Rizzetta & Company

Town of Kindred
Community Development
District II

Board of Supervisors' Meeting
August 13, 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	Assistant Secretary
District Manager	Brian Mendes	Rizzetta & Company, Inc.
District Counsel	Jere Earlywine	Kutak Rock LLP
District Engineer	Xabier Guerricagoitia	Boyd Civil Engineering

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

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

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

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

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

www.townofkindredcdd2.org

August 6, 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 **August 13, 2026, at 10:00 a.m.** at the **Holiday Inn Orlando SW Celebration Area located at 5711 W Irlo Bronson Memorial Highway, FL 34746**. The following is the final agenda for the meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENT**
3. **COMMUNITY UPDATES**
   - A. Aquatic Maintenance Updates
   - B. Field Service Updates
     1. June 2026 landscape Inspection Report……..Tab 1
4. **BUSINESS ADMINISTRATION**
   - A. Consideration of the Minutes of the Board of Supervisors' Meeting Held on July 30, 2026, ... Tab 2
5. **BUSINESS ITEMS**
   - A. Acceptance of Rizzetta & Company's Fist Addendum to the Contract for Professional District Service ..... Tab 3
   - B. Consideration of Commercial Fitness Products Preventative Maintenance Proposal..... Tab 4
   - C. Public Hearing on Fiscal Year 2026/2027 Final Budget
     1. Consideration of Resolution 2026-09, Adopting FY 26-27 Final Budget..... Tab 5
   - D. Public Hearing on Fiscal Year 2026/2027 Special Assessments
     1. Consideration of Resolution 2026-10, Imposing Special Assessments..... Tab 6
6. **STAFF REPORTS**
   - A. District Counsel
   - B. District Engineer
   - C. District Manager
     1. Discussion of Towing Operations
7. **SUPERVISOR REQUESTS AND COMMENTS**
8. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (407) 472-2471.

With appreciation,

Brian Mendes

Brian Mendes
District Manager

cc: Jere Earlywine, Kutak Rock LLP

Tab 1

SunScape Consulting
LANDSCAPE MANAGEMENT SERVICES

Memorandum

To: Louis Avelli
D.R. Horton

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

From: Pete Soety

Date: June 29, 2026

Re: The Town of Kindred
CDD Section 2
June Inspection

The inspection was performed on Wednesday, June 24, 2026 with Cupertino Iniguez from United Land Services. John Borland and Shannon Chumney, also with United Land Services, attended the pre-inspection meeting only along with Mike Harlow from Great Day Lawn & Ornamental.

During the inspection, I found the landscape throughout this section of the community to be in good condition with the Contractors providing their services in accordance with the contract specifications. The detail portion of their work appeared to be in order with most ornamentals, shrubs and groundcover plantings being properly trimmed and shaped with bed lines, tree rings and maintenance strips fairly well defined. There was sporadic growth present in the landscape and mulch continues to hold up fairly well in most locations around the community. Great Day's Lawn & Ornamental program is providing decent results with the landscape displaying good color and with a predictable amount of pest and disease activity. The irrigation system appeared to be operating properly with little to no evidence of drought stress or oversaturated soil conditions identified at the time of the inspection. The spring rotation of bedding plants is nearing the end of its lifecycle and providing only fair floral displays in key locations around the community. New flowers are expected to be installed in late June utilizing varieties which are appropriate for this time of the year.

At the time of the inspection, only Item 15 from the May report remained incomplete.

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

1) Great Day Lawn & Ornamental is requested to continue monitoring and treating St. Augustine turf areas for sedge growth along with broadleaf weeds along the Cross Prairie Parkway extension, following a strict regimen for optimum control.

2) Contractor is requested to remove several damaged Carissa Holly on the north side of a common area park in between Egret Meadows Drive and Parkside Avenue, during their next detail rotation. See attached photo.

3) Contractor is requested to relax the pruning of Elaeocarpus trees throughout both common area parks on Egret Meadows Drive allowing new healthy growth to flush out, during their normal detail rotations.

4) Contractor is requested to slightly elevate the canopy of an Elaeocarpus tree in a common area near the intersection of Barberry Drive and Wild Rye Way during their next detail rotation, closely following guidance provided at the time of the inspection. See attached photo.

5) Great Day Lawn & Ornamental is requested to continue monitoring and treating St. Augustine turf areas for sedge growth along with broadleaf weeds in a common area on the right side of 1608 Barberry Drive, following a strict regimen for optimum control.

6) **Urgent:** Contractor is requested to submit a proposal to repair a broken irrigation mainline in a common area on the right side of 1648 Barberry Drive as soon as possible.

7) **Note to Management:** During our inspection, we noticed a damaged traffic sign in a common area near the intersection of Echo Valley Street and South Fork Drive, which should be properly repaired. See attached photo.

8) Great Day Lawn & Ornamental is requested to provide a fungicide application for Parsonii Juniper and Ilex Shillings plantings in common areas along Bitterroot Street, as some appeared stressed at the time the inspection. See attached photo.

9) Contractor is requested to replace a dead Maple tree near the intersection of Vermejo Lane and Bull Hill Road with a new 65-gallon Florida #1 tree, at no charge, under warranty. See attached photo.

10) Contractor is requested to submit a proposal to replace a declining Maple tree in a common area across from 1749 Bull Hill Road with a new 65-gallon Florida #1 tree. See attached photo.

11) Contractor is requested to mow Bahia turf areas behind homes on Walnut Creek Drive near Three Bars Lane before the end of the current work week.

12) Contractor is requested to remove PVC marker pipe near irrigation valve boxes in a common area across from 1921 Walnut Creek Drive, during their next monthly inspection. See attached photo.

13) **Urgent:** Contractor is requested to check watering cycle duration and frequency for several Maple trees in a common area at the intersection of Rankin Street and Walnut Creek Drive, as they appeared dry at the time of the inspection. See attached photo.

14) Contractor is requested to remove bamboo staking material from Live Oak and Crape Myrtle trees in a common area on the west side of Clubhouse 3, during their next detail rotation.

15) Contractor is requested to submit a proposal to replace a severely declining Ribbon palm in the pool area behind Clubhouse 3 with a new Florida #1 palm of comparable size. See attached photo.

16) Contractor is requested to cutback mite-damaged Fakahatchee Grass plantings in the center of the pool area behind Clubhouse 3 before the end of the current work week.

17) Contractor is requested to submit a proposal to replace declining Agapanthus plantings in front of Clubhouse 3 with new healthy St. Augustine sod. See attached photo.

18) Contractor is requested to remove a loose boot from a Foxtail palm in the pool area behind Clubhouse 2, during their next detail rotation.

19) Contractor is requested to use a lighter machine for St. Augustine turf areas along Southbury Drive to prevent any further turf damage in this location, during each mowing occurrence.

Remembrance Park

20) Great Day Lawn & Ornamental is requested to provide a supplemental liquid fertilization and fungicide application for Live Oak trees throughout the park in July, closely adhering to contract specifications.

21) Contractor is requested to cutback invasive vegetation away from several hardwood trees on the south side of the park to provide separation and clearance, during their next detail rotation.

22) Contractor is requested to remove low-hanging Spanish moss from the canopies of Live Oak trees behind the pool area, during the next detail rotation.



Item 2



Item 4



Item 7

June 29, 2026

Louis Avelli
D.R. Horton

The Town of Kindred
CDD Section 2
June Inspection


Item 8


Item 9


Item 10


Item 12


Item 13


Item 15


Item 17

Tab 2

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 **July 30, 2026, at 10:04 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**

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)*
Tim Bramwell	**Partner, Akerman LLP** *(Via Phone)*
Audience	**Not Present**

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Mendes called the meeting to order at 10:04 a.m. and confirmed a quorum.

SECOND ORDER OF BUSINESS **Audience Comments on the Agenda Items**

No comments.

THIRD ORDER OF BUSINESS **Consideration of 2026 Bond Documents**

1. Consideration Presentation of Supplemental Engineer's Report
2. Presentation of Supplemental Assessment Methodology Report
3. Consideration of Resolution 2026-04, Delegation

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Resolution
4. Consideration of Resolution 2026-05, Bonds Delegated Assessment
    a. Supplemental Trust Indenture
    b. Preliminary Limited Offering Memorandum
    c. Bond Purchase Agreement
    d. Continuing Disclosure Agreement
5. Consideration of Issuer Counsel's Ancillary Documents
    a. True-up Agreement (Under Separate Cover)
    b. Completion Agreement
    c. Collateral Assignment Agreement
    d. Declaration of Consent
    e. Disclosure of Public Finance
6. Notice of Assessments
7. MBS Capital Markets Supplemental IBA

Mr. Mendes opened the discussion of 2026 bond documents with the members of the Board and district staff.

