Base
The Middlesex Corporation 10801 Cosmonaut Blvd. Orlando, FL 32824 407-206-0077	Asphalt
Rinker Materials 2313 Vulcan Rd Apopka, FL 32703 407-872-0782	RCP & ERCP Pipe
Fortiline 2291 W. Airport Blvd Sanford, FL 32771 407-383-3073	Utility Material
Ferguson Water Works 801 Thorp Rd, Orlando, FL 32824	Inlet Protection, Filter Fabric, Concrete/Brick for Structures
Maschmeyer Concrete 2311 Dinneen Ave, Orlando, FL 32884 407-339-5311	Concrete
Mack Industries, Inc. 23902 County Road 561 Astatula, FL 34705 800-482-6225	Precast Structures

ADA

SCHEDULE "B"

CONTRACTOR'S CONDITIONAL PARTIAL WAIVER AND RELEASE OF LIEN (UPON PROGRESS PAYMENT)

KNOW ALL MEN BY THESE PRESENTS:

That _____(the "Lienor") for and in consideration of the payment of the sum of $_____and other good and valuable consideration paid by _____ (the "Owner"), receipt of which is hereby acknowledged, hereby releases, waives and quit claims to Owner and its successors and assigns, all liens, lien rights, claims or demands of any kind whatsoever, which Lienor now has or might have against Owner and/or the buildings and improvements on the premises legally described as: See **Schedule "I"** attached hereto (the "Property") on account of labor and services performed and/or material furnished for the construction of any improvements thereon.

That the undersigned has the right and authority to execute this Conditional Partial Waiver and Release of Lien on behalf of the Lienor. That this is a waiver of all lien rights and other claims which Lienor has against the Property and the Owner for all labor, material and services performed thereon, including all extras and change orders, that all laborers retained or employed by the Lienor for construction of improvements on the Property, all suppliers and sub-contractors of Lienor who have furnished labor, material and services for the undersigned for the construction of improvements on the Property, and all labor, services and materials used by the undersigned in the construction of said improvements, have been paid in full for work performed or materials supplied, up to and including the ____day of _____, 20_.

THIS IS A CONDITIONAL PARTIAL WAIVER AND RELEASE OF LIEN AND IS CONDITIONED UPON PAYMENT OF THE CONSIDERATION DESCRIBED ABOVE. IT IS NOT EFFECTIVE UNTIL SAID PAYMENT IS RECEIVED IN PAID FUNDS.

THE UNDERSIGNED ACKNOWLEDGES THAT, UNDER FLORIDA STATUTES THE OWNER AND OTHER PARTIES HAVE A RIGHT TO RELY UPON THIS WAIVER AND RELEASE AND THAT MAKING ANY FALSE STATEMENTS SHALL CONSTITUTE PERJURY AND PUNISHMENT CAN BE MADE IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA.

IN WITNESS THEREOF, I have hereunto set my hand seal this __day of _____, 20__.

Signed, sealed and delivered in the presence of:

_____
Print Name of Witness Below:

_____

_____
Print Name of Witness Below:

_____

_____
a _____corporation
By: _____
Printed Name: _____
Title: _____

STATE OF FLORIDA)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by _____, _____ of _____, a _____ corporation on, on behalf of the corporation. He/she is personally known to me or has produced _____(type of identification) as identification.

_____
NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires:

LOWER TIER CONDITIONAL PARTIAL WAIVER AND RELEASE OF LIEN
(UPON PROGRESS PAYMENT)

KNOW ALL MEN BY THESE PRESENTS:

That _____(the "Lienor") for and in consideration of the payment of the sum of $_____ and other good and valuable consideration paid by _____(the "Contractor"), receipt of which is hereby acknowledged, hereby releases, waives and quit claims to Contractor and _____(the "Owner"), their successors and assigns, all liens, lien rights, claims or demands of any kind whatsoever, which Lienor now has or might have against Contractor and/or Owner and/or the buildings and improvements on the premises legally described as: See **Schedule "I"** attached hereto (the "Property") on account of labor and services performed and/or material furnished for the construction of any improvements thereon.

That the undersigned has the right and authority to execute this Conditional Partial Waiver and Release of Lien on behalf of the Lienor. That this is a waiver of all lien rights and other claims which Lienor has against the Property and the Owner for all labor, material and services performed thereon, including all extras and change orders, that all laborers retained or employed by the Lienor for construction of improvements on the Property, all suppliers and sub-contractors of Lienor who have furnished labor, material and services for the undersigned for the construction of improvements on the Property, and all labor, services and materials used by the undersigned in the construction of said improvements, have been paid in full for work performed or materials supplied, up to and including the ____day of _____, 20__.

THIS IS A CONDITIONAL PARTIAL WAIVER AND RELEASE OF LIEN AND IS CONDITIONED UPON PAYMENT OF THE CONSIDERATION DESCRIBED ABOVE. IT IS NOT EFFECTIVE UNTIL SAID PAYMENT IS RECEIVED IN PAID FUNDS.

THE UNDERSIGNED ACKNOWLEDGES THAT, UNDER FLORIDA STATUTES THE CONTRACTOR, OWNER AND OTHER PARTIES HAVE A RIGHT TO RELY UPON THIS WAIVER AND RELEASE AND THAT MAKING ANY FALSE STATEMENTS SHALL CONSTITUTE PERJURY AND PUNISHMENT CAN BE MADE IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA.

IN WITNESS THEREOF, I have hereunto set my hand seal this __day of _____, 20__.

Signed, sealed and delivered in the presence of:

_____
Print Name of Witness Below:

_____
_____
Print Name of Witness Below:

_____

_____
a _____corporation
By: _____
Printed Name: _____
Title: _____

STATE OF FLORIDA)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by _____, _____ of _____, a _____ corporation on, on behalf of the corporation. He/she is personally known to me or has produced _____(type of identification) as identification.

_____
NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires:

SCHEDULE "C"

CONTRACTOR'S UNCONDITIONAL PARTIAL WAIVER AND RELEASE (UPON PROGRESS PAYMENT)

KNOW ALL MEN BY THESE PRESENTS:

That _____(the "Lienor") for and in consideration of the payment of the sum of $_____and other good and valuable consideration paid by _____(the "Owner"), receipt of which is hereby acknowledged, hereby releases, waives and quit claims to Owner, and its successors and assigns, all liens, lien rights, claims or demands of any kind whatsoever, which Lienor now has or might have against Owner and/or the buildings and improvements on the premises legally described as: See **Schedule "I"** attached hereto the "Property") on account of labor and services performed and/or material furnished for the construction of any improvements thereon.

That the undersigned has the right and authority to execute this Unconditional Partial Waiver and Release on behalf of the Lienor. That this is a waiver of all lien rights and other claims which Lienor has against the Property and the Owner for all labor, material and services performed thereon, including all extras and change orders, that all laborers retained or employed by the Lienor for construction of improvements on the Property, all suppliers and sub-contractors of Lienor who have furnished labor, material and services for the undersigned for the construction of improvements on the Property, and all labor, services and materials used by the undersigned in the construction of said improvements, have been paid in full for work performed or materials supplied, up to and including the ____day of _____, 20__.

THE UNDERSIGNED ACKNOWLEDGES THAT THE OWNER AND OTHER PARTIES HAVE A RIGHT TO RELY UPON THIS WAIVER AND RELEASE AND THAT MAKING ANY FALSE STATEMENTS SHALL CONSTITUTE PERJURY AND PUNISHMENT CAN BE MADE IN ACCORDANCE WITH THE LAWS OF THE JURISDICTION IN WHICH THE PROPERTY IS LOCATED.

IN WITNESS THEREOF, I have hereunto set my hand seal this __day of _____, 20__.

Signed, sealed and delivered in the presence of:

_____
Print Name of Witness Below:

_____

_____
Print Name of Witness Below:

_____

_____
a _____corporation
By: _____
Printed Name: _____
Title: _____

STATE OF FLORIDA)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by _____, _____ of _____, a _____ corporation on, on behalf of the corporation. He/she is personally known to me or has produced _____(type of identification) as identification.

_____
NOTARY PUBLIC

My Commission Expires:

ADA

LOWER TIER UNCONDITIONAL PARTIAL WAIVER AND RELEASE
(UPON PROGRESS PAYMENT)

KNOW ALL MEN BY THESE PRESENTS:

That _____(the "Lienor") for and in consideration of the payment of the sum of $_____and other good and valuable consideration paid by _____(the "Contractor"), receipt of which is hereby acknowledged, hereby releases, waives and quit claims to Contractor and _____(the "Owner"), their successors and assigns, all liens, lien rights, claims or demands of any kind whatsoever, which Lienor now has or might have against Contractor and/or Owner and/or the buildings and improvements on the premises legally described as: See **Schedule "I"** attached hereto (the "Property") on account of labor and services performed and/or material furnished for the construction of any improvements thereon.

That the undersigned has the right and authority to execute this Unconditional Partial Waiver and Release of Lien on behalf of the Lienor. That this is a waiver of all lien rights and other claims which Lienor has against the Property and Owner for all labor, material and services performed thereon, including all extras and change orders, that all laborers retained or employed by the Lienor for construction of improvements on the Property, all suppliers and sub-contractors of Lienor who have furnished labor, material and services for the undersigned for the construction of improvements on the Property, and all labor, services and materials used by the undersigned in the construction of said improvements, have been paid in full for work performed or materials supplied, up to and including the ____day of _____, 20__.

THE UNDERSIGNED ACKNOWLEDGES THAT THE CONTRACTOR, OWNER AND OTHER PARTIES HAVE A RIGHT TO RELY UPON THIS WAIVER AND RELEASE AND THAT MAKING ANY FALSE STATEMENTS SHALL CONSTITUTE PERJURY AND PUNISHMENT CAN BE MADE IN ACCORDANCE WITH THE LAWS OF THE JURISDICTION IN WHICH THE PROPERTY IS LOCATED.

IN WITNESS THEREOF, I have hereunto set my hand seal this __day of _____, 20__.

Signed, sealed and delivered in the presence of:

_____
Print Name of Witness Below:

_____
Print Name of Witness Below:

_____

_____
a _____corporation
By: _____
Printed Name: _____
Title: _____

STATE OF FLORIDA)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by _____, _____ of _____, a _____ corporation on, on behalf of the corporation. He/she is personally known to me or has produced _____(type of identification) as identification.

_____
NOTARY PUBLIC

My Commission Expires:

SCHEDULE "D"

CONTRACTOR FINAL AFFIDAVIT

STATE OF FLORIDA)
)ss:
COUNTY OF _____)

KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, the undersigned authority, personally appeared _____who, after being duly sworn, deposes and says of his/her personal knowledge as follows:

(1) He/She is the _____of _____ ("Contractor") which is the contractor in connection with the development of certain improvements located or to be located on the property legally described in attached **Schedule "I"** (the "Property").

(2) Contractor, pursuant to a contract dated _____(the "Contract") with ___ _____("Owner"), has furnished or caused to be furnished labor, material and services for the construction of said improvements on the Property.

(3) This affidavit is executed by Contractor for the purpose of obtaining final payment from Owner in the amount of $_____for all of the work completed pursuant to the Contract in accordance with the application for payment attached to this affidavit as **Exhibit "2"** ("Application for Payment").

(4) All work or materials for which payment has been requisitioned in the attached application has been completed or delivered to the Property, as the case may be, and all persons or entities entitled to file a lien against the Property arising of out the materials, services, supplies or labor furnished in connection with the work have been paid in full, except the following lienors:

Name of Lienor	Amount Due
_____	_____
_____	_____
_____	_____

(5) The undersigned certifies that: (i) the work covered by the attached application for payment has been completed in accordance with the Contract, including, but not limited to the plans and specifications and requirements of all appropriate governmental authorities; (ii) all amounts have been paid by Contractor for work and/or materials for which previous applications for payment were issued and payments received from Owner; and (iii) the current payment shown in the attached application for payment is now due in accordance with the Contract.

(6) That all waivers and releases delivered to Owner are true, correct and genuine and that there is no claim either legal or equitable to defeat the validity of said waivers and releases, except as may be expressly and specifically set forth therein.

Dated this _____day of _____, _____.

By: _____

Sworn to and subscribed before me this _____day of _____, 20____.

_____
Notary Public
My commission expires:_____

ADA

EXHIBIT "2"

Application for Payment

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702 (Instructions on reverse side) PAGE ONE OF PAGES

TO: DR Horton, Inc
10192 Dowden Road
-
Orlando, FL 32832

PROJECT: KINDRED PHASE 5

APPLICATION NO: 1
PERIOD TO: 06/30/25
PROJECT NO: 2246

Distribution to:
☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR
☐
☐

FROM CONTRACTOR: JR DAVIS CONSTRUCTION CO., INC.
210 S. HOAGLAND AVE.
KISSIMMEE, FL 34741

VIA ARCHITECT::

CONTRACT DATE: 01/00/00

CONTRACT FOR: Sitework

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	$ 28,074,112.37
2. Net change by Change Orders	$ -
3. CONTRACT SUM TO DATE (Line 1 + 2)	$ 28,074,112.37
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	
5. RETAINAGE:	
a. 10 % of Completed W	$ -
(Column D+ E on G703)	
b. ____ % of Stored Material	
(Column F on G703)	
Total Retainage (Line 5a + 5b or Total in Column I of G703)	$ -
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	$ -
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	$ -
8. CURRENT PAYMENT DUE	**$ -**
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	$ 28,074,112.37

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by Owner		
Approved this month		
TOTALS	$ -	$ -
Net change by Change Order	$ -	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contact Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: JR DAVIS CONSTRUCTION CO., INC.

By:_____ Date:_____

State of: Florida
County of: Osceola
Subscribed and sworn to before me this Day of 2025

Notary Public: _____
My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated the quality of the Work is in accordance with the Contract Documents and the Contractor is entitled to payment of the AMOUNT CERTIFIED

AMOUNT CERTIFIED . . . . . _____

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:
By:_____ Date:_____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein, Issuance, payment and acceptance of payment are without prejudice to any right of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G703

(Instructions on reverse side) PAGE 2 OF 2 PAGES

Kindred Phase 5

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column 1 on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 1
APPLICATION DATE:
PERIOD TO: 06/30/25
PROJECT NAME **Kindred Phase 5**
PROJECT NO. **2246**

A	B	C	D	E					F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED						MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G+C)	BALANCE TO FINISH (C-G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD	MATERIALS THIS PERIOD	LABOR COMPLETE THIS PERIOD	TOTAL LABOR IN BID	LABOR COMPLETE TO DATE					
100	***GENERAL CONDITIONS***												
200	Mobilization	40,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$40,000.00	$0.00
300	Construction Survey / Layout	339,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$339,000.00	$0.00
400	Certified Asbuilts	46,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$46,000.00	$0.00
500	Permits (NOI Only)	590.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$590.00	$0.00
550	Maintenance of Traffic	5,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$5,000.00	$0.00
600	GENERAL CONDITIONS TOTAL	430,590.00	-	-	-	-	-	-	-	-	0%	$430,590.00	$0.00
700	***SITE PREPARATION***												
900	NPDES Maintenance Only	90,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$90,000.00	$0.00
1000	Georgia Type C Silt Fence	18,866.25	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$18,866.25	$0.00
1100	Orange - Type FB-4 Silt Fence	6,342.50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$6,342.50	$0.00
1200	Floating Turbidity Barrier	4,464.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$4,464.00	$0.00
1400	Inlet Protection	30,960.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$30,960.00	$0.00
1500	Utility Service Protection	108,678.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$108,678.00	$0.00
1550	Clearing & Grubbing	30,222.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$30,222.00	$0.00
1610	Remove Barbed Fence	5,400.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$5,400.00	$0.00
1615	Pump Down Exist. Pond	21,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$21,000.00	$0.00
1620	Remove Exist. 36" RCP (12' Deep)	4,030.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$4,030.00	$0.00
1625	Remove Exist. 36" MES	2,700.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$2,700.00	$0.00
1630	Regrade & Re-sod Exist. Pond Slopes	5,200.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$5,200.00	$0.00
1650	Saw Cut	1,890.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$1,890.00	$0.00
1700	SITE PREPARATION TOTAL	329,752.75	-	-	-	-	-	-	-	-	0%	$329,752.75	$0.00
1800	***EARTHWORK***												
1900	Pond Excavation	578,579.10	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$578,579.10	$0.00
2000	Muck Excavation - Buried On Site	1,018,312.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$1,018,312.00	$0.00
2100	Import Fill	10,301,376.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$10,301,376.00	$0.00
2200	Embankment	696,288.55	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$696,288.55	$0.00
2300	Maintain Haul Rd	216,353.95	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$216,353.95	$0.00
2400	Grade Right-of-Way	98,115.15	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$98,115.15	$0.00
2500	Grade Lots/Open Spaces	59,343.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$59,343.00	$0.00
2600	Grade Retention Pond Tract	3,887.60	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$3,887.60	$0.00
2650	Grade Slopes > 4:1	6,270.80	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$6,270.80	$0.00
2700	Bahia Sod Adjacent to Curbs & Walks	94,979.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$94,979.00	$0.00

Kindred Phase 5

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
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Use Column 1 on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 1
APPLICATION DATE:
PERIOD TO: 06/30/25
PROJECT NAME **Kindred Phase 5**
PROJECT NO. **2246**

A	B	C	D	E					F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED						MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G+C)	BALANCE TO FINISH (C-G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD	MATERIALS THIS PERIOD	LABOR COMPLETE THIS PERIOD	TOTAL LABOR IN BID	LABOR COMPLETE TO DATE					
2750	Bahia Sod Retention Pond Tract	33,044.60	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$33,044.60	$0.00
2760	Bahia Sod Slopes > 4:1	53,301.80	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$53,301.80	$0.00
2800	Seed & Mulch All Disturbed Areas	64,710.30	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$64,710.30	$0.00
2900	Broom Sweep	136,369.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$136,369.00	$0.00
3000	Dewatering	297,313.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$297,313.00	$0.00
3100	EARTHWORK TOTAL	13,658,243.85	-	-	-	-	-	-	-	-	0%	$13,658,243.85	$0.00
3200	***SANITARY SEWER SYSTEM***												
3400	8" PVC SDR 35 (0-6' Cut)	64,256.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$64,256.00	$0.00
3500	8" PVC SDR 35 (6-8' Cut)	80,652.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$80,652.00	$0.00
3600	8" PVC SDR 35 (8-10' Cut)	80,993.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$80,993.00	$0.00
3700	8" PVC SDR 35 (10-12' Cut)	103,362.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$103,362.00	$0.00
3800	8" PVC SDR 26 (12-14' Cut)	15,247.50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$15,247.50	$0.00
3900	8" PVC SDR 26 (14-16 Cut)	11,919.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$11,919.00	$0.00
4350	10" HDPE DR11 (14-16' Cut)	7,571.25	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$7,571.25	$0.00
4500	4' Dia. Sanitary Manhole (0-6')	86,130.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$86,130.00	$0.00
4700	4' Dia. Sanitary Manhole (6-8')	79,281.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$79,281.00	$0.00
4800	4' Dia. Polymer Conc.San. Manhole (6-	23,946.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$23,946.00	$0.00
4900	4' Dia. Sanitary Manhole (8-10')	116,655.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$116,655.00	$0.00
5100	4' Dia. Sanitary Manhole (10-12')	140,800.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$140,800.00	$0.00
5105	4' Dia. Polymer Conc. San. Manhole (	112,556.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$112,556.00	$0.00
5200	5' Dia. Polymer Conc. San. Manhole (	76,804.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$76,804.00	$0.00
5400	5' Dia. Polymer Conc. San. Manhole (1	126,618.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$126,618.00	$0.00
5900	Double Sanitary Service	352,800.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$352,800.00	$0.00
6100	Single Sanitary Service	21,720.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$21,720.00	$0.00
6200	Single Sanitary Service, >14' Deep	2,150.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$2,150.00	$0.00
6300	Sanitary Sewer Dewatering	300,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$300,000.00	$0.00
6400	Sanitary Sewer Testing	82,300.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$82,300.00	$0.00
6600	Sanitary Sewer Lift Station - Complet	850,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$850,000.00	$0.00
	SANITARY SEWER TOTAL	2,735,760.75	-	-	-	-	-	-	-	-	0%	$2,735,760.75	
	ON-SITE SANITARY FORCE MAIN												
6900	8" C900 DR25 PVC Forcemain	57,750.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$57,750.00	$0.00
7000	8" DI MJ Fittings & Restraints	69,950.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$69,950.00	$0.00
7100	8" FM Gate Valve	17,400.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$17,400.00	$0.00
7200	Air Release Valve	19,042.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$19,042.00	$0.00
7205	Pig Ports	32,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$32,000.00	$0.00
7300	FM Testing	4,950.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$4,950.00	$0.00

Kindred Phase 5

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APPLICATION NUMBER: 1
APPLICATION DATE:
PERIOD TO: 06/30/25
PROJECT NAME **Kindred Phase 5**
PROJECT NO. **2246**

A	B	C	D	E					F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED						MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G+C)	BALANCE TO FINISH (C-G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD	MATERIALS THIS PERIOD	LABOR COMPLETE THIS PERIOD	TOTAL LABOR IN BID	LABOR COMPLETE TO DATE					
	ON-SITE SANITARY FORCE MAIN TOTAL	201,092.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$201,092.00	$0.00
	OFF-SITE SANITARY FORCE MAIN												
7600	Connect to Existing 8" FM	2,619.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$2,619.00	$0.00
7700	8" C900 DR25 PVC Forcemain	28,620.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$28,620.00	$0.00
7750	8" DI MJ Fittings	7,731.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$7,731.00	$0.00
7800	FM Testing	2,385.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$2,385.00	$0.00
	OFF-SITE SANITARY FORCE MAIN TOTAL	41,355.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$41,355.00	$0.00
	STORM DRAINAGE SYSTEM												
8100	Connect To Existing Manhole	33,770.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$33,770.00	$0.00
8150	12" PVC SDR35 Storm Pipe	8,024.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$8,024.00	$0.00
8200	18" Class III RCP	315,336.60	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$315,336.60	$0.00
8300	24" Class III RCP	370,251.84	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$370,251.84	$0.00
8400	30" Class III RCP	212,411.80	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$212,411.80	$0.00
8500	36" Class III RCP	286,179.53	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$286,179.53	$0.00
8600	42" Class III RCP	397,348.35	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$397,348.35	$0.00
8700	48" Class III RCP	171,995.46	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$171,995.46	$0.00
8800	60" Class III RCP	298,897.74	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$298,897.74	$0.00
8900	48" Class III RCP MES	17,434.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$17,434.00	$0.00
9000	60" Class III RCP MES	31,686.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$31,686.00	$0.00
9100	Type P-3 Curb Inlet <10'	156,662.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$156,662.00	$0.00
9200	Type J-3 Curb Inlet <10'	136,032.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$136,032.00	$0.00
9300	Type P-4 Curb Inlet <10'	101,836.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$101,836.00	$0.00
9400	Type P-4 Curb Inlet >10'	8,276.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$8,276.00	$0.00
9500	Type J-4 Curb Inlet <10'	65,420.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$65,420.00	$0.00
9600	Type J-4 Curb Inlet >10'	29,726.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$29,726.00	$0.00
9700	Type P-5 Curb Inlet <10'	149,072.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$149,072.00	$0.00
9800	Type P-5 Curb Inlet >10'	7,866.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$7,866.00	$0.00
9900	Type J-5 Curb Inlet <10'	101,142.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$101,142.00	$0.00
9905	Type J-5 Curb Inlet >10'	13,650.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$13,650.00	$0.00
10000	Type P-6 Curb Inlet <10'	36,530.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$36,530.00	$0.00
10050	Type C Inlet <10'	4,950.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$4,950.00	$0.00
10100	Type V Inlet <10'	87,122.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$87,122.00	$0.00
10110	Type V Inlet Modified <10'	23,895.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$23,895.00	$0.00
10200	Type V-J Inlet <10'	13,999.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$13,999.00	$0.00
10300	Type V-J Inlet >10'	56,672.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$56,672.00	$0.00
10400	Storm Manhole <10'	40,752.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$40,752.00	$0.00

Kindred Phase 5

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APPLICATION NUMBER: 1
APPLICATION DATE:
PERIOD TO: 06/30/25
PROJECT NAME: **Kindred Phase 5**
PROJECT NO. **2246**

A	B	C	D	E					F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED						MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G+C)	BALANCE TO FINISH (C-G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD	MATERIALS THIS PERIOD	LABOR COMPLETE THIS PERIOD	TOTAL LABOR IN BID	LABOR COMPLETE TO DATE					
10405	Storm Manhole >10'	7,776.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$7,776.00	$0.00
10500	Storm Manhole J Bottom <10'	157,482.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$157,482.00	$0.00
10600	Storm Manhole J Bottom >10'	29,439.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$29,439.00	$0.00
10650	Yard Drains	4,500.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$4,500.00	$0.00
10700	Storm Drain Dewatering	235,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$235,000.00	$0.00
10800	Storm Drain Testing	125,226.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$125,226.00	$0.00
	STORM DRAINAGE SYSTEM TOTAL	3,736,360.32	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$3,736,360.32	$0.00
	ON-SITE POTABLE WATER SYSTEM												
11100	Remove AFD Connect To Existing 12"	4,655.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$4,655.00	$0.00
11200	12" C-900 DR-18 PVC Water Main	403,550.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$403,550.00	$0.00
11300	10" C-900 DR-18 PVC Water Main	73,986.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$73,986.00	$0.00
11400	8" C900 DR18 PVC Water Main	206,800.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$206,800.00	$0.00
11450	4" C900 DR18 PVC Water Main	1,044.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$1,044.00	$0.00
11500	2" Poly Water Main	7,237.50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$7,237.50	$0.00
11600	12" MJ Gate Valve	174,335.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$174,335.00	$0.00
11700	10" MJ Gate Valve	29,463.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$29,463.00	$0.00
11800	8" MJ Gate Valve	84,760.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$84,760.00	$0.00
11900	4" MJ Gate Valve	2,145.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$2,145.00	$0.00
12000	Fire Hydrant Assembly	209,180.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$209,180.00	$0.00
12100	Automatic Flushing Device	32,108.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$32,108.00	$0.00
12200	12" MJ DI Water Main Fittings	127,500.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$127,500.00	$0.00
12220	10" MJ DI Water Main Fittings	12,899.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$12,899.00	$0.00
12240	8" MJ DI Water Main Fittings	54,332.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$54,332.00	$0.00
12260	4" MJ DI Water Main Fittings	1,232.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$1,232.00	$0.00
12300	Double Water Service	140,630.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$140,630.00	$0.00
12400	Single Water Service	18,720.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$18,720.00	$0.00
12500	4 Meter Bank Assemblies	281,242.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$281,242.00	$0.00
12600	6 Meter Bank Assemblies	101,250.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$101,250.00	$0.00
12700	Potable Water System Testing	36,662.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$36,662.00	$0.00
	ON SITE POTABLE WATER SYSTEM TOTAL	2,003,730.50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$2,003,730.50	$0.00
	OFFSITE POTABLE WATER SYSTEM												
12811	Remove 12" Plug & Connect to Exist. 1	3,949.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$3,949.00	$0.00
12812	12" C900 DR18 PVC Water Main	59,819.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$59,819.00	$0.00
12813	12" MJ DI Water Main Fittings	4,377.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$4,377.00	$0.00
12814	Potable Water System Testing	2,313.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$2,313.00	$0.00
	OFFSITE POTABLE WATER SYSTEM TOTAL	70,458.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$70,458.00	$0.00

Kindred Phase 5

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column 1 on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 1
APPLICATION DATE:
PERIOD TO: 06/30/25
PROJECT NAME **Kindred Phase 5**
PROJECT NO. **2246**

A	B	C	D	E					F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED						MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G+C)	BALANCE TO FINISH (C-G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD	MATERIALS THIS PERIOD	LABOR COMPLETE THIS PERIOD	TOTAL LABOR IN BID	LABOR COMPLETE TO DATE					
	REUSE WATER SYSTEM												
13000	Remove Blow-Off Connect To Existing 8	4,263.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$4,263.00	$0.00
13050	8" C900 DR18 PVC Reuse Water Main	224,800.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$224,800.00	$0.00
13100	6" C900 DR18 PVC Reuse Water Main	199,955.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$199,955.00	$0.00
13150	4" C900 DR18 PVC Reuse Water Main	1,252.80	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$1,252.80	$0.00
13160	2.5" Poly Reuse Water Main	1,850.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$1,850.00	$0.00
13200	2" Poly Reuse Water Main	5,420.80	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$5,420.80	$0.00
13250	8" RW Gate Valve	104,320.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$104,320.00	$0.00
13300	6" RW Gate Valve	97,273.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$97,273.00	$0.00
13400	4" RW Gate Valve	2,145.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$2,145.00	$0.00
13450	2.5" RW Gate Valve	6,668.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$6,668.00	$0.00
13500	2" Blow-Off Assembly	6,555.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$6,555.00	$0.00
13510	8" MJ DI Reuse Water Fittings	82,111.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$82,111.00	$0.00
13520	6" MJ DI Reuse Water Fittings	65,951.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$65,951.00	$0.00
13530	4" MJ DI Reuse Water Fittings	1,545.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$1,545.00	$0.00
13600	2" Reuse Water Service	13,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$13,000.00	$0.00
13700	Double Reuse Water Service	149,609.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$149,609.00	$0.00
13800	Single Reuse Water Service	45,220.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$45,220.00	$0.00
13900	Reuse Water System Testing	36,117.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$36,117.00	$0.00
	REUSE WATER SYSTEM TOTAL	1,048,055.60	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$1,048,055.60	$0.00
	PAVING												
14200	12" Stabilized Subgrade	107,492.50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$107,492.50	$0.00
14250	9" Stabilized Subgrade	238,740.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$238,740.00	$0.00
14300	8" Crushed Concrete Base	287,280.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$287,280.00	$0.00
14400	6" Crushed Concrete Base	585,186.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$585,186.00	$0.00
14405	2.5" SP-12.5/9.5 Asphalt Paving	248,744.70	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$248,744.70	$0.00
14500	1.75" SP-12.5 Asphalt Paving	59,151.30	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$59,151.30	$0.00
14600	1.5" SP-12.5 Asphalt Paving	458,028.75	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$458,028.75	$0.00
14900	Type A Curb	41,992.50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$41,992.50	$0.00
14905	Type D Curb (Handicap Ramps - Handwor	87,685.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$87,685.00	$0.00
15000	Type F Curb & Gutter	443,878.15	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$443,878.15	$0.00
15100	2' Miami Curb	241,083.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$241,083.00	$0.00
15200	Ribbon Curb	167,053.90	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$167,053.90	$0.00
15300	Valley Gutter	101,952.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$101,952.00	$0.00
15400	5' Wide X 4" Thick Concrete Sidewalk	269,064.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$269,064.00	$0.00
15405	6.5' Wide X 4" Thick Concrete Sidewal	72,280.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$72,280.00	$0.00

Kindred Phase 5

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column 1 on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 1
APPLICATION DATE:
PERIOD TO: 06/30/25
PROJECT NAME: **Kindred Phase 5**
PROJECT NO. **2246**

A	B	C	D	E					F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED						MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G+C)	BALANCE TO FINISH (C-G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD	MATERIALS THIS PERIOD	LABOR COMPLETE THIS PERIOD	TOTAL LABOR IN BID	LABOR COMPLETE TO DATE					
15406	6.5' Wide X 4" Thick S/W-Thickened Ed	8,723.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$8,723.00	$0.00
15410	10' Wide X 4" Thick Concrete Sidewalk	84,726.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$84,726.00	$0.00
15415	10' Wide X 4" Thick S/W-Thickened Edg	25,471.80	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$25,471.80	$0.00
15600	5' ADA Ramps w/ Detectable Warning	94,181.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$94,181.00	$0.00
15605	10' ADA Ramps w/Detectable Warning	51,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$51,000.00	$0.00
15700	Pavement Markings	145,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$145,000.00	$0.00
	PAVING TOTAL	3,818,713.60	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0%	$3,818,713.60	$0.00
	Kindred Phase 5 Total	28,074,112.37	-	-	-	-	-	-	-	-	0%	28,074,112.37	-

SCHEDULE "E"

CONTRACTOR'S FINAL WAIVER AND RELEASE
(UPON FINAL PAYMENT)

KNOW ALL MEN BY THESE PRESENTS:

That _____("Lienor ") for and in consideration of the payment of the sum of $_____and other good and valuable consideration paid by _____ ("Owner") receipt of which is hereby acknowledged, hereby forever releases, waives and quit claims to the said Owner, and its successors and assigns, all liens, lien rights, claims or demands of any kind whatsoever, which Lienor now has or might have against Owner, or the buildings and improvements on the premises legally described as: See **Schedule "I"** attached hereto the "Property") on account of labor and services performed and/or material furnished for the construction of any improvements thereon.

That the undersigned has the right and authority to execute this unconditional Final Waiver and Release of Lien on behalf of the Lienor. That this is a waiver of all lien rights and other claims which Lienor has against the Property and the Owner for all labor, material and services performed thereon, including all extras and change orders, that all laborers retained or employed by the Lienor for construction of improvements on the Property, all suppliers and subcontractors of Lienor who have furnished labor, material and services for the undersigned for the construction of improvements on the Property, and all labor, services and materials used by the undersigned in the construction of said improvements, have been paid in full for work performed or materials supplied.

THE UNDERSIGNED ACKNOWLEDGES THAT THE OWNER AND OTHER PARTIES HAVE A RIGHT TO RELY UPON THIS WAIVER AND RELEASE AND THAT MAKING ANY FALSE STATEMENTS SHALL CONSTITUTE PERJURY AND PUNISHMENT CAN BE MADE IN ACCORDANCE WITH THE LAWS OF THE JURISDICTION IN WHICH THE PROJECT IS LOCATED.

IN WITNESS THEREOF, I have hereunto set my hand seal this __day of _____, 20___.

Signed, sealed and delivered in the presence of:

_____
Print Name of Witness Below:
_____

_____
Print Name of Witness Below:
_____

_____
a _____corporation

By:_____
Printed Name: _____
Title: _____

STATE OF FLORIDA)
) ss:
COUNTY OF)

The foregoing instrument was acknowledged before me this ____ day of _____, 20___, by _____, _____ of _____, a _____ corporation on, on behalf of the corporation. He/she is personally known to me or has produced _____(type of identification) as identification.

_____
NOTARY PUBLIC
My Commission Expires:

ADA

LOWER TIER FINAL WAIVER AND RELEASE
(UPON FINAL PAYMENT)

KNOW ALL MEN BY THESE PRESENTS:

That _____("Lienor ") for and in consideration of the payment of the sum of $_____and other good and valuable consideration paid by _____ ("Contractor") receipt of which is hereby acknowledged, hereby forever releases, waives and quit claims to the said Contractor and _____("Owner"), and their successors and assigns, all liens, lien rights, claims or demands of any kind whatsoever, which Lienor now has or might have against Contractor or Owner, or the buildings and improvements on the premises legally described as: See **Schedule "I"** attached hereto (the "Property") on account of labor and services performed and/or material furnished for the construction of any improvements thereon.

That the undersigned has the right and authority to execute this unconditional Final Waiver and Release of Lien on behalf of the Lienor. That this is a waiver of all lien rights and other claims which Lienor has against the Property and Owner for all labor, material and services performed thereon, including all extras and change orders, that all laborers retained or employed by the Lienor for construction of improvements on the Property, all suppliers and subcontractors of Lienor who have furnished labor, material and services for the undersigned for the construction of improvements on the Property, and all labor, services and materials used by the undersigned in the construction of said improvements, have been paid in full for work performed or materials supplied.

THE UNDERSIGNED ACKNOWLEDGES THAT THE CONTRACTOR AND OWNER AND OTHER PARTIES HAVE A RIGHT TO RELY UPON THIS WAIVER AND RELEASE AND THAT MAKING ANY FALSE STATEMENTS SHALL CONSTITUTE PERJURY AND PUNISHMENT CAN BE MADE IN ACCORDANCE WITH THE LAWS OF THE JURISDICTION IN WHICH THE PROPERTY IS LOCATED.

IN WITNESS THEREOF, I have hereunto set my hand seal this __day of _____, 20___.

Signed, sealed and delivered in the presence of:

_____
Print Name of Witness Below:

_____

_____
Print Name of Witness Below:

_____

_____
a _____corporation
By:_____
Printed Name: _____
Title: _____

STATE OF FLORIDA)
) ss:
COUNTY OF)

The foregoing instrument was acknowledged before me this ____ day of _____, 20___, by _____, _____ of _____, a _____ corporation on, on behalf of the corporation. He/she is personally known to me or has produced _____(type of identification) as identification.

