



Rizzetta & Company

Town of Kindred Community Development District

Board of Supervisors' Special Meeting June 8, 2021

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

www.townofkindredcdd.org

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT

Rizzetta & Company, Inc., 8529 South Park Circle, Suite 330, Orlando, FL 32819

Board of Supervisors	John Valantasis John Auld Louis Avelli Matthew Stolz	Board Supervisor Board Supervisor Board Supervisor Board Supervisor
District Manager	Richard Hernandez	Rizzetta & Company, Inc.
District Counsel	Tucker Mackie	Hopping Green & Sams
District Engineer	Xabier Guerricagoitia	Boyd Civil Engineering

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

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

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

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

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE · 8529 South Park Circle – Suite 330 – Orlando, FL 32819

June 2, 2021

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

AGENDA (revised)

Dear Board Members:

The **special** meeting of the Board of Supervisors of the Town of Kindred Community Development District will be held on **Tuesday, June 8, 2021 at 10:30 a.m.**, at the **Holiday Inn Orlando (SW Celebration Area), located at 5711 W. Irlo Bronson Memorial Highway, Kissimmee, FL 34746**. The following is the agenda for the meeting:

BOARD OF SUPERVISORS MEETING:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A.** Acceptance of Resignation from Supervisor Bradley KingsleyTab 1
 - B.** Appointment of Candidate to Board of Supervisors
 - C.** Consideration of Resolution 2021-04, Designating Officers.....Tab 2
 - D.** Consideration of the Minutes of the Board of Supervisors'
Special Meeting held on April 13, 2021.....Tab 3
 - E.** Consideration of Operation and Maintenance Expenditures
March and April 2021.....Tab 4
- 4. BUSINESS ITEMS**
 - A.** Presentation of Proposed Budget for FY 2021-2022.....Tab 5
 - B.** Consideration of Resolution 2021-05, Approving the Proposed
Budget Fiscal Year 2021/2022 and Setting the Public Hearing....Tab 6
 - C.** Consideration of Pothole Repair at 1414 Dusty Stone Lane
Proposals.....(under separate cover)
- 5. STAFF REPORTS**
 - A.** District Counsel
 - B.** District Engineer
 - C.** District Manager
 - i. Presentation of Registered Voter Count.....Tab 7
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Very truly yours,

Richard Hernandez

Richard Hernandez
District Manager

TAB 1

Town of Kindred Community Development District
Board of Supervisors

To Whom It May Concern:

I, Bradley Kingsley, do hereby resign from the

Board of Supervisors of the Town of Kindred Community Development District,

effective as of June 2, 2021.

Bradley Kingsley
Signature

Bradley Kingsley
Print Name

Date: 6/2/21

TAB 2

RESOLUTION 2021-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF TOWN OF
KINDRED COMMUNITY DEVELOPMENT DISTRICT APPOINTING AND
REMOVING OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN
EFFECTIVE DATE**

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

WHEREAS, the Board of Supervisors of the District desires to appoint and remove Officers of the District.

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

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. Anthony Benitez is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.

Section 4. This Resolution supersedes any prior appointments made by the Board for Chairman and Vice-Chairman. Bradley Kingsley is hereby removed as Assistant Secretary.

Section 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 8th DAY OF JUNE, 2021.

**TOWN OF KINDRED COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

SECRETARY / ASSISTANT SECRETARY

TAB 3

MINUTES OF MEETING

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

**TOWN OF KINDRED
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of the **Town of Kindred Community Development District** was held on **Tuesday, April 13, 2021 at 10:31 a.m.** at the **Holiday Inn Orlando (SW Celebration Area)**, located at **5711 W. Irlo Bronson Memorial Highway, Kissimmee, FL 34746.**

Present and constituting a quorum:

John Valantasis	Board Supervisor, Chairman
Matthew Stolz	Board Supervisor, Assistant Secretary
Lou Avelli	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc. (via phone)
Richard Hernandez	District Manager, Rizzetta & Company, Inc.
Paul Almonte	Community & Lifestyle Manager, Artemis Lifestyles (via phone)
Ashely Sorto	Community & Lifestyle Director, Artemis Lifestyles (via phone)
Tucker Mackie	Attorney, Hopping Green & Sams (via phone)
Michelle Rigoni	Attorney, Hopping Green & Sams (via phone)
Xabier Guerricagoitia	Boyd Civil Engineering, Inc. (via phone)
Jo Thacker	Developer Counsel, Nelson Mullins (via phone)
Melissa Dotson	HOA Coordinator, DR Horton (via phone)
Audience Members	Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. Hernandez called the meeting to order and read the roll.