Mr. Earlywine reviewed the supplemental engineers report with the Board and district staff.

> On Motion by Mr. Stolz, seconded by Mr. Avelli, with a 3-0 vote, the Board of Supervisors adopted the supplemental engineer's report, in substantial form, for the Town of Kindred Community Development District II.

Mr. Earlywine reviewed the supplemental assessment methodology report with the members of the Board.

> On Motion by Mr. Valantasis, seconded by Mr. Stolz, with a 3-0 vote, the Board of Supervisors adopted the supplemental assessment methodology report, in substantial form, for the Town of Kindred Community Development District II.

Tim Bramwell with Akerman LLP, reviewed Resolution 2026-04, Delegation Resolution with the members of the Board.

> On Motion by Mr. Stolz, seconded by Mr. Avelli, with a 3-0 vote, the Board of Supervisors adopted Resolution 2026-04, Delegation Resolution, for the Town of Kindred Community Development District II.

Mr. Earlywine reviewed the Issuer Counsel's Ancillary Documents with the members of the Board.

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> On Motion by Mr. Valantasis, seconded by Mr. Stolz with a 3-0 vote, the Board of Supervisors approved the Issuer Counsel's Ancillary Documents, in substantial form, for the Town of Kindred Community Development District II.

Mr. Earlywine reviewed Resolution 2026-05, Bonds Delegated Assessment with the members of the Board.

> On Motion by Mr. Stolz, seconded by Mr. Avelli, with a 3-0 vote, the Board of Supervisors adopted Resolution 2026-05, Bonds Delegated Assessment, for the Town of Kindred Community Development District II.

Bond counsel reviewed the MBS Capital Markets Supplemental IBA with the members of the Board.

> On Motion by Mr. Valantasis, seconded by Mr. Avelli, with a 3-0 vote, the Board of Supervisors approved the MBS Capital Markets Supplemental IBA, for the Town of Kindred Community Development District II.

Mr. Earlywine reviewed the acquisition of Phase 5 improvements with the members of the Board.

> On Motion by Mr. Valantasis, seconded by Stolz, with a 3-0 vote, the Board of Supervisors approved the acquisition of Phase 5 improvements, for the Town of Kindred Community Development District II.

FOURTH ORDER OF BUSINESS **Ratification of District Items**

1. Consideration . 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

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

Mr. Mendes reviewed the items for ratification with the Members of the Board and district staff.

> On Motion by Mr. Valantasis, seconded by Mr. Avelli, with a 3-0 vote, the Board of Supervisors ratified the Acquisition of the Phase 5 Improvements and Turnover of Roadway and Utilities Improvements, United Land Services Mainline Repairs – Barberry Dr, Muhly Grass Replacements, Replacement of Missing white Foutain Grasses, Replacement of Two Dead Palms at Clubhouse Three, Rep Services Inc 32-Gallon Steel Receptacle & Dome cover, Resort Pool Service DE Filter Replacements, Motor & Seal Replacement and Toro Valve Replacement, The Lake Doctors – Soow Cable Replacement, Envera Systems NW Pool Camera Replacement and Commercial Fitness Products Gym Equipment Repair for the Town of Kindred Community Development District II.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-06, Reappointing an Assistant Treasurer**

Mr. Mendes reviewed 2026-06, Reappointing an Assistant Treasurer with the Members of the Board.

> On Motion by Mr. Valantasis, seconded by Mr. Avelli, with a 3-0 vote, the Board of Supervisors adopted Resolution 2026-06, Reappointing an Assistant Treasurer for the Town of Kindred Community Development District II.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-07, Adopting FY 26-27 Annual Meeting Schedule**

Mr. Earlywine reviewed Resolution 2026-07, Adopting FY 26-27 Annual Meeting Schedule with the Members of the Board.

The members of the Board directed district staff to roll over the annual meeting schedule from fiscal year 2025-2026.

> On Motion by Mr. Valantasis, seconded by Mr. Avelli, with a 3-0 vote, the Board of Supervisors adopted Resolution 2026-07, Adopting FY 26-27 Annual Meeting Schedule for the Town of Kindred Community Development District II.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-08, Adopting FY 26-27 Goals and Objectives**

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Mr. Earlywine reviewed Resolution 2026-08, Adopting FY 26-27 Goals and Objectives with the Members of the Board.

The members of the Board directed district staff to roll over administrative and operational goals from fiscal year 2025-2026.

> On Motion by Mr. Valantasis, seconded by Mr. Stolz, with a 3-0 vote, the Board of Supervisors adopted Resolution 2026-08, Adopting FY 26-27 Goals and Objectives, and to roll over FY 25-26 goals and objectives to FY 26-27, for the Town of Kindred Community Development District II.

EIGHTH ORDER OF BUSINESS **Consideration of the Minutes of the Board of Supervisors' Meeting Held on April 9, 2026**

Mr. Mendes presented the of the Minutes of the Board of Supervisors' Meeting Held on April 9, 2026, to the Board and asked if any changes were requested. There were none.

> On Motion by Mr. Stolz, seconded by Mr. Avelli, with a 3-0 vote, the Board of Supervisors approved the Minutes of the Board of Supervisors' Meeting Held on April 9, 2026, for the Town of Kindred Community Development District II.

NINTH ORDER OF BUSINESS **Ratification of Operation and Maintenance Expenditures for the Month(s) March – June 2026**

Mr. Mendes reviewed the reviewed the operation and maintenance expenditures for the months of March through June 2026, with the members of the Board and asked if there were any questions. There were none.

> On Motion by Mr. Valantasis, seconded by Mr. Avell, with a 3-0 vote, the Board of Supervisors ratified the Operation and Maintenance Expenditures for March 2026 ($127,883.22), April 2026 ($163,938.48), May 2026 ($80,277.30) and June 2026 ($133.540.41) for the Town of Kindred Community Development District II.

TENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

Mr. Earlywine reviewed the current bond progress with the members of the Board and district staff.

The members of the Board and district staff reviewed recent county code enforcement violations within the community.

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Mr. Mendes stated he will follow up with code enforcement regarding the recent violations

B. District Engineer

The members of the Board inquired about the cost share billing for the community storm water maintenance.

C. District Manager

1. Q2 Website Audit Review

Members of the Board discussed voting in a new member into the vacant Board seat tor Town of Kindred CDD II.

The members of the Board took recess at 10:55 a.m. and reconvened at 10:58 a.m.

> On Motion by Mr. Stolz, seconded by Mr. Valantasis, with all in favor, the Board of Supervisors nominated Chase Allan to vacant Board seat 3, for the Town of Kindred Community Development District II.

ELEVENTH ORDER OF BUSINESS **Supervisor Requests & Audience Comments**

Mr. Avelli inquired about the FY 2026-2027 budget with the members of the district staff.

TWELFTH ORDER OF BUSINESS **Adjournment**

> On a motion by Mr. Valantasis, seconded by Mr. Stolz, with all in favor, the Board of Supervisors adjourned the meeting at 11:03 a.m., for the Town of Kindred Community Development District II.

[SINGATURES ON FOLLOWING PAGE]

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235 _____ _____

236 Assistant Secretary Chairman/Vice Chairman

DRAFT

Tab 3

FIRST ADDENDUM TO THE CONTRACT FOR DISTRICT MANAGEMENT SERVICES

This First Addendum to the Contract for District Management Services (this **"Addendum"**), is made and entered into as of the 1st day of October, 2026 (the "**Effective Date**"), by and between **Town of Kindred Community Development District II**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Osceola County, Florida (the "**District**"), and **Rizzetta & Company, Inc.**, a Florida corporation (the "**District Manager**").

RECITALS

WHEREAS, the District and the District Manager entered into the Contract for District Management Services dated October 1, 2025 (the "**Contract**"), incorporated by reference herein; and

WHEREAS, the District and the District Manager desire to amend **Exhibit B -** Schedule of Fees section of the Contract as further described in this Addendum; and

WHEREAS, the District and the District Manager each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the District Manager agree to the changes to amend the Schedule of Fees attached.