_____
NOTARY PUBLIC

My Commission Expires:

ADA

SCHEDULE "F"

SCHEDULE "F"

INVITATION TO BIDDERS

Date: November 5, 2024

Instructions to Bidders

Project: Kindred Phase 5

General

-
- The Proposal for the project shall be a Lump Sum for all the work shown in the plans and other contract documents. The proposal should be presented in outline form, clearly indicating quantities, unit prices and extensions. The quantities and unit prices shall be used for bid comparison and evaluation.
- A Construction Schedule should be included with all proposals. The Construction Schedule should assume beginning of Earthwork Construction between December 1, 2024 and January 15, 2025. Provide construction duration in calendar days.
- Construction plan latest revision date: pdf and CAD (10/31/2024).
- SWPPP Plan latest revision date: (8/31/2023).
- Geo-technical report date(s): (8/3/2023).
- Geo-technical testing, including FHA pad certification will be provided by D.R. Horton, Inc.
- Grade single family building pads to 8" below FFE. Grade townhouse pads to 10" below FFE.
- Provide a line item for construction layout.
- Permits/inspection fees shall be obtained by the Contractor, reimbursement will be made by change order as a direct pass thru.
- Provide a line item for certified as-builts provided by a licensed land surveyor. As-builts shall provide any and all information needed to secure TWA acceptance/FDEP clearances and certifications, all Osceola County requirements and to the complete satisfaction of the engineer. Contractor's "red line" as-builts are not acceptable.
- Provide a line item for a sod (Bahia) strip of five (5) foot wide or greater to be placed adjacent to all curbs, walks and pavement. In areas with a sidewalk, the entire area between the sidewalk and the back of curb and/or edge of pavement shall be sodded.
- Provide a line item (quantity and unit price) for retention pond "tract" sod (Bahia). This includes pond slope and sod up to lot corners at top of pond.
    - All sod is to be maintained including watering until D.R. Horton formal acceptance.
- Provide a line item (quantity and unit price) for seeding and mulching of all disturbed areas. All grassing is to be maintained including watering and re-grassing as needed to establish a healthy stand of grass to meet the SWPPP erosion control requirements.
    - A minimum of 70% perennial stabilization over 100% of the area is required. Undisturbed areas must initiate temporary stabilization 7 days after construction is completed in that area.
    - All stabilized lots to be maintained until D.R. Horton formal acceptance. If seed does not take, contractor to reseed.
- Provide a line item for a temporary construction entry per FDEP best management practices. Contractor to ensure entrance is swept and is maintaining tracking.
- Provide a line item for erosion control. This item should include any and all measures needed to insure the control of erosion and sedimentation. Compliance with the NPDES SWPPP and FDEP permit is mandatory. D.R. Horton, Inc. will provide the NOI, SWPPP and perform weekly and rain event inspections.

ADA

SCHEDULE "F"

INVITATION TO BIDDERS

  - Contractor will be responsible for any fines or late penalties for not following or maintaining erosion control measures within required time frame identified by D. R. Horton or it's chosen consultant(s).
- **All silt fence noted on the plans are to be replaced with GA Type C Silt Fence.**
- **All inlet protections noted on the plans are to be replaced with Filtrexx.**
- **Provide a line item for wire back silt fencing and orange snow fence to be installed around all utility services.**
- **Provide a line item for orange silt fence, Type FB-4, around all wetland, conservation, and environmentally sensitive areas onsite.**
- **Contractor to include all required clearing identified in the SDP. Contractor to ensure to verify in conjunction with tree save plan to ensure over clearing does not occur.**
  - **Provide limits of clearing and mass grading as an attachment to this bid to ensure scope limits. Agtek file is acceptable.**
- **Provide sidewalk and concrete exhibit as an attachment to this bid.**
- **Provide sod, seed and mulch exhibit as an attachment to this bid.**
- **Allowances are not acceptable.**
- The contractor shall comply with the Federal Occupational Safety and Health Administration Standards including trench safety and confined entry safety, include the cost of implementation in the proposal.
- Include temporary dewatering as needed to facilitate construction.
- The lift station price shall be per plan and **all inclusive** including but not limited to generator, fencing, water service meter and electrical power metering.
- Return proposals to Sandra Perez (SJPerez1@drhorton.com).
- Direct all questions concerning the project to Project Manager Sandra Perez. (407-286-8236)
- Submit proposals on or before November 26, 2024.
- Direct all questions on construction plans to Boyd Civil, Xabier, Xabier Guerricagoitia, Xabier@boydcivil.com, 407-494-2693 EXT. 103
- **Acknowledge receipt of these instructions in your proposal.**

ADA

SCHEDULE "G"

SCHEDULE OF VALUES

ADA

SCHEDULE "H"

A.DA.

Kindred Phase 5 Infrastructure - Revised Plans

JR. DAVIS CONSTRUCTION

210 Hangar Road

Kissimmee, FL, 34741

Contact: **Tyson Snyder**

Phone: **407-870-0066**

Email: **tyson.snyder@jr-davis.com**

Quote To:	Lou Avelli	Proposal Date:	6/19/2025
Company:	D.R. HORTON, INC. Central Florida	Date of Plans:	3/3/2025
Phone:	407-467-6801	Revision Date:	Revision #8 Dated 2/25/25
Email:	lavelli@drhorton.com	Addendums:	
		HCSS:	#24-11-07R4

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	GENERAL CONDITIONS				
200	Mobilization	1.00	LS	40,000.00	40,000.00
300	Construction Survey / Layout	1.00	LS	339,000.00	339,000.00
400	Certified Asbuilts	1.00	LS	46,000.00	46,000.00
500	Permits (NOI Only)	1.00	LS	590.00	590.00
550	Maintenance of Traffic	1.00	LS	5,000.00	5,000.00
	GENERAL CONDITIONS TOTAL				**430,590.00**
	SITE PREPARATION				
900	NPDES Maintenance Only	1.00	LS	90,000.00	90,000.00
1000	Georgia Type C Silt Fence	8,775.00	LF	2.15	18,866.25
1100	Orange - Type FB-4 Silt Fence	2,950.00	LF	2.15	6,342.50
1200	Floating Turbidity Barrier	240.00	LF	18.60	4,464.00
1400	Inlet Protection	144.00	EA	215.00	30,960.00
1500	Utility Service Protection	354.00	EA	307.00	108,678.00
1550	Clearing & Grubbing	69.00	AC	438.00	30,222.00
1610	Remove Barbed Fence	1,200.00	LF	4.50	5,400.00
1615	Pump Down Exist. Pond	1.00	LS	21,000.00	21,000.00
1620	Remove Exist. 36" RCP (12' Deep)	62.00	LF	65.00	4,030.00
1625	Remove Exist. 36" MES	1.00	EA	2,700.00	2,700.00
1630	Regrade & Re-sod Exist. Pond Slopes	650.00	SY	8.00	5,200.00
1650	Saw Cut	270.00	LF	7.00	1,890.00
	SITE PREPARATION TOTAL				**329,752.75**
	EARTHWORK				
1900	Pond Excavation	175,327.00	CY	3.30	578,579.10
2000	Muck Excavation - Buried On Site	127,289.00	CY	8.00	1,018,312.00
2100	Import Fill	643,836.00	CY	16.00	10,301,376.00
2200	Embankment	819,163.00	CY	0.85	696,288.55
2300	Maintain Haul Rd	1.00	LS	216,353.95	216,353.95
2400	Grade Right-of-Way	40,047.00	SY	2.45	98,115.15
2500	Grade Lots/Open Spaces	197,810.00	SY	0.30	59,343.00

DRA

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
2600	Grade Retention Pond Tract	9,719.00	SY	0.40	3,887.60
2650	Grade Slopes > 4:1	15,677.00	SY	0.40	6,270.80
2700	Bahia Sod Adjacent to Curbs & Walks	27,935.00	SY	3.40	94,979.00
2750	Bahia Sod Retention Pond Tract	9,719.00	SY	3.40	33,044.60
2760	Bahia Sod Slopes > 4:1	15,677.00	SY	3.40	53,301.80
2800	Seed & Mulch All Disturbed Areas	215,701.00	SY	0.30	64,710.30
2900	Broom Sweep	1.00	LS	136,369.00	136,369.00
3000	Dewatering	1.00	LS	297,313.00	297,313.00
	EARTHWORK TOTAL				**13,658,243.85**
	SANITARY SEWER SYSTEM				
3400	8" PVC SDR 35 (0-6' Cut)	2,008.00	LF	32.00	64,256.00
3500	8" PVC SDR 35 (6-8' Cut)	2,444.00	LF	33.00	80,652.00
3600	8" PVC SDR 35 (8-10' Cut)	2,189.00	LF	37.00	80,993.00
3700	8" PVC SDR 35 (10-12' Cut)	2,461.00	LF	42.00	103,362.00
3800	8" PVC SDR 26 (12-14' Cut)	285.00	LF	53.50	15,247.50
3900	8" PVC SDR 26 (14-16 Cut)	174.00	LF	68.50	11,919.00
4350	10" HDPE DR11 (14-16' Cut)	75.00	LF	100.95	7,571.25
4500	4' Dia. Sanitary Manhole (0-6')	11.00	EA	7,830.00	86,130.00
4700	4' Dia. Sanitary Manhole (6-8')	9.00	EA	8,809.00	79,281.00
4800	4' Dia. Polymer Conc.San. Manhole (6-8')	1.00	EA	23,946.00	23,946.00
4900	4' Dia. Sanitary Manhole (8-10')	11.00	EA	10,605.00	116,655.00
5100	4' Dia. Sanitary Manhole (10-12')	11.00	EA	12,800.00	140,800.00
5105	4' Dia. Polymer Conc. San. Manhole (10-12")	4.00	EA	28,139.00	112,556.00
5200	5' Dia. Polymer Conc. San. Manhole (12-14")	2.00	EA	38,402.00	76,804.00
5400	5' Dia. Polymer Conc. San. Manhole (14-16')	3.00	EA	42,206.00	126,618.00
5900	Double Sanitary Service	168.00	EA	2,100.00	352,800.00
6100	Single Sanitary Service	12.00	EA	1,810.00	21,720.00
6200	Single Sanitary Service, >14' Deep	1.00	EA	2,150.00	2,150.00
6300	Sanitary Sewer Dewatering	1.00	LS	300,000.00	300,000.00
6400	Sanitary Sewer Testing	1.00	LS	82,300.00	82,300.00
6600	Sanitary Sewer Lift Station - Complete	1.00	LS	850,000.00	850,000.00
	SANITARY SEWER TOTAL				**2,735,760.75**
	ON-SITE SAN FORCE MAIN				
6900	8" C900 DR25 PVC Forcemain	1,650.00	LF	35.00	57,750.00
7000	8" DI MJ Fittings & Restraints	1.00	LS	69,950.00	69,950.00
7100	8" FM Gate Valve	6.00	EA	2,900.00	17,400.00
7200	Air Release Valve	2.00	EA	9,521.00	19,042.00
7205	Pig Ports	2.00	EA	16,000.00	32,000.00
7300	FM Testing	1,650.00	LF	3.00	4,950.00
	ON-SITE SAN FORCE MAIN TOTAL				**201,092.00**
	OFF-SITE SAN FM				
7600	Connect to Existing 8" FM	1.00	EA	2,619.00	2,619.00
7700	8" C900 DR25 PVC Forcemain	795.00	LF	36.00	28,620.00
7750	8" DI MJ Fittings	1.00	LS	7,731.00	7,731.00
7800	FM Testing	795.00	LF	3.00	2,385.00
	OFF-SITE FM TOTAL				**41,355.00**

ADA

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	STORM DRAINAGE SYSTEM				
8100	Connect To Existing Manhole	2.00	EA	16,885.00	33,770.00
8150	12" PVC SDR35 Storm Pipe	118.00	LF	68.00	8,024.00
8200	18" Class III RCP	4,302.00	LF	73.30	315,336.60
8300	24" Class III RCP	3,704.00	LF	99.96	370,251.84
8400	30" Class III RCP	1,532.00	LF	138.65	212,411.80
8500	36" Class III RCP	1,547.00	LF	184.99	286,179.53
8600	42" Class III RCP	1,715.00	LF	231.69	397,348.35
8700	48" Class III RCP	546.00	LF	315.01	171,995.46
8800	60" Class III RCP	646.00	LF	462.69	298,897.74
8900	48" Class III RCP MES	2.00	EA	8,717.00	17,434.00
9000	60" Class III RCP MES	2.00	EA	15,843.00	31,686.00
9100	Type P-3 Curb Inlet <10'	22.00	EA	7,121.00	156,662.00
9200	Type J-3 Curb Inlet <10'	12.00	EA	11,336.00	136,032.00
9300	Type P-4 Curb Inlet <10'	14.00	EA	7,274.00	101,836.00
9400	Type P-4 Curb Inlet >10'	1.00	EA	8,276.00	8,276.00
9500	Type J-4 Curb Inlet <10'	5.00	EA	13,084.00	65,420.00
9600	Type J-4 Curb Inlet >10'	2.00	EA	14,863.00	29,726.00
9700	Type P-5 Curb Inlet <10'	22.00	EA	6,776.00	149,072.00
9800	Type P-5 Curb Inlet >10'	1.00	EA	7,866.00	7,866.00
9900	Type J-5 Curb Inlet <10'	9.00	EA	11,238.00	101,142.00
9905	Type J-5 Curb Inlet >10'	1.00	EA	13,650.00	13,650.00
10000	Type P-6 Curb Inlet <10'	5.00	EA	7,306.00	36,530.00
10050	Type C Inlet <10'	1.00	EA	4,950.00	4,950.00
10100	Type V Inlet <10'	14.00	EA	6,223.00	87,122.00
10110	Type V Inlet Modified <10'	3.00	EA	7,965.00	23,895.00
10200	Type V-J Inlet <10'	1.00	EA	13,999.00	13,999.00
10300	Type V-J Inlet >10'	4.00	EA	14,168.00	56,672.00
10400	Storm Manhole <10'	8.00	EA	5,094.00	40,752.00
10405	Storm Manhole >10'	1.00	EA	7,776.00	7,776.00
10500	Storm Manhole J Bottom <10'	18.00	EA	8,749.00	157,482.00
10600	Storm Manhole J Bottom >10'	3.00	EA	9,813.00	29,439.00
10650	Yard Drains	2.00	EA	2,250.00	4,500.00
10700	Storm Drain Dewatering	1.00	LS	235,000.00	235,000.00
10800	Storm Drain Testing	1.00	LS	125,226.00	125,226.00
	STORM DRAINAGE SYSTEM TOTAL				**3,736,360.32**
	ON-SITE POTABLE WATER SYSTEM				
11100	Remove AFD Connect To Existing 12"	1.00	EA	4,655.00	4,655.00
11200	12" C-900 DR-18 PVC Water Main	5,765.00	LF	70.00	403,550.00
11300	10" C-900 DR-18 PVC Water Main	1,298.00	LF	57.00	73,986.00
11400	8" C900 DR18 PVC Water Main	5,170.00	LF	40.00	206,800.00
11450	4" C900 DR18 PVC Water Main	10.00	LF	104.40	1,044.00
11500	2" Poly Water Main	375.00	LF	19.30	7,237.50
11600	12" MJ Gate Valve	35.00	EA	4,981.00	174,335.00
11700	10" MJ Gate Valve	7.00	EA	4,209.00	29,463.00

ADA

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
11800	8" MJ Gate Valve	26.00	EA	3,260.00	84,760.00
11900	4" MJ Gate Valve	1.00	EA	2,145.00	2,145.00
12000	Fire Hydrant Assembly	20.00	EA	10,459.00	209,180.00
12100	Automatic Flushing Device	4.00	EA	8,027.00	32,108.00
12200	12" MJ DI Water Main Fittings	1.00	LS	127,500.00	127,500.00
12220	10" MJ DI Water Main Fittings	1.00	LS	12,899.00	12,899.00
12240	8" MJ DI Water Main Fittings	1.00	LS	54,332.00	54,332.00
12260	4" MJ DI Water Main Fittings	1.00	LS	1,232.00	1,232.00
12300	Double Water Service	82.00	EA	1,715.00	140,630.00
12400	Single Water Service	16.00	EA	1,170.00	18,720.00
12500	4 Meter Bank Assemblies	29.00	EA	9,698.00	281,242.00
12600	6 Meter Bank Assemblies	9.00	EA	11,250.00	101,250.00
12700	Potable Water System Testing	1.00	LS	36,662.00	36,662.00
	ON SITE POTABLE WATER SYSTEM TOTAL				**2,003,730.50**
	OFFSITE POTABLE WATER SYSTEM				
12811	Remove 12" Plug & Connect to Exist. 12" WM	1.00	EA	3,949.00	3,949.00
12812	12" C900 DR18 PVC Water Main	820.00	LF	72.95	59,819.00
12813	12" MJ DI Water Main Fittings	1.00	LS	4,377.00	4,377.00
12814	Potable Water System Testing	1.00	LS	2,313.00	2,313.00
	OFFSITE POTABLE WATER SYSTEM TOTAL				**70,458.00**
	REUSE WATER SYSTEM				
13000	Remove Blow-Off Connect To Existing 8"	1.00	EA	4,263.00	4,263.00
13050	8" C900 DR18 PVC Reuse Water Main	5,620.00	LF	40.00	224,800.00
13100	6" C900 DR18 PVC Reuse Water Main	6,895.00	LF	29.00	199,955.00
13150	4" C900 DR18 PVC Reuse Water Main	12.00	LF	104.40	1,252.80
13160	2.5" Poly Reuse Water Main	50.00	LF	37.00	1,850.00
13200	2" Poly Reuse Water Main	308.00	LF	17.60	5,420.80
13250	8" RW Gate Valve	32.00	EA	3,260.00	104,320.00
13300	6" RW Gate Valve	37.00	EA	2,629.00	97,273.00
13400	4" RW Gate Valve	1.00	EA	2,145.00	2,145.00
13450	2.5" RW Gate Valve	4.00	EA	1,667.00	6,668.00
13500	2" Blow-Off Assembly	3.00	EA	2,185.00	6,555.00
13510	8" MJ DI Reuse Water Fittings	1.00	LS	82,111.00	82,111.00
13520	6" MJ DI Reuse Water Fittings	1.00	LS	65,951.00	65,951.00
13530	4" MJ DI Reuse Water Fittings	1.00	LS	1,545.00	1,545.00
13600	2" Reuse Water Service	4.00	EA	3,250.00	13,000.00
13700	Double Reuse Water Service	89.00	EA	1,681.00	149,609.00
13800	Single Reuse Water Service	38.00	EA	1,190.00	45,220.00
13900	Reuse Water System Testing	1.00	LS	36,117.00	36,117.00
	REUSE WATER SYSTEM TOTAL				**1,048,055.60**
	PAVING				
14200	12" Stabilized Subgrade	14,725.00	SY	7.30	107,492.50
14250	9" Stabilized Subgrade	34,600.00	SY	6.90	238,740.00
14300	8" Crushed Concrete Base	11,970.00	SY	24.00	287,280.00
14400	6" Crushed Concrete Base	27,866.00	SY	21.00	585,186.00

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
14405	2.5" SP-12.5/9.5 Asphalt Paving	8,622.00	SY	28.85	248,744.70
14500	1.75" SP-12.5 Asphalt Paving	3,138.00	SY	18.85	59,151.30
14600	1.5" SP-12.5 Asphalt Paving	27,345.00	SY	16.75	458,028.75
14900	Type A Curb	1,650.00	LF	25.45	41,992.50
14905	Type D Curb (Handicap Ramps - Handwork)	2,470.00	LF	35.50	87,685.00
15000	Type F Curb & Gutter	12,451.00	LF	35.65	443,878.15
15100	2' Miami Curb	8,929.00	LF	27.00	241,083.00
15200	Ribbon Curb	7,559.00	LF	22.10	167,053.90
15300	Valley Gutter	1,593.00	LF	64.00	101,952.00
15400	5' Wide X 4" Thick Concrete Sidewalk	5,328.00	SY	50.50	269,064.00
15405	6.5' Wide X 4" Thick Concrete Sidewalk	1,390.00	SY	52.00	72,280.00
15406	6.5' Wide X 4" Thick S/W-Thickened Edge	61.00	SY	143.00	8,723.00
15410	10' Wide X 4" Thick Concrete Sidewalk	1,569.00	SY	54.00	84,726.00
15415	10' Wide X 4" Thick S/W-Thickened Edge	212.00	SY	120.15	25,471.80
15600	5' ADA Ramps w/ Detectable Warning	53.00	EA	1,777.00	94,181.00
15605	10' ADA Ramps w/Detectable Warning	17.00	EA	3,000.00	51,000.00
15700	Pavement Markings	1.00	LS	145,000.00	145,000.00
	PAVING TOTAL				**3,818,713.60**

GRAND TOTAL **$28,074,112.37**

NOTES:

GIVEN THE CURRENT PRICING AND SUPPLY CHAIN CHALLENGES ALL MATERIAL WILL BE PRICED AT TIME OF SHIPMENT AND THE BID ITEM PRICING IS MEANT ONLY AS AN ESTIMATE FOR BID PURPOSES ONLY.

1. Proposal is based on all dewatering being discharged offsite.
2. Geo-technical testing not included, per instructions to bidders.
3. Lift Station price does not include generator, emergency by pass pump.
4. Dry Utilities (Gas, Cable, Fiber, Elec, etc) and/or sleeves are not included.
5. Demucking is price to dispose on site.
6. No improvements to Macy Island Road are included.
7. Striping & Signage: Signs are bid as county standard. No decorative signs are included in this proposal.
8. Asphalt is bid with 30% RAP.
9. No picture frame finish is included with the sidewalks.

ADA

SCHEDULE "I"

LEGAL DESCRIPTION

KINDRED PHASE 5

OSCEOLA COUNTY, FLORIDA
March 3, 2025
Section 6, Township 26 South, Range 30 East
26-25-29-3140-0021-0010
26-25-29-3140-0021-0020
26-25-29-3140-0022-0010
26-25-29-3140-0023-0010
26-25-29-3140-0026-0090

SITE DEVELOPMENT PLAN

Prepared for:

DR HORTON
10192 Dowden Road
Orlando, Florida 32832
407.850.5200 Phone

SCHEDULE "B"
LEGAL DESCRIPTION

KINDRED PHASE 5
LEGAL DESCRIPTION:

Lot 3 and a portion of Lots 1, 2, 4, 5, 6 and 16, Block 21 and a portion of Lots 1 through 5, Block 22 and a portion of Lot 8, Block 23 and a portion of Lot 9, Block 26 and platted Right of Ways therein, FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1, as recorded in Plat Book B, Pages 65 and 66 of the Public Records of Osceola County, Florida, all lying in Section 6, Township 26 South, Range 30 East, Osceola County, Florida being more particularly described as follows:

Commence at the Southwest corner of Tract C-2, TOHOQUA - PHASE 2, as recorded in Plat Book 29, Pages 187 through 192 of the Public Records of Osceola County, Florida; thence run S61°30'16"W, a distance of 38.60 feet to a point on the West Right of Way line of MACY ISLAND ROAD as depicted in County Road Map Book 1, Pages 82 through 89 and the POINT OF BEGINNING; thence along said West Right of Way line the following five (5) courses: run S02°38'20"E, a distance of 1,515.37 feet to a point on a Non-Tangent curve, concave to the East, having a Radius of 500.00 feet and a Central Angle of 19°48'25", thence run Southerly along the arc of said curve, a distance of 172.85 feet (Chord Bearing = S12°32'38"E, Chord = 171.99 feet); thence run S22°26'43"E, a distance of 439.19 feet; thence run S18°36'26"E, a distance of 44.28 feet; thence run S35°21'22"W, a distance of 312.13 feet; thence leaving said West Right of Way, run N66°17'37"W, a distance of 1,005.43 feet; thence run N55°36'33"W, a distance of 446.39 feet; thence run N22°37'02"W, a distance of 389.08 feet; thence run N18°36'41"W, a distance of 93.59 feet; thence run N28°13'46"W, a distance of 212.09 feet; thence run N11°28'51"E, a distance of 253.45 feet; thence run N38°25'30"E, a distance of 148.37 feet; thence run N26°30'00"E, a distance of 130.74 feet; thence run N17°46'47"W, a distance of 351.23 feet to a point on a Non-Tangent curve, concave to the West, having a Radius of 60.00 feet and a Central Angle of 95°56'58"; thence run Northerly along the arc of said curve, a distance of 100.48 feet (Chord Bearing = N15°43'37"E, Chord = 89.14 feet) to a Point of Compound Curve, concave to the Southwest, having a Radius of 1,040.00 feet and a Central Angle of 07°38'28"; thence run Northwesterly along the arc of said curve, a distance of 138.70 feet (Chord Bearing = N36°04'06"W, Chord = 138.59 feet) to a Point of Reverse Curve, concave to the East, having a Radius of 60.00 feet and a Central Angle of 65°14'55"; thence run Northerly along the arc of said curve, a distance of 68.33 feet (Chord Bearing = N07°15'53"W, Chord = 64.70 feet); thence run N25°21'35"E, a distance of 53.36 feet to the Point of Curvature of a curve concave to the West, having a Radius of 60.00 feet and a Central Angle of 13°19'00"; thence run Northerly along the arc of said curve, a distance of 13.95 feet (Chord Bearing = N18°42'05"E, Chord = 13.91 feet); thence run N45°52'31"E, a distance of 86.68 feet to a point on a Non-Tangent curve, concave to the North, having a Radius of 25.00 feet and a Central Angle of 87°39'32"; thence run Easterly along the arc of said curve, a distance of 38.25 feet (Chord Bearing = S87°57'17"E, Chord = 34.63 feet); thence run N48°10'04"E, a distance of 48.80 feet to the Point of Curvature of a curve concave to the Southeast, having a Radius of 275.00 feet and a Central Angle of 18°04'24"; thence run Northeasterly along the arc of said curve, a distance of 86.75 feet (Chord Bearing = N57°12'16"E, Chord = 86.39 feet) to the Point of Tangency; thence run N66°14'28"E, a distance of 453.55 feet to the Point of Curvature of a curve concave to the Northwest, having a Radius of 275.00 feet and a Central Angle of 65°27'53"; thence run Northeasterly along the arc of said curve, a distance of 314.21 feet (Chord Bearing = N33°30'31"E, Chord = 297.39 feet) to the Point of Tangency; thence run N00°46'35"E, a distance of 499.48 feet to the Point of Curvature of a curve concave to the East, having a Radius of 175.00 feet and a Central Angle of 04°01'26"; thence run Northerly along the arc of said curve, a distance of 12.29 feet (Chord Bearing = N02°47'18"E, Chord = 12.29 feet); thence run S85°12'58"E, a distance of 50.00 feet to a point on a Non-Tangent curve, concave to the East, having a Radius of 125.00 feet and a Central Angle of 04°01'50"; thence run Southerly along the arc of said curve, a distance of 8.79 feet (Chord Bearing = S02°47'30"W, Chord = 8.79 feet); thence run S00°46'35"W, a distance of 499.48 feet to the Point of Curvature of a curve concave to the West, having a Radius of 325.00 feet and a Central Angle of 07°34'18"; thence run Southerly along the arc of said curve, a distance of 42.95 feet (Chord Bearing = S04°33'44"W, Chord = 42.92 feet) to a point on a Non-Tangent curve, concave to the Northwest, having a Radius of 199.16 feet and a Central Angle of 78°01'36"; thence run Northeasterly along the arc of said curve, a distance of 271.23 feet (Chord Bearing = N63°09'53"E, Chord = 250.75 feet) to a Point of Reverse Curve, concave to the Southeast, having a Radius of 201.74 feet and a Central Angle of 43°15'20"; thence run Northeasterly along the arc of said curve, a distance of 152.30 feet (Chord Bearing = N45°46'45"E, Chord = 148.71 feet) to a Point of Reverse Curve, concave to the Northwest, having a Radius of 330.47 feet and a Central Angle of 35°27'19"; thence run Northeasterly along the arc of said curve, a distance of 204.50 feet (Chord Bearing = N49°40'45"E, Chord = 201.25 feet); thence run N03°15'28"W, a distance of 234.79 feet to a point on the South Right of Way line of CROSS PRAIRIE PARKWAY as described in Official Records Book 3776, Page 633 of the Public Records of Osceola County, Florida; thence run N90°00'00"E, along said South Right of Way line, a distance of 43.61 feet to a point on the aforesaid West Right of Way of MACY ISLAND ROAD; thence along said West Right of Way the following two (2) courses: run S03°07'07"E, a distance of 301.30 feet; thence run S02°52'53"E, a distance of 853.91 feet to the POINT OF BEGINNING.

Containing 82.67 acres, more or less.

BOYD CIVIL ENGINEERING
6816 Hanging Moss Road
Orlando, FL 32807
(407)494-2693 Phone

NOTES:

1. CUT AND FILL EARTHWORK FOR THE PROJECT SHALL BALANCE ONSITE AND THERE SHALL BE NO EXPORT OF FILL FROM THIS SITE.
2. ANY PROPOSED ROADWAY LANE CLOSURE MUST BE SUBMITTED IN WRITING ACCOMPANIED BY A SPECIFIC MOT PLAN DETAILING THE SIGNAGE/DETOUR PLAN, DURATION OF THE ROAD CLOSURE, NOTIFICATION OF LOCAL EMERGENCY AND LAW ENFORCEMENT OFFICES, NOTIFICATION OF OSCEOLA COUNTY PUBLIC INFORMATION OFFICE AND ALL AFFECTED LOCAL RESIDENTS MUST BE NOTIFIED OF THE ROAD IN ADVANCE PRIOR TO THE BEGINNING OF ANY CONSTRUCTION ACTIVITY WITHIN THE ROADWAYS. ALL ROADWAY LANE CLOSURE MUST BE DONE IN STAGES WHEREIN ONLY SECTIONS OF ANY COUNTY ROAD WILL BE CLOSED AT A TIME. THIS IS TO KEEP EMERGENCY VEHICLES ROAD ACCESSIBILITY IMPACT TO A MINIMUM.

UTILITY QUANTITIES:		
SANITARY MANHOLES	52	
8" PVC SANITARY MAIN	9432	L.F.
10" HDPE SANITARY MAIN	75	L.F.
8" PVC FORCE MAIN	2411	L.F.
12" PVC WATER MAIN	6546	L.F.
10" PVC WATER MAIN	1303	L.F.
8" PVC WATER MAIN	5173	L.F.
8" PVC REUSE MAIN	5605	L.F.
6" PVC REUSE MAIN	6887	L.F.
APPROVED		

Always call 811 two full business days before you dig
Sunshine811.com

PROJECT TEAM AND SERVICE INFORMATION

GEOTECHNICAL:
UNIVERSAL ENGINEERING SCIENCES
3532 MAGGIE BOULEVARD
ORLANDO, FLORIDA 32811
PH: 407.423.0504

OWNER/DEVELOPER:
DR HORTON
10192 DOWDEN ROAD
ORLANDO, FLORIDA 32832
PH: 407.850.5200
MATT STOLZ
mwstolz@drhorton.com

SURVEYOR:
JOHNSTON'S SURVEYING, INC.
900 SHADY LANE
KISSIMMEE, FLORIDA 34744
PH: 407.847.2179

ASM
3191 MAGUIRE BLVD.
SUITE 200
ORLANDO, FLORIDA 32803
PH: 407.426.7979

LANDSCAPE ARCHITECT:
LAND RESOURCE DESIGN GROUP INC.
2929 WADSWORTH AVENUE
ORLANDO, FL 32806
PH: 407.730.5774

TOHO WATER AUTHORITY
WATER, WASTEWATER, REUSE
951 MARTIN LUTHER KING BLVD.
KISSIMMEE, FLORIDA 34741
PH: 407.944.5000

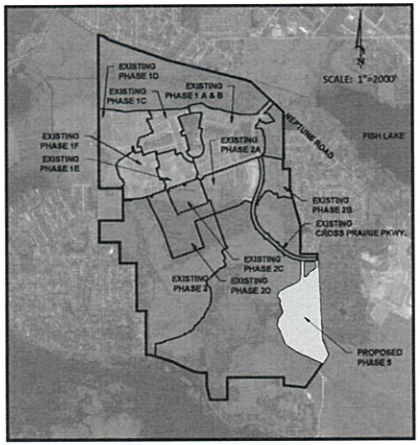
KUA
ELECTRICAL DISTRIBUTION,
ROADWAY LIGHTING
1701 WEST CARROLL ST.
KISSIMMEE, FLORIDA 34741
PH: 407.933.7777

OSCEOLA COUNTY
CONSTRUCTION INSPECTION
1 COURTHOUSE SQUARE SUITE 1100
KISSIMMEE, FLORIDA 34741
PH: 407.742.0200

SMART CITY TELECOM
3100 BONNET CREEK ROAD
LAKE BUENA VISTA, FLORIDA 32830
PH: 407.828.6686

FGT GAS COMPANY
7900 STEER LAKE ROAD
ORLANDO, FLORIDA 32835
PH: 407.219.3095

PROJECT ENGINEER:
XABIER GUERRICAGOITIA
6816 HANGING MOSS ROAD
ORLANDO, FLORIDA 32807
OFFICE: (407)494-2693
xabier@boydcivil.com



LOCATION MAP



VICINITY MAP

SHEET INDEX

SHEET #	SHEET TITLE
C1.00	COVER
C1.01	GENERAL NOTES
C1.02	TOHO WATER AUTHORITY NOTES
C2.00	AERIAL MAP
C2.01	SOILS MAP
C2.02	EXISTING CONDITIONS & EROSION CONTROL PLAN
C2.03	RIGHT TURN LANE SURVEY
C2.04	RIGHT TURN LANE AERIAL
C3.00	OVERALL SITE PLAN
C3.01	TRACT & LOT TABLES
C3.02	GEOMETRY PLAN
C3.03	GEOMETRY PLAN
C3.04	GEOMETRY PLAN
C3.05	GEOMETRY PLAN
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C6.06	POTABLE WATER PLAN
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C6.08	POTABLE WATER PLAN
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C7.03	SANITARY & REUSE PLAN
C7.04	SANITARY & REUSE PLAN
C7.05	SANITARY & REUSE PLAN
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		REVISION
8	02.25.25	PER COUNTY COMMENTS & IN-HOUSE REVIEW
7	02.11.25	PER TOHO COMMENTS
6	12.13.24	PER TOHO COMMENTS
5	09.25.24	PER COUNTY AND TOHO COMMENTS
4	06.25.24	PER COUNTY COMMENTS
3	05.23.24	PER TOHO COMMENTS
2	04.12.24	PER COUNTY COMMENTS
1	12.19.23	PER TOHO COMMENTS

PROJECT No.: 1007.023

XABIER J. GUERRICAGOITIA LICENSE No. 51951 3/3/2025 STATE OF FLORIDA PROFESSIONAL ENGINEER
Certificate of Authorization #29791

C1.00

PD19-00010
PS21-00040
SDP23-0144

2:\PROJECTS\1007.023 Kindred Ph 5\Plans\Civil\Kindred Ph5 COVER SHT.dwg, 3/3/2025 2:47:57 PM, xabier

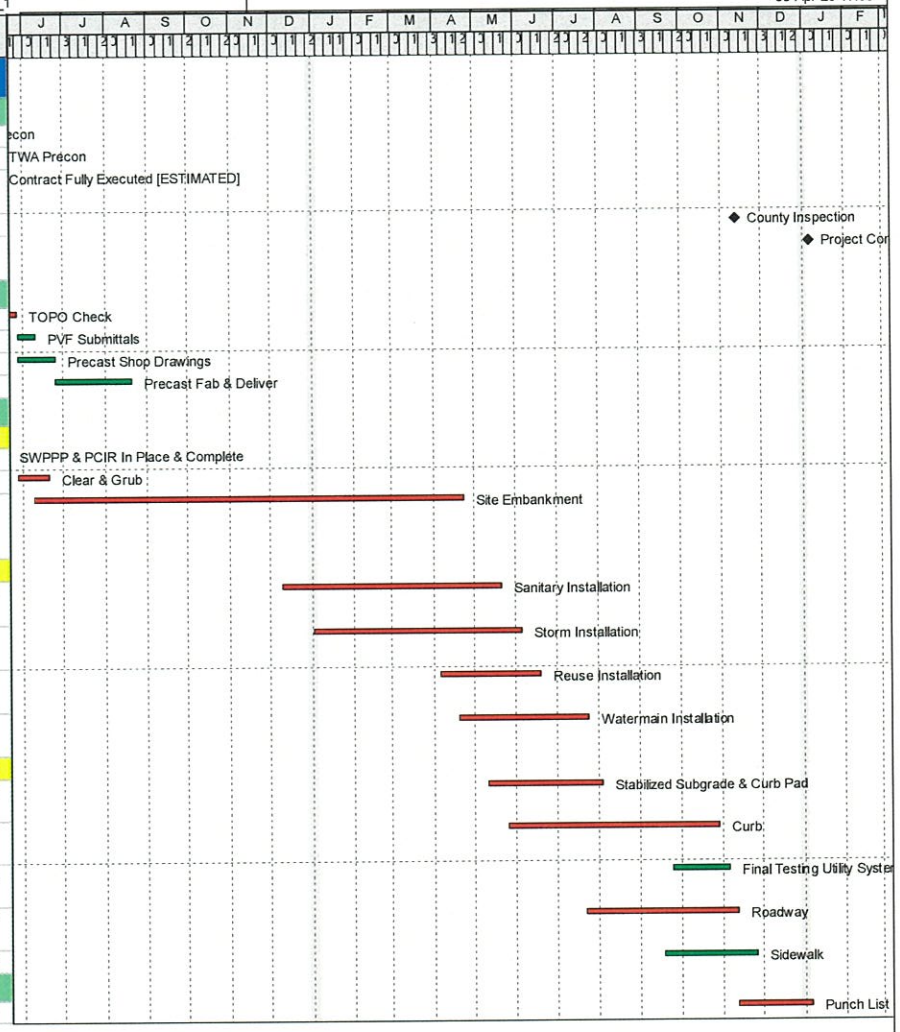
SCHEDULE "J"

SCHEDULE

SCHEDULE "J"
SCHEDULE

2246 Kindred Ph.5 Baseline | Classic Schedule Layout_1 | 30-Apr-25 17:59

#	Activity ID	Activity Name	Original Duration	Exhibit D Milestone Date	Start	Finish
1	**2246 Kindred Ph.5 Baseline**		438		27-Mar-25 A	05-Jan-27
2	**Milestones**		438		27-Mar-25 A	05-Jan-27
3	A1100	County Precon	0		27-Mar-25 A	
4	A1110	TWA Precon	0		13-May-25	
5	A1170	Contract Fully Executed [ESTIMATED]	0		13-May-25	
6	A1140	County Inspection	0		12-Nov-26	
7	A1120	Project Completion	0			05-Jan-27
8	**Preconstruction**		65		20-May-25	20-Aug-25
9	A1080	TOPO Check	5		20-May-25	27-May-25
10	A1010	PVF Submittals	10		28-May-25	10-Jun-25
11	A1000	Precast Shop Drawings	20		28-May-25	24-Jun-25
12	A1130	Precast Fab & Deliver	40		25-Jun-25	20-Aug-25
13	**Construction**		386		13-May-25	25-Nov-26
14	**Earthwork**		235		13-May-25	23-Apr-26
15	A1040	SWPPP & PCIR In Place & Complete	5		13-May-25	19-May-25
16	A1050	Clear & Grub	18		28-May-25	20-Jun-25
17	A1060	Site Embankment	217		09-Jun-25	23-Apr-26
18	**Utilities**		153		10-Dec-25	24-Jul-26
19	A1015	Sanitary Installation	109		10-Dec-25	21-May-26
20	A1017	Storm Installation	109		02-Jan-26	05-Jun-26
21	A1020	Reuse Installation	54		06-Apr-26	19-Jun-26
22	A1030	Watermain Installation	68		20-Apr-26	24-Jul-26
23	**Roadway**		141		11-May-26	25-Nov-26
24	A1145	Stabilized Subgrade & Curb Pad	60		11-May-26	03-Aug-26
25	A1150	Curb	110		26-May-26	28-Oct-26
26	A1180	Final Testing Utility Systems	30		24-Sep-26	05-Nov-26
27	A1155	Roadway	80		22-Jul-26	11-Nov-26
28	A1160	Sidewalk	49		18-Sep-26	25-Nov-26
29	**Closeout**		30		12-Nov-26	05-Jan-27
30	A1070	Punch List	30		12-Nov-26	05-Jan-27



Remaining Level of Effort | Remaining Work | Milestone
Actual Work | Critical Remaining Work

TASK filter: All Activities

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REQUEST FOR PAYMENT

To: D. R. HORTON INC
10192 Dowden Rd,

Orlando, FL 32832

From: Jr. Davis Construction Co., Inc.
210 Hangar Road
Kissimmee, FL 34741

Contract For:

Project: 2246-
KINDRED PH.5 INFRASTRUCTURE

Engineer: Boyd Civil Engineering

MAY - 6 2026

Period Ending Date: 4/30/2026
Invoice: 131686
Draw: 10
Invoice Date: 4/30/2026
Contract Date: 6/20/2025

Request for payment:

Original Contract Amount	$28,074,112.37	
Approved Changes	$2,597,035.32	
Revised contract amount		$30,671,147.69
Contract completed to date		$25,026,208.75
Add-ons to date	$0.00	
Taxes to date	$0.00	
Less Retainage	$2,502,620.96	
Total completed less retainage		$22,523,587.79
Less previous requests	$19,510,466.04	
Current request for payment		$3,013,121.75
Current billing		$3,347,913.07
Current additional charges	$0.00	
Current tax	$0.00	
Less current retainage	$334,791.32	
Current amount due		$3,013,121.75
Remaining contract to bill	$8,147,559.90	

ENGINEERS CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED $3,013,121.75

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the continuation Sheet that are changed to conform to the amount certified.)