SECOND ORDER OF BUSINESS

Audience Comments on the Agenda Items

Mr. Aponte was asked to express his concerns to the Board during the Consideration of Amenity Privileges Suspension – Hearing.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2021-03
Designating Officers**

Resolution 2021-03 Designating Officers designates Richard Hernandez as an Assistant Secretary for the District.

On Motion by Mr. Avelli, seconded by Mr. Valantasis, with all in favor, the Board of Supervisors' approved Resolution 2021-03 Designating Officers, for the Town of Kindred Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the Board of
Supervisors' Meeting held on January 12,
2021**

On Motion by Mr. Avelli, seconded by Mr. Valantasis, with all in favor, the Board of Supervisors' approved the minutes of the Board of Supervisors' Continued Meeting held on January 12, 2021, for the Town of Kindred Community Development District.

FIFTH ORDER OF BUSINESS

**Ratification of the Operation & Maintenance
Expenditures for December 2020 – February
2021**

Mr. Hernandez presented the operation & maintenance expenditures December 2020 – February 2021.

On Motion by Mr. Stolz, seconded by Mr. Valantasis, with all in favor, the Board of Supervisors' ratified the Operation & Maintenance Expenditures for December 2020 in the amount of \$282,712.24, January 2021 in the amount of \$6,085.61 and February 2021 in the amount of \$70,661.85, as presented for the Town of Kindred Community Development District.

SIXTH ORDER OF BUSINESS

**Ratification of Requisition CR 15 Special
Assessment Revenue Bonds, Series 2016**

On Motion by Mr. Avelli, seconded by Mr. Stolz, with all in favor, the Board of Supervisors' ratified Requisition CR 15 Special Assessment Revenue Bonds, Series 2016 in the amount of \$112.96, for the Town of Kindred Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of First Amendment to the Agreement for Recreational Facility Management and Property Maintenance Services (Contractual Services) with Kindred Homeowners Association, Inc

Ms. Rigoni presented this agreement as per a prior conference call with District Staff. The current agreement was reviewed, and it was agreed that it should be corrected.

On Motion by Mr. Avelli, seconded by Mr. Stolz, with all in favor, the Board of Supervisors approved the First Amendment to the Agreement for Recreational Facility Management and Property Maintenance Services (Contractual Services) with Kindred Homeowners Association, Inc, for the Town of Kindred Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Amenity Privileges Suspension – Hearing

The order of the hearing is as follows:

- i. Summary of Incident-Related Documentation*
- ii. Presentation of Pertinent Amenity Policies*
- iii. Presentation of Incident*
- iv. Amenity Staff Recommendation on Reinstatement or Further Suspension of Amenity Privileges Presentation by Suspendee*
- v. Board Discussion*
- vi. Final Decision of the Board*

Ms. Mackie presented and elaborated on the incident concerning Mr. Aponte.

On behalf of Artemis Lifestyles, Mr. Almonte, recommended that the Board reinstate Mr. Aponte's amenity access. Discussion ensued.

Mr. Aponte shared his side of the incident with the Board.

On Motion by Mr. Avelli, seconded by Mr. Valantasis, with all in favor, the Board of Supervisors' reinstated Mr. Aponte's access/amenity privileges, for the Town of Kindred Community Development District.

NINTH ORDER OF BUSINESS

Acceptance of Fiscal Year 2020 Audit

Mr. Hernandez noted that the audit has been sent to the State as required. The audit was clean, there were no adverse findings and the proper governmental accounting principles and practices were followed.