The amended Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

Therefore, the District Manager and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: _____

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: _____

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II

BY: _____

PRINTED NAME: _____

TITLE: Chairman/Vice Chairman

DATE: _____

ATTEST:

_____
Vice Chairman/Assistant Secretary
Board of Supervisors

_____
Print Name

Exhibit B – Schedule of Fees

Exhibit B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	$1,866.00	$22,392
Administrative:	$417.75	$5,013
Accounting:	$1,671.08	$20,053
Financial Services & Revenue Collections:	$434.25	$5,211
Assessment Roll: (1)		$5,570
Continuing Disclosure:	$666.67	$8,000
Website Management:	$110.00	$1,320
Total Standard On-Going Services:	$5,165.75	$67,559

(1) Assessment Roll is to be billed in one lump-sum upon completion.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	$ 125
Two+ Lots (on tax roll)	Per Occurrence	$ 150
One Lot (direct billed by the District)	Per Occurrence	$ 150
Two–Five Lots (direct billed by the District)	Per Occurrence	$ 200
Six-Ten Lots (direct billed by the District)	Per Occurrence	$ 250
Elevent+ Lots (direct billed by the District)	Per Occurrence	$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests & Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	$ 150
Two – Five Lots	Per Occurrence	$ 200
Six – Ten Lots	Per Occurrence	$ 300
Eleven – Fifteen Lots	Per Occurrence	$ 400
Sixteen+ Lots	Per Occurrence	$ 500
Bond Amortization Schedules	Per Occurrence	$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	$ 52.00
District Manager	$ 40.00
Accounting & Finance Staff	$ 28.00
Administrative Support Staff	$ 21.00

LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	$ 500.00
Chief Financial Officer	$ 450.00
Vice President	$ 400.00
Controller	$ 350.00
Regional District Manager	$ 300.00
Accounting Director	$ 300.00
Finance Manager	$ 300.00
Senior District Manager	$ 275.00
District Manager	$ 250.00
Amenity Services Manager	$ 250.00
Business Development Manager	$ 250.00
Landscape Inspection Services Manager	$ 250.00
Financial Analyst	$ 250.00
Senior Accountant	$ 225.00
Landscape Specialist	$ 200.00
Administrative Support Manager	$ 200.00
Senior Financial Associate	$ 200.00
Senior Administrative Assistant	$ 200.00
Staff Accountant II	$ 200.00
District Coordinator	$ 175.00
Administrative Assistant II	$ 150.00
District Compliance Associate	$ 150.00
Staff Accountant	$ 150.00
Financial Associate	$ 150.00
Administrative Assistant	$ 100.00
Accounting Clerk	$ 100.00
Client Relations Specialist	$ 100.00

Tab 4

PROPOSAL

10239 Windhorst Rd,, Tampa, FL 33619

Office: 239-938-1461
Cell: 813-299-2300
Email: chad@commfitnessproducts.com
Fax: 239-938-1462

PROPOSAL # OR260620
Date: Jun 8, 2026
Expiration Date: 7/8/2026

BILL TO:
Town of Kindred CDD 2
1650 Southbury Drive
Kindred, FL 34744

ATN Paul Almonte
Phone (407) 705-2190
Email palmonte@artemislifestyles.com

SHIP TO:
Town of Kindred CDD 2
1650 Southbury Drive
Kindred, FL 34744

ATN Brian Mendes
Phone 407-472-2471
Email bmendes@rizzetta.com

Prepared By	P.O. Number	Payment Terms	Effective Date	Ending Date
Chad Brigati	Will Advise	Net 30 Days after Invoice	September 1, 2026	August 31, 2027

QTY	MODEL	DESCRIPTION	UNIT PRICE	LINE TOTAL
4	PM-4	Preventative Maintenance Service - Quarterly Visits (4X/Year)	$495.00	$1,980.00
		inflight back extension *inflight functional trainer* *inflight lat pulldown/row* *inflight multi press* *matrix cxc cycle* *matrix elliptical* *matrix elliptical* *matrix elliptical* *matrix leg ext/curl* *matrix recumbent cycle* *matrix recumbent cycle* *matrix treadmill* *matrix treadmill* *matrix treadmill* *matrix treadmill* *matrix treadmill*		
			Subtotal	$1,980.00
			State Tax	$0.00
			Grand Total	$1,980.00

Signature: _____ Date: _____

Customer Contact expressly warrants and represents that he/she has the authority and right to enter into this Agreement. Please initial each page and sign page five.

Initial _____

Created on 06/17/26 12:27:53 by Chad Brigati

CommercialFitnessProducts

PREVENTATIVE MAINTENANCE PLAN

Under the following Terms and Conditions, Commercial Fitness Products ("CFP") agrees, for the stated fees, to perform Preventive Maintenance Service for one (1) year from the effective date for the customer.

The equipment that will receive the maintenance service has been listed by type, model, and serial number.

This custom plan has been specifically designed to fit the needs of the Customer. The equipment covered under this agreement will be routinely maintained in accordance with the manufacturer's recommendations. The maintenance provided will focus on increasing the life of the Customer's equipment, decreasing or eliminating downtime, and maintaining the equipment at peak performance.

Upon the first PM Visit under this Agreement, an initial inspection will be performed. A detailed Estimate of equipment in need of repair will be submitted for the Customer's approval. This estimate is provided at no charge. It is the Customer's responsibility for the equipment under contract to be brought up to proper working specifications. Customer warrants that the listed equipment is in proper working order on the effective date of this Agreement.

Services to be performed under this PM Plan –

Routine PM Service

Each regularly scheduled preventative maintenance call shall include a complete function and safety inspection. Additionally, cleaning, lubrication, and mechanical adjustments determined as due by CFP will be performed. The cost of routine supply items required for preventative maintenance service is included herein. Any necessary repairs will be identified, and an estimate will be provided to the Customer for approval.

All services covered by this Agreement will be performed during CFP's regular hours of 9:00 AM and 5:00 PM weekdays, excluding holidays. If emergency service is requested outside such regular hours, the CFP's Emergency Rates prevail - $155.00/Hour/Technician, plus a Service Charge of $155.00.

Repairs

If a non-warranty repair is required, **Commercial Fitness Products (CFP)** will use its best efforts to complete the repair as quickly as possible. The Customer may contact CFP during regular business hours to speak with a Service Representative or may email CFP at any time. Upon contact, the Customer will be provided with a recommended course of action to resolve the issue or scheduled for a service call as needed.

All repair services are billed at **discounted labor rates** (as shown below) plus the cost of parts. Any non-preventive maintenance (non-PM) service performed during regular working hours will be billed at the following **discounted rates** for the term of this Agreement.
(Standard labor rate and service charge for non-PM customers: $105.00 per hour, per technician.)

5034 N. Hiatus Road, Sunrise, FL 33351
P (954) 747-5128 F (954) 747-5131
www.commfitnessproducts.com

Initial _____

Discounted Repair Rates:

- **Labor Rate:** $95.00 per hour, per technician (1-hour minimum)
- **Service Charge:** $95.00 per trip
-

All repairs, including diagnostic service calls, are billed with a **one-hour minimum charge**. After the first hour, labor is billed in **half-hour (½ hour) increments**.

All repair labor, parts, and service charges shall be invoiced with **Net 30-day** payment terms.

Estimate –

A written Estimate will be presented for each billable part, accessory, or supply, and/or labor. The Estimate must be approved by the Customer prior to CFP – a.) ordering the part, b.) scheduling a service call.

Service Request –

Service Requests must be made in writing by the individual Property Manager or a staff member authorized to make such a request. Service Requests must include all pertinent information related to the machine and its reported issue. Essential information required for timely repair includes identifying the machine by make/model/serial #, and a description of the problem.

Repairs necessitated by casualty, acts of God (unforeseen, naturally occurring events that were unavoidable), voltage aberrations (high or low spikes in electricity to the product), abuse (misuse of product, vandalism, or any act which harms the product in any way), or negligence, are not covered by this agreement but will be provided at Servicer's hourly rate(s) plus parts.

Repair calls requested as a result of "User Error", in which no actual repair is required, will be billed at the CFP's PM Customer's 1 Hour Labor Rate of $95.00, plus a Service Charge of $95.00.

Warranty

All Repair services done by CFP will be warranted for ninety (90) days from the service date. Parts used for the repair will be covered under the parts supplier or manufacturer's specific warranty period.

All required Parts not covered by CFP's warranty will be billed at CFP's current Preferred Customer discounted price plus shipping charges.