By: Kevin Guercay Date: 4-30-26

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Changes approved in previous months by Owner	$2,424,095.32	$0.00
Total Approved this Month	$172,940.00	$0.00
TOTALS	$2,597,035.32	$0.00
NET CHANGES By Change Order	**$2,597,035.32**	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner and that current payment shown herein is now due.

Contractor: Jr. Davis Construction Co., Inc.

By: _____

Date: 4/28/26

5/11/26

State of: Florida County of: Osceola

Subscribed and sworn to before me this 28th day of Apr. 2026

Notary Public: Deborah A Fleming

My Commission expires: 11/19/26

5/11/26

Notary Public State of Florida
Deborah A Fleming
My Commission HH 332760
Expires 11/19/2026

REQUEST FOR PAYMENT DETAIL

Project: 2246- KINDRED PH.5 INFRASTRUCTURE Invoice: 131686 Period Ending Date: 04/30/26

Application and Certification for Payment, containing
Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

Invoice # : **131686**

Application No. : **10**
Application Date : **04/30/26**
To:
Architect's Project No.:

0.00 0.00

Item ID	Description	Quantity	Unit	Unit Price	Total Contract Amount	Previously Completed		This Period		Complete to Date		% Comp
						Units	Amount	Units	Amount	Units	Amount	
01	**GENERAL CONDITIONS**	**5.00**			**430,590.00**	**3.85**	**304,140.00**	**0.20**	**19,750.00**	**4.05**	**323,890.00**	**75.22%**
10	Mobilization	1.00	.LS	40,000.00	40,000.00	1.00	40,000.00	0.00	0.00	1.00	40,000.00	100.00%
20	Construction Survey / Layout	1.00	.LS	339,000.00	339,000.00	0.70	237,300.00	0.05	16,950.00	0.75	254,250.00	75.00%
30	Certified Asbuilts	1.00	.LS	46,000.00	46,000.00	0.50	23,000.00	0.05	2,300.00	0.55	25,300.00	55.00%
40	Permits (NOI Only)	1.00	.LS	590.00	590.00	1.00	590.00	0.00	0.00	1.00	590.00	100.00%
50	Maintenance of Traffic	1.00	.LS	5,000.00	5,000.00	0.65	3,250.00	0.10	500.00	0.75	3,750.00	75.00%
02	**SITE PREPARATION**	**14,717.00**			**329,752.75**	**13,948.80**	**170,224.75**	**0.05**	**4,500.00**	**13,948.85**	**174,724.75**	**52.99%**
60	NPDES Maintenance Only	1.00	.LS	90,000.00	90,000.00	0.80	72,000.00	0.05	4,500.00	0.85	76,500.00	85.00%
70	Georgia Type C Silt Fence	8,775.00	LF	2.15	18,866.25	8,775.00	18,866.25	0.00	0.00	8,775.00	18,866.25	100.00%
80	Orange - Type FB-4 Silt Fence	2,950.00	LF	2.15	6,342.50	2,950.00	6,342.50	0.00	0.00	2,950.00	6,342.50	100.00%
90	Floating Turbidity Barrier	240.00	LF	18.60	4,464.00	240.00	4,464.00	0.00	0.00	240.00	4,464.00	100.00%
100	Inlet Protection	144.00	EA	215.00	30,960.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
110	Utility Service Protection	354.00	EA	307.00	108,678.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
120	Clearing & Grubbing	69.00	AC	438.00	30,222.00	69.00	30,222.00	0.00	0.00	69.00	30,222.00	100.00%
130	Remove Barbed Fence	1,200.00	LF	4.50	5,400.00	1,200.00	5,400.00	0.00	0.00	1,200.00	5,400.00	100.00%
140	Pump Down Exist. Pond	1.00	.LS	21,000.00	21,000.00	1.00	21,000.00	0.00	0.00	1.00	21,000.00	100.00%
150	Remove Exist. 36" RCP (12' Deep)	62.00	LF	65.00	4,030.00	62.00	4,030.00	0.00	0.00	62.00	4,030.00	100.00%
160	Remove Exist. 36" MES	1.00	EA	2,700.00	2,700.00	1.00	2,700.00	0.00	0.00	1.00	2,700.00	100.00%
170	Regrade & Re-sod Exist. Pond Slopes	650.00	SY	8.00	5,200.00	650.00	5,200.00	0.00	0.00	650.00	5,200.00	100.00%
180	Saw Cut Asphalt	270.00	LF	7.00	1,890.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
03	**EARTHWORK**	**2,297,903.00**			**13,658,243.85**	**,604,918.60**	**11,747,129.69**	**323,297.20**	**1,450,012.111**	**,928,215.80**	**13,197,141.80**	**96.62%**
190	Pond Excavation	175,327.00	CY	3.30	578,579.10	175,327.00	578,579.10	0.00	0.00	175,327.00	578,579.10	100.00%
200	Muck Excavation - Buried On Site	127,289.00	CY	8.00	1,018,312.00	127,289.00	1,018,312.00	0.00	0.00	127,289.00	1,018,312.00	100.00%
210	Import Fill	643,836.00	CY	16.00	10,301,376.00	558,627.00	8,938,032.00	75,209.00	1,203,344.00	633,836.00	10,141,376.00	98.45%
220	Embankment	819,163.00	CY	0.85	696,288.55	733,954.00	623,860.90	75,209.00	63,927.65	809,163.00	687,788.55	98.78%
230	Maintain Haul Rd	1.00	.LS	216,353.95	216,353.95	0.90	194,718.59	0.05	10,817.70	0.95	205,536.29	95.00%
240	Grade Right-of-Way	40,047.00	SY	2.45	98,115.15	0.00	0.00	8,009.00	19,622.05	8,009.00	19,622.05	20.00%
250	Grade Lots/Open Spaces	197,810.00	SY	0.30	59,343.00	0.00	0.00	108,500.00	32,550.00	108,500.00	32,550.00	54.85%
260	Grade Retention Pond Tract	9,719.00	SY	0.40	3,887.60	0.00	0.00	9,719.00	3,887.60	9,719.00	3,887.60	100.00%
270	Grade Slopes > 4:1	15,677.00	SY	0.40	6,270.80	0.00	0.00	15,677.00	6,270.80	15,677.00	6,270.80	100.00%

REQUEST FOR PAYMENT DETAIL

Application and Certification for Payment, containing
Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

Invoice # : **131686**

Application No. : **10**
Application Date : **04/30/26**
To:
Architect's Project No.:

0.00 0.00

Item ID	Description	Quantity	Unit	Unit Price	Total Contract Amount	Previously Completed		This Period		Complete to Date		% Comp
						Units	Amount	Units	Amount	Units	Amount	
280	Bahia Sod Adjacent to Curbs & Walks	27,935.00	SY	3.40	94,979.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
290	Bahia Sod Retention Pond Tract	9,719.00	SY	3.40	33,044.60	9,719.00	33,044.60	0.00	0.00	9,719.00	33,044.60	100.00%
300	Bahia Sod Slopes > 4:1	15,677.00	SY	3.40	53,301.80	0.00	0.00	10,973.90	37,311.26	10,973.90	37,311.26	70.00%
310	Seed & Mulch All Disturbed Areas	215,701.00	SY	0.30	64,710.30	0.00	0.00	20,000.00	6,000.00	20,000.00	6,000.00	9.27%
320	Broom Sweep	1.00	.LS	136,369.00	136,369.00	0.90	122,732.10	0.05	6,818.45	0.95	129,550.55	95.00%
330	Dewatering	1.00	.LS	297,313.00	297,313.00	0.80	237,850.40	0.20	59,462.60	1.00	297,313.00	100.00%
04	**SANITARY SEWER**	**9,872.00**			**2,735,760.75**	**8,159.80**	**1,842,319.25**	**1,640.20**	**284,162.50**	**9,800.00**	**2,126,481.75**	**77.73%**
340	SS: 8" PVC SDR 35 (0-6' Cut)	2,008.00	LF	32.00	64,256.00	1,657.00	53,024.00	351.00	11,232.00	2,008.00	64,256.00	100.00%
350	SS: 8" PVC SDR 35 (6-8' Cut)	2,444.00	LF	33.00	80,652.00	1,883.00	62,139.00	561.00	18,513.00	2,444.00	80,652.00	100.00%
360	SS: 8" PVC SDR 35 (8-10' Cut)	2,189.00	LF	37.00	80,993.00	2,189.00	80,993.00	0.00	0.00	2,189.00	80,993.00	100.00%
370	SS: 8" PVC SDR 35 (10-12' Cut)	2,461.00	LF	42.00	103,362.00	1,734.00	72,828.00	727.00	30,534.00	2,461.00	103,362.00	100.00%
380	SS: 8" PVC SDR 26 (12-14' Cut)	285.00	LF	53.50	15,247.50	285.00	15,247.50	0.00	0.00	285.00	15,247.50	100.00%
390	SS: 8" PVC SDR 26 (14-16 Cut)	174.00	LF	68.50	11,919.00	174.00	11,919.00	0.00	0.00	174.00	11,919.00	100.00%
400	SS: 10" HDPE DR11 (14-16' Cut)	75.00	LF	100.95	7,571.25	75.00	7,571.25	0.00	0.00	75.00	7,571.25	100.00%
410	SS: 4' Dia. Sanitary Manhole (0-6')	11.00	EA	7,830.00	86,130.00	9.90	77,517.00	0.00	0.00	9.90	77,517.00	90.00%
420	SS: 4' Dia. Sanitary Manhole (6-8')	9.00	EA	8,809.00	79,281.00	8.10	71,352.90	0.00	0.00	8.10	71,352.90	90.00%
430	SS: 4' Dia. Polymer Conc.San. Manhole (6-8')	1.00	EA	23,946.00	23,946.00	0.90	21,551.40	0.00	0.00	0.90	21,551.40	90.00%
440	SS: 4' Dia. Sanitary Manhole (8-10')	11.00	EA	10,605.00	116,655.00	9.20	97,566.00	0.70	7,423.50	9.90	104,989.50	90.00%
450	SS: 4' Dia. Sanitary Manhole (10-12')	11.00	EA	12,800.00	140,800.00	9.90	126,720.00	0.00	0.00	9.90	126,720.00	90.00%
460	SS: 4' Dia. Polymer Conc. San. Manhole (10-12")	4.00	EA	28,139.00	112,556.00	3.60	101,300.40	0.00	0.00	3.60	101,300.40	90.00%
470	SS: 5' Dia. Polymer Conc. San. Manhole (12-14")	2.00	EA	38,402.00	76,804.00	1.80	69,123.60	0.00	0.00	1.80	69,123.60	90.00%
480	SS: 5' Dia. Polymer Conc. San. Manhole (14-16')	3.00	EA	42,206.00	126,618.00	2.70	113,956.20	0.00	0.00	2.70	113,956.20	90.00%
490	SS: Double Sanitary Service	168.00	EA	2,100.00	352,800.00	103.00	216,300.00	0.00	0.00	103.00	216,300.00	61.31%
500	SS: Single Sanitary Service	12.00	EA	1,810.00	21,720.00	11.00	19,910.00	0.00	0.00	11.00	19,910.00	91.67%
510	SS: Single Sanitary Service >14' Deep	1.00	EA	2,150.00	2,150.00	1.00	2,150.00	0.00	0.00	1.00	2,150.00	100.00%
520	SS: Sanitary Sewer Dewatering	1.00	.LS	300,000.00	300,000.00	0.80	240,000.00	0.10	30,000.00	0.90	270,000.00	90.00%
530	SS: Sanitary Sewer Testing	1.00	.LS	82,300.00	82,300.00	0.50	41,150.00	0.20	16,460.00	0.70	57,610.00	70.00%

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Invoice # : **131686**

Application No. : **10**
Application Date : **04/30/26**
To:
Architect's Project No.:

0.00 0.00

Item ID	Description	Quantity	Unit	Unit Price	Total Contract Amount	Previously Completed		This Period		Complete to Date		% Comp
						Units	Amount	Units	Amount	Units	Amount	
540	SS: Sanitary Sewer Lift Station - Complete	1.00	.LS	850,000.00	850,000.00	0.40	340,000.00	0.20	170,000.00	0.60	510,000.00	60.00%
05	**ONSITE SANITARY FORCE MAIN**	**3,311.00**			**201,092.00**	**3,309.66**	**192,306.46**	**0.54**	**5,141.34**	**3,310.20**	**197,447.80**	**98.19%**
550	FM: 8" C900 DR25 PVC Forcemain	1,650.00	LF	35.00	57,750.00	1,650.00	57,750.00	0.00	0.00	1,650.00	57,750.00	100.00%
560	FM: 8" DI MJ Fittings & Restraints	1.00	.LS	69,950.00	69,950.00	1.00	69,950.00	0.00	0.00	1.00	69,950.00	100.00%
570	FM: 8" FM Gate Valve	6.00	EA	2,900.00	17,400.00	5.40	15,660.00	0.00	0.00	5.40	15,660.00	90.00%
580	FM: Air Release Valve	2.00	EA	9,521.00	19,042.00	1.26	11,996.46	0.54	5,141.34	1.80	17,137.80	90.00%
590	FM: Pig Ports	2.00	EA	16,000.00	32,000.00	2.00	32,000.00	0.00	0.00	2.00	32,000.00	100.00%
600	FM: FM Testing	1,650.00	LF	3.00	4,950.00	1,650.00	4,950.00	0.00	0.00	1,650.00	4,950.00	100.00%
06	**OFFSITE SANITARY FORCE MAIN**	**1,592.00**			**41,355.00**	**1,592.00**	**41,355.00**	**0.00**	**0.00**	**1,592.00**	**41,355.00**	**100.00%**
610	OFF: FM: Connect to Existing 8"	1.00	EA	2,619.00	2,619.00	1.00	2,619.00	0.00	0.00	1.00	2,619.00	100.00%
620	OFF: FM: 8" C900 DR25 PVC Forcemain	795.00	LF	36.00	28,620.00	795.00	28,620.00	0.00	0.00	795.00	28,620.00	100.00%
630	OFF: FM: 8" DI MJ Fittings	1.00	.LS	7,731.00	7,731.00	1.00	7,731.00	0.00	0.00	1.00	7,731.00	100.00%
640	OFF: FM: Testing	795.00	LF	3.00	2,385.00	795.00	2,385.00	0.00	0.00	795.00	2,385.00	100.00%
07	**STORMN DRAINAGE**	**14,267.00**			**3,736,360.32**	**12,607.55**	**3,209,590.31**	**1,002.45**	**307,447.72**	**13,610.00**	**3,517,038.03**	**94.13%**
650	STRM: Connect To Existing Manhole	2.00	EA	16,885.00	33,770.00	1.00	16,885.00	1.00	16,885.00	2.00	33,770.00	100.00%
660	STRM: 12" PVC SDR35 Storm Pipe	118.00	LF	68.00	8,024.00	114.00	7,752.00	0.00	0.00	114.00	7,752.00	96.61%
670	STRM: 18" Class III RCP	4,302.00	LF	73.30	315,336.60	3,033.00	222,318.90	869.00	63,697.70	3,902.00	286,016.60	90.70%
680	STRM: 24" Class III RCP	3,704.00	LF	99.96	370,251.84	3,414.00	341,263.44	112.00	11,195.52	3,526.00	352,458.96	95.19%
690	STRM: 30" Class III RCP	1,532.00	LF	138.65	212,411.80	1,532.00	212,411.80	0.00	0.00	1,532.00	212,411.80	100.00%
700	STRM: 36" Class III RCP	1,547.00	LF	184.99	286,179.53	1,488.00	275,265.12	0.00	0.00	1,488.00	275,265.12	96.19%
710	STRM: 42" Class III RCP	1,715.00	LF	231.69	397,348.35	1,715.00	397,348.35	0.00	0.00	1,715.00	397,348.35	100.00%
720	STRM: 48" Class III RCP	546.00	LF	315.01	171,995.46	546.00	171,995.46	0.00	0.00	546.00	171,995.46	100.00%
730	STRM: 60" Class III RCP	646.00	LF	462.69	298,897.74	646.00	298,897.74	0.00	0.00	646.00	298,897.74	100.00%
740	STRM: 48" Class III RCP MES	2.00	EA	8,717.00	17,434.00	2.00	17,434.00	0.00	0.00	2.00	17,434.00	100.00%
750	STRM: 60" Class III RCP MES	2.00	EA	15,843.00	31,686.00	2.00	31,686.00	0.00	0.00	2.00	31,686.00	100.00%
760	STRM: Type P-3 Curb Inlet <10'	22.00	EA	7,121.00	156,662.00	9.00	64,089.00	10.00	71,210.00	19.00	135,299.00	86.36%
770	STRM: Type J-3 Curb Inlet <10'	12.00	EA	11,336.00	136,032.00	10.80	122,428.80	0.00	0.00	10.80	122,428.80	90.00%
780	STRM: Type P-4 Curb Inlet <10'	14.00	EA	7,274.00	101,836.00	9.00	65,466.00	2.00	14,548.00	11.00	80,014.00	78.57%
790	STRM: Type P-4 Curb Inlet >10'	1.00	EA	8,276.00	8,276.00	0.90	7,448.40	0.00	0.00	0.90	7,448.40	90.00%
800	STRM: Type J-4 Curb Inlet <10'	5.00	EA	13,084.00	65,420.00	4.50	58,878.00	0.00	0.00	4.50	58,878.00	90.00%

REQUEST FOR PAYMENT DETAIL

Project: 2246- KINDRED PH.5 INFRASTRUCTURE Invoice: 131686 Period Ending Date: 04/30/26

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Application No. : 10
Application Date : 04/30/26
To:
Architect's Project No.:

0.00 0.00

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810	STRM: Type J-4 Curb Inlet >10'	2.00	EA	14,863.00	29,726.00	1.80	26,753.40	0.00	0.00	1.80	26,753.40	90.00%
820	STRM: Type P-5 Curb Inlet <10'	22.00	EA	6,776.00	149,072.00	18.00	121,968.00	2.00	13,552.00	20.00	135,520.00	90.91%
830	STRM: Type P-5 Curb Inlet >10'	1.00	EA	7,866.00	7,866.00	0.90	7,079.40	0.00	0.00	0.90	7,079.40	90.00%
840	STRM: Type J-5 Curb Inlet <10'	9.00	EA	11,238.00	101,142.00	8.10	91,027.80	0.00	0.00	8.10	91,027.80	90.00%
850	STRM: Type J-5 Curb Inlet >10'	1.00	EA	13,650.00	13,650.00	0.90	12,285.00	0.00	0.00	0.90	12,285.00	90.00%
860	STRM: Type P-6 Curb Inlet <10'	5.00	EA	7,306.00	36,530.00	3.60	26,301.60	1.00	7,306.00	4.60	33,607.60	92.00%
870	STRM: Type C Inlet <10'	1.00	EA	4,950.00	4,950.00	1.00	4,950.00	0.00	0.00	1.00	4,950.00	100.00%
880	STRM: Type V Inlet <10'	14.00	EA	6,223.00	87,122.00	12.60	78,409.80	0.00	0.00	12.60	78,409.80	90.00%
890	STRM: Type V Inlet Modified <10'	3.00	EA	7,965.00	23,895.00	2.70	21,505.50	0.00	0.00	2.70	21,505.50	90.00%
900	STRM: Type V-J Inlet <10'	1.00	EA	13,999.00	13,999.00	1.00	13,999.00	0.00	0.00	1.00	13,999.00	100.00%
910	STRM: Type V-J Inlet >10'	4.00	EA	14,168.00	56,672.00	3.70	52,421.60	0.00	0.00	3.70	52,421.60	92.50%
920	STRM: Storm Manhole <10'	8.00	EA	5,094.00	40,752.00	7.60	38,714.40	0.00	0.00	7.60	38,714.40	95.00%
930	STRM: Storm Manhole >10'	1.00	EA	7,776.00	7,776.00	0.95	7,387.20	0.00	0.00	0.95	7,387.20	95.00%
940	STRM: Storm Manhole J Bottom <10'	18.00	EA	8,749.00	157,482.00	13.50	118,111.50	3.00	26,247.00	16.50	144,358.50	91.67%
950	STRM: Storm Manhole J Bottom >10'	3.00	EA	9,813.00	29,439.00	2.70	26,495.10	0.00	0.00	2.70	26,495.10	90.00%
960	STRM: Yard Drains	2.00	EA	2,250.00	4,500.00	0.00	0.00	2.00	4,500.00	2.00	4,500.00	100.00%
970	STRM: Storm Drain Dewatering	1.00	.LS	235,000.00	235,000.00	0.80	188,000.00	0.20	47,000.00	1.00	235,000.00	100.00%
980	STRM: Storm Drain Testing	1.00	.LS	125,226.00	125,226.00	0.50	62,613.00	0.25	31,306.50	0.75	93,919.50	75.00%
08	**ONSITE POTABLE WATER SYSTEM**	**12,853.00**			**2,003,730.50**	**10,618.00**	**1,396,072.14**	**727.85**	**174,614.00**	**11,345.85**	**1,570,686.14**	**78.39%**
990	WM: Remove AFD Connect To Existing 12"	1.00	EA	4,655.00	4,655.00	1.00	4,655.00	0.00	0.00	1.00	4,655.00	100.00%
1000	WM: 12" C-900 DR-18 PVC Water Main	5,765.00	LF	70.00	403,550.00	5,280.00	369,600.00	200.00	14,000.00	5,480.00	383,600.00	95.06%
1010	WM: 10" C-900 DR-18 PVC Water Main	1,298.00	LF	57.00	73,986.00	1,298.00	73,986.00	0.00	0.00	1,298.00	73,986.00	100.00%
1020	WM: 8" C900 DR18 PVC Water Main	5,170.00	LF	40.00	206,800.00	3,765.00	150,600.00	500.00	20,000.00	4,265.00	170,600.00	82.50%
1030	WM: 4" C900 DR18 PVC Water Main	10.00	LF	104.40	1,044.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
1040	WM: 2" Poly Water Main	375.00	LF	19.30	7,237.50	134.00	2,586.20	0.00	0.00	134.00	2,586.20	35.73%
1050	WM: 12" MJ Gate Valve	35.00	EA	4,981.00	174,335.00	28.80	143,452.80	1.80	8,965.80	30.60	152,418.60	87.43%
1060	WM: 10" MJ Gate Valve	7.00	EA	4,209.00	29,463.00	5.40	22,728.60	0.90	3,788.10	6.30	26,516.70	90.00%
1070	WM: 8" MJ Gate Valve	26.00	EA	3,260.00	84,760.00	22.00	71,720.00	1.80	5,868.00	23.80	77,588.00	91.54%

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To:
Architect's Project No.:

0.00 0.00

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1080	WM: 4" MJ Gate Valve	1.00	EA	2,145.00	2,145.00	0.55	1,179.75	0.00	0.00	0.55	1,179.75	55.00%
1090	WM: Fire Hydrant Assembly	20.00	EA	10,459.00	209,180.00	14.00	146,426.00	1.50	15,688.50	15.50	162,114.50	77.50%
1100	WM: Automatic Flushing Device	4.00	EA	8,027.00	32,108.00	0.85	6,822.95	0.00	0.00	0.85	6,822.95	21.25%
1110	WM: 12" MJ DI Water Main Fittings	1.00	.LS	127,500.00	127,500.00	0.93	118,575.00	0.00	0.00	0.93	118,575.00	93.00%
1120	WM: 10" MJ DI Water Main Fittings	1.00	.LS	12,899.00	12,899.00	1.00	12,899.00	0.00	0.00	1.00	12,899.00	100.00%
1130	WM: 8" MJ DI Water Main Fittings	1.00	.LS	54,332.00	54,332.00	0.77	41,835.64	0.05	2,716.60	0.82	44,552.24	82.00%
1140	WM: 4" MJ DI Water Main Fittings	1.00	.LS	1,232.00	1,232.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
1150	WM: Double Water Service	82.00	EA	1,715.00	140,630.00	47.00	80,605.00	11.00	18,865.00	58.00	99,470.00	70.73%
1160	WM: Single Water Service	16.00	EA	1,170.00	18,720.00	6.00	7,020.00	3.00	3,510.00	9.00	10,530.00	56.25%
1170	WM: 4 Meter Bank Assemblies	29.00	EA	9,698.00	281,242.00	9.15	88,736.70	5.85	56,733.30	15.00	145,470.00	51.72%
1180	WM: 6 Meter Bank Assemblies	9.00	EA	11,250.00	101,250.00	3.05	34,312.50	1.85	20,812.50	4.90	55,125.00	54.44%
1190	WM: Potable Water System Testing	1.00	.LS	36,662.00	36,662.00	0.50	18,331.00	0.10	3,666.20	0.60	21,997.20	60.00%
09	**OFFSITE POTABLE WATER SYSTE**	**823.00**			**70,458.00**	**822.50**	**69,301.50**	**0.50**	**1,156.50**	**823.00**	**70,458.00**	**100.00%**
1200	OFF: WM: Remove 12" Plug & Connect to Exist. 12"	1.00	EA	3,949.00	3,949.00	1.00	3,949.00	0.00	0.00	1.00	3,949.00	100.00%
1210	OFF: WM: 12" C900 DR18 PVC Water Main	820.00	LF	72.95	59,819.00	820.00	59,819.00	0.00	0.00	820.00	59,819.00	100.00%
1220	OFF: WM: 12" MJ DI Water Main Fittings	1.00	.LS	4,377.00	4,377.00	1.00	4,377.00	0.00	0.00	1.00	4,377.00	100.00%
1230	OFF: WM: Potable Water System Testing	1.00	.LS	2,313.00	2,313.00	0.50	1,156.50	0.50	1,156.50	1.00	2,313.00	100.00%
10	**REUSE WATER**	**13,098.00**			**1,048,055.60**	**13,098.00**	**1,048,055.60**	**0.00**	**0.00**	**13,098.00**	**1,048,055.60**	**100.00%**
1240	RM: Remove Blow-Off Connect To Existing 8"	1.00	EA	4,263.00	4,263.00	1.00	4,263.00	0.00	0.00	1.00	4,263.00	100.00%
1250	RM: 8" C900 DR18 PVC Reuse Water Main	5,620.00	LF	40.00	224,800.00	5,620.00	224,800.00	0.00	0.00	5,620.00	224,800.00	100.00%
1260	RM: 6" C900 DR18 PVC Reuse Water Main	6,895.00	LF	29.00	199,955.00	6,895.00	199,955.00	0.00	0.00	6,895.00	199,955.00	100.00%
1270	RM: 4" C900 DR18 PVC Reuse Water Main	12.00	LF	104.40	1,252.80	12.00	1,252.80	0.00	0.00	12.00	1,252.80	100.00%
1280	RM: 2.5" Poly Reuse Water Main	50.00	LF	37.00	1,850.00	50.00	1,850.00	0.00	0.00	50.00	1,850.00	100.00%
1290	RM: 2" Poly Reuse Water Main	308.00	LF	17.60	5,420.80	308.00	5,420.80	0.00	0.00	308.00	5,420.80	100.00%
1300	RM: 8" RW Gate Valve	32.00	EA	3,260.00	104,320.00	32.00	104,320.00	0.00	0.00	32.00	104,320.00	100.00%
1310	RM: 6" RW Gate Valve	37.00	EA	2,629.00	97,273.00	37.00	97,273.00	0.00	0.00	37.00	97,273.00	100.00%

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1320	RM: 4" RW Gate Valve	1.00	EA	2,145.00	2,145.00	1.00	2,145.00	0.00	0.00	1.00	2,145.00	100.00%
1330	RM: 2.5" RW Gate Valve	4.00	EA	1,667.00	6,668.00	4.00	6,668.00	0.00	0.00	4.00	6,668.00	100.00%
1340	RM: 2" Blow-Off Assembly	3.00	EA	2,185.00	6,555.00	3.00	6,555.00	0.00	0.00	3.00	6,555.00	100.00%
1350	RM: 8" MJ DI Reuse Water Fittings	1.00	.LS	82,111.00	82,111.00	1.00	82,111.00	0.00	0.00	1.00	82,111.00	100.00%
1360	RM: 6" MJ DI Reuse Water Fittings	1.00	.LS	65,951.00	65,951.00	1.00	65,951.00	0.00	0.00	1.00	65,951.00	100.00%
1370	RM: 4" MJ DI Reuse Water Fittings	1.00	.LS	1,545.00	1,545.00	1.00	1,545.00	0.00	0.00	1.00	1,545.00	100.00%
1380	RM: 2" Reuse Water Service	4.00	EA	3,250.00	13,000.00	4.00	13,000.00	0.00	0.00	4.00	13,000.00	100.00%
1390	RM: Double Reuse Water Service	89.00	EA	1,681.00	149,609.00	89.00	149,609.00	0.00	0.00	89.00	149,609.00	100.00%
1400	RM: Single Reuse Water Service	38.00	EA	1,190.00	45,220.00	38.00	45,220.00	0.00	0.00	38.00	45,220.00	100.00%
1410	RM: Reuse Water System Testing	1.00	.LS	36,117.00	36,117.00	1.00	36,117.00	0.00	0.00	1.00	36,117.00	100.00%
11	**PAVING**	**171,549.00**			**3,818,713.60**	**13,220.00**	**157,068.00**	**46,582.00**	**934,067.80**	**59,802.00**	**1,091,135.80**	**28.57%**
1420	12" Stabilized Subgrade	14,725.00	SY	7.30	107,492.50	3,700.00	27,010.00	3,753.00	27,396.90	7,453.00	54,406.90	50.61%
1430	9" Stabilized Subgrade	34,600.00	SY	6.90	238,740.00	6,920.00	47,748.00	10,258.00	70,780.20	17,178.00	118,528.20	49.65%
1440	8" Limerock Base	11,970.00	SY	24.00	287,280.00	0.00	0.00	5,265.00	126,360.00	5,265.00	126,360.00	43.98%
1450	6" Limerock Base	27,866.00	SY	21.00	585,186.00	0.00	0.00	12,983.00	272,643.00	12,983.00	272,643.00	46.59%
1460	2.5" SP-12.5/9.5 Asphalt Paving	8,622.00	SY	28.85	248,744.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
1470	1.75" SP-12.5 Asphalt Paving	3,138.00	SY	18.85	59,151.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
1480	1.5" SP-12.5 Asphalt Paving	27,345.00	SY	16.75	458,028.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
1490	Type A Curb	1,650.00	LF	25.45	41,992.50	0.00	0.00	1,650.00	41,992.50	1,650.00	41,992.50	100.00%
1500	Type D Curb (Handicap Ramps - Handwork)	2,470.00	LF	35.50	87,685.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
1510	Type F Curb & Gutter	12,451.00	LF	35.65	443,878.15	1,400.00	49,910.00	4,830.00	172,189.50	6,230.00	222,099.50	50.04%
1520	2' Miami Curb	8,929.00	LF	27.00	241,083.00	1,200.00	32,400.00	3,270.00	88,290.00	4,470.00	120,690.00	50.06%
1530	Ribbon Curb	7,559.00	LF	22.10	167,053.90	0.00	0.00	3,777.00	83,471.70	3,777.00	83,471.70	49.97%
1540	Valley Gutter	1,593.00	LF	64.00	101,952.00	0.00	0.00	796.00	50,944.00	796.00	50,944.00	49.97%
1550	5' Wide X 4" Thick Concrete Sidewalk	5,328.00	SY	50.50	269,064.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
1560	6.5' Wide X 4" Thick Concrete Sidewalk	1,390.00	SY	52.00	72,280.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
1570	6.5' Wide X 4" Thick S/W-Thickened Edge	61.00	SY	143.00	8,723.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
1580	10' Wide X 4" Thick Concrete Sidewalk	1,569.00	SY	54.00	84,726.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%

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1590	10' Wide X 4" Thick S/W-Thickened Edge	212.00	SY	120.15	25,471.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
1600	5' ADA Ramps w/ Detectable Warning	53.00	EA	1,777.00	94,181.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
1610	10' ADA Ramps w/Detectable Warning	17.00	EA	3,000.00	51,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
1620	Pavement Markings	1.00	.LS	145,000.00	145,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
12	**CO#1**	**2,966.00**			**168,599.85**	**0.50**	**8,125.00**	**0.00**	**0.00**	**0.50**	**8,125.00**	**4.82%**
6000	CO1: Construction Survey / Layout INTERSECTION MODS RFCO-01	1.00	.LS	8,500.00	8,500.00	0.25	2,125.00	0.00	0.00	0.25	2,125.00	25.00%
6002	CO1: Certified Asbuilts	1.00	.LS	3,700.00	3,700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6004	CO1: Permits (NOI Only)	1.00	.LS	590.00	590.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6006	CO1: Maintenance of Traffic	1.00	.LS	24,000.00	24,000.00	0.25	6,000.00	0.00	0.00	0.25	6,000.00	25.00%
6008	CO1: Georgia Type C Silt Fence	330.00	LF	2.15	709.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6010	CO1: Inlet Protection	1.00	EA	215.00	215.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6012	CO1: Demo	1.00	.LS	14,310.00	14,310.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6014	CO1: Widening Excavation	141.00	CY	21.25	2,996.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6016	CO1: Embankment	64.00	CY	7.65	489.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6018	CO1: Grade Right-of-Way	400.00	SY	3.15	1,260.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6020	CO1: Bahia Sod Right-of-Way	400.00	SY	3.40	1,360.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6022	CO1: Relocate Exist Fire Hydrant Assembly	1.00	EA	16,200.00	16,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6024	CO1: WM Testing & Clearance	1.00	.LS	700.00	700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6026	CO1: Intersection Milling	187.00	SY	43.50	8,134.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6028	CO1: 12" Stabilized Subgrade	262.00	SY	29.00	7,598.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6030	CO1: 10" Crushed Conc Base	187.00	SY	55.00	10,285.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6032	CO1: 2.0" SP 12.5 Bottom Lift (Widening Only)	187.00	SY	43.00	8,041.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6034	CO1: 1.5" FC 12.5 w/ PG76 Top Lift (Widening & Ove	374.00	SY	44.00	16,456.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6036	CO1: F Curb	225.00	LF	65.00	14,625.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6038	CO1: 5' Sidewalk	34.00	SY	55.00	1,870.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6040	CO1: 8' Sidewalk	164.00	SY	65.00	10,660.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6042	CO1: 5' Curb Ramp w/ ADA Mat	1.00	EA	2,500.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%