On Motion by Mr. Aveli, seconded by Mr. Stolz, with all in favor, the Board accepted the Fiscal Year 2020 Audit, for the Town of Kindred Community Development District.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Mackie presented and reviewed the E-Verify Memo of Understanding and Requirements with the Board.

On Motion by Mr. Stolz, seconded by Mr. Valantasis, with all in favor, the Board of Supervisors' approved the E-Verify Memo of Understanding and Requirements, for the Town of Kindred Community Development District.

B. District Engineer

Mr. Guerricagoitia presented and reviewed the public facilities report dated March 19, 2021 with the Board.

On Motion by Mr. Stolz, seconded by Mr. Valantasis, with all in favor, the Board of Supervisors' approved the Public Facilities Report dated March 19, 2021, for the Town of Kindred Community Development District.

C. District Manager
No Report.

Mr. Hernandez reminded the Board that the next meeting was scheduled to be held on June 8, 2021.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor Requests at this time.

TWELFTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Stolz, seconded by Mr. Valantasis, with all in favor, the Board of Supervisors' adjourned the meeting at 11:12 a.m., for Town of Kindred Community Development District.

Assistant Secretary

Chairman/Vice Chairman

TAB 4

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT

District Office · 8529 South Park Circle · Suite 330 · Orlando, FL 32819

Operation and Maintenance Expenditures March 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2021 through March 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$67,119.47**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Town of Kindred Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2021 Through March 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Amazon Capital Services, Inc.	002061	17DH-KFTJ-VWQF	Fitness Center Cleaning Supplies 03/21	90.86
Amazon Capital Services, Inc.	002061	1FMG-G7CY-9XLC	Fitness Center Cleaning Supplies 03/21	122.41
Aquatic Weed Control, Inc.	002049	12663	Monthly Maintenance on 6 Ponds 02/21	550.00
Artemis Lifestyle Services, Inc.	002050	11087	March 2021 Payroll	5,333.00
Boyd Civil Engineering, Inc	002054	02897	Engineering Services 02/21	2,940.00
Commercial Fitness Products, Inc.	002062	B002089	Fitness Center Preventaitve Maintenance 02/21	185.00
Commercial Fitness Products, Inc.	002062	B003081	Fitness Center Equipment Maintenance 03/21	110.00
Commercial Fitness Products, Inc.	002042	OS021021	Reupholstery 02/21	250.00
Dallos Services, Inc.	002063	2920	Pressure Washing 09/20	850.00
Dallos Services, Inc.	002063	2926	Clubhouse Maintenance 09/20	275.00
Dallos Services, Inc.	002063	2972	Pressure Washing 10/20	350.00
Dallos Services, Inc.	002043	3138	Clubhouse Maintenance 02/21	275.00
Dallos Services, Inc.	002051	3141	Clubhouse Maintenance 03/21	275.00

Town of Kindred Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2021 Through March 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Dallos Services, Inc.	002055	3144	Clubhouse Maintenance 03/21	275.00
Dallos Services, Inc.	002063	3147	Clubhouse Maintenance 03/21	275.00
Dallos Services, Inc.	002066	3152	Clubhouse Maintenance 03/21	275.00
Dog Waste Depot	002067	399101	Dog Waste Bags & Can Liners 03/21	215.58
Down to Earth Opco LLC	002068	5732	Landscape Maintenance 03/21	18,852.00
Down to Earth Opco LLC	002068	5733	Irrigation Repair 03/21	4,530.00
Felix Humberto Gonzlez dba Premier Pressure Washing	002058	1001	Pressure Washing Pool Furniture 03/21	650.00
Felix Humberto Gonzlez dba Premier Pressure Washing	002070	1002	Removal and Disposal of Furniture 03/21	200.00
Fountain Design Group, Inc.	002052	23401A	Fountain Repair 03/21	105.00
Hopping Green & Sams	002056	120817	Legal Services 01/21	4,812.48
Imperial PFS Corporation	002064	GAA-A63103	Gen Liab/POL/Prop Insurance	1,830.09
Kissimmee Utility Authority	002057	Pymt 6 of 11 Electric Summary 02/21	FY20/21 Pymt 6 of 11 Electric Summary 03/21	11,589.00
Osceola County Property Appraiser	002044	2018416	CDD Admin Fee for Placing Assessments on Tax Roll 2020	276.26