Governing/Venue

This Agreement shall be construed in accordance with the laws of the State of Florida. In the event of any dispute, the parties shall retain all rights and remedies available to them by law. In the event there shall be any litigation between parties, the prevailing party shall be entitled to recover from the other party its reasonable attorney fees, including any associated fees and court costs.

Payment

Payment Terms are "Net 30 Days". All unpaid balances under this agreement shall bear interest at the rate of 1.5% per month, simple interest, in the event that such invoice is not paid within thirty (30) days from the date service is rendered.

If the Customer requires an internal Purchase Order, or other such documentation, to be generated internally, for any expense, including service labor or parts, the Customer must inform CFP of this policy and the procedure for submitting Invoices, prior to executing this agreement.

Insurance. Indemnification

CFP, at its sole cost and expense, shall provide and keep in force insurance coverages for Workman's Compensation, Comprehensive General Liability, and Comprehensive Automobile Liability.

It is understood and agreed that this is a service & maintenance agreement only, and that under this plan, Servicer will be performing routine Preventive Maintenance procedures. CFP shall have no liability arising out of, or in connection with, personal injury or property damage resulting from the use of the equipment by any person on the premises in which the equipment is located. Customer agrees to indemnify and hold CFP, its directors, officers, employees, and agents, harmless from and against any and all claims, lawsuits, costs, damages, liabilities, and expenses, including attorney's fees.

This Agreement shall not be construed as an assumption by Servicer of any risk of loss or liability due to the undersigned's failure to routinely inspect, or negligent inspection of, the equipment by its own staff. CFP shall not be responsible to any third party or ultimate user for harm caused by continued use of equipment and/or parts that are deemed unsafe by CFP

Cancellation

Either party may cancel at any time for any reason, provided a written notice has been received thirty (30) days prior to the next scheduled call. Customer shall render payment on any outstanding invoices within five (5) business days preceding cancellation of services.

5034 N. Hiatus Road, Sunrise, FL 33351
P (954) 747-5128 F (954) 747-5131
www.commfitnessproducts.com

Initial _____

Agreement

This agreement may not be amended except in writing, agreed to, and signed by both parties.

Explanation of Services:

During each preventative maintenance visit, all equipment covered under this agreement will be:

- ✓ **Inspected for safety & proper function**
- ✓ **Cleaned**
- ✓ **Lubricated**
- ✓ **Adjusted in accordance with manufacturers' specifications**
- ✓ **Parts & Repair Estimate provided as needed.**

Signature: _____

Print Name: _____

Date: _____

5034 N. Hiatus Road, Sunrise, FL 33351
P (954) 747-5128 F (954) 747-5131
www.commfitnessproducts.com

Initial _____

Tab 5

RESOLUTION 2026-09
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Town of Kindred Community Development District II (**"District"**) prior to June 15, 2026, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

a. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Town of Kindred Community Development District II for the Fiscal Year Ending September 30, 2027."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A.**

SECTION 3. BUDGET AMENDMENTS Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 13TH DAY OF AUGUST, 2026.

ATTEST:

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II

_____
Secretary / Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2027 Budget

Exhibit A

Rizzetta & Company

Town of Kindred Community Development District II

Approved Proposed Budget Fiscal Year 2026-2027

Professionals in Community Management

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Approved Proposed Budget
Town of Kindred II Community Development District
General Fund
Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	Comments
1								
2	**ASSESSMENT REVENUES**							
3								
4	***Special Assessments***							
5	Tax Roll	$ -	$ -	$ 1,828,358	$ (1,828,358)	$ 2,163,159	$ 334,801	
6								
7	**Assessment Revenue Subtotal**	**$ -**	**$ -**	**$ 1,828,358**	**$ (1,828,358)**	**$ 2,163,159**	**$ 334,801**	
8								
9	**OTHER REVENUES**							
10								
11	Carry Over Balance	$ -	$ -	$ 8,505	$ (8,505)		$ (8,505)	
12								
13	**Other Revenue Subtotal**	**$ -**	**$ -**	**$ 8,505**	**$ (8,505)**	**$ -**	**$ (8,505)**	
14								
15	**TOTAL REVENUES**	**$ -**	**$ -**	**$ 1,836,863**	**$ (1,836,863)**	**$ 2,163,159**	**$ 326,296**	
16								
17	**EXPENDITURES - ADMINISTRATIVE**							
18								
19	***Financial & Administrative***							
20	Accounting Services	$ 8,112	$ 19,469	$ 19,469	$ -	$ 20,053	$ 584	
21	Administrative Services	$ 2,028	$ 4,867	$ 4,867	$ -	$ 5,013	$ 146	
22	Arbitrage Rebate Calculation	$ 500	$ 500	$ 1,500	$ 1,000	$ 1,000	$ (500)	
23	Assessment Roll	$ 5,408	$ 5,408	$ 5,408	$ -	$ 5,570	$ 162	
24	Auditing Services	$ 4,400	$ 4,400	$ 4,400	$ -	$ 4,400	$ -	per contract with Grau
25	Bank Fees	$ 77	$ 103	$ 150	$ 47	$ 250	$ 100	
26	Disclosure Report	$ 3,333	$ 8,000	$ 8,000	$ -	$ 8,000	$ -	
27	District Engineer	$ 2,917	$ 7,000	$ 7,000	$ -	$ 10,000	$ 3,000	
28	District Management	$ 9,059	$ 21,740	$ 21,740	$ -	$ 22,392	$ 652	
29	Dues, Licenses & Fees	$ 1,175	$ 1,567	$ 2,175	$ 608	$ 3,525	$ 1,350	Set to trend
30	Financial & Revenue Collections	$ 1,622	$ 3,894	$ 3,894	$ -	$ 5,211	$ 1,317	
31	Legal Advertising	$ 234	$ 312	$ 10,000	$ 9,688	$ 6,000	$ (4,000)	Accounting from trend of meetings
32	Public Officials Liability Insurance	$ 576	$ 576	$ 3,100	$ 2,524	$ 3,100	$ -	accounting for 7% increase
33	Tax Collector/Property Appraiser Fee	$ -	$ 500	$ 500	$ -	$ 500	$ -	
34	Trustees Fees	$ 12,768	$ 12,768	$ 12,000	$ (768)	$ 13,000	$ 1,000	Accounting for trend
35	Website Hosting, Maintenance, Backup	$ 550	$ 733	$ 2,738	$ 2,005	$ 2,738	$ -	
36	***Legal Counsel***							
37	District Counsel	$ 2,180	$ 2,907	$ 22,000	$ 19,093	$ 17,000	$ (5,000)	Considering trend
38								
39	**Administrative Subtotal**	**$ 54,939**	**$ 94,743**	**$ 128,941**	**$ 34,198**	**$ 127,752**	**$ (1,189)**	
40								