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6044	CO1: 8' Curb Ramp w/ ADA Mat	1.00	EA	2,900.00	2,900.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6046	CO1: Pavement Markings & Signs	1.00	.LS	10,500.00	10,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
13	**CO#2**	**1,700.00**			**33,685.00**	**1,700.00**	**33,685.00**	**0.00**	**0.00**	**1,700.00**	**33,685.00**	**100.00%**
6048	CO2: Staked Turbidity Barrier & Maintenance at Berm RFCO-03	3,300.00	LF	11.25	37,125.00	3,300.00	37,125.00	0.00	0.00	3,300.00	37,125.00	100.00%
6050	CO2: Georgia Silt Fence at Berm - West Side	-3,300.00	LF	2.15	-7,095.00	-3,300.00	-7,095.00	0.00	0.00	-3,300.00	-7,095.00	100.00%
6052	CO2: Georgia Silt Fence at Southbury ROW Extension	1,700.00	LF	2.15	3,655.00	1,700.00	3,655.00	0.00	0.00	1,700.00	3,655.00	100.00%
14	**CO#3**	**155.00**			**1,470,113.20**	**-3,441.79**	**962,514.75**	**1,563.10**	**89,066.00**	**-1,878.69**	**1,051,580.75**	**71.53%**
6054	CO3: Contract Duration Extension	30.00	DA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6056	CO3: Remove Blow-Off Connect To Existing 8"	-1.00	EA	4,263.00	-4,263.00	-1.00	-4,263.00	0.00	0.00	-1.00	-4,263.00	100.00%
6058	CO3: 8" C900 DR18 PVC Reuse Water Main	-5,620.00	LF	40.00	-224,800.00	-5,620.00	-224,800.00	0.00	0.00	-5,620.00	-224,800.00	100.00%
6060	CO3: 6" C900 DR18 PVC Reuse Water Main	-6,895.00	LF	29.00	-199,955.00	-6,895.00	-199,955.00	0.00	0.00	-6,895.00	-199,955.00	100.00%
6062	CO3: 4" C900 DR18 PVC Reuse Water Main	-12.00	LF	104.40	-1,252.80	-12.00	-1,252.80	0.00	0.00	-12.00	-1,252.80	100.00%
6064	CO3: 2.5" Poly Reuse Water Main	-50.00	LF	37.00	-1,850.00	-50.00	-1,850.00	0.00	0.00	-50.00	-1,850.00	100.00%
6066	CO3: 2" Poly Reuse Water Main	-308.00	LF	17.60	-5,420.80	-308.00	-5,420.80	0.00	0.00	-308.00	-5,420.80	100.00%
6068	CO3: 8" RW Gate Valve	-32.00	EA	3,260.00	-104,320.00	-32.00	-104,320.00	0.00	0.00	-32.00	-104,320.00	100.00%
6070	CO3: 6" RW Gate Valve	-37.00	EA	2,629.00	-97,273.00	-37.00	-97,273.00	0.00	0.00	-37.00	-97,273.00	100.00%
6072	CO3: 4" RW Gate Valve	-1.00	EA	2,145.00	-2,145.00	-1.00	-2,145.00	0.00	0.00	-1.00	-2,145.00	100.00%
6074	CO3: 2.5" RW Gate Valve	-4.00	EA	1,667.00	-6,668.00	-4.00	-6,668.00	0.00	0.00	-4.00	-6,668.00	100.00%
6076	CO3: 2" Blow-Off Assembly	-3.00	EA	2,185.00	-6,555.00	-3.00	-6,555.00	0.00	0.00	-3.00	-6,555.00	100.00%
6078	CO3: 8" MJ DI Reuse Water Fittings	-1.00	.LS	82,111.00	-82,111.00	-1.00	-82,111.00	0.00	0.00	-1.00	-82,111.00	100.00%
6080	CO3: 6" MJ DI Reuse Water Fittings	-1.00	.LS	65,951.00	-65,951.00	-1.00	-65,951.00	0.00	0.00	-1.00	-65,951.00	100.00%
6082	CO3: 4" MJ DI Reuse Water Fittings	-1.00	.LS	1,545.00	-1,545.00	-1.00	-1,545.00	0.00	0.00	-1.00	-1,545.00	100.00%
6084	CO3: 2" Reuse Water Service	-4.00	EA	3,250.00	-13,000.00	-4.00	-13,000.00	0.00	0.00	-4.00	-13,000.00	100.00%
6086	CO3: Double Reuse Water Service	-89.00	EA	1,681.00	-149,609.00	-89.00	-149,609.00	0.00	0.00	-89.00	-149,609.00	100.00%
6088	CO3: Single Reuse Water Service	-38.00	EA	1,190.00	-45,220.00	-38.00	-45,220.00	0.00	0.00	-38.00	-45,220.00	100.00%
6090	CO3: Reuse Water System Testing	-1.00	.LS	36,117.00	-36,117.00	-1.00	-36,117.00	0.00	0.00	-1.00	-36,117.00	100.00%

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6092	CO3: Remove Blow-Off Connect To Existing 8"	1.00	EA	4,263.00	4,263.00	1.00	4,263.00	0.00	0.00	1.00	4,263.00	100.00%
6094	CO3: Remove Blow-Off Connect To Existing 20"	1.00	EA	29,520.00	29,520.00	1.00	29,520.00	0.00	0.00	1.00	29,520.00	100.00%
6096	CO3: 24" HDPE DIrectional Bore @ Macy Island Rd	114.00	LF	2,100.00	239,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6098	CO3: 20" C900 DR18 PVC Reuse Water Main	3,735.00	LF	152.00	567,720.00	3,603.00	547,656.00	50.00	7,600.00	3,653.00	555,256.00	97.80%
6100	CO3: 12" C900 DR18 PVC Reuse Water Main	10.00	LF	132.00	1,320.00	10.00	1,320.00	0.00	0.00	10.00	1,320.00	100.00%
6102	CO3: 8" C900 DR18 PVC Reuse Water Main	2,130.00	LF	40.00	85,200.00	2,130.00	85,200.00	0.00	0.00	2,130.00	85,200.00	100.00%
6104	CO3: 6" C900 DR18 PVC Reuse Water Main	6,642.00	LF	29.00	192,618.00	3,608.00	104,632.00	1,500.00	43,500.00	5,108.00	148,132.00	76.90%
6106	CO3: 4" C900 DR18 PVC Reuse Water Main	12.00	LF	104.40	1,252.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6108	CO3: 2.5" Poly Reuse Water Main	50.00	LF	37.00	1,850.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6110	CO3: 2" Poly Reuse Water Main	310.00	LF	17.60	5,456.00	135.00	2,376.00	0.00	0.00	135.00	2,376.00	43.55%
6112	CO3: 20" RW Gate Valve w/ Gear Drive	26.00	EA	17,365.00	451,490.00	25.00	434,125.00	0.00	0.00	25.00	434,125.00	96.15%
6114	CO3: 8" RW Gate Valve	13.00	EA	3,260.00	42,380.00	12.00	39,120.00	0.00	0.00	12.00	39,120.00	92.31%
6116	CO3: 6" RW Gate Valve	34.00	EA	2,629.00	89,386.00	28.00	73,612.00	1.80	4,732.20	29.80	78,344.20	87.65%
6118	CO3: 4" RW Gate Valve	1.00	EA	2,145.00	2,145.00	0.61	1,308.45	0.00	0.00	0.61	1,308.45	61.00%
6120	CO3: 2.5" RW Gate Valve	4.00	EA	1,667.00	6,668.00	2.40	4,000.80	0.00	0.00	2.40	4,000.80	60.00%
6122	CO3: 2" Blow-Off Assembly	3.00	EA	2,185.00	6,555.00	3.00	6,555.00	0.00	0.00	3.00	6,555.00	100.00%
6124	CO3: 20" MJ DI Reuse Water Fittings & Restraints	1.00	.LS	384,296.00	384,296.00	1.00	384,296.00	0.00	0.00	1.00	384,296.00	100.00%
6126	CO3: 12" MJ DI Reuse Water Fittings & Restraints	1.00	.LS	1,015.00	1,015.00	1.00	1,015.00	0.00	0.00	1.00	1,015.00	100.00%
6128	CO3: 8" MJ DI Reuse Water Fittings & Restraints	1.00	.LS	54,960.00	54,960.00	1.00	54,960.00	0.00	0.00	1.00	54,960.00	100.00%
6130	CO3: 6" MJ DI Reuse Water Fittings & Restraints	1.00	.LS	86,458.00	86,458.00	0.70	60,520.60	0.10	8,645.80	0.80	69,166.40	80.00%
6132	CO3: 4" MJ DI Reuse Water Fittings & Restraints	1.00	.LS	1,426.00	1,426.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%

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6134	CO3: 2" Reuse Water Service	3.00	EA	3,250.00	9,750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6136	CO3: 20" x 2" Reuse Water Service	1.00	EA	3,680.00	3,680.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6138	CO3: Double Reuse Water Service	75.00	EA	1,681.00	126,075.00	58.00	97,498.00	5.00	8,405.00	63.00	105,903.00	84.00%
6140	CO3: 20" x Double Reuse Water Service	14.00	EA	2,750.00	38,500.00	11.00	30,250.00	1.00	2,750.00	12.00	33,000.00	85.71%
6142	CO3: Single Reuse Water Service	36.00	EA	1,190.00	42,840.00	23.00	27,370.00	5.00	5,950.00	28.00	33,320.00	77.78%
6144	CO3: 20" x Single Reuse Water Service	2.00	EA	2,265.00	4,530.00	1.00	2,265.00	0.00	0.00	1.00	2,265.00	50.00%
6146	CO3: Reuse Water System Testing	1.00	.LS	37,415.00	37,415.00	0.50	18,707.50	0.20	7,483.00	0.70	26,190.50	70.00%
15	**CO#4**	**146.00**			**339,236.26**	**-383.20**	**160,067.12**	**0.00**	**0.00**	**-383.20**	**160,067.12**	**47.18%**
6148	CO4: SS: 8" PVC SDR 35 (0-6' Cut)	209.00	LF	32.00	6,688.00	209.00	6,688.00	0.00	0.00	209.00	6,688.00	100.00%
6150	CO4: SS: 8" PVC SDR 35 (6-8' Cut)	-209.00	LF	33.00	-6,897.00	-209.00	-6,897.00	0.00	0.00	-209.00	-6,897.00	100.00%
6152	CO4: SS: 8" PVC SDR 35 (10-12' Cut)	-6.00	LF	42.00	-252.00	-6.00	-252.00	0.00	0.00	-6.00	-252.00	100.00%
6154	CO4: SS: 8" PVC SDR 26 (14-16 Cut)	50.00	LF	68.50	3,425.00	50.00	3,425.00	0.00	0.00	50.00	3,425.00	100.00%
6156	CO4: SS: 10" HDPE DR11 (14-16' Cut)	-50.00	LF	100.95	-5,047.50	-50.00	-5,047.50	0.00	0.00	-50.00	-5,047.50	100.00%
6158	CO4: SS: 4' Dia. Sanitary Manhole (0-6')	2.00	EA	7,830.00	15,660.00	1.80	14,094.00	0.00	0.00	1.80	14,094.00	90.00%
6160	CO4: SS: 4' Dia. Sanitary Manhole (6-8')	-1.00	EA	8,809.00	-8,809.00	-1.00	-8,809.00	0.00	0.00	-1.00	-8,809.00	100.00%
6162	CO4: SS: 4' Dia. Polymer Conc. San.MH (10-12")	-1.00	EA	28,139.00	-28,139.00	-0.90	-25,325.10	0.00	0.00	-0.90	-25,325.10	90.00%
6164	CO4: SS: 5' Dia. Polymer Conc. San.MH (10-12")	1.00	EA	36,840.00	36,840.00	0.90	33,156.00	0.00	0.00	0.90	33,156.00	90.00%
6166	CO4: SS: 5' Dia. Polymer Conc. San. MH (14-16')	1.00	EA	42,206.00	42,206.00	0.90	37,985.40	0.00	0.00	0.90	37,985.40	90.00%
6168	CO4: SLS: Lift Station Odor Control Modifications	1.00	.LS	7,000.00	7,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6170	CO4: STRM: 18" Class III RCP	102.00	LF	73.30	7,476.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6172	CO4: STRM: 24" Class III RCP	-1,409.00	LF	99.96	-140,843.64	-1,409.00	-140,843.64	0.00	0.00	-1,409.00	-140,843.64	100.00%
6174	CO4: STRM: 30" Class III RCP	707.00	LF	138.65	98,025.55	504.00	69,879.60	0.00	0.00	504.00	69,879.60	71.29%
6176	CO4: STRM: 36" Class III RCP	3.00	LF	184.99	554.97	3.00	554.97	0.00	0.00	3.00	554.97	100.00%

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Item ID	Description	Quantity	Unit	Unit Price	Total Contract Amount	Previously Completed		This Period		Complete to Date		% Comp
						Units	Amount	Units	Amount	Units	Amount	
6178	CO4: STRM: 42" Class III RCP	494.00	LF	231.69	114,454.86	423.00	98,004.87	0.00	0.00	423.00	98,004.87	85.63%
6180	CO4: STRM: 48" Class III RCP	-94.00	LF	315.01	-29,610.94	-94.00	-29,610.94	0.00	0.00	-94.00	-29,610.94	100.00%
6182	CO4: STRM: 54" Class III RCP	194.00	LF	365.15	70,839.10	194.00	70,839.10	0.00	0.00	194.00	70,839.10	100.00%
6184	CO4: STRM: 48" Class III RCP MES	-1.00	EA	8,717.00	-8,717.00	-1.00	-8,717.00	0.00	0.00	-1.00	-8,717.00	100.00%
6186	CO4: STRM: 54" Class III RCP MES	1.00	EA	12,462.00	12,462.00	1.00	12,462.00	0.00	0.00	1.00	12,462.00	100.00%
6188	CO4: STRM: Type P-4 Curb Inlet <10'	-2.00	EA	7,274.00	-14,548.00	-2.00	-14,548.00	0.00	0.00	-2.00	-14,548.00	100.00%
6190	CO4: STRM: Type J-4 Curb Inlet <10'	2.00	EA	13,084.00	26,168.00	1.80	23,551.20	0.00	0.00	1.80	23,551.20	90.00%
6192	CO4: STRM: Type P-5 Curb Inlet <10'	-2.00	EA	6,776.00	-13,552.00	-2.00	-13,552.00	0.00	0.00	-2.00	-13,552.00	100.00%
6194	CO4: STRM: Type J-5 Curb Inlet <10'	2.00	EA	11,238.00	22,476.00	1.80	20,228.40	0.00	0.00	1.80	20,228.40	90.00%
6196	CO4: STRM: Type P-6 Curb Inlet <10'	-2.00	EA	7,306.00	-14,612.00	-2.00	-14,612.00	0.00	0.00	-2.00	-14,612.00	100.00%
6198	CO4: STRM: Type J-6 Curb Inlet <10'	2.00	EA	12,378.00	24,756.00	1.80	22,280.40	0.00	0.00	1.80	22,280.40	90.00%
6200	CO4: STRM: Type V Inlet <10'	1.00	EA	6,223.00	6,223.00	0.90	5,600.70	0.00	0.00	0.90	5,600.70	90.00%
6202	CO4: STRM: Type V-J Inlet <10'	-1.00	EA	12,255.74	-12,255.74	-1.00	-12,255.74	0.00	0.00	-1.00	-12,255.74	100.00%
6204	CO4: STRM: Storm Manhole <10'	-4.00	EA	5,094.00	-20,376.00	-4.00	-20,376.00	0.00	0.00	-4.00	-20,376.00	100.00%
6206	CO4: STRM: Storm Manhole J Bottom >10'	4.00	EA	9,813.00	39,252.00	3.80	37,289.40	0.00	0.00	3.80	37,289.40	95.00%
6208	CO4: WM: Remove BOA & Connect to Existing 12"	1.00	EA	4,655.00	4,655.00	1.00	4,655.00	0.00	0.00	1.00	4,655.00	100.00%
6210	CO4: WM: 12" HDPE Directional Drill @ Macy Island	60.00	LF	1,612.50	96,750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6212	CO4: WM: 12" C-900 DR-18 PVC Water Main	90.00	LF	70.00	6,300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6214	CO4: WM: Automatic Flushing Device	-1.00	EA	8,027.00	-8,027.00	-1.00	-8,027.00	0.00	0.00	-1.00	-8,027.00	100.00%
6216	CO4: WM: 12" MJ DI Water Main Fittings	1.00	.LS	8,246.00	8,246.00	1.00	8,246.00	0.00	0.00	1.00	8,246.00	100.00%
6218	CO4: WM: Potable Water System Testing	1.00	.LS	465.00	465.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
16	**CO#5**	**42.00**			**182,348.51**	**29.20**	**140,704.21**	**0.50**	**5,212.00**	**29.70**	**145,916.21**	**80.02%**
6220	CO5: SS: Double Sanitary Service	1.00	EA	2,100.00	2,100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6222	CO5: STRM: 36" Class III RCP	-351.00	LF	184.99	-64,931.49	-351.00	-64,931.49	0.00	0.00	-351.00	-64,931.49	100.00%

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Invoice # : **131686**

Application No. : **10**
Application Date : **04/30/26**
To:
Architect's Project No.:

0.00 0.00

Item ID	Description	Quantity	Unit	Unit Price	Total Contract Amount	Previously Completed		This Period		Complete to Date		% Comp
						Units	Amount	Units	Amount	Units	Amount	
6224	CO5: STRM: 29" x 45" Class III ERCP	351.00	LF	292.00	102,492.00	351.00	102,492.00	0.00	0.00	351.00	102,492.00	100.00%
6226	CO5: STRM: Type J-3 Curb Inlet <10'	2.00	EA	11,336.00	22,672.00	1.80	20,404.80	0.00	0.00	1.80	20,404.80	90.00%
6228	CO5: STRM: Type P-4 Curb Inlet <10'	-1.00	EA	7,274.00	-7,274.00	-1.00	-7,274.00	0.00	0.00	-1.00	-7,274.00	100.00%
6230	CO5: STRM: Type J-4 Curb Inlet <10'	-3.00	EA	13,084.00	-39,252.00	-3.00	-39,252.00	0.00	0.00	-3.00	-39,252.00	100.00%
6232	CO5: STRM: Type J-6 Curb Inlet <10'	2.00	EA	13,975.00	27,950.00	1.80	25,155.00	0.00	0.00	1.80	25,155.00	90.00%
6234	CO5: Rmv Temp Blow-Off Inst in PH-1 & Connect PH-2	6.00	EA	4,263.00	25,578.00	5.00	21,315.00	0.00	0.00	5.00	21,315.00	83.33%
6236	CO5: WM: 12" MJ Gate Valve	1.00	EA	4,981.00	4,981.00	0.90	4,482.90	0.00	0.00	0.90	4,482.90	90.00%
6238	CO5: WM: 8" MJ Gate Valve	1.00	EA	3,260.00	3,260.00	0.90	2,934.00	0.00	0.00	0.90	2,934.00	90.00%
6240	CO5: 2" Temp Blowoff Assembly PH-1	6.00	EA	2,185.00	13,110.00	5.00	10,925.00	0.00	0.00	5.00	10,925.00	83.33%
6242	CO5: WM: 12" MJ DI Water Main Fittings	1.00	.LS	4,562.00	4,562.00	1.00	4,562.00	0.00	0.00	1.00	4,562.00	100.00%
6244	CO5: WM: 10" MJ DI Water Main Fittings	1.00	.LS	1,216.00	1,216.00	1.00	1,216.00	0.00	0.00	1.00	1,216.00	100.00%
6246	CO5: WM: 8" MJ DI Water Main Fittings	1.00	.LS	1,750.00	1,750.00	1.00	1,750.00	0.00	0.00	1.00	1,750.00	100.00%
6248	CO5: WM: Double Water Service	1.00	EA	1,715.00	1,715.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6250	CO5: WM:Phased Potable Water System - Adtl Testing	1.00	.LS	10,966.00	10,966.00	0.75	8,224.50	0.25	2,741.50	1.00	10,966.00	100.00%
6252	CO5: RM:Rmv Temp Blow-Off Inst in PH-1 & Conn PH-2	6.00	EA	4,263.00	25,578.00	5.00	21,315.00	0.00	0.00	5.00	21,315.00	83.33%
6254	CO5: RM: 8" RW Gate Valve	2.00	EA	3,260.00	6,520.00	1.80	5,868.00	0.00	0.00	1.80	5,868.00	90.00%
6256	CO5: RM: 6" RW Gate Valve	4.00	EA	2,629.00	10,516.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6258	CO5: RM: 2" Temp Blow-Off Assembly PH-1	6.00	EA	2,185.00	13,110.00	5.00	10,925.00	0.00	0.00	5.00	10,925.00	83.33%
6260	CO5: RM: 8" MJ DI Reuse Water Fittings	1.00	.LS	2,195.00	2,195.00	1.00	2,195.00	0.00	0.00	1.00	2,195.00	100.00%
6262	CO5: RM: 6" MJ DI Reuse Water Fittings	1.00	.LS	1,972.00	1,972.00	0.50	986.00	0.00	0.00	0.50	986.00	50.00%
6264	CO5: RM: Double Reuse Water Service	1.00	EA	1,681.00	1,681.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%

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Application No. : 10
Application Date : 04/30/26
To:
Architect's Project No.:

0.00 0.00

Item ID	Description	Quantity	Unit	Unit Price	Total Contract Amount	Previously Completed		This Period		Complete to Date		% Comp
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6266	CO5: RM: Phased Reuse Water System - Adtl Testing	1.00	.LS	9,882.00	9,882.00	0.75	7,411.50	0.25	2,470.50	1.00	9,882.00	100.00%
17	**CO#6**	**766.00**			**230,112.50**	**181.70**	**195,636.90**	**0.10**	**1,298.90**	**181.80**	**196,935.80**	**85.58%**
6268	CO6: SURVEY LAYOUT AS-BUILTS RFCO-08	1.00	.LS	12,989.00	12,989.00	0.80	10,391.20	0.10	1,298.90	0.90	11,690.10	90.00%
6270	C8.00 STA11+00 CATTAIL CRK 4-20" 45Â°s RU	4.00	EA	2,894.00	11,576.00	4.00	11,576.00	0.00	0.00	4.00	11,576.00	100.00%
6272	C8.00 STA12+30 CATTAIL CRK 4-20" 45Â°S RU	4.00	EA	2,894.00	11,576.00	4.00	11,576.00	0.00	0.00	4.00	11,576.00	100.00%
6274	C8.00 STA18+50 CATTAIL CRK 12" DIP IN LIEU PVC WM	20.00	LF	85.00	1,700.00	20.00	1,700.00	0.00	0.00	20.00	1,700.00	100.00%
6276	C8.00 STA18+50 CATTAIL CRK 2-10" 11.25Â°s WM	2.00	EA	1,107.00	2,214.00	2.00	2,214.00	0.00	0.00	2.00	2,214.00	100.00%
6278	C8.00 STA20+30 CATTAIL CRK 4-20" 45Â°s RU	4.00	EA	2,894.00	11,576.00	4.00	11,576.00	0.00	0.00	4.00	11,576.00	100.00%
6280	C8.01 STA21+80 CATTAIL CRK 4-20" 45Â°s RU	4.00	EA	2,894.00	11,576.00	4.00	11,576.00	0.00	0.00	4.00	11,576.00	100.00%
6282	C8.02 HOLLY FIELDS ST. 2 LOCs 4-8" 45sÂ° WM	4.00	EA	879.00	3,516.00	4.00	3,516.00	0.00	0.00	4.00	3,516.00	100.00%
6284	C8.03 STA35+80 SOUTHBURY 4-12" 45Â°s WM	4.00	EA	1,260.00	5,040.00	4.00	5,040.00	0.00	0.00	4.00	5,040.00	100.00%
6286	C8.03 STA37+20 SOUTHBURY 1-20" 22.5Â° RU	1.00	EA	2,938.00	2,938.00	1.00	2,938.00	0.00	0.00	1.00	2,938.00	100.00%
6288	C8.03 STA43+00 SOUTHBURY 20" DIP IN LIEU PVC RU	20.00	LF	142.00	2,840.00	20.00	2,840.00	0.00	0.00	20.00	2,840.00	100.00%
6290	C8.03 STA46+30 SOUTHBURY 4-12" 45Â°s WM	4.00	EA	1,260.00	5,040.00	4.00	5,040.00	0.00	0.00	4.00	5,040.00	100.00%
6292	C8.04 STA49+50 SOUTHBURY 4-20" 45Â°s RU	4.00	EA	2,894.00	11,576.00	4.00	11,576.00	0.00	0.00	4.00	11,576.00	100.00%
6294	C8.04 STA51+00 SOUTHBURY 4-12" 45Â°s WM	4.00	EA	1,260.00	5,040.00	4.00	5,040.00	0.00	0.00	4.00	5,040.00	100.00%
6296	C8.04 STA54+20 SOUTHBURY 4-12" 45Â°s WM	4.00	EA	1,260.00	5,040.00	4.00	5,040.00	0.00	0.00	4.00	5,040.00	100.00%
6298	C8.04 STA54+60 SOUTHBURY 4-20" 45Â°s RU	4.00	EA	2,894.00	11,576.00	4.00	11,576.00	0.00	0.00	4.00	11,576.00	100.00%

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6300	C8.07 STA70+70 SERENITY 4-12" 45Â°s WM	-4.00	EA	1,260.00	-5,040.00	-4.00	-5,040.00	0.00	0.00	-4.00	-5,040.00	100.00%
6302	C8.07 STA74+00 SERENITY 4-8" 45Â°s RU	4.00	EA	879.00	3,516.00	4.00	3,516.00	0.00	0.00	4.00	3,516.00	100.00%
6304	C8.08 STA84+00 SERENITY 4-8" 45Â°s RU	4.00	EA	879.00	3,516.00	4.00	3,516.00	0.00	0.00	4.00	3,516.00	100.00%
6306	C8.09 STA97+00 SHILOH 4-6" 45Â °s RU	4.00	EA	767.00	3,068.00	4.00	3,068.00	0.00	0.00	4.00	3,068.00	100.00%
6308	C8.12 STA118+00 CLOVERDALE 4-8" 45Â°s RU	4.00	EA	879.00	3,516.00	4.00	3,516.00	0.00	0.00	4.00	3,516.00	100.00%
6310	C8.17 STA164+00 ALLEY 3 4-6" 45Â °s RU	4.00	EA	767.00	3,068.00	4.00	3,068.00	0.00	0.00	4.00	3,068.00	100.00%
6312	C8.18 STA174+81 ALLEY 4 4-6" 45Â °s RU	4.00	EA	767.00	3,068.00	4.00	3,068.00	0.00	0.00	4.00	3,068.00	100.00%
6314	C8.22 STA201+00 BALER 4-6" 45Â °s RU	-4.00	EA	767.00	-3,068.00	-4.00	-3,068.00	0.00	0.00	-4.00	-3,068.00	100.00%
6316	C6.02 STA76+00 SERENITY 1-12" GV WM	1.00	EA	4,981.00	4,981.00	1.00	4,981.00	0.00	0.00	1.00	4,981.00	100.00%
6318	C6.02 STA76+00 SERENITY 1-8" GV RU	1.00	EA	3,260.00	3,260.00	1.00	3,260.00	0.00	0.00	1.00	3,260.00	100.00%
6320	C6.05 STA43+00 SOUTHBURY 1-6" GV RU	1.00	EA	2,629.00	2,629.00	1.00	2,629.00	0.00	0.00	1.00	2,629.00	100.00%
6322	C6.05 STA46+30 SOUTHBURY 1-6" GV RU	1.00	EA	2,629.00	2,629.00	1.00	2,629.00	0.00	0.00	1.00	2,629.00	100.00%
6324	C6.07 STA50+00 SOUTHBURY 1-20" GV RU	1.00	EA	17,365.00	17,365.00	1.00	17,365.00	0.00	0.00	1.00	17,365.00	100.00%
6326	C6.08 STA131+50 HAPPY HOLLOW 1-8" GV WM	1.00	EA	3,260.00	3,260.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6328	C6.08 STA131+50 HAPPY HOLLOW 1-6" GV RU	1.00	EA	2,629.00	2,629.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6330	CO6: Demo CP INTERSECT MODS RFCO-09	1.00	.LS	3,600.00	3,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6332	CO6: Grade Right-of-Way	100.00	SY	3.15	315.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6334	CO6: Bahia Sod Right-of-Way	100.00	SY	3.40	340.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6336	CO6: Intersection Milling	55.00	SY	43.50	2,392.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6338	CO6: 12" Stabilized Subgrade	65.00	SY	29.00	1,885.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%

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6340	CO6: 10" Crushed Conc Base	55.00	SY	55.00	3,025.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6342	CO6: 2.0" SP 12.5 Bottom Lift (Widening Only)	55.00	SY	43.00	2,365.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6344	CO6: 1.5" FC 12.5 w/ PG76 Top Lift (Widening Only)	55.00	SY	44.00	2,420.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6346	CO6: F Curb	50.00	LF	65.00	3,250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6348	CO6: 8' Sidewalk	45.00	SY	65.00	2,925.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6350	CO6: Pavement Markings & Signs	1.00	.LS	2,490.00	2,490.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6352	CO6: 48" CLIII RCP EX121-EX120 POND PENETRATION RFCO-10	71.00	LF	315.00	22,365.00	71.00	22,365.00	0.00	0.00	71.00	22,365.00	100.00%
6354	CO6: 48" CLIII MES	1.00	EA	8,717.00	8,717.00	1.00	8,717.00	0.00	0.00	1.00	8,717.00	100.00%
6356	CO6: Storm Manhole J Bottom >10'	1.00	EA	9,813.00	9,813.00	0.90	8,831.70	0.00	0.00	0.90	8,831.70	90.00%
18	**CO#7**	**0.00**			**172,940.00**	**0.00**	**0.00**	**3,550.60**	**71,484.20**	**3,550.60**	**71,484.20**	**41.33%**
6358	CO7: SURVEY LAYOUT AS-BUILTS RFCO-07	1.00	.LS	9,257.00	9,257.00	0.00	0.00	0.60	5,554.20	0.60	5,554.20	60.00%
6360	CO7: KUA 2" SLEEVES	1,880.00	LF	16.00	30,080.00	0.00	0.00	1,060.00	16,960.00	1,060.00	16,960.00	56.38%
6362	CO7: KUA 4" SLEEVES	1,380.00	LF	21.00	28,980.00	0.00	0.00	770.00	16,170.00	770.00	16,170.00	55.80%
6364	CO7: KUA 6" SLEEVES	960.00	LF	26.00	24,960.00	0.00	0.00	540.00	14,040.00	540.00	14,040.00	56.25%
6366	CO7: KUA 6" HDPE DIRECT DRILL - MACY ISLAND	160.00	LF	143.00	22,880.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6368	CO7: IRRIG 1.25" SLEEVES	780.00	LF	12.00	9,360.00	0.00	0.00	440.00	5,280.00	440.00	5,280.00	56.41%
6370	CO7: IRRIG 2" SLEEVES	300.00	LF	14.00	4,200.00	0.00	0.00	180.00	2,520.00	180.00	2,520.00	60.00%
6372	CO7: IRRIG 4" SLEEVES	200.00	LF	18.00	3,600.00	0.00	0.00	120.00	2,160.00	120.00	2,160.00	60.00%
6374	CO7: IRRIG 6" SLEEVES	780.00	LF	20.00	15,600.00	0.00	0.00	440.00	8,800.00	440.00	8,800.00	56.41%
6376	CO7: OFFSITE KUA STREET LIGHTING CONDUITS	1.00	.LS	1,724.00	1,724.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6378	CO7: OFFSITE KUA 6" PVC	200.00	LF	32.00	6,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6380	CO7: OFISTE KUA 6" GALVNZ SWEEPS	4.00	EA	989.00	3,956.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6382	CO7: OFFSITE KUA CONDUIT TIE-INS	1.00	EA	2,684.00	2,684.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6384	CO7: OFFSITE KUA 6" BORE BENEATH CATTAIL CREEK	60.00	LF	134.00	8,040.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%

REQUEST FOR PAYMENT DETAIL

Application and Certification for Payment, containing
Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

Invoice # : 131686

Application No. : 10
Application Date : 04/30/26
To:
Architect's Project No.:

0.00 1,219.00

Item ID	Description	Quantity	Unit	Unit Price	Total Contract Amount	Previously Completed		This Period		Complete to Date		% Comp
						Units	Amount	Units	Amount	Units	Amount	
6386	CO7: OFFSITE KUA MULE TAPE / MISC FITTINGS	1.00	.LS	1,219.00	1,219.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
	Grand Totals				**30,671,147.69**		**21,678,295.68**		**3,347,913.07**		**25,026,208.75**	**81.60%**

2246 #10

CONDITIONAL
WAIVER AND RELEASE OF LIEN
UPON PARTIAL PAYMENT

The undersigned lienor, in consideration of the sum of **$3,013,121.75** hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished through **April 31, 2026,** to **DR Horton, Inc.** on the job of **DR Horton, Inc.** to the following described property:

Kindred Phase 5 Infrastructure
OSCEOLA COUNTY, FLORIDA

This release is contingent upon receipt by the undersigned of the consideration specified above and upon full collection by the undersigned of all checks, drafts and instruments given in payment for labor, services or materials on the job.

This waiver and release do not cover any retention or labor, services, or materials furnished after the date specified or any pending change orders.

DATED on: 4/28/26

JR DAVIS CONSTRUCTION COMPANY, INC.
210 HANGAR ROAD
KISSIMMEE, FL 34741

Asa de Armas, Vice President

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization, this 28th day of April, 2026, by Asa de Armas as Vice President of Jr. Davis Construction Company, Inc., on behalf of the corporation, who is

X Personally known
___ Produced Identification
Type of Identification Produced _____

Deborah A Fleming

NOTARY PUBLIC
My Commission Expires 11/19/26

NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.

Notary Public State of Florida
Deborah A Fleming
My Commission HH 332760
Expires 11/19/2026

June 29, 2026

Town of Kindred Community Development District II
c/o Brian Mendes, District Manager
Rizzetta & Company, Inc.
3434 Colwell Ave, Suite 200
Tampa, Florida 33614

Re: Letter Agreement for Acquisition of Kindred Phase 5 Improvements

Dear Brian,

Pursuant to the *Agreement Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property,* dated June 5th, 2020 and *Agreement Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property [Expansion Area],* dated March 20, 2023 (**"Acquisition Agreement"**), by and between the Town of Kindred Community Development District II (**"District"**) and D.R. Horton, Inc. ("**Developer**"), you are hereby notified that the Developer has completed and wishes to sell ("**Sale**") to the District certain "**Improvements**" as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay from bond proceeds the amount identified in **Exhibit A** attached hereto, which represents the actual cost of constructing and/or creating the Improvements. Subject to the terms of the Acquisition Agreement, this amount will be processed by requisition and paid to Developer upon availability of bond proceeds.
- Notwithstanding anything to the contrary herein, certain amounts, as identified in **Exhibit A,** may still be owed to contractors (balance to finish & retainage) and Developer agrees to ensure that all punch list and/or other open items necessary to complete the Improvements are completed and to timely make payment for all remaining amounts owed under the contract, and to ensure that no liens are placed on the Improvements. Subject to the terms of the Acquisition Agreement, the District may process the remaining amounts owed by requisition and pay the Developer upon availability of bond proceeds and upon proof of payment by the Developer to the Contractor of the remaining amounts.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals, as well as other work product, necessary for the operation of the Improvements, and to provide any maintenance bonds, warranties or other forms of security required by the County for turnover of the roadways (which comprise a portion of the Improvements) to the County.

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

Agreed to by:
TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II

Name: John Valantasis
Title: CHAIR

Sincerely,
D.R. HORTON, INC.

Name: John Auld
Title: Vice President

EXHIBIT A
Description of Kindred Phase 5 Improvements

Utilities **-** All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located within or upon Tract 1030 (Lift Station), Tracts A-1, A-2, A-3, A-4, A-5, A-7, A-9, A-10 (Private Alleys), Tract 1033 (Public Right-of-Way), any "Utility Easements," and any "Drainage and Utility Easements," as identified in the plat known as *Kindred Phase 5,* as recorded at Plat Book 38, Pages 1 - 13, of the Official Records of Osceola County, Florida.

Roadways **-** All public roads, pavement, curbing and other physical improvements, located within or upon Tracts A-1, A-2, A-3, A-4, A-5, A-7, A-9, A-10 (Private Alleys), Tract 1033 (Public Right-of-Way), as identified in the plat known as *Kindred Phase 5,* as recorded at Plat Book 38, Pages 1 - 13, of the Official Records of Osceola County, Florida.

Surface Water Management **–** All drainage and surface water management systems, including but not limited to sod, surface water control structures, curb and gutter, and pipes, located within or upon Tracts A-1, A-2, A-3, A-4, A-5, A-7, A-9, A-10 (Private Alley), Tract 1033 (Public Right-of-Way), any "Drainage and Access Easements," any "Drainage and Utility Easements," and any "Drainage Easements," as identified in the plat known as *Kindred Phase 5,* as recorded at Plat Book 38, Pages 1 - 13, of the Official Records of Osceola County, Florida.

Work Product **–** Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the public improvements for Phase 5 of the project as described in the *Amended & Restated Engineer's Report,* dated February 9, 2023, as supplemented from time to time.