Town of Kindred Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2021 Through March 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Phoenix Systems	002045	A324868-IN	Alarm Monitoring 03/01/2021 through 02/28/2022	659.40
Rizzetta & Company, Inc.	002046	INV0000056929	District Management Fees 03/21	4,300.00
Rizzetta Technology Services	002047	INV0000006859	Email & Website Hosting Service 3/21	175.00
Security And Investigation, Inc.	002071	293	Patrolling Services 03/21	296.00
SunScape Landscape Management Services, Inc.	002053	9394	Landscape Services 03/21	1,375.00
Toho Water Authority	002048	Water Summary I 02/21	Water Summary I 02/21	1,360.29
Toho Water Authority	002059	Water Summary II 02/21	Water Summary II 02/21	3,139.60
Truly Nolen of America, Inc.	002065	711125041	Pest Monthly Commercial 03/21	64.00
Truly Nolen of America, Inc.	002065	711125042	Mosquito Commercial Monthly 03/21	71.00
Waste Connections of Florida	002060	1321237	Waste Removal 03/21	<u>187.50</u>

Report Total

\$ 67,119.47

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT

District Office · Orlando, FL 32819

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614
WWW.TOWNOFKINDREDCDD.ORG

Operation and Maintenance Expenditures April 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2021 through April 30, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$54,944.39**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Town of Kindred Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2021 Through April 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Amazon Capital Services, Inc.	002091	19CW-3PN6-FMDH	Fitness Center Supplies 04/21	\$ 79.20
Amazon Capital Services, Inc.	002084	1RPY-RPTX-RLY6	Fitness Center Supplies 04/21	\$ 72.25
Aquatic Weed Control, Inc.	002074	12753	Monthly Maintenance on 6 Ponds 03/21	\$ 550.00
Artemis Lifestyle Services, Inc.	002075	11501	April 2021 Payroll	\$ 5,333.00
Boyd Civil Engineering, Inc	002076	02951	Engineering Services 03/21	\$ 300.00
Celebration PH Holdings, Ltd dba Holiday Inn SW	002080	BEO#: 7311	Meeting Room 04/21	\$ 184.50
Chem-Right Pool Service LLC	002077	1116	Monthly Pool and Fountain Cleaning Service 04/21	\$ 3,600.00
Chem-Right Pool Service LLC	002085	1121	Remove Metal Stains in Pool 03/21	\$ 450.00
Chem-Right Pool Service LLC	002085	1122	Fountain #3 Repair 03/21	\$ 325.00
Dallos Services, Inc.	002078	3157	Clubhouse Maintenance 03/21	\$ 275.00
Dallos Services, Inc.	002086	3185	Repair Services 04/21	\$ 450.00
Dallos Services, Inc.	002092	3187	Pressure Washing & Painting 04/21	\$ 2,025.00
Dallos Services, Inc.	002092	3190	Clubhouse Maintenance 04/21	\$ 275.00

Town of Kindred Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2021 Through April 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Down to Earth Opco LLC	002079	6475	Install Seasonal Annuals 03/21	\$ 2,061.25
Felix Humberto Gonzlez dba Premier Pressure Washing	002087	1003	70Ft Long Trench 04/21	\$ 1,300.00
Hopping Green & Sams	002093	121480	Legal Services 02/21	\$ 2,419.13
Imperial PFS Corporation	002094	GAA-A63103	Gen Liab/POL/Prop Insurance	\$ 1,830.09
Innersync Studio, Ltd. dba Campus Suite	002081	Pymt 7 of 11 19371	FY20/21 Pymt 7 of 11 Website & Compliance Services - Q2 FY20/21	\$ 384.38
Kissimmee Utility Authority	002095	Electric Summary 03/21	Electric Summary 03/21	\$ 12,388.13
McDermitt Davis & Company, LLC.	002082	48241	Audit Services FYE 09/20	\$ 4,000.00
Rizzetta & Company, Inc.	002072	INV0000057549	District Management Fees 04/21	\$ 4,300.00
Rizzetta Technology Services	002073	INV0000007345	Email & Website Hosting Service 4/21	\$ 175.00
Security And Investigation, Inc.	002088	294	Patrolling Services 03/21 & 04/21	\$ 592.00
Spectrum Business	041421	0749905010326	1450 Diamond Loop Dr - TV and Voice - 04/21	\$ 283.34
SunScape Landscape Management Services, Inc.	002089	9466	Landscape Services 04/21	\$ 1,375.00
Toho Water Authority	CD039		Toho Water - Deposit	\$ 1,000.00