Approved Proposed Budget
Town of Kindred II Community Development District
General Fund
Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	Comments
44	Security & Fire Monitoring Services	$ 133	$ 177	$ 3,000	$ 2,823	$ 3,000	$ -	
45	Security Services and Patrols	$ 46,097	$ 61,463	$ 112,593	$ 51,130	$ 129,482	$ 16,889	Accounting for 15% increase of contracted amount
46	***Electric Utility Services***							
47	Utility - Street Lights	$ -	$ -	$ -	$ -	$ -	$ -	
48	Utility Services	$ 78,030	$ 192,000	$ 192,000	$ -	$ 220,800	$ 28,800	Accountitng for 15% increase to include new areas and utility annual increases
49	***Garbage/Solid Waste Control Services***							
50	Garbage - Recreation Facility	$ 4,165	$ 5,553	$ 8,500	$ 2,947	$ 12,500	$ 4,000	Ph.3 will entered into agreement for waste removal.
51	***Water-Sewer Combination Services***				$ -			
52	Utility Services	$ 47,041	$ 62,721	$ 166,000	$ 103,279	$ 190,900	$ 24,900	Accountitng for 15% increase to include new areas and utility annual increases
53	***Stormwater Control***							
54	Aquatic Maintenance	$ 7,700	$ 21,700	$ 21,700	$ -	$ 17,640	$ (4,060)	Bringing line to contract and accounting for 5% increase YOY
55	Fountain Repairs & Maintenance	$ 450	$ 600	$ 20,000	$ 19,400	$ 20,000	$ -	
56	***Other Physical Environment***							
57	Field Services	$ 21,700	$ 54,900	$ 54,900	$ -	$ 73,362	$ 18,462	Cuurent contracted amount plus accounting for 5% increse
58	General Liability/Property Insurance	$ 28,567	$ 67,000	$ 55,706	$ (11,294)	$ 71,690	$ 15,984	Insurance caught up to trend for this years addition of phase 3 amenity plus accounting for 7% increase YOY
59	Irrigation Repairs	$ 2,526	$ 3,368	$ 28,000	$ 24,632	$ 35,492	$ 7,492	Accounting 10% increase for new areas of irrigation
60	Landscape - Mulch	$ 3,960	$ 48,000	$ 48,000	$ -	$ 50,400	$ 2,400	Accounting for 5% increase
61	Landscape Maintenance	$ 226,247	$ 566,665	$ 566,665	$ -	$ 744,069	$ 177,404	accounting for current contracted amount plus the addition of phase 5 landscape at $181k
62	Landscape Replacement Plants, Shrubs, Trees	$ 5,230	$ 49,000	$ 49,000	$ -	$ 56,142	$ 7,142	Accoutning for 5% increase
63	***Parks & Recreation***							
64	Access Control Maintenance & Repair	$ 578	$ 771	$ 10,000	$ 9,229	$ 10,000	$ -	
65	Clubhouse - Facility Janitorial Service	$ 35,911	$ 91,208	$ 91,208	$ -	$ 95,900	$ 4,692	Current contracted amount
66	Dog Waste Station Supplies	$ 473	$ 631	$ 5,000	$ 4,369	$ 9,692	$ 4,692	
67	Facility A/C & Heating Maintenance & Repair	$ -	$ -	$ 7,000	$ 7,000	$ 7,000	$ -	Keep budget amount since ph. 3 units will be under warranty for 1 year
68	Fitness Equipment Maintenance & Repairs	$ 869	$ 1,159	$ 4,000	$ 2,841	$ 4,000	$ -	Incl. preventative maint. and misc. repairs.
69	Furniture Repair/Replacement	$ -	$ -	$ 8,000	$ 8,000	$ 8,000	$ -	For non-warrantable repairs.
70	Management Contract	$ 38,621	$ 110,000	$ 110,000	$ -	$ 115,500	$ 5,500	Accounting for 5% increase
71	Pest Control	$ 384	$ 512	$ 3,300	$ 2,788	$ 3,300	$ -	services to be considered in this FY
72	Playground Equipment and Maintenance	$ 4,410	$ 5,880	$ 5,000	$ (880)	$ 10,000	$ 5,000	Accounting for trend and wear and tear of playground equipment
73	Pool Permits	$ -	$ 650	$ 650	$ -	$ 650	$ -	Considering 2 pools
74	Pool Repairs	$ 2,486	$ 3,315	$ 20,000	$ 16,685	$ 20,000	$ -	Considering 10% increase for new pool
75	Pool/Fountain Service Contract	$ 29,400	$ 73,800	$ 73,800	$ -	$ 77,490	$ 3,690	Resort Pools contracted for Pool 2 and 3 for $3k monthly for each pool (5% increase), Fountain Maintenance 450 quarterly
76	Security System Monitoring & Maintenance	$ 12,021	$ 16,028	$ 34,400	$ 18,372	$ 34,400	$ -	Contracted amount $25,965 plus additional $700 monthly charge for new amenity area
77	Sidewalk Maintenance & Repair	$ -	$ -	$ 2,000	$ 2,000	$ 2,000	$ -	
78	Special Events/Lifestyle	$ -	$ -	$ -	$ -	$ -	$ -	Removed per boards request
79	Television, Internet & Telephone	$ 1,330	$ 1,773	$ 7,000	$ 5,227	$ 7,000	$ -	Spectrum services to be considered for new amenity area
80	***Contingency***							
81	Miscellaneous Contingency	$ 2,709	$ 3,612	$ 500	$ (3,112)	$ 5,000	$ 4,500	
82								
83	**Field Operations Subtotal**	**$ 601,038**	**$ 1,442,486**	**$ 1,707,922**	**$ 265,436**	**$ 2,035,407**	**$ 327,485**	

Approved Proposed Budget
Town of Kindred II Community Development District
General Fund
Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	Comments
84								
85	**TOTAL EXPENDITURES**	**$ 655,977**	**$ 1,537,229**	**$ 1,836,863**	**$ 299,634**	**$ 2,163,159**	**$ 326,296**	
86								
87	**EXCESS OF REVENUES OVER EXPENDITURES**	**$ (655,977)**	**$ (1,537,229)**	**$ -**	**$ (1,537,229)**	**$ -**	**$ -**	
88								

Town of Kindred II Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2020	Series 2021	Series 2023	Series 2024	Budget for 2026/2027
REVENUES					
Special Assessments					
Net Special Assessments [1]	$139,120.00	$320,352.00	$574,119.08	$284,035.70	$1,317,626.78
TOTAL REVENUES	**$139,120.00**	**$320,352.00**	**$574,119.08**	**$284,035.70**	**$1,317,626.78**
EXPENDITURES					
Administrative					
Debt Service Obligation	$139,120.00	$320,352.00	$574,119.08	$284,035.70	$1,317,626.78
Administrative Subtotal	**$139,120.00**	**$320,352.00**	**$574,119.08**	**$284,035.70**	**$1,317,626.78**
TOTAL EXPENDITURES	**$139,120.00**	**$320,352.00**	**$574,119.08**	**$284,035.70**	**$1,317,626.78**
EXCESS OF REVENUES OVER EXPENDITURES	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

Osceola County Collection Costs (2%) and Early Payment Discounts (4%):	6.0%
GROSS ASSESSMENTS	**$1,401,730.62**

Notes:

Tax Roll Collection Costs (2%) and Early Payment Discounts (4%) are a total 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

[1] Maximum Annual Debt Service.

TOWN OF KINDRED II COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		$2,163,159.00	**2025/2026 O&M Budget:**	$1,828,358.00
Collection Costs:	**2%**	$46,024.66	**2026/2027 O&M Budget:**	$2,163,159.00
Early Payment Discounts:	**4%**	$92,049.32		
2026/2027 Total:		**$2,301,232.98**	**Total Difference:**	**$334,801.00**

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	$	%
Townhome (Phases 2A-1 & 2C-1)	Series 2020 Debt Service	$400.00	$400.00	$0.00	0.00%
	Operations/Maintenance	$578.20	$577.47	-$0.73	-0.13%
	Total	**$978.20**	**$977.47**	**-$0.73**	**-0.07%**
Single Family (Phases 2A-1 & 2C-1)	Series 2020 Debt Service	$800.00	$800.00	$0.00	0.00%
	Operations/Maintenance	$1,445.50	$1,443.68	-$1.82	-0.13%
	Total	**$2,245.50**	**$2,243.68**	**-$1.82**	**-0.08%**
Townhome (Phases 2C-2 & 2D)	Series 2021 Debt Service	$400.00	$400.00	$0.00	0.00%
	Operations/Maintenance	$578.20	$577.47	-$0.73	-0.13%
	Total	**$978.20**	**$977.47**	**-$0.73**	**-0.07%**
Single Family (Phases 2A-2, 2C-2, 2D)	Series 2021 Debt Service	$800.00	$800.00	$0.00	0.00%
	Operations/Maintenance	$1,445.50	$1,443.68	-$1.82	-0.13%
	Total	**$2,245.50**	**$2,243.68**	**-$1.82**	**-0.08%**
Townhome (Phase 3A)	Series 2023 Debt Service	$599.97	$599.97	$0.00	0.00%
	Operations/Maintenance	$578.20	$577.47	-$0.73	-0.13%
	Total	**$1,178.17**	**$1,177.44**	**-$0.73**	**-0.06%**
Single Family (Phase 3A)	Series 2023 Debt Service	$1,199.93	$1,199.93	$0.00	0.00%
	Operations/Maintenance	$1,445.50	$1,443.68	-$1.82	-0.13%
	Total	**$2,645.43**	**$2,643.61**	**-$1.82**	**-0.07%**
Townhome (Phase 3C & 3D)	Series 2023 Debt Service	$599.97	$599.97	$0.00	0.00%
	Operations/Maintenance	$578.20	$577.47	-$0.73	-0.13%
	Total	**$1,178.17**	**$1,177.44**	**-$0.73**	**-0.06%**
Single Family (Phase 3C & 3D)	Series 2023 Debt Service	$1,199.93	$1,199.93	$0.00	0.00%
	Operations/Maintenance	$1,445.50	$1,443.68	-$1.82	-0.13%
	Total	**$2,645.43**	**$2,643.61**	**-$1.82**	**-0.07%**
Single Family (Phase 3B)	Series 2024 Debt Service	$1,199.07	$1,199.07	$0.00	0.00%
	Operations/Maintenance	$1,445.50	$1,443.68	-$1.82	-0.13%
	Total	**$2,644.57**	**$2,642.75**	**-$1.82**	**-0.07%**
Townhome (Phase 5)	Operations/Maintenance [(1)]	$0.00	$577.47	$577.47	N/A
	Total	**$0.00**	**$577.47**	**$577.47**	**0.00%**
Single Family (Phase 5)	Operations/Maintenance [(1)]	$0.00	$1,443.68	$1,443.68	N/A
	Total	**$0.00**	**$1,443.68**	**$1,443.68**	**0.00%**

[(1)] The FY 2025–2026 budget for Phase 5 was funded by the developer in lieu of levying O&M assessments.