Improvement	Total Amount	Paid To Date	Balance Owed	Retainage
Water	$2,074,188.50	$1,477,029.73	$597,158.77	$164,114.41
Sanitary Sewer	$2,978,207.75	$2,128,756.10	$849,451.65	$236,528.45
Reuse	$1,048,055.60	$943,250.04	$104,805.56	$104,805.56
Roadways	$3,818,713.60	$982,022.22	$2,836,691.38	$109,113.58
Surface Water Management	$3,736,360.32	$3,165,334.23	$571,026.09	$351,703.80
Totals	**$13,655,525.77**	**$8,696,392.32**	**$4,959,133.45**	**$966,265.80**

CORPORATE DECLARATION REGARDING COSTS PAID
[KINDRED PHASE 5 IMPROVEMENTS]

D.R. HORTON, INC., a Delaware corporation ("**Developer**"), does hereby certify to the Town of Kindred Community Development District II ("**District**"), a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*:

1. Developer is the developer of certain lands within District.
2. The District's *Amended & Restated Engineer's Report,* dated February 9, 2023, as supplemented from time to time (together, "**Engineer's Report**") describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
3. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Developer has spent on those improvements.
4. Except for the balance to finish and/or retainage set forth in **Exhibit A**, no money is owed to any contractors or subcontractors for any work performed on the completed improvements.
5. The Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements identified in **Exhibit A**.

IN WITNESS WHEREOF, the undersigned has executed this certificate for and on behalf of the Developer as of the 25 day of June, 2026.

D.R. HORTON, INC.

Name: John Auld
Title: Vice President

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was sworn and subscribed before me by means of ☒ physical presence or ☐ online notarization this 25 day of June, 2026, by John Auld as Vice Pres of D.R. Horton, Inc., a Delaware corporation, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF Florida
Name: Jordan Pawelkiewicz
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

(NOTARY SEAL)

JORDAN M PAWELKIEWICZ
Notary Public - State of Florida
Commission # HH 507549
My Comm. Expires Mar 24, 2028
Bonded through National Notary Assn.

EXHIBIT A
Description of Kindred Phase 5 Improvements

Utilities **-** All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located within or upon Tract 1030 (Lift Station), Tracts A-1, A-2, A-3, A-4, A-5, A-7, A-9, A-10 (Private Alleys), Tract 1033 (Public Right-of-Way), any "Utility Easements," and any "Drainage and Utility Easements," as identified in the plat known as *Kindred Phase 5,* as recorded at Plat Book 38, Pages 1 - 13, of the Official Records of Osceola County, Florida.

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Surface Water Management **–** All drainage and surface water management systems, including but not limited to sod, surface water control structures, curb and gutter, and pipes, located within or upon Tracts A-1, A-2, A-3, A-4, A-5, A-7, A-9, A-10 (Private Alley), Tract 1033 (Public Right-of-Way), any "Drainage and Access Easements," any "Drainage and Utility Easements," and any "Drainage Easements," as identified in the plat known as *Kindred Phase 5,* as recorded at Plat Book 38, Pages 1 - 13, of the Official Records of Osceola County, Florida.

Work Product **–** Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the public improvements for Phase 5 of the project as described in the *Amended & Restated Engineer's Report,* dated February 9, 2023, as supplemented from time to time.

Improvement	Total Amount	Paid To Date	Balance Owed	Retainage
Water	$2,074,188.50	$1,477,029.73	$597,158.77	$164,114.41
Sanitary Sewer	$2,978,207.75	$2,128,756.10	$849,451.65	$236,528.45
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Roadways	$3,818,713.60	$982,022.22	$2,836,691.38	$109,113.58
Surface Water Management	$3,736,360.32	$3,165,334.23	$571,026.09	$351,703.80
Totals	**$13,655,525.77**	**$8,696,392.32**	**$4,959,133.45**	**$966,265.80**

CONTRACTOR ACKNOWLEDGMENT AND RELEASE
[KINDRED PHASE 5 IMPROVEMENTS]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made to be effective the 26TH day of JUNE, 2026, by **Jr. Davis Construction Co., Inc.** ("**Contractor**"), with an address of 210 Hangar Road, Kissimmee, Florida 34741, in favor of the **Town of Kindred Community Development District II** ("**District**"), which is a local unit of special-purpose government situated in Osceola County, Florida, and having offices at is c/o Rizzetta & Company, Inc., 3434 Colwell Ave, Suite 200, Tampa, Florida 33614.

RECITALS

WHEREAS, pursuant to that certain *Florida Independent Contractor Agreement,* as modified by that *Addendum to Florida Independent Contractor Agreement,* dated June 20, 2025 ("**Contract**") and between Contractor and D.R. Horton, Inc., ("**Developer**"), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A** ("**Improvements**"); and

WHEREAS, Developer may in the future convey the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

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

2. **ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is acquiring or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

3. **WARRANTY.** Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.

4. **CERTIFICATION.** Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding

requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

Notwithstanding anything to the contrary herein, Contractor is owed approximately the amount identified as balance to finish and/or retainage as noted in **Exhibit A** under the Contract and understands that such amounts shall be paid by Developer. The effectiveness of this Release is contingent upon such payment being timely made.

JR. DAVIS CONSTRUCTION CO., INC.

By: JAMES B. DAVIS, JR
Its: CEO

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 26TH day of JUNE, 2026, by JAMES B. DAVIS, JR as CEO of Jr. Davis Construction Co., Inc., and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FL

(NOTARY SEAL)

Name: Kristy Kelley
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Notary Public State of Florida
Kristy Kelley
My Commission HH 297611
Expires 9/27/2026

EXHIBIT A
Description of Kindred Phase 5 Improvements

Utilities **-** All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located within or upon Tract 1030 (Lift Station), Tracts A-1, A-2, A-3, A-4, A-5, A-7, A-9, A-10 (Private Alleys), Tract 1033 (Public Right-of-Way), any "Utility Easements," and any "Drainage and Utility Easements," as identified in the plat known as *Kindred Phase 5,* as recorded at Plat Book 38, Pages 1 - 13, of the Official Records of Osceola County, Florida.

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Improvement	Total Amount	Paid To Date	Balance Owed	Retainage
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Totals	**$13,655,525.77**	**$8,696,392.32**	**$4,959,133.45**	**$966,265.80**

DISTRICT ENGINEER'S CERTIFICATE
[KINDRED PHASE 5 IMPROVEMENTS]

June 11
_____, 2026

Board of Supervisors
Town of Kindred Community Development District II

Re: Acquisition of Improvements

Ladies and Gentlemen:

The undersigned is a representative of Boyd Civil Engineering, Inc. ("**District Engineer**"), as District Engineer for the Town of Kindred Community Development District II ("**District**") and does hereby make the following certifications in connection with the District's acquisition from D.R. Horton, Inc. ("**Developer**") as to certain public infrastructure improvements ("**Improvements**") as further detailed in **Exhibit A**. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to certain invoices, plans, and other documents.

2. The Improvements are within the scope of the District's capital improvement plan as set forth in the District's *Amended & Restated Engineer's Report,* dated February 9, 2023, as supplemented from time to time (together, "**Engineer's Report**"), and specially benefit property within the District as further described in the Engineer's Report.

3. The Improvements were installed in accordance with their specifications, and, subject to the design specifications, are capable of performing the functions for which they were intended. I am not aware of any defects in the Improvements.

4. The total costs associated with the Improvements are as set forth in **Exhibit A.** Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or acquire the Improvements, and (ii) the reasonable fair market value of the Improvements.

5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

6. With this document, I hereby certify that it is appropriate at this time for the District to acquire the Improvements.

BOYD CIVIL ENGINEERING, INC.

Xabier Guerricagoitia, P.E.
Florida Registration No. 51951
District Engineer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 11 day of JUNE, 2026, by XABIER GUERRICAGOITIA as DISTRICT ENGINEER of TOWN OF KINDRED II, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)
ADDISON ENGEMAN
Notary Public
State of Florida
Comm# HH638793
Expires 2/10/2029

Name: ADDISON ENGEMAN
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A
Description of Kindred Phase 5 Improvements

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Improvement	Total Amount	Paid To Date	Balance Owed	Retainage
Water	$2,074,188.50	$1,477,029.73	$597,158.77	$164,114.41
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Totals	**$13,655,525.77**	**$8,696,392.32**	**$4,959,133.45**	**$966,265.80**

BILL OF SALE AND LIMITED ASSIGNMENT
[KINDRED PHASE 5 IMPROVEMENTS]

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made to be effective as of the 25 day of June, 2026, by and between **D.R. Horton, Inc.,** a Delaware corporation, with an address of 1341 Horton Circle, Arlington, Texas 76011 ("**Grantor**"), and **Town of Kindred Community Development District II,** a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**") whose address is c/o Rizzetta & Company, Inc., 3434 Colwell Ave, Suite 200, Tampa, Florida 33614.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the following property (together, "**Property**") as described below to have and to hold for Grantee's own use and benefit forever:

a) All of the improvements and work product identified in **Exhibit A;** and

b) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the improvements and work product described in **Exhibit A**.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons claiming by, through or under the Grantor.

3. Without waiving any of the rights against third parties granted herein, the Property is being conveyed to the District in its as-is condition, without representation or warranty of any kind from Grantor. The District agrees that Grantor shall not be responsible or liable to the District for any defect, errors, or omissions in or relating to the development and/or entitlement of, or construction of improvements on or related to, the Property, latent or otherwise, or on account of any other conditions affecting the Property, as the District is purchasing the Property, "**AS IS, WHERE IS**", **AND** "**WITH ALL FAULTS**". The District, on its own behalf and on behalf of anyone claiming by, through or under the District and on behalf of it successors and assigns, to the maximum extent permitted by applicable law, irrevocably and unconditionally waives, releases, discharges and forever acquits the Grantor from any and all claims, loss, costs, expense or judgments of any nature whatsoever known or unknown,

suspected or unsuspected, fixed or contingent, which the District may now or hereafter have, own, hold or claim to have, own or hold, or at any time heretofore may have had, owned, held or claimed to have, own or hold, against Grantor, its affiliates, successors and assigns, relating to this letter agreement, the transaction contemplated hereby, and/or the Property, including, without limitation, the physical condition of the Property, the environmental condition of the Property, the entitlements for the Property, any hazardous materials that may be on or within the Property and any other conditions existing, circumstances or events occurring on, in, about or near the Property whether occurring before, after or at the time of transfer of the Property. Grantor shall not be liable for any damages whatsoever, including but not limited to special, direct, indirect, consequential, or other damages resulting or arising from or relating to the ownership, use, condition, location, development, maintenance, repair, or operation of the Property.

4. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

5. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

[CONTINUED ON FOLLOWING PAGE]

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESSES

By: _____
Name: Matthew Stolz

By: _____
Name: Sydney D. Kendrick

D.R. HORTON, INC.

_____
Name: John Auld
Title: Vice President

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 25 day of June, 2026, by John Auld as Vice Pres of D.R. Horton, Inc., and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

JORDAN M PAWELKIEWICZ
Notary Public - State of Florida
Commission # HH 507549
My Comm. Expires Mar 24, 2028
Bonded through National Notary Assn.

Name: Jordan Pawelkiewicz
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A
Description of Kindred Phase 5 Improvements

Utilities **-** All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located within or upon Tract 1030 (Lift Station), Tracts A-1, A-2, A-3, A-4, A-5, A-7, A-9, A-10 (Private Alleys), Tract 1033 (Public Right-of-Way), any "Utility Easements," and any "Drainage and Utility Easements," as identified in the plat known as *Kindred Phase 5,* as recorded at Plat Book 38, Pages 1 - 13, of the Official Records of Osceola County, Florida.

Roadways **-** All public roads, pavement, curbing and other physical improvements, located within or upon Tracts A-1, A-2, A-3, A-4, A-5, A-7, A-9, A-10 (Private Alleys), Tract 1033 (Public Right-of-Way), as identified in the plat known as *Kindred Phase 5,* as recorded at Plat Book 38, Pages 1 - 13, of the Official Records of Osceola County, Florida.

Surface Water Management **–** All drainage and surface water management systems, including but not limited to sod, surface water control structures, curb and gutter, and pipes, located within or upon Tracts A-1, A-2, A-3, A-4, A-5, A-7, A-9, A-10 (Private Alley), Tract 1033 (Public Right-of-Way), any "Drainage and Access Easements," any "Drainage and Utility Easements," and any "Drainage Easements," as identified in the plat known as *Kindred Phase 5,* as recorded at Plat Book 38, Pages 1 - 13, of the Official Records of Osceola County, Florida.

Work Product **–** Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the public improvements for Phase 5 of the project as described in the *Amended & Restated Engineer's Report,* dated February 9, 2023, as supplemented from time to time.

Improvement	Total Amount	Paid To Date	Balance Owed	Retainage
Water	$2,074,188.50	$1,477,029.73	$597,158.77	$164,114.41
Sanitary Sewer	$2,978,207.75	$2,128,756.10	$849,451.65	$236,528.45
Reuse	$1,048,055.60	$943,250.04	$104,805.56	$104,805.56
Roadways	$3,818,713.60	$982,022.22	$2,836,691.38	$109,113.58
Surface Water Management	$3,736,360.32	$3,165,334.23	$571,026.09	$351,703.80
Totals	**$13,655,525.77**	**$8,696,392.32**	**$4,959,133.45**	**$966,265.80**

BILL OF SALE
[KINDRED PHASE 5 IMPROVEMENTS - ROADWAYS]

KNOW ALL MEN BY THESE PRESENTS, that **TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes and located in Osceola County, Florida, whose mailing address is c/o Rizzetta & Company, Inc., 3434 Colwell Ave., Suite 200, Tampa, Florida 33614 (hereinafter referred to as "**SELLER**"), for and in consideration of the sum of Ten and No Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, from **OSCEOLA COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 1 Courthouse Square, Kissimmee, Florida 34741 (hereinafter referred to as "**COUNTY"**), has granted, bargained, sold, transferred, conveyed and delivered to the COUNTY, its executors, administrators, successors and assigns forever, the following:

> ***Roadways*** **-** All public roads, pavement, curbing and other physical improvements, located within or upon Tracts A-1, A-2, A-3, A-4, A-5, A-7, A-9, A-10 (Private Alleys), Tract 1033 (Public Right-of-Way), as identified in the plat known as *Kindred Phase 5,* as recorded at Plat Book 38, Pages 1 - 13, of the Official Records of Osceola County, Florida.

TO HAVE AND TO HOLD the same unto the COUNTY, its executors, administrators, successors and assigns forever. The COUNTY shall have all rights and title to the above described personal property.

AND the SELLER hereby covenants to and with the COUNTY and assigns that SELLER is the lawful owner of the said personal property; that said personal property is free from all liens and encumbrances; that SELLER has good right and lawful authority to sell said personal property; and that SELLER fully warrants title to said personal property and shall defend the same against the lawful claims and demands of all persons whomsoever.

[CONTINUED ON FOLLOWING PAGE]

SIGNATURE PAGE TO BILL OF SALE
[KINDRED PHASE 5 IMPROVEMENTS - ROADWAYS]

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this the 25th day of June 2026.

WITNESS

Print Name: Matthew Stolz

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II, a local unit of special-purpose government

By: _____
Print Name: John Valantasis
Its: Chairman

Print Name: Sydney D. Kendrick

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of [X] physical presence or [__] online notarization, this 25 day of June, 2026, by John Valantasis as Chairman of the Town of Kindred Community Development District II, on behalf of the District, who [X] is personally known to me or [___] has produced _____ as identification.

[Affix Seal Here]

JORDAN M PAWELKIEWICZ
Notary Public - State of Florida
Commission # HH 507549
My Comm. Expires Mar 24, 2028
Bonded through National Notary Assn.

_____
NOTARY PUBLIC - STATE OF FLORIDA
Print Name: Jordan Pawelkiewicz
My Commission Expires: Mar 24, 2028
Commission Number: HH 507549

This instrument was prepared by:	(This space reserved for Clerk)
Jere Earlywine, Esq. Kutak Rock LLP 107 W College Avenue Tallahassee, Florida 32301	

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made to be effective as of the 25th day of June 2026, by and between:

D.R. Horton, Inc., a Delaware corporation, the owner and developer of lands within the boundary of the District, and whose mailing address is 1341 Horton Circle, Arlington, Texas 76011 ("**Grantor**"); and

Town of Kindred Community Development District II, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Osceola County, Florida, and whose mailing address is c/o Rizzetta & Company, Inc., 3434 Colwell Ave., Suite 200, Tampa, Florida 33614 ("**Grantee**").

SPECIAL WARRANTY GRANT OF FEE TITLE

WITNESS THAT GRANTOR, for good and valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, grants, bargains and conveys to Grantee forever, all of the right, title, interest, claim and demand which the Grantor have in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Osceola, State of Florida, and more particularly below ("Property"):

TRACTS 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1023, 1024, 1025, 1026, 1027, 1028, 1031 AND 1032 (OPEN SPACE), TRACTS 1011 AND 1022 (OPEN SPACE/RECREATION), TRACT 1030 (LIFT STATION), TRACT 1029 (STORMWATER), TRACTS A-1, A-2, A-3, A-4, A-5, A-7, A-9, A-10 (PRIVATE ALLEY), *KINDRED PHASE 5,* AS RECORDED AT PLAT BOOK 38, PAGES 1 - 13, OF THE OFFICIAL RECORDS OF OSCEOLA COUNTY, FLORIDA.

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and to have and to hold the same in fee simple forever. Such conveyance is subject to all matters of record; however, reference hereto shall not operate to re-impose the same.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple and that the Grantor has good right and lawful authority to sell and convey said land. Further, the Grantor hereby warrant the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under Grantor, but against none other. Additionally, the Grantor warrants that it has complied with the provisions of Section 196.295, *Florida Statutes*.

Recorded in Osceola County, FL KELVIN SOTO, ESQ., CLERK OF COURT 06/29/2026 10:02:59 AM RECEIPT # 3216889
Rec Fees 52.50 DEED DOC 0.70 EXTRA NAMES
CFN# 2026084507 BK 6994 PG 2850 PAGE 1 OF 6

RESERVATION OF EASEMENT

GRANTOR hereby reserves unto itself and its successors and assigns, and Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property, together with the rights to install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for all drainage, hardscaping, landscaping, irrigation, wetland and related improvements, and the right to maintain, repair and replace and improve any improvements now or hereafter located on the Property; provided, however, that Grantor's reservation of rights hereunder shall not be deemed to impose any obligations on Grantor's to maintain, repair or replace any part of the Property or improvements located thereon.

This Special Warranty Deed is subject to the terms and conditions of **Exhibit A**.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed to be effective as of the day and year first above written.

WITNESS

By: _____
Name: Matthew Stelz
Address: 10191 Dowden Rd
Orlando, FL 32832

By: _____
Name: Sydney D. Berglick
Address: 1019.2 Dowden Rd.
Orlando, FL 32832

D.R. HORTON, INC.

By: _____
Name: John Auld
Title: Vice President

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25 day of June, 2026, by John Auld, as Vice Pres. of **D.R. Horton, Inc.** who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

JORDAN M PAWELKIEWICZ
Notary Public - State of Florida
Commission # HH 507549
My Comm. Expires Mar 24, 2028
Bonded through National Notary Assn.

Name: Jordan Pawelkiewicz
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

EXHIBIT A

ADDITIONAL TERMS AND CONDITIONS OF CONVEYANCE

As a material inducement to Grantor selling and conveying the Property to Grantee, Grantor and Grantee covenant and agree as set forth in this Exhibit "A". Grantee acknowledges and agrees by its acceptance of this Special Warranty Deed that but for Grantee's agreement to these provisions, Grantor would not have sold the Property to Grantee.

(a) DISCLAIMERS. GRANTOR HEREBY CONVEYS THE PROPERTY TO GRANTEE "AS IS", "WHERE IS", AND "WITH ALL FAULTS" AND WITHOUT ANY WARRANTY, EXPRESS OR IMPLIED. GRANTOR HEREBY SPECIFICALLY DISCLAIMS ANY AND ALL WARRANTIES, GUARANTIES, PROMISES, COVENANTS, AGREEMENTS, OR REPRESENTATIONS OF ANY NATURE WHATSOEVER, PAST, PRESENT, OR FUTURE AS TO OR CONCERNING THE PROPERTY, INCLUDING BUT NOT LIMITED TO THOSE WHICH MIGHT BE IMPLIED AT LAW. Grantee acknowledges that Grantee has had the opportunity to conduct a feasibility study of the Property prior to its acceptance of this Special Warranty Deed. The Property is hereby accepted by Grantee in its then-present condition, "AS IS, WHERE IS, AND WITH ALL FAULTS". Without limiting the foregoing, Grantee acknowledges and agrees that Grantor has not made, has disclaimed, does not make and does specifically disclaim any representations, warranties, promises, covenants, agreements or guaranties of any kind or character whatsoever, whether express or implied, oral, written, past, present or future, of, as to, concerning or with respect to (i) the value, nature, quality or physical or other condition of the Property, including, without limitation, the water, soil and geology, and/or the environmental condition of the Property; (ii) the income to be derived from the Property; (iii) the water, soil, and geology, the suitability thereof and/or of the Property for any and all activities and uses which Grantee may elect to conduct; (iv) the compliance of or by the Property or its operations with any applicable laws, rules, ordinances, or regulations of any applicable governmental authority; (v) the habitability, merchantability, marketability, suitability, profitability, developability, or fitness for a particular purpose of the Property; (vi) the manner or quality of the construction or materials, if any, incorporated into the Property; or (vii) the manner, quality or state of repair of the Property. GRANTOR HAS NOT MADE, HAS DISCLAIMED, DOES NOT MAKE AND DOES SPECIFICALLY DISCLAIM ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL LAWS OR ANY LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS OR ANY OTHER APPLICABLE LAWS, INCLUDING THE PRESENCE OR ABSENCE OF HAZARDOUS SUBSTANCES IN OR ON THE PROPERTY. Grantee further acknowledges that it shall rely solely on its own investigation of the Property and not on any information provided or to be provided by Grantor, and that Grantee's acceptance of this Special Warranty Deed shall constitute acceptance of the Property by Grantee "AS IS" and waiver of all objections or claims against Grantor (including, but not limited to, any right or claim of contribution) arising from or related to the matters set forth above in items (i) through (vii) above. Grantee further acknowledges and agrees that any information provided or to be provided with respect to the Property was obtained from a variety of sources and that Grantor has not made any independent investigation or verification of such information, makes no representations as to the accuracy or completeness of such information, and does not have and shall not have any duty to provide updates regarding such information or otherwise ensure the availability of any such updated information to Grantee. Grantor is not and shall not be liable or bound in any manner by any verbal or written statements, representations or information pertaining to the Property or the operation thereof, furnished by any real estate broker, agent, employee, servant, engineer, surveyor or other third party.

(b) RELEASE AND WAIVER OF CLAIMS. Grantee agrees that Grantor shall not be responsible or liable to Grantee for any defect, errors, or omissions in or relating to the development and/or entitlement of, or construction of improvements on or related to, the Property, latent or otherwise, or on account of any other conditions affecting the Property, as Grantee is acquiring the Property **"AS IS, WHERE IS", AND "WITH ALL FAULTS"**. Grantee, on its own behalf and on behalf of anyone claiming by, through or under Grantee and on behalf of all other Grantee Parties (hereinafter defined), to the maximum extent permitted by applicable law, irrevocably and unconditionally waives, releases,

discharges and forever acquits the Grantor Parties (hereinafter defined) from any and all Claims (hereinafter defined) of any nature whatsoever known or unknown, suspected or unsuspected, fixed or contingent, which Grantee may now or hereafter have, own, hold or claim to have, own or hold, or at any time heretofore may have had, owned, held or claimed to have, own or hold, against Grantor or any of the Grantor Parties, relating to the Property, including, without limitation, the physical condition of the Property, the environmental condition of the Property, the entitlements for the Property, any hazardous materials that may be on or within the Property and any other conditions existing, circumstances or events occurring on, in, about or near the Property whether occurring before, after or at the time of the delivery and acceptance of this Special Warranty Deed. Grantee agrees that the waivers and releases set forth above extend to all Claims of any nature and kind whatsoever, known or unknown, suspected or not suspected, and shall be effective upon the delivery and acceptance of this Special Warranty Deed. **WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, GRANTEE, FOR ITSELF AND ON BEHALF OF THE GRANTEE PARTIES, TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAWS, WITH RESPECT TO ALL OR A PART OF THE PROPERTY, HEREBY EXPRESSLY WAIVES, RELEASES AND RELINQUISHES ANY AND ALL CLAIMS GRANTEE OR ANY GRANTEE PARTY MAY NOW OR HEREAFTER HAVE AGAINST GRANTOR AND/OR ANY ONE OR MORE OF THE GRANTOR PARTIES, WHETHER KNOWN OR UNKNOWN, WITH RESPECT TO ANY PAST, PRESENT, OR FUTURE PRESENCE OR EXISTENCE OF HAZARDOUS MATERIALS AT, ON, IN, NEAR, UNDER, OR ABOUT THE PROPERTY, OR WITH RESPECT TO ANY PAST, PRESENT, OR FUTURE VIOLATIONS OF ENVIRONMENTAL LAWS, INCLUDING, WITHOUT LIMITATION (I) ANY AND ALL RIGHTS GRANTEE OR ANY GRANTEE PARTY MAY NOW OR HEREAFTER HAVE TO SEEK CONTRIBUTION FROM GRANTOR OR ANY GRANTOR PARTIES UNDER SECTION 113(F) OF OR OTHERWISE UNDER CERCLA, AS AMENDED, INCLUDING BY THE SUPERFUND AMENDMENTS AND REAUTHORIZATION ACT OF 1986 (42 U.S.C. §9613), AS THE SAME MAY BE FURTHER AMENDED OR REPLACED BY ANY SIMILAR LAW, RULE OR REGULATION; (II) ANY AND ALL CLAIMS, WHETHER KNOWN OR UNKNOWN, NOW OR HEREAFTER EXISTING, WITH RESPECT TO THE PROPERTY UNDER SECTION 107 OF CERCLA (42 U.S.C. §9607); AND (III) ANY AND ALL CLAIMS, WHETHER KNOWN OR UNKNOWN, AND WHETHER BASED ON STRICT LIABILITY OR OTHERWISE, UNDER OTHER APPLICABLE ENVIRONMENTAL LAWS OR BASED ON NUISANCE, TRESPASS OR ANY OTHER COMMON LAW OR STATUTORY PROVISIONS.** Grantee further acknowledges and agrees that each of these releases shall be given full force and effect according to each of its expressed terms and provisions, including but not limited to those relating to unknown, unforeseen, and/or unsuspected claims, damages, and causes of action. To the maximum extent permitted by applicable law, these covenants releasing Grantor and the Grantor Parties shall be a covenant running with the Property and shall be binding upon Grantee and each of the Grantee Parties.

(c) Claims. The term "*Claim*" or "*Claims*" means any and all claims, obligations, actions, causes of action, suits, debts, liens, liabilities, injuries, damages, judgments, losses, demands, orders, penalties, settlements, costs, fines, penalties, forfeitures and expenses of any kind or nature whatsoever (including, without limitation, attorneys' fees and costs and all litigation, mediation, arbitration and other dispute resolution costs and expenses) and includes expenses of enforcing any indemnification, defense or hold harmless obligations under this Exhibit "A", and regardless of whether based on tort, contract, statute, regulation, common law, equitable principles or otherwise.

(d) Grantee Affiliates. The term "*Grantee Affiliate*" or "*Grantee Affiliates*" means and includes: (i) any parent, subsidiary, or affiliate entity of Grantee and each such entity's and Grantee's employees, officers, directors, members, managers, shareholders, partners, attorneys, agents, and representatives and their respective heirs, successors, and assigns, and (ii) any contractor, subcontractor, engineer, architect, broker, agent, or other party hired or retained by Grantee in connection with the marketing, design, or construction of improvements on the Property.

(e) Grantee Parties. The term "*Grantee Party*" or "*Grantee Parties*" means and includes: (i) any Grantee Affiliate; (ii) any future owner of any portion of the Property, such owner's heirs, successors and assigns; and (iii) any other party who asserts a Claim against Grantor or any Grantor Party if such Claim is made by, through, or under Grantee.

(f) Grantor Parties. The term "*Grantor Party*" or "*Grantor Parties*" means and includes (i) Grantor, D.R. Horton, Inc., and any parent, subsidiary, or affiliate entity of Grantor and/or D.R. Horton, Inc., and (ii) all employees, officers, directors, members, managers, shareholders, partners, attorneys, agents, and representatives of Grantor, of D.R. Horton, Inc., and of any parent, subsidiary, or affiliate entity of Grantor and/or D.R. Horton, Inc.

(g) GRANTEE'S INDEMNITY OF GRANTOR. GRANTEE HEREBY AGREES TO INDEMNIFY, PROTECT, DEFEND (WITH COUNSEL ACCEPTABLE TO GRANTOR), SAVE AND HOLD HARMLESS GRANTOR AND EACH OF THE GRANTOR PARTIES FROM AND AGAINST ANY AND ALL CLAIMS OF ANY NATURE ASSERTED, INCURRED OR BROUGHT AGAINST GRANTOR OR ANY GRANTOR PARTY BY GRANTEE OR ANY GRANTEE PARTY IN ANY WAY RELATING TO, CONNECTED WITH, OR ARISING OUT OF, DIRECTLY OR INDIRECTLY, THIS SPECIAL WARRANTY DEED, THE PROPERTY, OR THE OWNERSHIP, LEASING, USE, OPERATION, MAINTENANCE, MANAGEMENT, DEVELOPMENT, CONSTRUCTION, AND MARKETING OF THE PROPERTY AND ANY STRUCTURES AND/OR OTHER IMPROVEMENTS CONSTRUCTED THEREON, WHETHER THE SAME BE AT LAW, IN EQUITY OR OTHERWISE. GRANTEE'S INDEMNIFICATION OF GRANTOR AND THE GRANTOR PARTIES AS PROVIDED HEREIN EXPRESSLY INCLUDES CLAIMS ARISING FROM, RELATED TO, OR CAUSED BY IN WHOLE OR IN PART GRANTOR'S COMPARATIVE, CONTRIBUTORY, OR SOLE NEGLIGENCE, WHETHER ACTIVE OR PASSIVE, BUT NOT INCLUDING GRANTOR'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OR GRANTOR'S BREACH OF ANY OF ANY REPRESENTATION, WARRANTY, OR COVENANT IN THIS SPECIAL WARRANTY DEED.

(h) Sovereign Immunity. Regardless of anything in the Special Warranty Deed, or herein, to the contrary, nothing in the Special Warranty Deed, or herein, shall be deemed to waive the Grantee's limitations of liability established under Section 768.28, Florida Statutes or other applicable law.

This instrument was prepared by:

Jere Earlywine, Esq.
Kutak Rock LLP
107 W College Avenue
Tallahassee, Florida 32301

EASEMENT AGREEMENT
[KINDRED PHASE 5]

THIS EASEMENT AGREEMENT is made and entered into this 25 day of June, 2026, by and among:

D.R. Horton, Inc., a Delaware corporation, the owner and developer of lands within the boundary of the District, and whose mailing address is 1341 Horton Circle, Arlington, Texas 76011 ("**Developer**"); and

Kindred Homeowners Association, Inc., a Florida non-for-profit corporation, and whose mailing address is 1631 E. Vine Street, Suite 300, Kissimmee, Florida 34744 ("**Association**"); and

Town of Kindred Community Development District II, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Osceola County, Florida, and whose mailing address is c/o Rizzetta & Company, Inc., 3434 Colwell Ave., Suite 200, Tampa, Florida 33614 ("**District**" or "**Grantee**").

WITNESSETH:

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 plan, finance, construct, install, operate and/or maintain certain infrastructure, including, but not limited to, stormwater ponds, roadway improvements, and other improvements and uses within the boundaries of the District; and

WHEREAS, Developer desires to formally grant to, and/or clarify the terms of, the District easements over the properties being more particularly described herein (collectively, "**Easement Areas**") for the purposes more particularly described here; and

WHEREAS, Developer and District acknowledge that use of the Easement Areas is necessary for the District to carry out its essential purpose; and

WHEREAS, the District has requested that Developer and Association each grant to the District a perpetual easement over the Easement Areas and Developer and Association are agreeable to granting such an easement on the terms and conditions set forth herein, to the extent of their respective interests therein, if any.

Recorded in Osceola County, FL KELVIN SOTO, ESQ., CLERK OF COURT 06/29/2026 10:02:59 AM RECEIPT # 3216889
Rec Fees 61.00 EXTRA NAMES
CFN# 2026084508 BK 6994 PG 2856 PAGE 1 OF 7

NOW THEREFORE, for good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

2. **Grant of Non-Exclusive Easement.** Developer and Association hereby each grant to the District, its successors, and assigns, in perpetuity, non-exclusive easements over, upon, under, through, and across the lands identified below – to the extent of the Developer's and Association's respective interests, if any - ("**Easement Areas**") to have and to hold the same unto the District, its successors and assigns forever for the following purposes (collectively, "**Easement**"):

A) The District shall have and is hereby granted a perpetual, non-exclusive easement for purposes of ingress and egress, construction, installation, use, maintenance, repair, reconstruction, and replacement by the District of drainage facilities, located within all drainage easement areas including those labeled "Drainage Easements," "Drainage and Access Easement," and "Drainage and Utility Easements" as identified on the plat entitled, ***Kindred Phase 5,*** **as recorded at Plat Book 38, Pages 1 - 13, of the Official Records of Osceola County, Florida.**

3. **Inconsistent Use**. Developer and Association each agree and covenant that they shall not exercise any rights in the Easement Areas inconsistent with, or which unreasonably interfere with, the rights herein afforded to the District. Further, no permanent improvements shall be placed within Easement Areas that interfere with the rights granted hereunder.

4. **Beneficiaries of Easement Rights.** This Easement Agreement shall be for the non-exclusive benefit and use of Grantee and its permitted employees, agents, assignees, contractors (and their subcontractors, employees and materialmen), or representatives for the purposes contemplated herein, and no third party shall have any rights under this Easement Agreement.

5. **Binding Effect.** This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the Parties hereto and shall run with the land, and be binding upon, and for the benefit of, successors and assigns in interest to the Easement Area.

6. **Default**. A default by any Party under this Easement Agreement shall entitle the other party to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

7. **Enforcement of Agreement**. In the event that either District, Developer or Association seek to enforce this Easement Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution or appellate proceedings.

8. **Notices**. Any notice, demand, consent, authorization, request, approval, or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Easement Agreement shall be effective and valid only if in writing and delivered personally to the

other Parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows at the addresses first set forth above (or to such other place as any party may by notice to the others specify).Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Developer and Association and counsel(s) for Grantee may deliver Notice on behalf of the Developer and Association and Grantee, respectively.

9. **Assignment**. Neither party may assign, transfer or license all or any portion of its real property rights under this Easement Agreement without the prior written consent of the other party. Any assignments attempted to be made by any party without the prior written approval of the other party are void. Notwithstanding the foregoing, nothing herein shall prevent Grantee from assigning its maintenance obligations for the stormwater improvements within the Easement Areas to a third party without the consent of the Developer and Association.

10. **Controlling Law; Venue**. This Easement Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties consent to and agree that the exclusive venue for any dispute arising hereunder shall be in the County in which the District is located.

11. **Public Records**. Developer and Association understand and agree that all documents of any kind provided to Grantee or to District staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

12. **Severability**. The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

13. **Binding Effect**. This Easement Agreement and all of the provisions thereof shall inure to the benefit of and be binding upon the Parties set forth herein and their respective successors and permitted assigns, and the agents, employees, invitees, tenants, subtenants, licensees, lessees, mortgagees in possession and independent contractors thereof, as a covenant running with and binding upon the Easement Areas.

14. **Authorization**. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

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

16. **Entire Agreement**. This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Easement Agreement.

17. **Counterparts.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, Developer, Association and Grantee have caused these presents to be executed on the day and year first above written.

WITNESSES

By: _____
Name: Matthew Stolz
Address: 10192 Dowden Rd
Orlando, FL 32832

By: _____
Name: Sydney D. Kendrick
Address: 10192 Dowden Rd
Orlando, FL 32832

D.R. HORTON, INC.

By: _____
Name: John Auld
Title: Vice President

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 25 day of June, 2026, by John Auld as Vice Pres of D.R. Horton, Inc., a Delaware corporation, on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

Name: Jordan Pawelkiewicz
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

JORDAN M PAWELKIEWICZ
Notary Public - State of Florida
Commission # HH 507549
My Comm. Expires Mar 24, 2028
Bonded through National Notary Assn.

[*Signatures continue on following page*]

WITNESSES

By: _____
Name: Matthew Stolz
Address: 10192 Dowden Rd
Orlando, FL 32832

By: _____
Name: Sydney D. Kendrick
Address: 10192 Dowden Rd
Orlando, FL 32832

KINDRED HOMEOWNERS ASSOCIATION, INC.

By: _____
Name: Louis Avelli
Title: Board Member

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 25 day of June, 2026, by Louis Avelli as Board Member of Kindred Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

Name: Jordan Pawelkiewicz
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

JORDAN M PAWELKIEWICZ
Notary Public - State of Florica
Commission # HH 507549
My Comm. Expires Mar 24, 2028
Bonded through National Notary Assn.