TOWN OF KINDRED II COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		$2,163,159.00
COLLECTION COSTS @	2%	$46,024.66
EARLY PAYMENT DISCOUNT @	4%	$92,049.32
TOTAL O&M ASSESSMENT		$2,301,232.98

UNITS ASSESSED

LOT SIZE	O&M	SERIES 2020 DEBT SERVICE [1]	SERIES 2021 DEBT SERVICE [2]	SERIES 2023 DEBT SERVICE [3]	SERIES 2024 DEBT SERVICE [4]
Phase 2A-1, 2C-1					
Townhome	80	80	0	0	0
Phase 2A-1					
Single Family	145	145	0	0	0
Phase 2C-2, 2D					
Townhome	62	0	62	0	0
Phase 2A-2, 2C-2, 2D					
Single Family	395	0	395	0	0
Phase 3A					
Townhome	60	0	0	60	0
Single Family	131	0	0	131	0
Phase 3C & 3D					
Townhome	62	0	0	62	0
Single Family	317	0	0	317	0
Phase 3B					
Single Family	252	0	0	0	252
Phase 5					
Townhome	171	0	0	0	0
Single Family	180	0	0	0	0
Total Community	**1855**	**225**	**457**	**570**	**252**

ALLOCATION OF O&M ASSESSMENT

EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
0.40	32	2.01%	$46,197.90
1.00	145	9.10%	$209,334.24
0.40	25	1.56%	$35,803.37
1.00	395	24.78%	$570,255.35
0.40	24	1.51%	$34,648.43
1.00	131	8.22%	$189,122.66
0.40	25	1.56%	$35,803.37
1.00	317	19.89%	$457,647.96
1.00	252	15.81%	$363,808.48
0.40	68	4.29%	$98,748.01
1.00	180	11.29%	$259,863.20
	1594	**100.00%**	**$2,301,232.97**

PER LOT ANNUAL ASSESSMENTS

O&M	SERIES 2020 DEBT SERVICE [5]	SERIES 2021 DEBT SERVICE [6]	SERIES 2023 DEBT SERVICE [7]	SERIES 2024 DEBT SERVICE [8]	TOTAL [9]
$577.47	**$400.00**	$0.00	$0.00	$0.00	**$977.47**
$1,443.68	**$800.00**	$0.00	$0.00	$0.00	**$2,243.68**
$577.47	$0.00	**$400.00**	$0.00	$0.00	**$977.47**
$1,443.68	$0.00	**$800.00**	$0.00	$0.00	**$2,243.68**
$577.47	$0.00	$0.00	**$599.97**	$0.00	**$1,177.44**
$1,443.68	$0.00	$0.00	**$1,199.93**	$0.00	**$2,643.61**
$577.47	$0.00	$0.00	**$599.97**	$0.00	**$1,177.44**
$1,443.68	$0.00	$0.00	**$1,199.93**	$0.00	**$2,643.61**
$1,443.68	$0.00	$0.00	$0.00	**$1,199.07**	**$2,642.75**
$577.47	$0.00	$0.00	$0.00	$0.00	**$577.47**
$1,443.68	$0.00	$0.00	$0.00	$0.00	**$1,443.68**

LESS: Osceola County Collection Costs (2%) and Early Payment Discounts (4%):	(138,073.98)
Net Revenue to be Collected:	**$2,163,158.99**

[1] **Reflects the total number of lots with Series 2020 debt outstanding.**

[2] **Reflects the total number of lots with Series 2021 debt outstanding.**

[3] **Reflects the total number of lots with Series 2023 debt outstanding.**

[4] **Reflects the total number of lots with Series 2024 debt outstanding.**

[5] **Annual debt service assessment per lot adopted in connection with the Series 2020 bond issuance. Annual assessment includes principal, interest, and county collection costs.**

[6] **Annual debt service assessment per lot adopted in connection with the Series 2021 bond issuance. Annual assessment includes principal, interest, and county collection costs.**

[7] **Annual debt service assessment per lot adopted in connection with the Series 2023 bond issuance. Annual assessment includes principal, interest, and county collection costs.**

[8] **Annual debt service assessment per lot adopted in connection with the Series 2024 bond issuance. Annual assessment includes principal, interest, and county collection costs.**

[9] **Annual assessment that will appear on November 2026 Osceola County property tax bill for platted lots only. Amount shown includes all applicable collection costs (2%) and early payment discounts (up to 4% if paid early).**

GENERAL FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of $200.00 maximum per meeting within an annual cap of $4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Tab 6

RESOLUTION 2026-10
[FY 2027 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II PROVIDING FOR FUNDING FOR THE FY 2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Kindred Community Development District II ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Osceola County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"FY 2027"**), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget (**"Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("**Assessment Roll**").

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

   a. Benefit Findings. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

   b. O&M Assessment Imposition. Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

   c. Maximum Rate. Pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2027 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same**.**

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes,* the District is authorized to collect and enforce the Assessments as set forth below.

   a. Tax Roll Assessments. To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

   b. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments

in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B,** is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 13TH DAY OF AUGUST, 2026.

ATTEST:

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT II

_____
Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget
Exhibit B: Assessment Roll

Exhibit A

Exhibit B

Rizzetta & Company

Town of Kindred Community Development District II

Approved Proposed Budget Fiscal Year 2026-2027

Professionals in Community Management

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Approved Proposed Budget
Town of Kindred II Community Development District
General Fund
Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	Comments
1								
2	**ASSESSMENT REVENUES**							
3								
4	***Special Assessments***							
5	Tax Roll	$ -	$ -	$ 1,828,358	$ (1,828,358)	$ 2,163,159	$ 334,801	
6								
7	**Assessment Revenue Subtotal**	**$ -**	**$ -**	**$ 1,828,358**	**$ (1,828,358)**	**$ 2,163,159**	**$ 334,801**	
8								
9	**OTHER REVENUES**							
10								
11	Carry Over Balance	$ -	$ -	$ 8,505	$ (8,505)		$ (8,505)	
12								
13	**Other Revenue Subtotal**	**$ -**	**$ -**	**$ 8,505**	**$ (8,505)**	**$ -**	**$ (8,505)**	
14								
15	**TOTAL REVENUES**	**$ -**	**$ -**	**$ 1,836,863**	**$ (1,836,863)**	**$ 2,163,159**	**$ 326,296**	
16								
17	**EXPENDITURES - ADMINISTRATIVE**							
18								
19	***Financial & Administrative***							
20	Accounting Services	$ 8,112	$ 19,469	$ 19,469	$ -	$ 20,053	$ 584	
21	Administrative Services	$ 2,028	$ 4,867	$ 4,867	$ -	$ 5,013	$ 146	
22	Arbitrage Rebate Calculation	$ 500	$ 500	$ 1,500	$ 1,000	$ 1,000	$ (500)	
23	Assessment Roll	$ 5,408	$ 5,408	$ 5,408	$ -	$ 5,570	$ 162	
24	Auditing Services	$ 4,400	$ 4,400	$ 4,400	$ -	$ 4,400	$ -	per contract with Grau
25	Bank Fees	$ 77	$ 103	$ 150	$ 47	$ 250	$ 100	
26	Disclosure Report	$ 3,333	$ 8,000	$ 8,000	$ -	$ 8,000	$ -	
27	District Engineer	$ 2,917	$ 7,000	$ 7,000	$ -	$ 10,000	$ 3,000	
28	District Management	$ 9,059	$ 21,740	$ 21,740	$ -	$ 22,392	$ 652	
29	Dues, Licenses & Fees	$ 1,175	$ 1,567	$ 2,175	$ 608	$ 3,525	$ 1,350	Set to trend
30	Financial & Revenue Collections	$ 1,622	$ 3,894	$ 3,894	$ -	$ 5,211	$ 1,317	
31	Legal Advertising	$ 234	$ 312	$ 10,000	$ 9,688	$ 6,000	$ (4,000)	Accounting from trend of meetings
32	Public Officials Liability Insurance	$ 576	$ 576	$ 3,100	$ 2,524	$ 3,100	$ -	accounting for 7% increase
33	Tax Collector/Property Appraiser Fee	$ -	$ 500	$ 500	$ -	$ 500	$ -	
34	Trustees Fees	$ 12,768	$ 12,768	$ 12,000	$ (768)	$ 13,000	$ 1,000	Accounting for trend
35	Website Hosting, Maintenance, Backup	$ 550	$ 733	$ 2,738	$ 2,005	$ 2,738	$ -	
36	***Legal Counsel***							
37	District Counsel	$ 2,180	$ 2,907	$ 22,000	$ 19,093	$ 17,000	$ (5,000)	Considering trend
38								
39	**Administrative Subtotal**	**$ 54,939**	**$ 94,743**	**$ 128,941**	**$ 34,198**	**$ 127,752**	**$ (1,189)**	
40								

Approved Proposed Budget
Town of Kindred II Community Development District
General Fund
Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	Comments
44	Security & Fire Monitoring Services	$ 133	$ 177	$ 3,000	$ 2,823	$ 3,000	$ -	
45	Security Services and Patrols	$ 46,097	$ 61,463	$ 112,593	$ 51,130	$ 129,482	$ 16,889	Accounting for 15% increase of contracted amount
46	***Electric Utility Services***							
47	Utility - Street Lights	$ -	$ -	$ -	$ -	$ -	$ -	
48	Utility Services	$ 78,030	$ 192,000	$ 192,000	$ -	$ 220,800	$ 28,800	Accountitng for 15% increase to include new areas and utility annual increases
49	***Garbage/Solid Waste Control Services***							
50	Garbage - Recreation Facility	$ 4,165	$ 5,553	$ 8,500	$ 2,947	$ 12,500	$ 4,000	Ph.3 will entered into agreement for waste removal.
51	***Water-Sewer Combination Services***				$ -			
52	Utility Services	$ 47,041	$ 62,721	$ 166,000	$ 103,279	$ 190,900	$ 24,900	Accountitng for 15% increase to include new areas and utility annual increases
53	***Stormwater Control***							
54	Aquatic Maintenance	$ 7,700	$ 21,700	$ 21,700	$ -	$ 17,640	$ (4,060)	Bringing line to contract and accounting for 5% increase YOY
55	Fountain Repairs & Maintenance	$ 450	$ 600	$ 20,000	$ 19,400	$ 20,000	$ -	
56	***Other Physical Environment***							
57	Field Services	$ 21,700	$ 54,900	$ 54,900	$ -	$ 73,362	$ 18,462	Cuurent contracted amount plus accounting for 5% increse
58	General Liability/Property Insurance	$ 28,567	$ 67,000	$ 55,706	$ (11,294)	$ 71,690	$ 15,984	Insurance caught up to trend for this years addition of phase 3 amenity plus accounting for 7% increase YOY
59	Irrigation Repairs	$ 2,526	$ 3,368	$ 28,000	$ 24,632	$ 35,492	$ 7,492	Accounting 10% increase for new areas of irrigation
60	Landscape - Mulch	$ 3,960	$ 48,000	$ 48,000	$ -	$ 50,400	$ 2,400	Accounting for 5% increase
61	Landscape Maintenance	$ 226,247	$ 566,665	$ 566,665	$ -	$ 744,069	$ 177,404	accounting for current contracted amount plus the addition of phase 5 landscape at $181k
62	Landscape Replacement Plants, Shrubs, Trees	$ 5,230	$ 49,000	$ 49,000	$ -	$ 56,142	$ 7,142	Accoutning for 5% increase
63	***Parks & Recreation***							
64	Access Control Maintenance & Repair	$ 578	$ 771	$ 10,000	$ 9,229	$ 10,000	$ -	
65	Clubhouse - Facility Janitorial Service	$ 35,911	$ 91,208	$ 91,208	$ -	$ 95,900	$ 4,692	Current contracted amount
66	Dog Waste Station Supplies	$ 473	$ 631	$ 5,000	$ 4,369	$ 9,692	$ 4,692	
67	Facility A/C & Heating Maintenance & Repair	$ -	$ -	$ 7,000	$ 7,000	$ 7,000	$ -	Keep budget amount since ph. 3 units will be under warranty for 1 year
68	Fitness Equipment Maintenance & Repairs	$ 869	$ 1,159	$ 4,000	$ 2,841	$ 4,000	$ -	Incl. preventative maint. and misc. repairs.
69	Furniture Repair/Replacement	$ -	$ -	$ 8,000	$ 8,000	$ 8,000	$ -	For non-warrantable repairs.
70	Management Contract	$ 38,621	$ 110,000	$ 110,000	$ -	$ 115,500	$ 5,500	Accounting for 5% increase
71	Pest Control	$ 384	$ 512	$ 3,300	$ 2,788	$ 3,300	$ -	services to be considered in this FY
72	Playground Equipment and Maintenance	$ 4,410	$ 5,880	$ 5,000	$ (880)	$ 10,000	$ 5,000	Accounting for trend and wear and tear of playground equipment
73	Pool Permits	$ -	$ 650	$ 650	$ -	$ 650	$ -	Considering 2 pools
74	Pool Repairs	$ 2,486	$ 3,315	$ 20,000	$ 16,685	$ 20,000	$ -	Considering 10% increase for new pool
75	Pool/Fountain Service Contract	$ 29,400	$ 73,800	$ 73,800	$ -	$ 77,490	$ 3,690	Resort Pools contracted for Pool 2 and 3 for $3k monthly for each pool (5% increase), Fountain Maintenance 450 quarterly
76	Security System Monitoring & Maintenance	$ 12,021	$ 16,028	$ 34,400	$ 18,372	$ 34,400	$ -	Contracted amount $25,965 plus additional $700 monthly charge for new amenity area
77	Sidewalk Maintenance & Repair	$ -	$ -	$ 2,000	$ 2,000	$ 2,000	$ -	
78	Special Events/Lifestyle	$ -	$ -	$ -	$ -	$ -	$ -	Removed per boards request
79	Television, Internet & Telephone	$ 1,330	$ 1,773	$ 7,000	$ 5,227	$ 7,000	$ -	Spectrum services to be considered for new amenity area
80	***Contingency***							
81	Miscellaneous Contingency	$ 2,709	$ 3,612	$ 500	$ (3,112)	$ 5,000	$ 4,500	
82								
83	**Field Operations Subtotal**	**$ 601,038**	**$ 1,442,486**	**$ 1,707,922**	**$ 265,436**	**$ 2,035,407**	**$ 327,485**	

Approved Proposed Budget
Town of Kindred II Community Development District
General Fund
Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	Comments
84								
85	**TOTAL EXPENDITURES**	**$ 655,977**	**$ 1,537,229**	**$ 1,836,863**	**$ 299,634**	**$ 2,163,159**	**$ 326,296**	
86								
87	**EXCESS OF REVENUES OVER EXPENDITURES**	**$ (655,977)**	**$ (1,537,229)**	**$ -**	**$ (1,537,229)**	**$ -**	**$ -**	
88								

Town of Kindred II Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2020	Series 2021	Series 2023	Series 2024	Budget for 2026/2027
REVENUES					
Special Assessments					
Net Special Assessments [1]	$139,120.00	$320,352.00	$574,119.08	$284,035.70	$1,317,626.78
TOTAL REVENUES	**$139,120.00**	**$320,352.00**	**$574,119.08**	**$284,035.70**	**$1,317,626.78**
EXPENDITURES					
Administrative					
Debt Service Obligation	$139,120.00	$320,352.00	$574,119.08	$284,035.70	$1,317,626.78
Administrative Subtotal	**$139,120.00**	**$320,352.00**	**$574,119.08**	**$284,035.70**	**$1,317,626.78**
TOTAL EXPENDITURES	**$139,120.00**	**$320,352.00**	**$574,119.08**	**$284,035.70**	**$1,317,626.78**
EXCESS OF REVENUES OVER EXPENDITURES	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

Osceola County Collection Costs (2%) and Early Payment Discounts (4%):	6.0%
GROSS ASSESSMENTS	**$1,401,730.62**

Notes:

Tax Roll Collection Costs (2%) and Early Payment Discounts (4%) are a total 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

[1] Maximum Annual Debt Service.