WITNESSES

By: _____
Name: Matthew Stolz
Address: 10192 Dowden Rd
Orlando, FL 32832

By: _____
Name: Sydney D Kendrick
Address: 10192 Dowden Rd
Orlando, FL 32832

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II

By: _____
Name: John Valantasis
Title: Chair

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 25 day of June, 2026, by John Valantasis as Chair of the Town of Kindred Community Development District II, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* , on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF Florida

Name: Jordan Pawelkiewicz
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

(NOTARY SEAL)

JORDAN M PAWELKIEWICZ
Notary Public - State of Florida
Commission # HH 507549
My Comm. Expires Mar 24, 2028
Bonded through National Notary Assn.

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

CFN# 2026084508 OFFICIAL RECORDS O DOC_TYPE EASE BK 6994 PG 2862 PAGE 7 OF 7

This instrument prepared by and return to:
Robert M. Poppell, Esquire
AKERMAN LLP
420 South Orange Avenue, 12th Floor
Orlando, Florida 32801
Telephone: 407-423-4000

Parent Parcel ID Number: 06-26-30-3698-TRAC-1030

Project Number: 230227

NOTE TO RECORDER: This deed is a conveyance of unencumbered property for no consideration and is exempt from documentary stamp tax pursuant to Florida Administrative Code Rule 12B-4.014(2)(b). Minimum documentary stamp tax of $0.70 is being paid hereon.

WARRANTY DEED

THIS INDENTURE is made this ____ day of _____, 2026 between **TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II**, a local unit of special-purpose government, established and existing pursuant to Chapter 190, Florida Statutes, c/o Rizzetta & Company, Inc., whose address is 8529 South Park Circle, Suite 330, Orlando, FL 32819, hereinafter the "Grantor", and **TOHOPEKALIGA WATER AUTHORITY**, an independent special district established and created pursuant to Chapter 189, Florida Statutes, by special act of the Florida Legislature, whose address is 951 Martin Luther King Boulevard, Kissimmee, Florida 34741, hereinafter the "Grantee".

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Osceola County, Florida, as follows:

See **Exhibit "A"** attached hereto and incorporated herein.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances whatsoever, save and except only for the following, to wit:

Ad Valorem real property taxes for the year 2026, which will become a lien on said lands as of January 1, 2026, and any taxes or assessments levied or assessed against said lands subsequent to the date hereof, if any and those matters set forth on **Exhibit "B"** attached hereto and incorporated herein, the reference to which shall not serve to reimpose the same.

[Remainder of page intentionally left blank. Signature page to follow.]

IN WITNESS WHEREOF, the Grantor has duly caused the execution of this Warranty Deed as of the date set forth above.

WITNESSES:

Signed, sealed and delivered
in our presence:

WITNESS #1

Print Name: Matthew Stolz
Address: 10192 Dowden Rd
Orlando, FL 32832

WITNESS #2

Print Name: Sydney Kendrick
Address: 10192 Dowden Rd
Orlando, FL 32832

GRANTOR:

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II, a local unit of special-purpose government established under Chapter 190 of the Florida Statutes

By:
Name: John Valantasis
Title: CHAIR

STATE OF FLORIDA
COUNTY OF ORANGE

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 25 day of June, 2026, by John Valantasis, as Chair of **Town of Kindred Community Development District II,** a special-purpose unit of local government established under Chapter--190 of the Florida Statutes, on behalf of the District, who ☑ is personally known to me, or ☐ produced _____ as identification.

Notary Public Signature
Print Notary Name: Jordan Pawelkiewicz
My commission expires: Mar 24, 2028

[AFFIX NOTARY SEAL]

JORDAN M PAWELKIEWICZ
Notary Public - State of Florica
Commission # HH 507549
My Comm. Expires Mar 24, 2028
Bonded through National Notary Assn.

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT "1030", KINDRED PHASE 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, PAGES 1 THROUGH 13, INCLUSIVE, PUBLIC RECORDS OF OSCEOLA COUNTY FLORIDA.

EXHIBIT "B"
(Permitted Exceptions)

1. Right-of-ways set forth in the Plat of THE FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1, recorded in Plat Book "B", Pages 65 and 66.

2. Drainage/Shared Facility Easement Agreement recorded June 23, 2006, in Official Records Book 3197, Page 917.

3. Easement Deed in favor of Kissimmee Utility Authority, a body politic, in Osceola County, Florida recorded October 25, 2024 in Official Records Book 6685, Page 43.

4. Toho Preserve Development of Regional Impact Transportation Proportionate Share Agreement For Phase 1A recorded March 8, 2013, in Official Records Book 4408, Page 2745.

5. Performance Contract between D.R. Horton, Inc. and the Board of County Commissioners of Osceola County, Florida recorded November 26, 2013, in Official Records Book 4537, Page 2454.

6. Reimbursement Agreement for the Construction of a Portion of Toho Parkway and the Shady Lane Extension recorded April 30, 2015, in Official Records Book 4771, Page 2975.

7. Tohopekaliga Water Authority Water and Wastewater System Developer's Service Agreement recorded September 3, 2014, in Official Records Book 4660, Page 402; together with Amendment No, 1 to Tohopekaliga Water Authority and Wasteway System Developer's Service Agreement recorded July 20, 2018 in Official Records Book 5370, Page 2180; Amendment No. 2 to Tohopekaliga Water Authority Waste and Wastewater System Developer's Service Agreement recorded April 17, 2019 in Official Records Book 5509, Page 6, and Amendment No. 3 to Tohopekaliga Water Authority Waste and Wastewater System Developer's Service Agreement recorded September 11, 2025 in Official Records Book 6847, Page 2811.

8. School Mitigation Plan/Funding Agreement recorded December 30, 2014, in Official Records Book 4714, Page 1833; together with First Amendment recorded April 15, 2015, in Official Records Book 4764, Page 163 and Right of Entry recorded July 11, 2018, in Official Records Book 5365, Page 1449.

9. Notice of Establishment of the Town of Kindred Community Development District II recorded February 13, 2020, in Official Records Book 5673, Page 2819, together with Notice of Special Assessments recorded May 1, 2020, in Official Records Book 5717, Page 277, Final Judgment validating Town of Town of Kindred Community Development District II Special Assessment Revenue Bonds recorded May 15, 2020 in Official Records Book 5722, Page 2167, Town of Kindred Community Development District II Notice of Lien of Special Assessments for Special Assessment Revenue Bonds Series 2020 recorded September 11, 2020 in Official Records Book 5792, Page 1487, Amended and Restated

Disclosure of Public Financing and Maintenance of Improvements to Real Property undertaken by the Town of Kindred Community Development District II recorded October 25, 2021 in Official Records Book 6072, Page 1503, Notice of Boundary Amendment of the Town of Kindred Community Development District II recorded January 18, 2023 in Official Records Book 6345, Page 2081, Town of Kindred Community Development District II Supplemental Disclosure of Public Finance (2023 Bonds) recorded September 20, 2023 in Official Records Book 6477, Page 473, Town of Kindred Community Development District II Supplemental Disclosure of Public Finance (2024 Bonds) recorded September 19, 2024 in Official Records Book 6667, Page 1897.

10. Quad-Party Drainage Agreement Kindred by and between Osceola County, a political subdivision of the State of Florida, Town of Kindred Community Development District, the Town of Kindred II Community Development District and D.R. Horton, Inc., a Florida corporation recorded February 22, 2022 in Official Records Book 6155, Page 2259.

11. Interlocal Agreement between Osceola County, Florida and the Town of Kindred Community development District II Regarding the Exercise of Powers and Cooperation on Providing Additional Disclosure and Notices and Enhanced Features and Infrastructure recorded January 11, 2023 in Official Records Book 6342, Page 2678.

The recording references refer to the Public Records of Osceola County, Florida.

BILL OF SALE
[KINDRED PHASE 5 IMPROVEMENTS - UTILITIES]

KNOW ALL MEN BY THESE PRESENTS:

That **TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II**, a local unit of special-purpose government, established and existing pursuant to Chapter 190, Florida Statutes (the "**Seller**"), for and in consideration of the sum of Ten Dollars ($10.00) in lawful money (and other good and valuable considerations, the receipt and adequacy of which is hereby acknowledged) to it paid by the Tohopekaliga Water Authority, an independent special district established and created pursuant to Chapter 189, Florida Statutes, by special act of the Florida Legislature ("**Toho**"), has granted, bargained, sold, transferred, set over and delivered, and by these presents does hereby grant, bargain, sell, transfer, set over and deliver unto Toho, its successors and assigns, all the goods, rights, title, interests, chattels and properties owned by Seller which are used or held for use by Seller exclusively in connection with those water and/or wastewater systems (including lift stations) of Seller located on the property described on **Exhibit "A"** attached hereto and incorporated herein by this reference, consisting of all water, wastewater, and reclaimed water lines and other related utility and lift station facilities (collectively the "**Utility System**") constructed and used in connection with the provision of water, wastewater, and reclaimed water utility and lift station services. The assets being conveyed hereunder shall hereinafter be referred to as the "**Utility Assets**."

TO HAVE AND TO HOLD the same unto Toho, its successors and assigns to its and their own use and benefit forever, from and after the date hereof.

Seller represents and warrants to Toho that (i) Seller is the sole owner of and has good and marketable title to the Utility Assets, free and clear of all liens, encumbrances, claims and demands; (ii) Seller has not previously sold or assigned the Utility Assets to any other party; and (iii) Seller will freely and fully warrant and defend the Utility Assets against the lawful claims of any person claiming by, through, or under the Seller.

Seller hereby assigns any and all warranties and guaranties it possesses from any third parties relating to the construction and/or installation of the Utility Assets, to the extent such warranties and guaranties are assignable.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

Seller has caused this instrument to be executed as of the date and year written below.

SELLER:

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II, a local unit of special-purpose government established under Chapter 190 of the Florida Statutes

By: _____
Name: John Valantasis
Title: CHAIR
Date: June 25/2026
Address: 10192 Dowden Rd, Orlando, FL 32832

STATE OF FLORIDA
COUNTY OF Orange

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25 day of June, 2026, by John Valantasis as Chair of **Town of Kindred Community Development District II,** a special-purpose unit of local government established under Chapter--190 of the Florida Statutes, on behalf of the District, who ☒ is personally known to me, or ☐ produced _____ as identification.

(Stamp below)

JORDAN M PAWELKIEWICZ
Notary Public - State of Florida
Commission # HH 507549
My Comm. Expires Mar 24, 2028
Bonded through National Notary Assn.

_____
Notary Public
Printed Name: Jordan Pawelkiewicz
My Commission No. HH 507549
My Commission Expires: Mar 24, 2028

EXHIBIT "A"

All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, equipment and appurtenances thereto, located within or Tracts A-1, A-2, A-3, A-4, A-5, A-7, A-9, A-10 (Private Alleys), Tract 1033 (Public Right-of-Way), any "Utility Easements," and any "Drainage and Utility Easements," as identified in the plat known as *Kindred Phase 5,* as recorded at Plat Book 38, Pages 1 - 13, of the Official Records of Osceola County, Florida.

BILL OF SALE
[KINDRED PHASE 5 IMPROVEMENTS – LIFT STATION]

KNOW ALL MEN BY THESE PRESENTS:

That **TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II**, a local unit of special-purpose government, established and existing pursuant to Chapter 190, Florida Statutes (the "**Seller**"), for and in consideration of the sum of Ten Dollars ($10.00) in lawful money (and other good and valuable considerations, the receipt and adequacy of which is hereby acknowledged) to it paid by the Tohopekaliga Water Authority, an independent special district established and created pursuant to Chapter 189, Florida Statutes, by special act of the Florida Legislature ("**Toho**"), has granted, bargained, sold, transferred, set over and delivered, and by these presents does hereby grant, bargain, sell, transfer, set over and deliver unto Toho, its successors and assigns, all the goods, rights, title, interests, chattels and properties owned by Seller which are used or held for use by Seller exclusively in connection with those water and/or wastewater systems (including lift stations) of Seller located on the property described on **Exhibit "A"** attached hereto and incorporated herein by this reference, consisting of all water, wastewater, and reclaimed water lines and other related utility and lift station facilities (collectively the "**Utility System**") constructed and used in connection with the provision of water, wastewater, and reclaimed water utility and lift station services. The assets being conveyed hereunder shall hereinafter be referred to as the "**Utility Assets.**"

TO HAVE AND TO HOLD the same unto Toho, its successors and assigns to its and their own use and benefit forever, from and after the date hereof.

Seller represents and warrants to Toho that (i) Seller is the sole owner of and has good and marketable title to the Utility Assets, free and clear of all liens, encumbrances, claims and demands; (ii) Seller has not previously sold or assigned the Utility Assets to any other party; and (iii) Seller will freely and fully warrant and defend the Utility Assets against the lawful claims of any person claiming by, through, or under the Seller.

Seller hereby assigns any and all warranties and guaranties it possesses from any third parties relating to the construction and/or installation of the Utility Assets, to the extent such warranties and guaranties are assignable.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

Seller has caused this instrument to be executed as of the date and year written below.

SELLER:

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II, a local unit of special-purpose government established under Chapter 190 of the Florida Statutes

By: _____
Name: John Valantasis
Title: Chair
Date: June 25, 2026
Address: 10192 Dowden Rd, Orlando, FL 32832

STATE OF FLORIDA
COUNTY OF Orange

THE FOREGOING INSTRUMENT was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 25 day of June, 2026, by John Valantasis, as Chair of **Town of Kindred Community Development District II,** a special-purpose unit of local government established under Chapter--190 of the Florida Statutes, on behalf of the District, who [X] is personally known to me, or [ ] produced _____ as identification.

(Stamp below)

JORDAN M PAWELKIEWICZ
Notary Public - State of Florida
Commission # HH 507549
My Comm. Expires Mar 24, 2028
Bonded through National Notary Assn.

_____
Notary Public
Printed Name: Jordan Pawelkiewicz
My Commission No. HH 507549
My Commission Expires: Mar 24, 2028

EXHIBIT "A"

Tract 1030 (Lift Station), *Kindred Phase 5,* as recorded at Plat Book 38, Pages 1 - 13, of the Official Records of Osceola County, Florida.

OWNER'S AFFIDAVIT
[KINDRED PHASE 5 IMPROVEMENTS – LIFT STATION]

STATE OF FLORIDA
COUNTY OF OSCEOLA

BEFORE ME, the undersigned authority, personally appeared John Valantasis ("**Affiant**"), as Chair of **TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II,** A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT, ESTABLISHED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES, C/O RIZZETTA & COMPANY, INC. ("**Seller**"), who being by me first duly sworn, on oath, deposes and says:

1. That the Seller is the owner of the following described property:

See **Exhibit "A"** attached hereto and incorporated herein (the "**Property**").

2. That the Property is free and clear of all liens, taxes, encumbrances and claims of every kind, nature and description of record whatsoever, except for those items mentioned in Fidelity National Title Insurance Company Commitment Number 110931827 (PIR#), and that there have been no documents recorded in the Public Records of Osceola County, Florida subsequent to February 6, 2026 at 5:00 p.m. which affect title to the Property and that Seller has not entered into any contracts for the sale, disposition, leasing or conveyance of the Property since said date, other than with respect to the conveyance to TOHOPEKALIGA WATER AUTHORITY, an independent special district established and created pursuant to Chapter 189, Florida Statutes, by special act of the Florida Legislature ("**Buyer**").

3. That there have been no improvements, alterations, or repairs since acquisition by the Seller to the Property for which the costs thereof remain unpaid, that there are no claims for labor or material furnished for repairing or improving the same, which remain unpaid since the acquisition by Seller, and that there are no construction, mechanic's, materialmen's, or laborer's liens since acquisition by Seller against the Property.

4. That the Affiant knows of no violations of Municipal or County Ordinances pertaining to the Property. There are no unpaid bills, liens or assessments for mowing, water, sanitary sewers, paving or other public utilities or improvements and no notice has been received regarding future or pending assessments for improvements by any government agency or department.

5. That this Affidavit is made for the purpose of inducing the Buyer to acquire said Property from Seller and for the purpose of inducing Akerman LLP and Fidelity National Title Insurance Company to delete certain standard exceptions from the title policy being issued in connection with Buyer's purchase of the Property.

6. That no judgment or decree has been entered in any court in this State or the United States against said Seller which remains unsatisfied.

7. That there are no persons other than Seller in possession of the Property.

8. Affiant further states that she is familiar with the nature of an oath and with the penalties as provided by the laws of the United States and the State of Florida for falsely swearing to statements made

in an instrument of this nature. Affiant further certifies that she has read, or heard read to her, the full facts of this Affidavit and understands its context.

[Signature follows on the next page.]

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II, a local unit of special-purpose government established under Chapter 190 of the Florida Statutes

By: _____
Name: John Valantasis
Title: Chair

STATE OF FLORIDA
COUNTY OF Orange

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25 day of June, 2026, by John Valantasis, as Chair of **Town of Kindred Community Development District II,** a special-purpose unit of local government established under Chapter--190 of the Florida Statutes, on behalf of the District, who ☒ is personally known to me, or ☐ produced _____ as identification.as identification.

_____
Notary Public Signature
Print Notary Name: Jordan Pawelkiewicz
My commission expires: Mar 24, 28

[AFFIX NOTARY SEAL]

JORDAN M PAWELKIEWICZ
Notary Public - State of Florida
Commission # HH 507549
My Comm. Expires Mar 24, 2028
Bonded through National Notary Assn.

EXHIBIT "A"
(Property)

TRACT "1030", KINDRED PHASE 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, PAGES 1 THROUGH 13, INCLUSIVE, PUBLIC RECORDS OF OSCEOLA COUNTY FLORIDA.

FIRPTA CERTIFICATE OF NON-FOREIGN ENTITY STATUS

STATE OF FLORIDA
COUNTY OF OSCEOLA

BEFORE ME, the undersigned authority, this day personally appeared John Auld, hereafter referred to as "Affiant", as Vice President of **TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II**, a local unit of special-purpose government, established and existing pursuant to Chapter 190, Florida Statutes, c/o Rizzetta & Company, Inc. ("**Transferor**"), who being first duly sworn on oath and under penalty of perjury, states as follows:

Section 1445 of the Internal Revenue Code provides that a transferee of a United States real property interest must withhold tax if the transferor is a foreign person. For U.S. tax purposes (including Section 1445) the owner of a disregarded entity (which has legal title to a U.S. real property interest under local law) will be the transferor of property and not the disregarded entity. To inform the transferee, **TOHOPEKALIGA WATER AUTHORITY**, an independent special district, established and created pursuant to Chapter 189, Florida Statutes, by special act of the Florida Legislature, that withholding of tax is not required upon the conveyance to transferee of a U.S. real property interest in the real property more particularly described on **Exhibit "A"** attached hereto, Affiant hereby certifies the following.

1. Transferor is not a foreign corporation, foreign partnership, foreign trust, or foreign estate (as those terms are defined in the Internal Revenue Code and Treasury Regulations).

2. Transferor is not a disregarded entity as defined in §1.1445-2(b)(2)(iii).

3. Transferor's U.S. Federal Tax Identification Number is 84-4709136.

4. Transferor's address is 8529 South Park Circle, Suite 330, Orlando, FL 32819.

Transferor understands that this certification may be relied upon by the transferee and disclosed to the Internal Revenue Service by the transferee and that any false statement contained herein could be punished by fine or imprisonment, or both.

Under penalty of perjury, Affiant declares that she/he has examined this certification and to the best of her/his knowledge and belief it is true, correct and complete, and further declares that she/he has authority to sign this document on behalf of Transferor.

[Signature follows on the next page.]

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II, a local unit of special-purpose government established under Chapter 190 of the Florida Statutes

By: _____
Name: John Valantasis
Title: Chair

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 25 day of June, 2026, by John Valantasis, as Chair of **Town of Kindred Community Development District II,** a special-purpose unit of local government established under Chapter--190 of the Florida Statutes, on behalf of the District, who ☒ is personally known to me, or ☐ produced _____ as identification.

_____
Notary Public Signature
Print Notary Name: Jordan Pawelkiewicz
My commission expires: Mar 24, 2028

[AFFIX NOTARY SEAL]

JORDAN M PAWELKIEWICZ
Notary Public - State of Florida
Commission # HH 507549
My Comm. Expires Mar 24, 2028
Bonded through National Notary Assn.

June 30, 2026

Contract No. - 238786

Town of Kindred 2

Mainline repair at 16541 Barberry Dr - no materials needed, only labor


CAUTION CAUTION CAUTION CAUTION CAUTION



ITEM	QTY	UNIT PRICE	TOTAL PRICE
Mainline repair	4.00	$65.00	$260.00
			$260.00

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Irrigation Repair	$0.00	$260.00
	$0.00	**$260.00**

Sale	$260.00
Sales Tax	$0.00
Total	**$260.00**

By _____ **By** _____

Jen Kennedy

Date 6/30/2026 **Date** _____

United Land Services **Town of Kindred 2**

UNITED Land Services

Proposal #233113

Date: 5/26/2026

Cupertino Iniguez Ramirez

Customer:

Rizzetta & Company

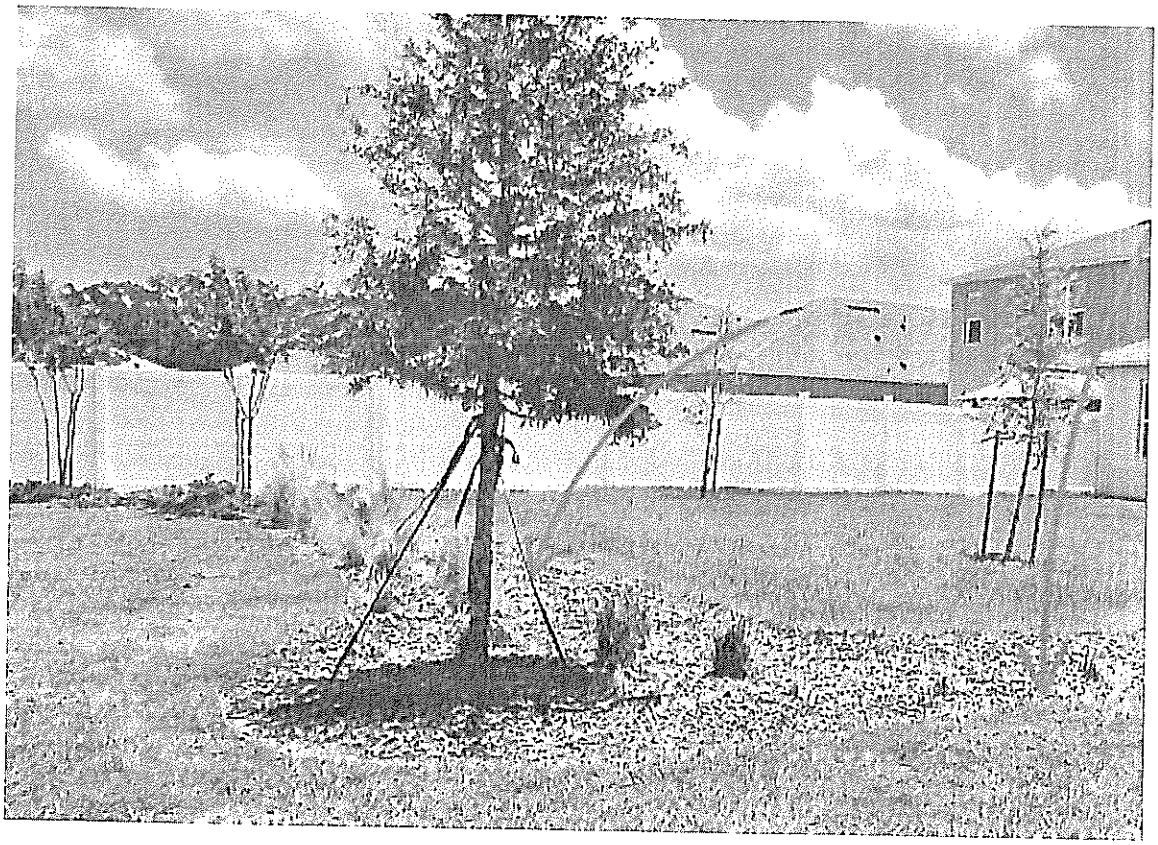
Property:

Town of Kindred 2
1650 Southbury DR
Kissimmee, FL

Muhly Grass Replacements

NOTE: (#10 on inspection report)

replacing several missing and or declining Muhly Grass in common area near intersection of Hideout Street and Bitterroot.



Muhly Grass Replacements			$674.00
	Quantity	Price/Unit	Price

Property Improvements			**$674.00**
Muhly Grass 3g - installed in CDD landscape bed Nursery Item	37.00	$17.00	$629.00
Demo and Prep	1.00	$45.00	$45.00
		PROJECT TOTAL:	**$674.00**

Terms & Conditions

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2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades. The workforce shall always be presentable. All employees shall be competent and qualified, and authorized to work in the U.S.

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By _____

Cupertino Iniguez Ramirez

Date 5/26/2026

By _____

Date 6/1/26

Town of Kindred 2

UNITED Land Services

Proposal #233111

Date: 5/26/2026

Cupertino Iniguez Ramirez

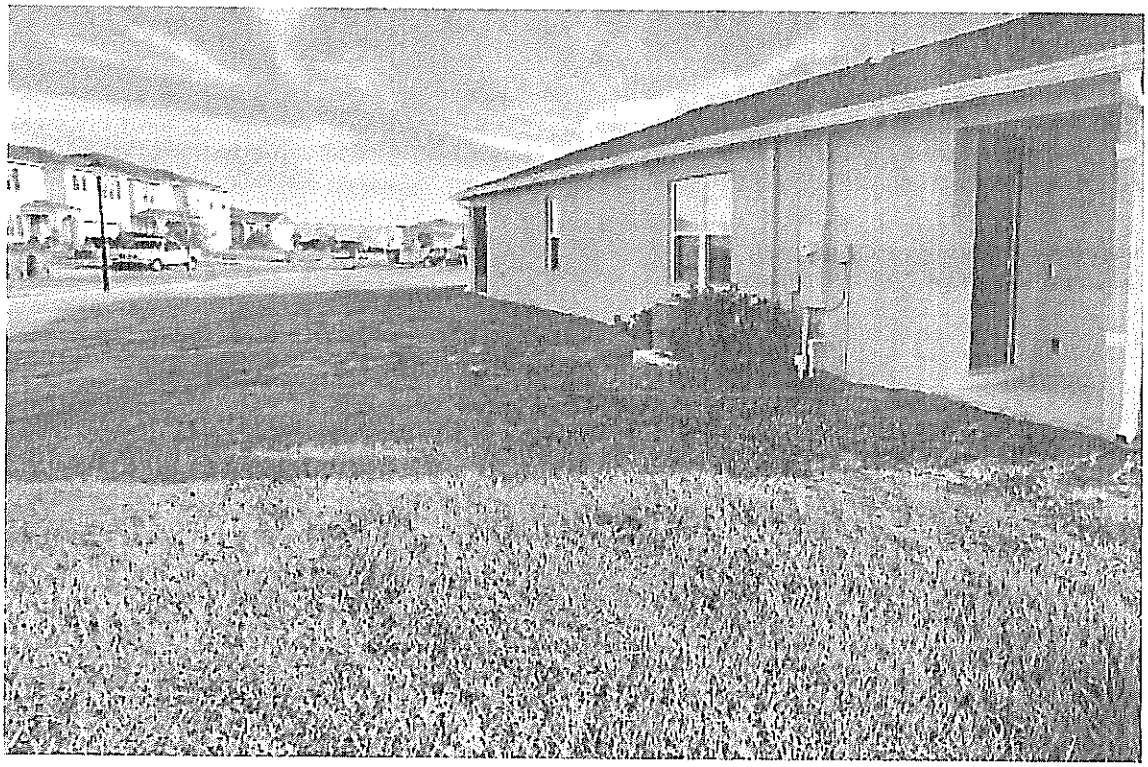
Customer:
Rizzetta & Company

Property:
Town of Kindred 2 1650 Southbury DR Kissimmee, FL

Installing Bahia Next to 1779 Hideout

NOTE: (#5 in inspection report)\

installing new Bahia in CDD area next to 1779 Hideout Street



Installing Bahia Next to 1779 Hideout — $460.00

	Quantity	Price/Unit	Price
Property Improvements			**$460.00**
Bahia Sod Installed	500.00	$0.65	$325.00

Demo and Prep	3.00	$45.00	$135.00

PROJECT TOTAL: $460.00

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By _____
Cupertino Iniguez Ramirez

Date 5/26/2026

By _____

Date 6/1/26
Town of Kindred 2

UNITED Land Services

Proposal #233115

Date: 5/26/2026

Cupertino Iniguez Ramirez

Customer:
Rizzetta & Company

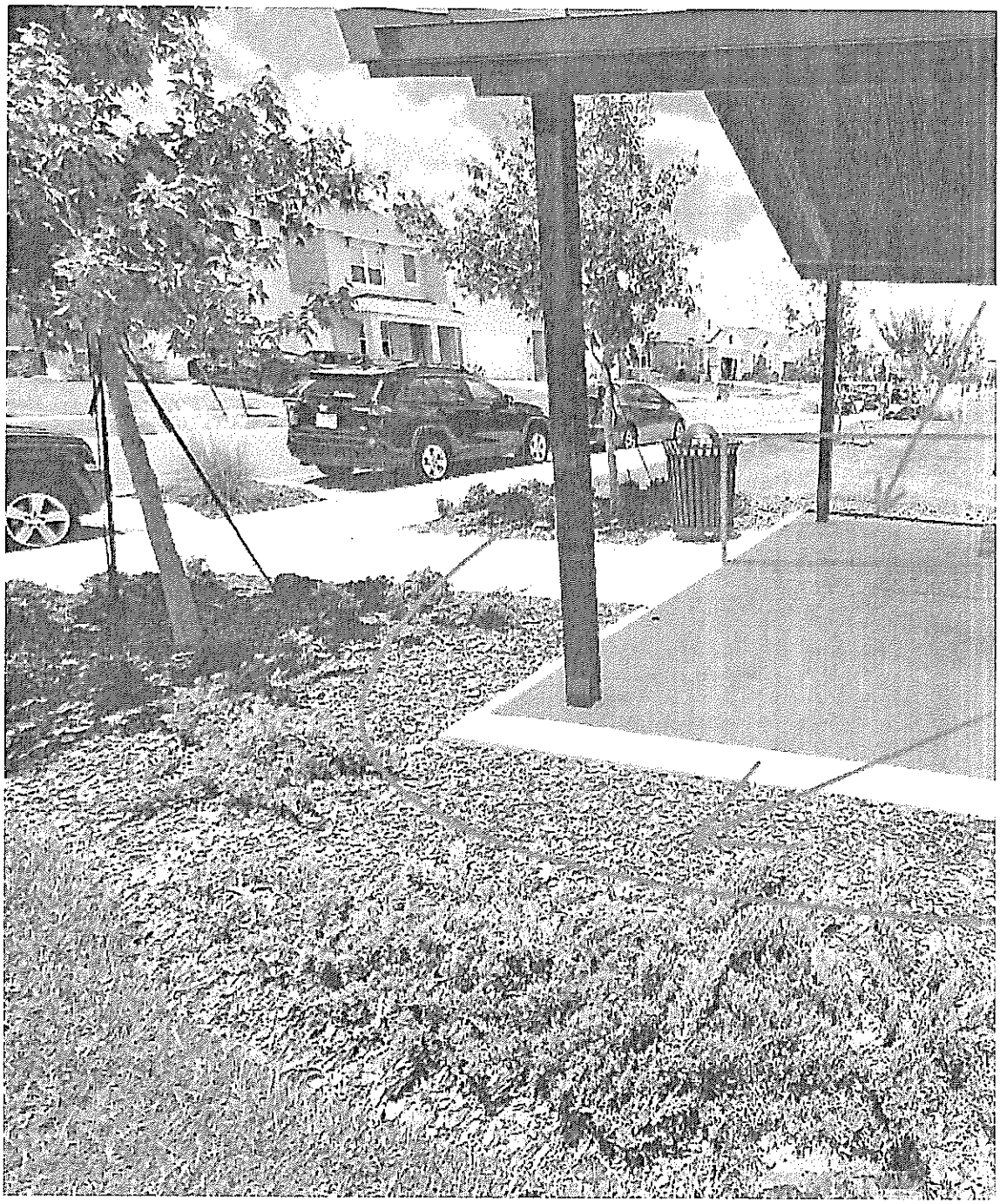
Property:
Town of Kindred 2 1650 Southbury DR Kissimmee, FL

Replacing Missing Parsonii Juniper

NOTE: (#11 on the inspection report)

installing Parsonii Juniper in landscape bed area between Bitteroot and Bull Hill to complete the landscape bed where several are missing.

Bitteroot



Bull Hill



Replacing Missing Parsonii Juniper			$934.00
	Quantity	Price/Unit	Price
Bitterroot			$518.00

Juniper Parsoni 3gl - installed to complete beds. Nursery Item	25.00	$17.00	$425.00
Mini Mini Pine Bark Mulch - installed for new Juniper	6.00	$15.50	$93.00
Bull Hill			**$416.00**
Juniper Parsoni 3gl - installed to complete beds. Nursery Item	19.00	$17.00	$323.00
Mini Mini Pine Bark Mulch - installed for new Juniper	6.00	$15.50	$93.00
		PROJECT TOTAL:	$934.00

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By _____

Cupertino Iniguez Ramirez

Date 5/26/2026

By _____

Date 6/1/26

Town of Kindred 2

UNITED
Land Services

Proposal #237899

Date: 6/23/2026

Cupertino Iniguez Ramirez

Customer:
Rizzetta & Company

Property:
Town of Kindred 2 1650 Southbury DR Kissimmee, FL

Replacement of Missing White Fountain Grasses

NOTE: (item #19 on May's inspection report)

replacing several missing White Fountain Grass near the mail kiosk and other areas across clubhouse 2. These Grasses were impacted by the February low temperatures and never recovered.