TOWN OF KINDRED II COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		$2,163,159.00	**2025/2026 O&M Budget:**	$1,828,358.00
Collection Costs:	**2%**	$46,024.66	**2026/2027 O&M Budget:**	$2,163,159.00
Early Payment Discounts:	**4%**	$92,049.32		
2026/2027 Total:		**$2,301,232.98**	**Total Difference:**	**$334,801.00**

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	$	%
Townhome (Phases 2A-1 & 2C-1)	Series 2020 Debt Service	$400.00	$400.00	$0.00	0.00%
	Operations/Maintenance	$578.20	$577.47	-$0.73	-0.13%
	Total	**$978.20**	**$977.47**	**-$0.73**	**-0.07%**
Single Family (Phases 2A-1 & 2C-1)	Series 2020 Debt Service	$800.00	$800.00	$0.00	0.00%
	Operations/Maintenance	$1,445.50	$1,443.68	-$1.82	-0.13%
	Total	**$2,245.50**	**$2,243.68**	**-$1.82**	**-0.08%**
Townhome (Phases 2C-2 & 2D)	Series 2021 Debt Service	$400.00	$400.00	$0.00	0.00%
	Operations/Maintenance	$578.20	$577.47	-$0.73	-0.13%
	Total	**$978.20**	**$977.47**	**-$0.73**	**-0.07%**
Single Family (Phases 2A-2, 2C-2, 2D)	Series 2021 Debt Service	$800.00	$800.00	$0.00	0.00%
	Operations/Maintenance	$1,445.50	$1,443.68	-$1.82	-0.13%
	Total	**$2,245.50**	**$2,243.68**	**-$1.82**	**-0.08%**
Townhome (Phase 3A)	Series 2023 Debt Service	$599.97	$599.97	$0.00	0.00%
	Operations/Maintenance	$578.20	$577.47	-$0.73	-0.13%
	Total	**$1,178.17**	**$1,177.44**	**-$0.73**	**-0.06%**
Single Family (Phase 3A)	Series 2023 Debt Service	$1,199.93	$1,199.93	$0.00	0.00%
	Operations/Maintenance	$1,445.50	$1,443.68	-$1.82	-0.13%
	Total	**$2,645.43**	**$2,643.61**	**-$1.82**	**-0.07%**
Townhome (Phase 3C & 3D)	Series 2023 Debt Service	$599.97	$599.97	$0.00	0.00%
	Operations/Maintenance	$578.20	$577.47	-$0.73	-0.13%
	Total	**$1,178.17**	**$1,177.44**	**-$0.73**	**-0.06%**
Single Family (Phase 3C & 3D)	Series 2023 Debt Service	$1,199.93	$1,199.93	$0.00	0.00%
	Operations/Maintenance	$1,445.50	$1,443.68	-$1.82	-0.13%
	Total	**$2,645.43**	**$2,643.61**	**-$1.82**	**-0.07%**
Single Family (Phase 3B)	Series 2024 Debt Service	$1,199.07	$1,199.07	$0.00	0.00%
	Operations/Maintenance	$1,445.50	$1,443.68	-$1.82	-0.13%
	Total	**$2,644.57**	**$2,642.75**	**-$1.82**	**-0.07%**
Townhome (Phase 5)	Operations/Maintenance [(1)]	$0.00	$577.47	$577.47	N/A
	Total	**$0.00**	**$577.47**	**$577.47**	**0.00%**
Single Family (Phase 5)	Operations/Maintenance [(1)]	$0.00	$1,443.68	$1,443.68	N/A
	Total	**$0.00**	**$1,443.68**	**$1,443.68**	**0.00%**

[(1)] The FY 2025–2026 budget for Phase 5 was funded by the developer in lieu of levying O&M assessments.

TOWN OF KINDRED II COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		$2,163,159.00
COLLECTION COSTS @	2%	$46,024.66
EARLY PAYMENT DISCOUNT @	4%	$92,049.32
TOTAL O&M ASSESSMENT		$2,301,232.98

UNITS ASSESSED

LOT SIZE	O&M	SERIES 2020 DEBT SERVICE [1]	SERIES 2021 DEBT SERVICE [2]	SERIES 2023 DEBT SERVICE [3]	SERIES 2024 DEBT SERVICE [4]
Phase 2A-1, 2C-1					
Townhome	80	80	0	0	0
Phase 2A-1					
Single Family	145	145	0	0	0
Phase 2C-2, 2D					
Townhome	62	0	62	0	0
Phase 2A-2, 2C-2, 2D					
Single Family	395	0	395	0	0
Phase 3A					
Townhome	60	0	0	60	0
Single Family	131	0	0	131	0
Phase 3C & 3D					
Townhome	62	0	0	62	0
Single Family	317	0	0	317	0
Phase 3B					
Single Family	252	0	0	0	252
Phase 5					
Townhome	171	0	0	0	0
Single Family	180	0	0	0	0
Total Community	**1855**	**225**	**457**	**570**	**252**

ALLOCATION OF O&M ASSESSMENT

EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
0.40	32	2.01%	$46,197.90
1.00	145	9.10%	$209,334.24
0.40	25	1.56%	$35,803.37
1.00	395	24.78%	$570,255.35
0.40	24	1.51%	$34,648.43
1.00	131	8.22%	$189,122.66
0.40	25	1.56%	$35,803.37
1.00	317	19.89%	$457,647.96
1.00	252	15.81%	$363,808.48
0.40	68	4.29%	$98,748.01
1.00	180	11.29%	$259,863.20
	1594	**100.00%**	**$2,301,232.97**

PER LOT ANNUAL ASSESSMENTS

O&M	SERIES 2020 DEBT SERVICE [5]	SERIES 2021 DEBT SERVICE [6]	SERIES 2023 DEBT SERVICE [7]	SERIES 2024 DEBT SERVICE [8]	TOTAL [9]
$577.47	**$400.00**	$0.00	$0.00	$0.00	**$977.47**
$1,443.68	**$800.00**	$0.00	$0.00	$0.00	**$2,243.68**
$577.47	$0.00	**$400.00**	$0.00	$0.00	**$977.47**
$1,443.68	$0.00	**$800.00**	$0.00	$0.00	**$2,243.68**
$577.47	$0.00	$0.00	**$599.97**	$0.00	**$1,177.44**
$1,443.68	$0.00	$0.00	**$1,199.93**	$0.00	**$2,643.61**
$577.47	$0.00	$0.00	**$599.97**	$0.00	**$1,177.44**
$1,443.68	$0.00	$0.00	**$1,199.93**	$0.00	**$2,643.61**
$1,443.68	$0.00	$0.00	$0.00	**$1,199.07**	**$2,642.75**
$577.47	$0.00	$0.00	$0.00	$0.00	**$577.47**
$1,443.68	$0.00	$0.00	$0.00	$0.00	**$1,443.68**

LESS: Osceola County Collection Costs (2%) and Early Payment Discounts (4%):	(138,073.98)
Net Revenue to be Collected:	**$2,163,158.99**

[1] **Reflects the total number of lots with Series 2020 debt outstanding.**

[2] **Reflects the total number of lots with Series 2021 debt outstanding.**

[3] **Reflects the total number of lots with Series 2023 debt outstanding.**

[4] **Reflects the total number of lots with Series 2024 debt outstanding.**

[5] **Annual debt service assessment per lot adopted in connection with the Series 2020 bond issuance. Annual assessment includes principal, interest, and county collection costs.**

[6] **Annual debt service assessment per lot adopted in connection with the Series 2021 bond issuance. Annual assessment includes principal, interest, and county collection costs.**

[7] **Annual debt service assessment per lot adopted in connection with the Series 2023 bond issuance. Annual assessment includes principal, interest, and county collection costs.**

[8] **Annual debt service assessment per lot adopted in connection with the Series 2024 bond issuance. Annual assessment includes principal, interest, and county collection costs.**

[9] **Annual assessment that will appear on November 2026 Osceola County property tax bill for platted lots only. Amount shown includes all applicable collection costs (2%) and early payment discounts (up to 4% if paid early).**

GENERAL FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of $200.00 maximum per meeting within an annual cap of $4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.