Replacement of Missing White Fountain Grasses — $1,360.00

	Quantity	Price/Unit	Price
Property Improvements			**$1,360.00**
Fountain Grass White 3g - installed to replace missing Grasses across clubhouse 2. Nursery Item	85.00	$16.00	$1,360.00
		PROJECT TOTAL:	**$1,360.00**

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By _____
Cupertino Iniguez Ramirez

Date 6/23/2026

By _____

Date 6/25/26

Town of Kindred 2

UNITED Land Services

Proposal #237884

Date: 6/23/2026

Cupertino Iniguez Ramirez

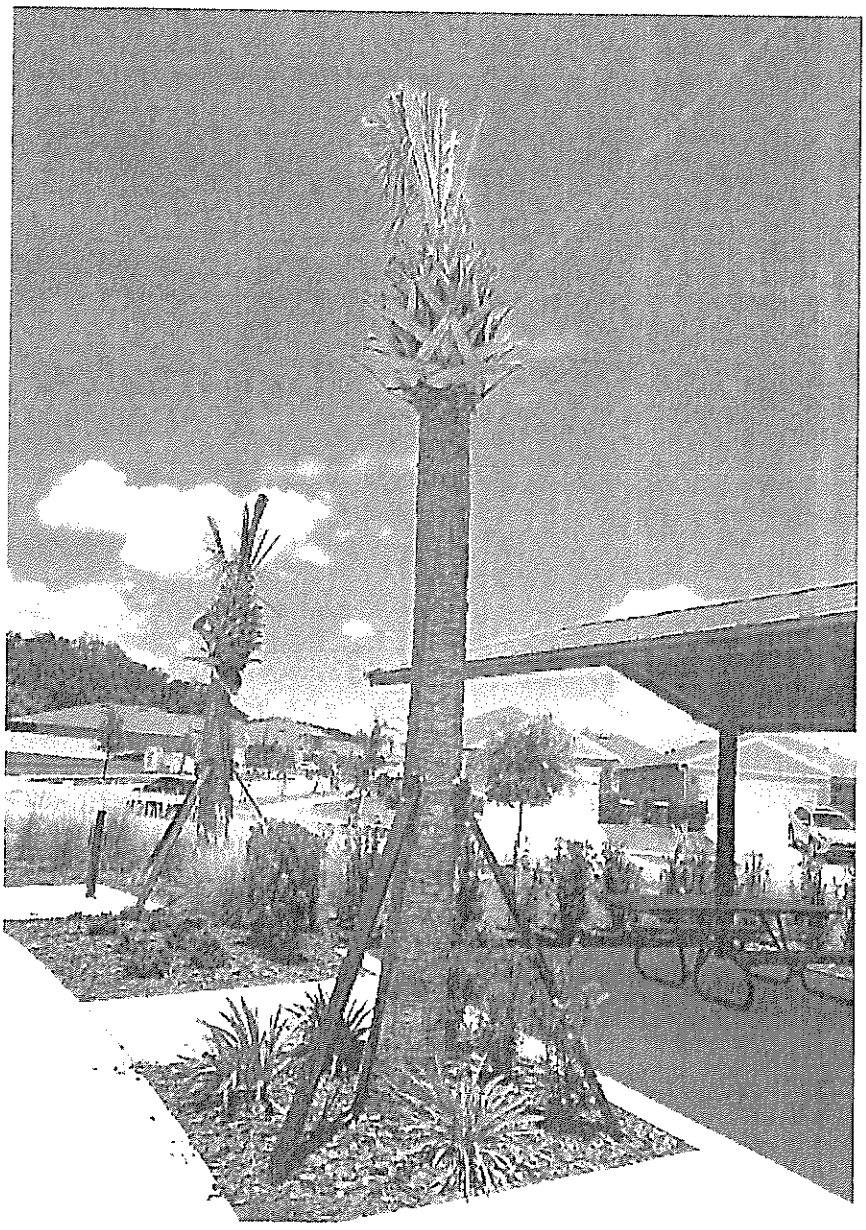
Customer:
Rizzetta & Company

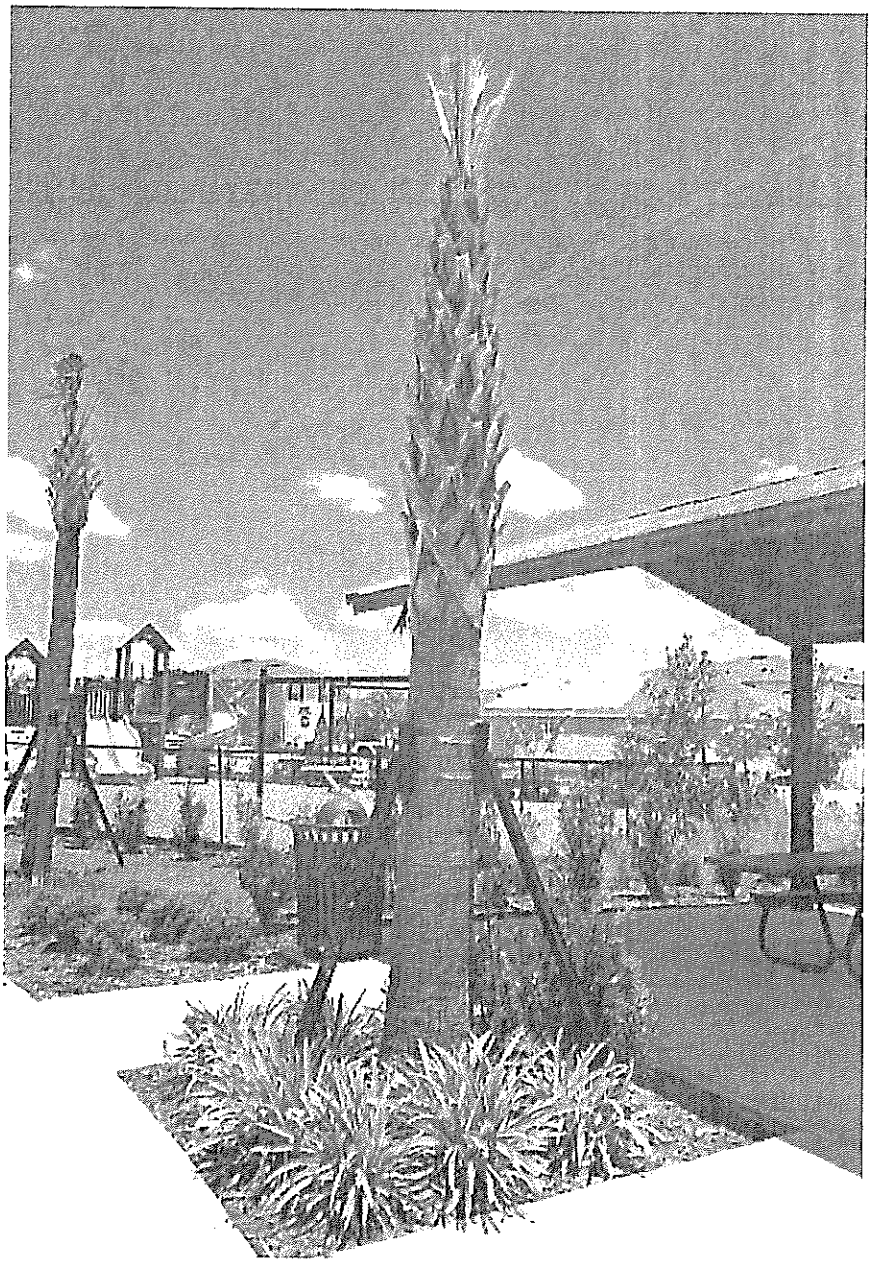
Property:
Town of Kindred 2 1650 Southbury DR Kissimmee, FL

Two Dead Sabal Palm Replacements at Clubhouse 3

NOTE: (item #17 on May's inspection report)

replacing two existing dead Sabal palms on the south side of the pool with two new Sabals of comparable size (18 - 20ft. CT).





Two Dead Sabal Palm Replacements at Clubhouse 3			$1,549.14
	Quantity	Price/Unit	Price
Property Improvements			$1,549.14
Sabal Palm (18 - 20Ct) - installed to replace two existing dead ones at clubhouse 3.	2.00	$634.57	$1,269.14

Nursery Item			
Demo and Prep	5.00	$45.00	$225.00
Irrigation Labor	1.00	$55.00	$55.00

PROJECT TOTAL: $1,549.14

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

By _____

Cupertino Iniguez Ramirez

Date 6/23/2026

By _____

Date _____

Town of Kindred 2

REP SERVICES, INC.
Experts at Play & Outdoor Spaces
Site Amenities ■ Playground Equipment ■ Safety Surfacing ■ Shade
Phone: 407.831. 9658 Fax: 866.232.8532 E-mail: sales@repservices.com

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

Please mail checks to:
Rep Services, Inc.
165 W. Jessup Ave.
Longwood, FL 32750-4146

Proposed To:	Artemis Lifestyle Services, Inc. Kindred 1866 La Escalera Rd Kindred, FL 34744-6838	**Ship To:**	Artemis Lifestyle Services, Inc. 1866 La Escalera Rd Kindred, FL 34744-6838	**Bill To:**	Town of Kindred CDD 8529 Southpark Cir Ste 330 Orlando, FL 32819-9064
Attn:	Isamar Cruz	**Attn:**	Isamar Cruz	**Attn:**	Accounts Payable

Project No:	22695	**Project Name:**	Kindred Clubhouse #3	**Project Contact:**	Isamar Cruz
Proposal No:	22695.01	**Proposal Name:**	Kindred Clubhouse #3 Receptacles	**Project Location:**	1866 La Escalera Rd Kindred, FL 34744-6838 Project County: Osceola
Proposal Date:	5/18/2026	**Proposal Expires:**	6/13/2026		

For Questions Contact: Adrianne Abrams ☎ 407-853-3564 ✉ adrianne@repservices.com
Consultant: Mary Langley ☎ 407-853-3563 ✉ mary@repservices.com **Opt/Rev:** A/0 5/21/26 - AA

Vendor: DuMor **Proj Drawings:** DUM 611828

Class	Part No	Qty	Description	Unit Price	Net Price	Ext Price
Receptacles	84-32	2 EA	32-Gallon Steel Receptacle	1,150.00	1,150.00	2,300.00
	DM	2 EA	Dome Cover, 10” Opening	175.00	175.00	350.00

Product Subtotal:	$2,650.00
Freight: Prepaid Ship Method: Best Way FOB: Destination Weight: 410 lbs Freight Charge:	$835.80
DuMor Total:	$3,485.80

General Terms of Sale and Proposal Summary

100% of product prior to fabrication.

Product:	$2,650.00
Freight:	$835.80
Proposal Total:	$3,485.80

Notes

Basis of Proposal:
Our proposal is based upon email dated 5/14/2026 requesting 2 benches with dome lids

Please note the vendor information itemized below.

If a performance and payment bond is required, add 3% to the proposal total.
If a owner controlled insurance program (OCIP) is required, add 2% to the proposal total.

Estimated product delivery schedule
The lead time for your project is 10-14 weeks after RSI receipt of your signed order, finish selections, Credit Agreement and Deposit.

This proposal is for material, freight, and applicable tax only. Any building permits, engineering, unloading, assembly, installation, site preparation and surfacing are by others. Drivers will not unload the shipment. Purchaser must make arrangements for unloading of playground or exercise equipment, shade, and shelter product lines. In most circumstances this will require a forklift. For certain site furnishing orders, a lift gate and pallet jack may be available for an additional fee. Please alert your sales team of this need.

General notes:
If the project is cancelled prior to completion, the project will be billed per the percent of completion. Rep Services, Inc. will provide the percent of completion.

DuMor Site Furnishings:
Color Selection: to be made at time of color submittal approval.
Support Option: to be made at time of support submittal approval.
NOTES: Please be aware of the following

- Some products require assembly.
- Shipments are via Semi Trailer If you require a lift gate and pallet jack delivery, additional fees will be assessed.

Time Limitations Holding Prices Firm:
Orders are shipped within our manufacturer's standard lead times. Requests for delayed shipping may result in additional costs due to increases in freight, material costs or other factors. To secure the prices on this proposal, the offer must be accepted prior to the expiration date noted.

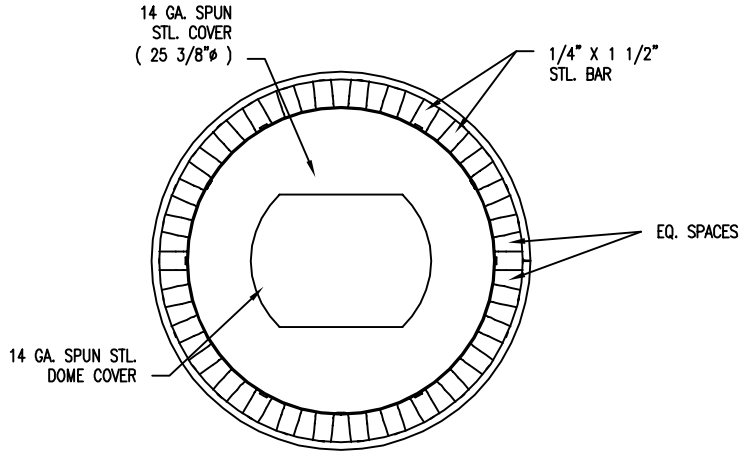
If, during the performance of this contract, the price of a product increases 3% or more as documented by factory quotes, invoices or receipts to contractor (Rep Services, Inc.) from the date of the contract signing the price of shall be equitably adjusted by an amount reasonably necessary to cover such price increases. Where the delivery of *a* product is delayed, through no fault of contractor (RSI) as a result of the shortage or unavailability of a product, contractor (RSI) shall not be liable for any additional costs or damages associated with such delay(s).

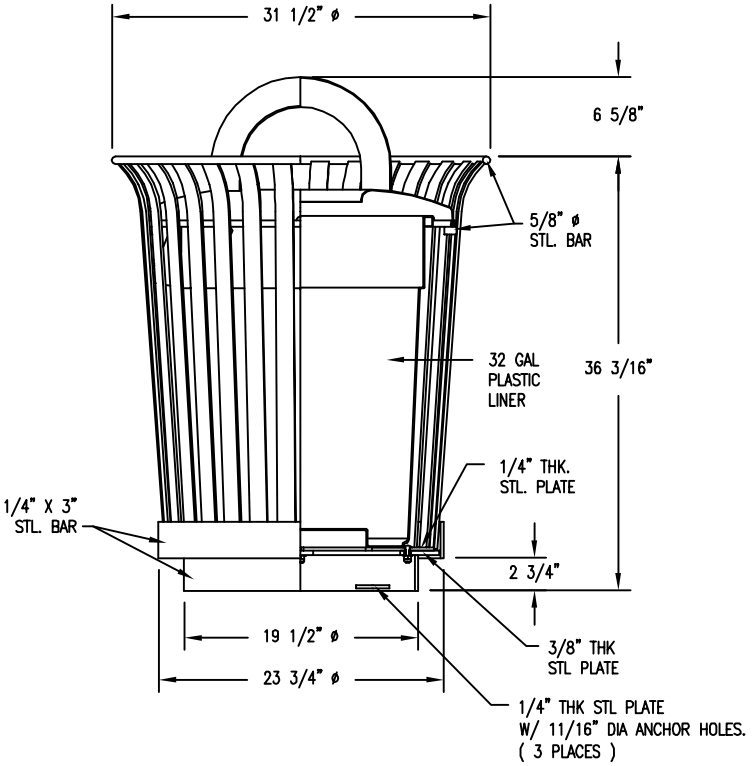
The undersigned warrants that he/she is an authorized representative of Town of Kindred CDD noted and has the requisite authority to bind Town of Kindred CDD and/or principal.

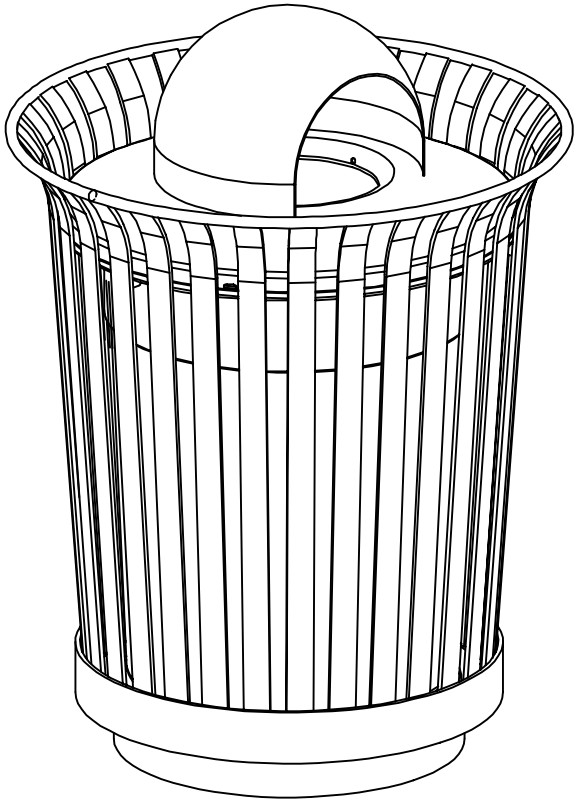
Accepted By:

Town of Kindred CDD			
Company Name	Authorized By	Printed Name	Date

As Its: _____ (Title)







NOTES:

1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.

2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.

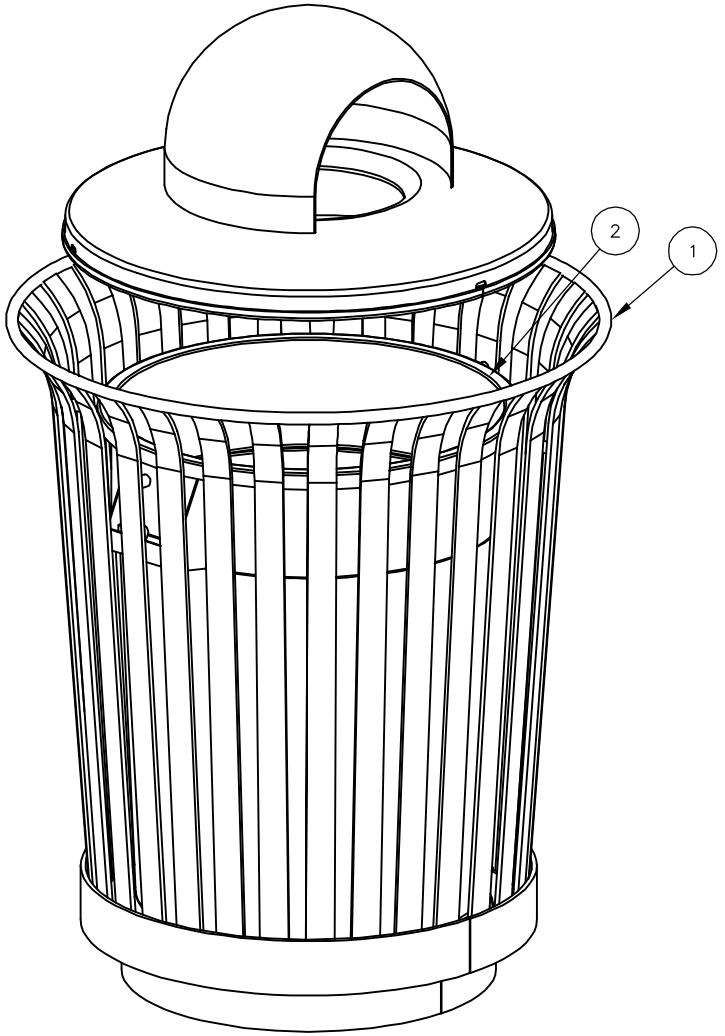
DuMor, inc.	RECEPTACLE	DATE DRAWN : 10/20/97 DRAWN BY : AWH DATE REV. : 12/28/12 REV. BY : JSB	REV. G	DRAWING NUMBER 84-32 CVR-30-DM	SHEET 1 OF 2

NOTES:

1.) DURING ASSEMBLY PROCEDURE;
DO NOT COMPLETELY TIGHTEN HARDWARE.
2.) THE ACTUAL PARTS WILL NOT BE NUMBERED.
NUMBERS ONLY APPLY TO DRAWING.
3.) UPON COMPLETION OF ASSEMBLY SQUARE
ALL COMPONENTS THEN TIGHTEN ALL HARDWARE.
4.) MOUNT AND ANCHOR AS SPECIFIED.

TOOLS REQ'D

3/4" WRENCH
PLIERS (FOR ATTACHING COVER)
1/2" MASONRY DRILL BIT
DRILL



KITS REQUIRED

ITEM	QTY	PART NO	DESCRIPTION
3	1	K-ANC0860-3	1/2" X 3 3/4" SS ANCHOR KIT (3PCS)

PARTS LIST

ITEM	QTY	PART NO	DESCRIPTION
1	1	0-84-30	30 GAL STL RECEPT ASSEMBLY
2	1	49-30	32 GAL PL LINER W/ HANDLE, BLK

DuMor, inc.

ASSEMBLY INSTRUCTIONS

DATE DRAWN : 11/22/13
DRAWN BY : ESS
DATE REV. : 00/00/00
REV. BY : XXX

REV. A

DRAWING NUMBER 84-32 W/ CVR-30-DM

SHEET 2 OF 2

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
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Estimate details
Estimate no.: 1380
Estimate date: 05/19/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	05/19/2026	DE filter	Replace DE filters for pool due filters being old and replacement needed to maintain good flow.	82	$55.00	$4,510.00

Total **$4,510.00**

Accepted date

Accepted by

5/22/26

Simon McDonnell
05/20/2026

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
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Estimate details
Estimate no.: 1395
Estimate date: 05/20/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	05/20/2026	**1.5hp single phase motor**	Replace 1.5 horsepower motor and seals	1	$775.00	$775.00
2.	05/20/2026	**Repairs**	impeller	1	$375.00	$375.00

Total **$1,150.00**

Accepted date

Simon McDonnell
05/20/2026

Accepted by

5/22/26

The Lake Doctors, Inc.
Aquatic Management Services

Winter Springs Branch
3543 STATE ROAD, 419
WINTER SPRINGS, FL 32708
(407) 327-7918
wintersprings@lakedoctors.com

SERVICE ORDER

ACCOUNT/SITE KINDRED II CDD, TOWN OF	ACCOUNT # 732789
BILLING NAME	DATE 5/18/2026
BILLING ADDRESS Post Office Box 32414 Charlotte, NC 28232	COUNTY # osceola
CONTACT Brian Mendes	PHONE # (407) 472-2471 4404
EMAIL ADDRESS BMendes@rizzetta.com	Email Invoice: Y (●) N ( )
PO#	MANUFACTURER: AQM ( ) AES ( ) KAS ( ) LF ( ) OA ( ) OTT ( ) AQC ( ) ARM ( ) ODS ( )

SERVICE REQUEST wire megs bad when isolated

NOTES

QTY	UNIT	DESCRIPTION	PRICE	EXTENDED
1		200' 4/4 soow cable	3,218.00	3,218.00
				0.00
				0.00
				0.00
				0.00
				0.00
				0.00
				0.00
				0.00
				0.00

PARTS TOTAL	$ 3,218.00
LABOR	
FREIGHT	
SUBTOTAL	$ 3,218.00
0.000% STATE SALES TAX	$ 0.00
TOTAL	$ 3,218.00

Jonathan Bandy
SERVICED BY:

5/18/26
SERVICE DATE:

WORK AUTHORIZED BY:

CUSTOMER SIGNATURE 5/18/26 DATE

The terms and conditions appearing on the reverse side, form an integral part of this Service Order, and CUSTOMER hereby acknowledges that he/she has read and is familiar with the contents thereof.
Pricing is valid thirty (30) days from date of quotation.

CONNECT WITH US.
@thelakedoctors

Learn More at lakedoctors.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 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 form, 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 5% 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.

® THE LAKE DOCTORS, INC.

Service Team Quotation

Quote #: Q-19485-1
Date: 5/21/2026
Expires On: 6/20/2026

Envera Systems

Next Generation Security
1659 Achieva Way
Dunedin, FL 33648
Phone: (877) 936-8372 | Email: info@enverasystems.com

Prepared for

Town of Kindred II CDD - Kissimmee FL
Clubhouse #2, 1650 Southbury Drive
Kissimmee, Florida 34744

SERVICE TEAM MEMBER	PHONE	EMAIL
Envera Service Admin Team	941-556-0734	serviceadmin@enverasystems.com

Amenity - Replace NW Pool Left camera due to surge damage.

Amenity

QTY	PRODUCT	UNIT PRICE	TOTAL
1	Digital Watchdog Bullet Camera - 4MP	$274.00	$274.00
1.00	Service Labor	$185.00	$185.00
1	TRIP CHARGE	$60.00	$60.00
		Amenity TOTAL:	$519.00

TOTAL: $519.00

0.00% Sales Tax: $0.00

TOTAL WITH SALES TAX: $519.00

Upon completion of the necessary part replacements by our technician, please be advised that additional labor or parts may be required. Any such costs will be communicated and require your approval before proceeding with further work.

Client authorizes Envera to proceed with the work as described for the agreed upon Total listed above.

CLIENT:

Signature: _____

Name: 5/26/26

Title: _____

Date: _____

HIDDEN EYES, LLC d/b/a ENVERA SYSTEMS:

Signature: *Brie B.*

Name: Brie B.

Title: Service Coordinator

Date: 05/21/2026

CommercialFitnessProducts
5034 N Hiatus Rd
Sunrise, FLORIDA, 33351
954-747-5128
www.commfitnessproducts.com

ESTIMATE #2157
BID PROVIDED BY:
Errick@commfitnessproducts.com
BID PROVIDED ON: 06/17/2026

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	TAX	TOTAL
Flat Rate	N/A	$95.00	7.5%	$102.13

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

EQUIPMENT	TOTAL
Model / SN: inflight lat pulldown/row **Work to be performed:** replace adjustment knob. upholster pad.	**$120.94**

PARTS FOR: inflight lat pulldown/row

DESCRIPTION	PRICE	TAX RATE	TOTAL
Adjustment Knob	$37.50	7.5%	$40.31
Pad Upholstery	$75.00	7.5%	$80.63

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.	**TOTAL LABOR:**	$95.00
	TRAVEL CHARGE:	$95.00
	TOTAL PARTS:	$112.50
	TOTAL EXTRAS:	$0.00
	TOTAL EQUIPMENT:	$0.00
	TOTAL TAXES:	$22.69
	ESTIMATE TOTAL:	$325.19

Errick Carter 6/18/26

Louis Quelli 6/19/26

Tab 16

RESOLUTION 2026-06

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

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

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously appointed **Shawn Wildermuth** as an Assistant Treasurer pursuant to Resolution 2020-05; and

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

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

Section 1. Shawn Wildermuth is removed as Assistant Treasurer.

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

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

PASSED AND ADOPTED THIS 30th DAY OF JULY, 2026.

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II

_____

CHAIRMAN/VICE CHAIRMAN

ATTEST:

_____

SECRETARY/ASSISTANT SECRETARY

Tab 17

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit "A".

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with Osceola County, a schedule of the District's regular meetings.

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

PASSED AND ADOPTED THIS 30th DAY OF JULY 2026.

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II

_____

CHAIRMAN / VICE CHAIRMAN

ATTEST:

_____

SECRETARY / ASSISTANT SECRETARY

EXHIBIT "A"

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II
BOARD OF SUPERVISORS MEETING DATES
FOR FISCAL YEAR 2025/2026

October 8, 2026
December 10, 2026
February 11, 2027
April 8, 2027
June 10, 2027
August 12, 2027

All meetings will convene at 10:00 a.m. on the second Thursday of every other month (bi-monthly) at a location within the boundaries of the District in Osceola County, Florida, unless otherwise indicated.

Tab 18

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II ADOPTING GOALS, OBJECTIVES AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, *Laws of Florida* ("HB 7013") and creating Section 189.0694, *Florida Statutes*; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, *Florida Statutes*, the District must establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives each fiscal year; and

WHEREAS, the District Manager has prepared goals, objectives, and performance measures and standards for the District and presented them to the Board of Supervisors (the "Board") of the District; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the goals, objectives and performance measures and standards attached hereto as **Exhibit A**.

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

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

SECTION 2. The Board hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**, which shall remain in effect unless and until amended or superseded by subsequent resolution of the Board. The District Manager shall take all actions to comply with Section 189.0694, *Florida Statutes*, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 30th day of July, 2026.

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

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Tab 19

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 **April 9, 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** *(Via Phone)*
Xabier Guerricagoitia	**District Engineer, Boyd Civil** *(Via Phone)*
Audience	**Not Present**

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. Consideration of Fountain Repair Proposal

Mr. Mendes reviewed the fountain repair proposals with the Members of the Board.

DRAFT

The Members of the Board and district staff requested revised proposals from The Lake Doctors.

> On Motion by Mr. Valantasis, seconded by Mr. Benitez, with all in favor, the Board of Supervisors approved not to exceed $9,500.00 for fountain repairs, for the Town of Kindred Community Development District II.

Mr. Mendes stated he will contact The Lake Doctors regarding adding one pond to the Phase five aquatic maintenance.

The Board discussed new areas for aquatic maintenance.

Mr. Avelli stated he will work on a map for landscaping and meters.

FOURTH ORDER OF BUSINESS **General Manager Updates**

1. Consideration of Envera Agreement

Mr. Mendes reviewed the renewal of the Envera agreement with the Members of the Board and district staff.

The Members of the Board reviewed the Envera agreement.

FIFTH ORDER OF BUSINESS **Consideration of the Minutes of the Board of Supervisors' Meeting Held on February 12, 2026**

Mr. Mendes presented the of the Minutes of the Board of Supervisors' Meeting Held on February 12, 2026, to the Board and asked if any changes were requested. There were none.

> 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 February 12, 2026, for the Town of Kindred Community Development District II.

SIXTH ORDER OF BUSINESS **Ratification of Operation and Maintenance Expenditures for the Month(s) January & February 2026**

Mr. Mendes reviewed the reviewed the operation and maintenance expenditures for the months of January and February 2026, with the Members of the board.

The Members of the Board reviewed the operation and maintenance expenditures for the months of January and February 2026, in detail.

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The Members of the Board reviewed the cost of the Bord of Supervisors meeting location.

The Members of the board reviewed the invoices for the months of January and February 2026.

> On Motion by Mr. Benitez, seconded by Mr. Stolz, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for January 2026 ($108,872.40) and February 2026 ($124,849.82), for the Town of Kindred Community Development District II.

SEVENTH ORDER OF BUSINESS **Ratification of District Items**

1. United Land Services
    a. Phase 3-B Walnut Creek Baseline Controller
2. 2. Resort Pool Services
    a. Foutain 1 Repairs
    b. Replacement Pool Skimmer
    c. Replacement Contactor for Pool Pump

The Members of the Board reviewed all the items to be ratified.

The Members of the Board reviewed and ratified Resort Pool Services, Foutain 1 Repairs and Replacement Pool Skimmer invoices.

The Members of the Board did not approve of United Land Services, Phase 3-B Walnut Creek baseline controller and Resort Pool Services, replacement contactor for pool pump, stating there were revisions that need to be made.

> On Motion by Mr. Avelli, seconded by Mr. Valantasis, with all in favor, the Board of Supervisors ratified Resort Pool Services, Foutain 1 Repairs and Replacement Pool Skimmer invoices., for the Town of Kindred Community Development District II.

EIGHTH ORDER OF BUSINESS **Consideration of Landscape Service Amended Agreement (Under Separate Cover)**

Mr. Mendes reviewed the landscape services amended agreement with the members of the Board.

Mr. Earlywine stated he has prepared a final draft of the agreement that is ready for execution.

Mr. Mendes stated he will have the amended agreement added for ratification to the next Board meeting.

DRAFT

> 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 Resolution 2026-01, General Elections**

Mr. Mendes opened the discussion with the Board and district staff.

Mr. Earlywine reviewed Resolution 2026-01, General Elections with the Members of the Board and district staff.

> On Motion by Mr. Valantasis, seconded by Mr. Avelli, with all in favor, the Board of Supervisors accepted Mr. Benitez resignation of Seat Four, for the Town of Kindred Community Development District II.

> On Motion by Mr. Stolz, seconded by Mr. Valantasis, with all in favor, the Board of Supervisors accepted Mr. Benitez into vacant Seat Two, for the Town of Kindred Community Development District II.

Mr. Mendes swore Mr. Benitez in as a member of the Board of Supervisors Seat Two.

> On Motion by Mr. Avelli, seconded by Mr. Valantasis, with all in favor, the Board of Supervisors accepted Mr. Stolz resignation of Seat Three, for the Town of Kindred Community Development District II.

> On Motion by Mr. Valantasis, seconded by Mr. Benitez, with all in favor, the Board of Supervisors accepted Mr. Stolz into vacant Seat Four, for the Town of Kindred Community Development District II.

Mr. Mendes swore Mr. Stolz in as a member of the Board of Supervisors Seat Four.

Me. Mendes stated the Board of Supervisors will hold elections on November 19, 2026 and will ensure this date is added to the meeting schedule.

> On Motion by Mr. Valantasis, seconded by Mr. Stolz, with all in favor, the Board of Supervisors adopted Resolution 2026-01, General Elections for the Town of Kindred Community Development District II.

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TENTH ORDER OF BUSINESS **Consideration of Resolution 2026-02, Landowner Elections**

Mr. Earlywine reviewed Resolution 2026-02, Landowner Elections with the Members of the Board.

> On Motion by Mr. Valantasis, seconded by Mr. Avelli, with all in favor, the Board of Supervisors adopted Resolution 2026-02, Landowner Elections for the Town of Kindred Community Development District II.

ELEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-03, Approving the Proposed Budget and Setting the Public Hearing (Under Separate Cover)**

Mr. Earlywine reviewed Resolution 2026-03, Approving the Proposed Budget and Setting the Public Hearing with the Members of the Board.

The Members of the Board and district staff reviewed the proposed FY 26-27 budget in detail.

The Members of the Board and district staff reviewed utilities and landscaping line items in detail.

The Board requested a formal proposal from United Land Services Phase Five Maintenance and miscellaneous spread moved to landscape, dog supplies and aquatics.

Mr. Mendes stated that Phase five should be 351 instead of 349.

> On Motion by Mr. Benitez, seconded by Mr. Avelli, with all in favor, the Board of Supervisors adopted Resolution 2026-03, Approving the Proposed Budget and Setting the Public Hearing, for the Town of Kindred Community Development District II.

TWELFTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

Mr. Earlywine advised the Members of the Board on the bonds that are scheduled for July/August 2026.

B. District Engineer

No reports

C. District Manager

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1. Mosquito Inquiry

Mr. Mendes reviewed updates on the mosquito inquiry with the Members of the board

THIRTEENTH ORDER OF BUSINESS **Supervisor Requests & Audience Comments**

Mr. Avelli inquired about Cross Prairie, and Mr. Almonte responded to the inquiry.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

On a motion by Mr. Benitez, seconded by Mr. Avelli, with all in favor, the Board of Supervisors adjourned the meeting at 11:32 a.m., for the Town of Kindred Community Development District II.

DRAFT

_____ _____

Assistant Secretary Chairman/Vice Chairman

Tab 20

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
March 2026
For Board Approval

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

The total items being presented: **$127,883.22**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Boyd Civil Engineering, Inc.	400144	04648	Engineering Services 02/26	$	322.50
Coast 2 Coast Backflow LLC	400139	3198-1	Backflow 01/26	$	300.00
Dallos Services, Inc.	400143	6190	Pool Attendant 02/26	$	4,340.00
Dallos Services, Inc.	400143	6192	Grounds Keeper Janitorial 02/26	$	1,408.00
Dallos Services, Inc.	400143	6193	Grounds Keeper Janitorial 02/26	$	1,408.00
Dallos Services, Inc.	400143	6196	Pool Attendant 02/26	$	4,340.00
Dallos Services, Inc.	400143	6198	Janitorial Services 02/26	$	2,190.00
Dallos Services, Inc.	400143	6199	Janitorial Services 02/26	$	2,190.00
Kissimmee Utility Authority	20260303-1	002388214123503590-021226	Electric Services 01/26	$	9,344.81
Kissimmee Utility Authority	20260303-1	002388214123522510-021226	Electric Services 01/26	$	633.37
Kissimmee Utility Authority	20260303-1	002388214123522520-021226	Electric Services 01/26	$	1,109.17
Kissimmee Utility Authority	20260303-1	002388214123539490-021226	Electric / Irrigation Services 01/26	$	13.51

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Kissimmee Utility Authority	20260303-1	002388214123539500-021226	Electric / Irrigation Services 01/26	$	13.39
Kissimmee Utility Authority	20260303-1	002388214123539510-021226	Electric / Irrigation Services 01/26	$	13.39
Kissimmee Utility Authority	20260303-1	002388214123539940-021226	Electric / Irrigation Services 01/26	$	13.99
Kissimmee Utility Authority	20260303-1	002388214123539950-021226	Electric / Irrigation Services 01/26	$	14.71
Kissimmee Utility Authority	20260303-1	002388214123539960-021226	Electric / Irrigation Services 01/26	$	14.56
Kissimmee Utility Authority	20260303-1	002388214123545790-021226	Electric / Irrigation Services 01/26	$	1,861.62
Kissimmee Utility Authority	20260303-1	002388214123552150-021226	Electric / Irrigation Services 01/26	$	13.23
Kissimmee Utility Authority	20260303-1	002388214123552160-021226	Electric / Irrigation Services 01/26	$	13.99
Kissimmee Utility Authority	20260303-1	002388214123577540-021226	Electric Services 01/26	$	643.02
Kissimmee Utility Authority	20260303-1	002388214123577550-021226	Electric Services 01/26	$	1,064.81
Kissimmee Utility Authority	20260303-1	002388214123586311-021226	Electric / Irrigation Services 01/26	$	14.27
Kissimmee Utility Authority	20260303-1	002388214123586331-021226	Electric / Irrigation Services 01/26	$	14.43

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Kissimmee Utility Authority	20260303-1	002388214123586341-021226	Electric / Irrigation Services 01/26	$	14.27
Kissimmee Utility Authority	20260303-1	002388214123622831-021226	Electric / Irrigation Services 01/26	$	14.11
Kissimmee Utility Authority	20260303-1	002388214123622841-021226	Electric / Irrigation Services 01/26	$	14.11
Kissimmee Utility Authority	20260303-1	002388214123622851-021226	Electric / Irrigation Services 01/26	$	14.27
Kissimmee Utility Authority	20260303-1	002388214123622861-021226	Electric / Irrigation Services 01/26	$	14.27
Kissimmee Utility Authority	20260303-1	002388214123622871-021226	Electric / Irrigation Services 01/26	$	14.11
Kissimmee Utility Authority	20260303-1	002388214123622881-021226	Electric / Irrigation Services 01/26	$	14.27
Kissimmee Utility Authority	20260303-1	002388214123622891-021226	Electric / Irrigation Services 01/26	$	14.43
Kissimmee Utility Authority	20260303-1	002388214123625631-021226	Electric / Irrigation Services 01/26	$	14.11
Kissimmee Utility Authority	20260303-1	002388214123625661-021226	Electric / Irrigation Services 01/26	$	13.23
Kissimmee Utility Authority	20260303-1	002388214123625671-021226	Electric / Irrigation Services 01/26	$	13.23
Kissimmee Utility Authority	20260303-1	002388214123628801-021226	Electric / Irrigation Services 01/26	$	13.23

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Kissimmee Utility Authority	20260303-1	002388214123634791-021226	Electric Services 01/26	$	1,151.05
Kissimmee Utility Authority	20260303-1	002388214123636861-021226	Electric / Irrigation Services 01/26	$	14.27
Kutak Rock, LLP	400153	3717274	Legal Services 02/26	$	407.50
Resort Pool Services	400137	30698	Pool Repairs 02/26	$	570.00
Resort Pool Services	400151	30743	Fountain Maintenance 02/26	$	350.00
Resort Pool Services	400152	30818	Pool Maintenance 03/25	$	3,000.00
Resort Pool Services	400152	30937	Pool Maintenance 03/26	$	3,000.00
Resort Pool Services	400154	31064	Pool Maintenance 03/26	$	125.00
Rizzetta & Company, Inc.	400138	INV0000107482	Accounting Services 03/26	$	4,940.84
Spectrum	20260310-1	2038320022126	Cable & Internet Services 03/26	$	229.26
Spectrum	20260309-1	2572666022026	Internet Services 03/26	$	150.84
SunScape Landscape Management Services,	400145	14669	Landscape Maintenance 03/26	$	4,200.00

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
The Davey Tree Expert Company	400140	920093057-1	Landscape Mulch 10/25	$	8,240.00
Toho Water Authority	20260302-3	002659271033252959-020226	Water Services 01/26	$	35.96
Toho Water Authority	20260331-1	002659271033252959-030326	Water Services 02/26	$	472.19
Toho Water Authority	20260302-1	002659271033252969-020226	Water Services 01/26	$	99.64
Toho Water Authority	20260331-1	002659271033252969-030326	Water Services 02/26	$	128.28
Toho Water Authority	20260302-1	002659271033253339-020226	Water Services 01/26	$	51.97
Toho Water Authority	20260331-1	002659271033253339-030326	Water Services 02/26	$	44.50
Toho Water Authority	20260302-1	002659271033253359-020226	Water Services 01/26	$	264.32
Toho Water Authority	20260331-1	002659271033253359-030326	Water Services 02/26	$	705.02
Toho Water Authority	20260302-1	002659271033253369-020226	Water Services 01/26	$	225.33
Toho Water Authority	20260331-1	002659271033253369-030326	Water Services 02/26	$	203.67
Toho Water Authority	20260302-1	002659271033253379-020226	Water Services 01/26	$	56.68

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Toho Water Authority	20260331-1	002659271033253379-030326	Water Services 02/26	$	42.36
Toho Water Authority	20260302-1	002659271033322259-020226	Water Services 01/26	$	49.52
Toho Water Authority	20260331-1	002659271033322259-030326	Water Services 02/26	$	42.36
Toho Water Authority	20260302-1	002659271033322279-020226	Water Services 01/26	$	71.00
Toho Water Authority	20260331-1	002659271033322279-030326	Water Services 02/26	$	88.90
Toho Water Authority	20260302-3	002659271033322289-020226	Water-Sewer Services 01/26	$	189.14
Toho Water Authority	20260302-1	002659271033331019-020226	Water Services 01/26	$	1,547.99
Toho Water Authority	20260331-1	002659271033331019-030326	Water Services 02/26	$	1,594.17
Toho Water Authority	20260302-1	002659271033331369-020226	Water Services 01/26	$	415.54
Toho Water Authority	20260331-1	002659271033331369-030326	Water Services 02/26	$	318.79
Toho Water Authority	20260302-1	002659271033344499-020226	Water Services 01/26	$	18.79
Toho Water Authority	20260331-1	002659271033344499-030326	Water Services 02/26	$	22.37

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Toho Water Authority	20260302-2	002659271033371659-020426	Water-Sewer Services 01/26	$	31.62
Toho Water Authority	20260304-01	002659271033371679-020426	Water-Sewer Services 01/26	$	310.86
Toho Water Authority	20260304-01	002659271033371689-020426	Water-Sewer Services 01/26	$	217.78
Toho Water Authority	20260302-1	002659271033442199-020226	Water Services 01/26	$	296.54
Toho Water Authority	20260331-1	002659271033442199-030326	Water Services 02/26	$	432.22
Toho Water Authority	20260302-1	002659271033446089-020226	Water Services 01/26	$	774.82
Toho Water Authority	20260331-1	002659271033446089-030326	Water Services 02/26	$	517.87
Toho Water Authority	20260323	002659271033469919-022326	Water-Sewer Services 02/26	$	88.90
Toho Water Authority	20260304-01	002659271033469929-020426	Water Services 01/26	$	139.02
Toho Water Authority	20260323	002659271033469939-022326	Water-Sewer Services 02/26	$	275.06
Toho Water Authority	20260323	002659271033469949-022326	Water-Sewer Services 02/26	$	117.54
Toho Water Authority	20260323	002659271033503461-022326	Water-Sewer Services 02/26	$	329.00

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Toho Water Authority	20260320-01	002659271033503471-021926	Water Services 02/26	$	84.32
Toho Water Authority	20260304-01	002659271033504431-020226	Water Services 01/26	$	31.62
Toho Water Authority	20260331-1	002659271033504431-030326	Water Services 02/26	$	81.74
Toho Water Authority	20260304-01	002659271033504441-020526	Water-Sewer Services 01/26	$	106.80
Toho Water Authority	20260302-1	002659271033509401-020226	Water Services 01/26	$	25.95
Toho Water Authority	20260331-1	002659271033509401-030326	Water Services 02/26	$	22.37
Toho Water Authority	20260302-1	002717301033437089-020226	Water-Sewer Services 01/26	$	67.42
Toho Water Authority	20260331-1	002717301033437089-030326	Water Services 02/26	$	85.32
Toho Water Authority	20260302-1	002717301033437109-020226	Water-Sewer Services 01/26	$	63.84
Toho Water Authority	20260331-1	002717301033437109-030326	Water Services 02/26	$	81.74
Toho Water Authority	20260302-1	002717301033437119-020226	Water-Sewer Services 01/26	$	167.66
Toho Water Authority	20260331-1	002717301033437119-030326	Water Services 02/26	$	192.72

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Toho Water Authority	20260302-1	002717301033437129-020226	Water-Sewer Services 01/26	$	235.68
Toho Water Authority	20260331-1	002717301033437129-030326	Water Services 02/26	$	257.16
United Land Services	400141	192013	Landscape Maintenance 02/26	$	2,497.00
United Land Services	400141	192014	Landscape Maintenance 02/26	$	42,752.44
United Land Services	400150	193220	Landscape Replacement 03/26	$	12,332.22
Waste Connections of Florida	20260326-01	1592556W460	Waste Disposal Services 04/26	$	421.75
Waste Management Inc. of Florida	400142	0389660-0180-2	Waste Disposal Services 03/26	$	314.58
Report Total				**$**	**127,883.22**

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
April 2026
For Board Approval

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

The total items being presented: **$163,928.48**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Air Flow Designs Inc.	400175	0001427697	Maintenance & Repairs 09/25	$	285.00
Amazon Capital Services, Inc.	400171	1119-D7GR-MPKN	Janitorial Supplies 03/26	$	405.12
Amazon Capital Services, Inc.	400177	16F3-6HNQ-CY6T	Dog Waste Station Supplies & Maintenance 04/26	$	93.51
Amazon Capital Services, Inc.	400158	1LY6-YMQV-VVVD	Janitorial Supplies 03/26	$	111.66
Amazon Capital Services, Inc.	400174	1MKY-GJCD-L3HH	Janitorial Supplies 03/26	$	26.06
Amazon Capital Services, Inc.	400174	1RRG-MQKM-R4WG	Janitorial Supplies 03/26	$	229.29
Amazon Capital Services, Inc.	400162	1TWX-LF4D-3CTN	Janitorial Supplies 03/26	$	35.73
Amazon Capital Services, Inc.	400177	1X4R-WT7D-VTYK	Dog Waste Station Supplies & Maintenance 04/26	$	47.28
Amazon Capital Services, Inc.	400155	1Y63-Q4P9-MCTL	Janitorial Supplies 03/26	$	378.43
Boyd Civil Engineering, Inc.	400159	04679	Engineering Services 03/26	$	524.00
Dallos Services, Inc.	400166	6249	Pool Attendant 03/26	$	4,340.00
Dallos Services, Inc.	400166	6252	Grounds Keeper Janitorial 03/26	$	1,408.00
Dallos Services, Inc.	400166	6253	Grounds Keeper Janitorial 03/26	$	1,408.00

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Dallos Services, Inc.	400166	6256	Pool Attendant 03/26	$	4,340.00
Dallos Services, Inc.	400167	6258-1	Janitorial Supplies 03/26	$	2,060.00
Dallos Services, Inc.	400167	6259-1	Janitorial Supplies 03/26	$	2,060.00
Envera Systems	400160	765460	Security Monitoring & Maintenance 03/26	$	1,064.23
Envera Systems	400160	765461	Security Monitoring & Maintenance 03/26	$	1,078.17
Envera Systems	400160	766547	Security Monitoring & Maintenance 04/26	$	1,081.71
Envera Systems	400160	766548	Security Monitoring & Maintenance 04/26	$	1,078.17
Envera Systems	400178	767686	Security Monitoring & Maintenance 05/26	$	1,085.20
Envera Systems	400178	767687	Security Monitoring & Maintenance 05/26	$	1,078.17
Envera Systems	400160	IN00005063	Security Monitoring & Maintenance 02/26	$	879.40
Holiday Inn SW Celebration	400164	552-040926	BOS Meeting Room Fee 04/26	$	246.00
IPFS Corporation	400161	GAAD83493-031226 #6	Insurance 03/26	$	4,664.08

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
IPFS Corporation	400170	GAAD83493-040726 #7	Insurance 04/26	$	4,897.28
Kissimmee Utility Authority	20260406-2	002388214123503590-031626	Electric Services 02/26	$	9,273.18
Kissimmee Utility Authority	20260406-2	002388214123522510-031626	Electric Services 02/26	$	617.98
Kissimmee Utility Authority	20260406-2	002388214123522520-031626	Electric Services 02/26	$	1,088.85
Kissimmee Utility Authority	20260406-2	002388214123539490-031626	Electric Services 02/26	$	13.39
Kissimmee Utility Authority	20260406-2	002388214123539500-031626	Electric Services 02/26	$	13.23
Kissimmee Utility Authority	20260406-2	002388214123539510-031626	Electric Services 02/26	$	13.39
Kissimmee Utility Authority	20260406-2	002388214123539940-031626	Electric Services 02/26	$	14.44
Kissimmee Utility Authority	20260406-2	002388214123539950-031626	Electric Services 02/26	$	14.72
Kissimmee Utility Authority	20260406-2	002388214123539960-031626	Electric Services 02/26	$	14.44
Kissimmee Utility Authority	20260406-2	002388214123545790-031626	Electric Services 02/26	$	1,800.24
Kissimmee Utility Authority	20260406-2	002388214123552150-031626	Electric Services 02/26	$	13.39

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Kissimmee Utility Authority	20260406-2	002388214123552160-031626	Electric Services 02/26	$	13.84
Kissimmee Utility Authority	20260406-2	002388214123577540-031626	Electric Services 02/26	$	628.31
Kissimmee Utility Authority	20260406-2	002388214123577550-031626	Electric Services 02/26	$	383.29
Kissimmee Utility Authority	20260406-2	002388214123586311-031626	Electric Services 02/26	$	14.27
Kissimmee Utility Authority	20260406-2	002388214123586331-031626	Electric Services 02/26	$	14.44
Kissimmee Utility Authority	20260406-2	002388214123586341-031626	Electric Services 02/26	$	14.27
Kissimmee Utility Authority	20260406-2	002388214123622831-031626	Electric Services 02/26	$	14.11
Kissimmee Utility Authority	20260406-2	002388214123622841-031626	Electric Services 02/26	$	14.11
Kissimmee Utility Authority	20260406-2	002388214123622851-031626	Electric Services 02/26	$	14.11
Kissimmee Utility Authority	20260406-2	002388214123622861-031626	Electric Services 02/26	$	14.27
Kissimmee Utility Authority	20260406-2	002388214123622871-031626	Electric Services 02/26	$	14.11
Kissimmee Utility Authority	20260406-2	002388214123622881-031626	Electric Services 02/26	$	14.27

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Kissimmee Utility Authority	20260406-2	002388214123622891-031626	Electric Services 02/26	$	14.27
Kissimmee Utility Authority	20260406-2	002388214123625631-031626	Electric Services 02/26	$	14.27
Kissimmee Utility Authority	20260406-2	002388214123625661-031626	Electric Services 02/26	$	13.23
Kissimmee Utility Authority	20260406-2	002388214123625671-031626	Electric Services 02/26	$	13.23
Kissimmee Utility Authority	20260406-2	002388214123628801-031626	Electric Services 02/26	$	13.84
Kissimmee Utility Authority	20260406-2	002388214123634791-031626	Electric Services 02/26	$	1,047.40
Kissimmee Utility Authority	20260406-2	002388214123636861-031626	Electric Services 02/26	$	13.99
Osceola County Board of County Commissioners	400172	552-040626	Security & Fire Monitoring 04/26	$	75.00
Resort Pool Services	400168	31121	Fountain Maintenance 03/26	$	695.00
Resort Pool Services	400173	31150	Fountain Maintenance 03/26	$	400.00
Resort Pool Services	400179	31197	Pool Maintenance 04/26	$	3,000.00
Resort Pool Services	400179	31321	Pool Maintenance 04/26	$	3,000.00

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Resort Pool Services	400183	31454	Pool Maintenance 04/26	$	225.00
Rizzetta & Company, Inc.	400156	INV0000108077	Accounting Services 04/26	$	4,940.84
School Now	400180	INV-SN-1396	Website Compliance & Management 04/26	$	1,537.50
Spectrum	20260410-1	2038320032126	Cable & Internet Services 04/26	$	229.26
Spectrum	20260409-1	2572666032026	Internet Services 04/26	$	150.84
SunScape Landscape Management Services,	400169	14722	Landscape Replacement 03/26	$	1,048.24
TLD-Southeast, Inc.	400157	2046533	Water Management 03/26	$	1,240.00
TLD-Southeast, Inc.	400181	2046534	Water Management 04/26	$	1,240.00
TLD-Southeast, Inc.	400157	2104996	Fountain Maintenance 03/26	$	450.00
Toho Water Authority	20260402-1	002659271033371659-030526	Water-Sewer Services 02/26	$	31.62
Toho Water Authority	20260402-1	002659271033371679-030526	Water-Sewer Services 02/26	$	500.74
Toho Water Authority	20260402-1	002659271033371689-030526	Water-Sewer Services 02/26	$	289.38

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Toho Water Authority	20260422-1	002659271033469919-032426	Water-Sewer Services 03/26	$	31.62
Toho Water Authority	20260402-1	002659271033469929-030526	Water Services 02/26	$	232.10
Toho Water Authority	20260422-1	002659271033469939-032426	Water-Sewer Services 03/26	$	264.32
Toho Water Authority	20260422-1	002659271033469949-032426	Water-Sewer Services 03/26	$	96.06
Toho Water Authority	20260422-1	002659271033503461-032426	Water-Sewer Services 03/26	$	321.75
Toho Water Authority	20260420-1	002659271033503471-032026	Water Services 03/26	$	115.68
Toho Water Authority	20260406-1	002659271033504441-030626	Water-Sewer Services 02/26	$	164.08
United Land Services	400163	194514	Landscape Mulch 03/26	$	900.00
United Land Services	400163	194618	Landscape Maintenance 03/26	$	42,752.44
United Land Services	400163	194620	Landscape Maintenance 03/26	$	2,497.00
United Land Services	400184	199030	Landscape Maintenance 04/26	$	42,752.44
United Land Services	400184	199033	Landscape Maintenance 04/26	$	2,497.00

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
United Land Services	400182	199219	Irrigation Repair 03/26	$ 1,441.02
Waste Connections of Florida	20260421-3	1596512W460	Waste Disposal Services 05/26	$ 421.75
Waste Management Inc. of Florida	400176	0395906-0180-1	Waste Disposal Services 04/26	$ 322.43
Report Total				**$ 163,928.48**

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
May 2026
For Board Approval

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

The total items being presented: **$80,277.30**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Access Control Technologies, Inc.	400196	258719R	Gate Maintenance & Repair 04/26	$	900.00
Amazon Capital Services, Inc.	400197	1347-VV39-1YJX	Dog Waste Supplies & Maintenance 04/26	$	135.36
Amazon Capital Services, Inc.	400198	161C-DTJ3-RXMN	Miscellaneous Expense 05/26	$	13.27
Amazon Capital Services, Inc.	400191	1F37-971Q-KWPV	Janitorial Supplies 04/26	$	371.99
Amazon Capital Services, Inc.	400198	1M7R-KLH6P-76DV	Janitorial Supplies 05/26	$	77.73
Amazon Capital Services, Inc.	400188	1TYM-PFP4-3646	Janitorial Supplies 04/26	$	784.37
Boyd Civil Engineering, Inc.	400189	04737	Engineering Services 04/26	$	393.00
Dallos Services, Inc.	400192	6286	Janitorial Supplies 04/26	$	4,340.00
Dallos Services, Inc.	400192	6292	Janitorial Supplies 04/26	$	2,060.00
Dallos Services, Inc.	400192	6293	Janitorial Supplies 04/26	$	2,060.00
Dallos Services, Inc.	400192	6294	Janitorial Supplies 04/26	$	1,408.00
Dallos Services, Inc.	400192	6295	Janitorial Supplies 04/26	$	1,408.00
Dallos Services, Inc.	400192	6301	Janitorial Supplies 04/26	$	4,340.00

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Envera Systems	400199	768783	Security Monitoring & Maintenance 06/26	$	1,085.20
Envera Systems	400199	768784	Security Monitoring & Maintenance 06/26	$	1,078.17
IPFS Corporation	400193	GAAD83493-051226 #8	Insurance 05/26	$	4,664.08
Kissimmee Utility Authority	20260504-1	002388214123503590-041426	Electric Services 03/26	$	9,214.32
Kissimmee Utility Authority	20260504-1	002388214123522510-041426	Electric Services 03/26	$	636.23
Kissimmee Utility Authority	20260504-1	002388214123522520-041426	Electric Services 03/26	$	617.22
Kissimmee Utility Authority	20260504-1	002388214123539490-041426	Electric Services 03/26	$	13.39
Kissimmee Utility Authority	20260504-1	002388214123539500-041426	Electric Services 03/26	$	13.23
Kissimmee Utility Authority	20260504-1	002388214123539510-041426	Electric Services 03/26	$	13.39
Kissimmee Utility Authority	20260504-1	002388214123539940-041426	Electric Services 03/26	$	14.44
Kissimmee Utility Authority	20260504-1	002388214123539950-041426	Electric Services 03/26	$	14.72
Kissimmee Utility Authority	20260504-1	002388214123539960-041426	Electric Services 03/26	$	14.57
Kissimmee Utility Authority	20260504-1	002388214123545790-041426	Electric Services 03/26	$	1,828.36

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Kissimmee Utility Authority	20260504-1	002388214123552150-041526	Electric Services 03/26	$	13.23
Kissimmee Utility Authority	20260504-1	002388214123552160-041426	Electric Services 03/26	$	13.99
Kissimmee Utility Authority	20260504-1	002388214123577540-041426	Electric Services 03/26	$	645.65
Kissimmee Utility Authority	20260504-1	002388214123577550-041426	Electric Services 03/26	$	31.02
Kissimmee Utility Authority	20260504-1	002388214123586311-041426	Electric Services 03/26	$	14.27
Kissimmee Utility Authority	20260504-1	002388214123586331-041426	Electric Services 03/26	$	14.57
Kissimmee Utility Authority	20260504-1	002388214123586341-041426	Electric Services 03/26	$	14.44
Kissimmee Utility Authority	20260504-1	002388214123622831-041426	Electric Services 03/26	$	14.11
Kissimmee Utility Authority	20260504-1	002388214123622841-041426	Electric Services 03/26	$	14.27
Kissimmee Utility Authority	20260504-1	002388214123622851-041426	Electric Services 03/26	$	14.11
Kissimmee Utility Authority	20260504-1	002388214123622861-041426	Electric Services 03/26	$	14.11
Kissimmee Utility Authority	20260504-1	002388214123622871-041426	Electric Services 03/26	$	14.11
Kissimmee Utility Authority	20260504-1	002388214123622881-041426	Electric Services 03/26	$	14.44

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Kissimmee Utility Authority	20260504-1	002388214123622891-041426	Electric Services 03/26	$	14.44
Kissimmee Utility Authority	20260504-1	002388214123625631-041426	Electric Services 03/26	$	14.27
Kissimmee Utility Authority	20260504-1	002388214123625661-041426	Electric Services 03/26	$	13.23
Kissimmee Utility Authority	20260504-1	002388214123625671-041426	Electric Services 03/26	$	13.23
Kissimmee Utility Authority	20260504-1	002388214123628801-041426	Electric Services 03/26	$	14.11
Kissimmee Utility Authority	20260504-1	002388214123634791-041426	Electric Services 03/26	$	667.95
Kissimmee Utility Authority	20260504-1	002388214123636861-041426	Electric Services 03/26	$	14.11
Kutak Rock, LLP	400186	3732696	Legal Services 03/26	$	222.00
Osceola County Property Appraiser	400200	2019067	Non Ad Valorem Roll 2025	$	1,357.04
Resort Pool Services	400194	31549	Pool Maintenance 05/26	$	225.00
Resort Pool Services	400201	31607	Pool Maintenance 05/26	$	3,000.00
Resort Pool Services	400201	31734	Pool Maintenance 04/26	$	3,000.00
Rizzetta & Company, Inc.	400187	INV0000109169	Accounting Services 05/26	$	4,940.84

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Spectrum	20260511-1	2038320042126	Cable & Internet Services 05/26	$	229.21
Spectrum	20260511-1	2572666042026	Internet Services 05/26	$	150.80
SunScape Landscape Management Services,	400185	14775	Landscape Replacement 04/26	$	4,200.00
SunScape Landscape Management Services,	400202	14881	Landscape Replacement 05/26	$	4,200.00
TLD-Southeast, Inc.	400190	2214438	Fountain Repair & Maintenance 04/26	$	4,748.83
Toho Water Authority	20260501-1	002659271033252959-033126	Water Services 03/26	$	314.44
Toho Water Authority	20260529-1	002659271033252959-050126	Water Services 04/26	$	455.06
Toho Water Authority	20260501-1	002659271033252969-040126	Water Services 03/26	$	110.38
Toho Water Authority	20260529-1	002659271033252969-050126	Water Services 04/26	$	124.70
Toho Water Authority	20260501-1	002659271033253339-040126	Water Services 03/26	$	39.52
Toho Water Authority	20260529-1	002659271033253339-050126	Water Services 04/26	$	39.52
Toho Water Authority	20260501-1	002659271033253359-040126	Water Services 03/26	$	533.02
Toho Water Authority	20260529-1	002659271033253359-050126	Water Services 04/26	$	558.82

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Toho Water Authority	20260501-1	002659271033253369-040126	Water Services 03/26	$	236.16
Toho Water Authority	20260529-1	002659271033253369-050126	Water Services 04/26	$	236.16
Toho Water Authority	20260501-1	002659271033253379-040126	Water Services 03/26	$	42.36
Toho Water Authority	20260529-1	002659271033253379-050126	Water Services 04/26	$	45.94
Toho Water Authority	20260501-1	002659271033322259-040126	Water Services 03/26	$	45.94
Toho Water Authority	20260529-1	002659271033322259-050126	Water Services 04/26	$	45.94
Toho Water Authority	20260501-1	002659271033322279-040126	Water Services 03/26	$	85.32
Toho Water Authority	20260529-1	002659271033322279-050126	Water Services 04/26	$	88.90
Toho Water Authority	20260501-3	002659271033322289-030326	Water-Sewer Services 02/26	$	56.68
Toho Water Authority	20260501-1	002659271033322289-040126	Water-Sewer Services 03/26	$	199.88
Toho Water Authority	20260501-4	002659271033322289-0426 Fee	Water-Sewer Services 03/26	$	5.00
Toho Water Authority	20260529-2	002659271033322289-050126	Water-Sewer Services 04/26	$	42.36
Toho Water Authority	20260501-1	002659271033331019-040126	Water Services 03/26	$	1,804.08

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Toho Water Authority	20260529-1	002659271033331019-050126	Water Services 04/26	$	2,153.50
Toho Water Authority	20260501-1	002659271033331369-040126	Water Services 03/26	$	394.04
Toho Water Authority	20260529-1	002659271033331369-050126	Water Services 04/26	$	480.04
Toho Water Authority	20260501-1	002659271033344499-040126	Water Services 03/26	$	22.37
Toho Water Authority	20260529-1	002659271033344499-050126	Water Services 04/26	$	22.37
Toho Water Authority	20260506-1	002659271033371659-040626	Water-Sewer Services 03/26	$	31.62
Toho Water Authority	20260506-1	002659271033371679-040626	Water-Sewer Services 03/26	$	540.71
Toho Water Authority	20260506-1	002659271033371689-040626	Water-Sewer Services 03/26	$	323.73
Toho Water Authority	20260501-1	002659271033442199-040126	Water Services 03/26	$	420.80
Toho Water Authority	20260529-1	002659271033442199-050126	Water Services 04/26	$	403.67
Toho Water Authority	20260501-1	002659271033446089-040126	Water Services 03/26	$	637.78
Toho Water Authority	20260529-1	002659271033446089-050126	Water Services 04/26	$	989.82
Toho Water Authority	20260522-1	002659271033469919-042326	Water-Sewer Services 04/26	$	49.52

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Toho Water Authority	20260506-1	002659271033469929-040626	Water Services 03/26	$	267.90
Toho Water Authority	20260522-1	002659271033469939-042326	Water-Sewer Services 04/26	$	235.68
Toho Water Authority	20260522-1	002659271033469949-042326	Water-Sewer Services 04/26	$	99.64
Toho Water Authority	20260522-1	002659271033503461-042326	Water-Sewer Services 04/26	$	350.66
Toho Water Authority	20260520-1	002659271033503471-042126	Water Services 04/26	$	97.76
Toho Water Authority	20260501-1	002659271033504431-040126	Water Services 03/26	$	99.64
Toho Water Authority	20260529-1	002659271033504431-050126	Water Services 04/26	$	128.28
Toho Water Authority	20260506-1	002659271033504441-040726	Water-Sewer Services 03/26	$	153.34
Toho Water Authority	20260501-1	002659271033509401-040126	Water Services 03/26	$	22.37
Toho Water Authority	20260529-1	002659271033509401-050126	Water Services 04/26	$	40.27
Toho Water Authority	20260501-1	002717301033437089-040126	Water Services 03/26	$	81.74
Toho Water Authority	20260529-1	002717301033437089-050126	Water Services 04/26	$	81.74
Toho Water Authority	20260501-1	002717301033437109-040126	Water Services 03/26	$	81.74

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Toho Water Authority	20260529-1	002717301033437109-050126	Water Services 04/26	$	88.90
Toho Water Authority	20260501-2	002717301033437119-040126	Water Services 03/26	$	199.88
Toho Water Authority	20260529-1	002717301033437119-050126	Water Services 04/26	$	88.90
Toho Water Authority	20260501-1	002717301033437129-040126	Water Services 03/26	$	217.78
Toho Water Authority	20260529-1	002717301033437129-050126	Water Services 04/26	$	260.74
Waste Connections of Florida	20260521-1	1600491W460	Waste Disposal Services 06/26	$	421.75
Waste Management Inc. of Florida	400195	0402404-0180-8	Waste Disposal Services 05/26	$	322.02
Report Total				**$**	**80,277.30**

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
June 2026
For Board Approval

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

The total items being presented: **$133,540.41**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Amazon Capital Services, Inc.	400225	1GPQ-MLMV-3M14	Janitorial Supplies 06/26	$	119.38
Amazon Capital Services, Inc.	400211	1K6J-XF1X-W1KV	Janitorial Supplies 05/26	$	20.78
Amazon Capital Services, Inc.	400225	1LTQ-JRVF-C9C9	Janitorial Supplies 06/26	$	482.50
Amazon Capital Services, Inc.	400211	1TCH-RPLL-C6G3	Janitorial Supplies 05/26	$	29.13
Amazon Capital Services, Inc.	400225	1XCX-DNHM-YNXM	Dog Waste Station Supplies & Maintenance 06/26	$	20.99
Dallos Services, Inc.	400215	6313	Pool Attendant 05/26	$	4,340.00
Dallos Services, Inc.	400212	6317	Janitorial Services 05/26	$	2,060.00
Dallos Services, Inc.	400213	6318	Janitorial Groundskeeper 05/26	$	1,408.00
Dallos Services, Inc.	400214	6320	Janitorial Groundskeeper 05/26	$	1,408.00
Dallos Services, Inc.	400216	6321	Janitorial Services 05/26	$	2,060.00
Dallos Services, Inc.	400217	6326	Pool Attendant 05/26	$	4,490.00
Envera Systems	400226	109047	Security Monitoring & Maintenance 05/26	$	791.00

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Envera Systems	400226	109350	Maintenance & Repair 05/26	$	519.00
Envera Systems	400226	769903	Security Monitoring & Maintenance 07/26	$	1,085.20
Envera Systems	400226	769904	Security Monitoring & Maintenance 07/26	$	1,078.17
Florida Department of Health in Osceola County	400203	49-BID-8498509	Swimming Pool Permits 05/26	$	375.00
Florida Department of Health in Osceola County	400203	49-BID-8498585	Swimming Pool Permits 05/26	$	375.00
Joseph P. Greaves	400221	060426-3	Landscape Replacement 06/26	$	285.00
Kissimmee Utility Authority	20260603-1	002388214123503590-051526	Electric Services 04/26	$	9,289.68
Kissimmee Utility Authority	20260603-1	002388214123522510-051526	Electric Services 04/26	$	622.09
Kissimmee Utility Authority	20260603-1	002388214123522520-051526	Electric Services 04/26	$	597.08
Kissimmee Utility Authority	20260603-1	002388214123539490-051526	Electric Services 04/26	$	13.39
Kissimmee Utility Authority	20260603-1	002388214123539500-051526	Electric Services 04/26	$	13.23
Kissimmee Utility Authority	20260603-1	002388214123539510-051526	Electric Services 04/26	$	13.23

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Kissimmee Utility Authority	20260603-1	002388214123539950-051526	Electric Services 04/26	$	14.84
Kissimmee Utility Authority	20260603-1	002388214123539960-051526	Electric Services 04/26	$	14.54
Kissimmee Utility Authority	20260603-1	002388214123545790-051526	Electric Services 04/26	$	1,903.31
Kissimmee Utility Authority	20260603-1	002388214123552150-051526	Electric Services 04/26	$	13.23
Kissimmee Utility Authority	20260603-1	002388214123552160-051526	Electric Services 04/26	$	13.83
Kissimmee Utility Authority	20260603-1	002388214123577540-051526	Electric Services 04/26	$	629.56
Kissimmee Utility Authority	20260603-1	002388214123577550-051526	Electric Services 04/26	$	14.25
Kissimmee Utility Authority	20260603-1	002388214123586311-051526	Electric Services 04/26	$	14.25
Kissimmee Utility Authority	20260603-1	002388214123586331-051526	Electric Services 04/26	$	14.54
Kissimmee Utility Authority	20260603-1	002388214123586341-051526	Electric Services 04/26	$	14.25
Kissimmee Utility Authority	20260603-1	002388214123622831-051526	Electric Services 04/26	$	14.25
Kissimmee Utility Authority	20260603-1	002388214123622841-051526	Electric Services 04/26	$	14.25

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Kissimmee Utility Authority	20260603-1	002388214123622851-051526	Electric Services 04/26	$	14.10
Kissimmee Utility Authority	20260603-1	002388214123622861-051526	Electric Services 04/26	$	14.25
Kissimmee Utility Authority	20260603-1	002388214123622871-051526	Electric Services 04/26	$	14.25
Kissimmee Utility Authority	20260603-1	002388214123622881-051526	Electric Services 04/26	$	14.25
Kissimmee Utility Authority	20260603-1	002388214123622891-051526	Electric Services 04/26	$	14.25
Kissimmee Utility Authority	20260603-1	002388214123625631-051526	Electric Services 04/26	$	14.25
Kissimmee Utility Authority	20260603-1	002388214123625661-051526	Electric Services 04/26	$	13.23
Kissimmee Utility Authority	20260603-1	002388214123625671-051526	Electric Services 04/26	$	13.23
Kissimmee Utility Authority	20260603-1	002388214123628801-051526	Electric Services 04/26	$	14.10
Kissimmee Utility Authority	20260603-1	002388214123634791-051526	Electric Services 04/26	$	1,113.73
Kissimmee Utility Authority	20260603-1	002388214123636861-051526	Electric Services 04/26	$	14.10
LLS Tax Solutions, Inc.	400218	004131	Arbitrage Rebate 04/26	$	500.00

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Rep Services, Inc.	400222	22695.01.98	Landscape Replacement 05/26	$	3,485.80
Resort Pool Services	400219	31902	Pool Maintenance 05/26	$	225.00
Resort Pool Services	400219	31911	Pool Maintenance 05/26	$	750.00
Resort Pool Services	400223	31935	Pool Maintenance 05/26	$	175.00
Resort Pool Services	400223	31947	Pool Maintenance 05/26	$	1,150.00
Resort Pool Services	400227	32110	Pool Maintenance 06/26	$	3,000.00
Resort Pool Services	400227	32111	Pool Maintenance 06/26	$	3,000.00
Rizzetta & Company, Inc.	400205	INV0000109957	Accounting Services 06/26	$	4,940.84
Spectrum	20260610-1	2038320052126	Cable & Internet Services 06/26	$	229.21
Spectrum	20260609-1	2572666052026	Internet Services 06/26	$	150.80
SunScape Landscape Management Services,	400228	14998	Landscape Replacement 06/26	$	4,200.00
TLD-Southeast, Inc.	400204	2046535	Fountain Repair & Maintenance 05/26	$	1,240.00

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
TLD-Southeast, Inc.	400229	2145926	Fountain Repair & Maintenance 06/26	$	450.00
TLD-Southeast, Inc.	400206	2214439	Fountain Repair & Maintenance 05/26	$	4,748.83
Toho Water Authority	20260630-1	002659271033252959-060126	Water Services 05/26	$	903.82
Toho Water Authority	20260630-1	002659271033252969-060126	Water Services 05/26	$	135.44
Toho Water Authority	20260630-1	002659271033253339-060126	Water Services 05/26	$	39.52
Toho Water Authority	20260630-1	002659271033253359-060126	Water Services 05/26	$	739.42
Toho Water Authority	20260630-1	002659271033253369-060126	Water Services 05/26	$	236.16
Toho Water Authority	20260630-1	002659271033253379-060126	Water Services 05/26	$	53.10
Toho Water Authority	20260630-1	002659271033322259-060126	Water Services 05/26	$	49.52
Toho Water Authority	20260630-1	002659271033322279-060126	Water Services 05/26	$	96.06
Toho Water Authority	20260630-1	002659271033322289-060126	Water-Sewer Services 05/26	$	198.46
Toho Water Authority	20260630-1	002659271033331019-060126	Water Services 05/26	$	3,032.63

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Toho Water Authority	20260630-1	002659271033331369-060126	Water Services 05/26	$	856.29
Toho Water Authority	20260630-1	002659271033344499-060126	Water Services 05/26	$	33.11
Toho Water Authority	20260602-1	002659271033371659-050526	Water-Sewer Services 04/26	$	31.62
Toho Water Authority	20260602-1	002659271033371679-050526	Water-Sewer Services 04/26	$	397.96
Toho Water Authority	20260602-1	002659271033371689-050526	Water-Sewer Services 04/26	$	221.36
Toho Water Authority	20260630-1	002659271033442199-060126	Water Services 05/26	$	800.62
Toho Water Authority	20260630-1	002659271033446089-060126	Water Services 05/26	$	989.82
Toho Water Authority	20260622-1	002659271033469919-052226	Water-Sewer Services 05/26	$	81.74
Toho Water Authority	20260602-1	002659271033469929-050526	Water Services 04/26	$	174.82
Toho Water Authority	20260622-1	002659271033469939-052226	Water-Sewer Services 05/26	$	363.70
Toho Water Authority	20260622-1	002659271033469949-052226	Water-Sewer Services 05/26	$	92.48
Toho Water Authority	20260622-1	002659271033503461-052226	Water-Sewer Services 05/26	$	411.88

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Toho Water Authority	20260622-1	002659271033503471-052026	Water Services 05/26	$	196.32
Toho Water Authority	20260630-1	002659271033504431-060126	Water Services 05/26	$	167.66
Toho Water Authority	20260602-1	002659271033504441-050626	Water-Sewer Services 04/26	$	81.74
Toho Water Authority	20260630-1	002659271033509401-060126	Water Services 05/26	$	79.65
Toho Water Authority	20260630-1	002717301033437089-060126	Water Services 05/26	$	149.76
Toho Water Authority	20260630-1	002717301033437109-060126	Water Services 05/26	$	81.74
Toho Water Authority	20260630-1	002717301033437119-060126	Water Services 05/26	$	164.08
Toho Water Authority	20260630-1	002717301033437129-060126	Water Services 05/26	$	466.48
United Land Services	400220	205819	Landscape Replacement 05/26	$	7,520.00
United Land Services	400220	205820	Landscape Replacement 05/26	$	5,027.96
United Land Services	400224	207166	Landscape Maintenance 05/26	$	2,497.00
United Land Services	400224	207168	Landscape Maintenance 05/26	$	42,752.44

Town of Kindred II Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Waste Connections of Florida	20260618-1	1604468W460	Waste Disposal Services 07/26	$ 421.75
Waste Management Inc. of Florida	400230	0408550-0180-2	Waste Disposal Services 06/26	$ 324.13
Report Total				**$ 133,540.41**

Tab 21



Quarterly Compliance Audit Report

Town of Kindred II

Date: June 2026 - 2nd Quarter
Prepared for: Matthew Huber
Developer: Rizzetta
Insurance agency:

Preparer:
Jason Morgan - *Campus Suite Compliance*
ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: PASSED

Accessibility Grading Criteria

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

*Errors represent less than 5% of the page count are considered passing
**Error reporting details are available in your Campus Suite Website Accessibility dashboard

Florida F.S. 189.069 Requirements

Result: PASSED

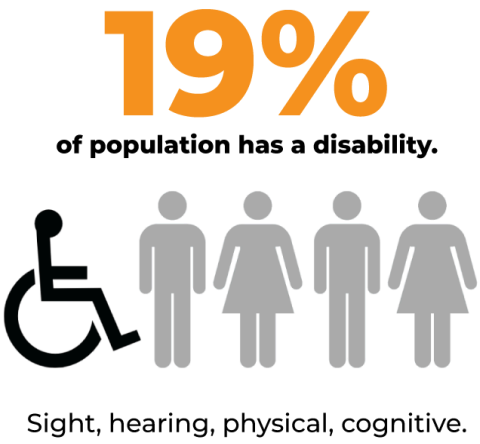
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a

website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using WAI-ARIA for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: *www.nngroup.com/articles/keyboard-accessibility*
Helpful article: *http://webaim.org/techniques/skipnav*



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is

one thing; converting old PDFs – called PDF remediation – takes time.

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is

key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

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

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that

	enable them to perform tasks they otherwise would not be able to perform (e..g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web