Town of Kindred Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2021 Through April 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Toho Water Authority	002083	0026043130332	Toho Acct 033284889 Fee 02/21	\$ 100.00
Toho Water Authority	002083	84889-02		
Toho Water Authority	002083	0026043130332	Toho Acct 033284909	\$ 100.00
Toho Water Authority	002083	84909-02		
Toho Water Authority	002083	Water Summary	Water Summary I 03/21	\$ 1,797.63
Toho Water Authority	002096	I 03/21		
Toho Water Authority	002096	Water Summary	Water Summary II 03/21	\$ 6,596.99
Toho Water Authority	002096	II 03/21		
Truly Nolen of America, Inc.	002090	711126304	Pest Monthly Commercial 04/21	\$ 64.00
Truly Nolen of America, Inc.	002090	711126305	Mosquito Commercial Monthly 04/21	\$ 71.00
Waste Connections of Florida	002097	1325937	Waste Disposal Services 04/21	<u>\$ 187.50</u>
Report Total				<u>\$ 54,944.39</u>

TAB 5



Rizzetta & Company

Town of Kindred Community Development District

Townofkindredcddd.org

Proposed Budget for Fiscal Year 2021-2022

Presented by: Rizzetta & Company, Inc.

**9530 Marketplace Road Suite 206
Fort Myers, Florida 33912
Phone: 239-989-0303**

rizzetta.com

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Proposed Budget
Town of Kindred Community Development District
General Fund
Fiscal Year 2021-2022

	Chart of Accounts Classification	Actual YTD through 04/30/21	Projected Annual Totals 2020-2021	Annual Budget for 2020-2021	Projected Budget variance for 2020-2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020-2021	Comments
1								
2	REVENUES							
3								
4	Special Assessments							
5	Tax Roll*	\$ 749,568	\$ 664,275	741,618	\$ (77,343)	937,073	\$ 195,455	Tax roll/off roll allocations to be determined and adjusted upon final certification of county rolls.
6	Off Roll*	\$ 127,029	\$ 208,801	127,029	\$ 81,772		\$ (127,029)	Tax roll/off roll allocations to be determined and adjusted upon final certification of county rolls.
7	Other Miscellaneous Revenues							
8	Miscellaneous Revenues	\$ 2,337	\$ 4,006	\$ 5,000	\$ (994)	\$ 5,000	\$ -	Anticipated clubhouse related revenue.
9								
10	TOTAL REVENUES	\$ 878,934	\$ 877,082	\$ 873,647	\$ 3,435	\$ 942,073	\$ 68,426	
11								
12	Balance Forward from Prior Year	\$ -	\$ 103,766	\$ -	\$ 103,766	\$ -	\$ -	
13								
14	TOTAL REVENUES AND BALANCE FORWARD	\$ 878,934	\$ 980,848	\$ 873,647	\$ 107,201	\$ 942,073	\$ 68,426	
15								
16	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
17								
18								
19	EXPENDITURES - ADMINISTRATIVE							
20								
21	Legislative							
22	Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
23	Financial & Administrative							
24	Administrative Services	\$ 2,625	\$ 4,500	\$ 4,500	\$ -	\$ 4,500	\$ -	Maintained at same rate.
25	District Management	\$ 13,125	\$ 22,500	\$ 22,500	\$ -	\$ 22,500	\$ -	Maintained at same rate.
26	District Engineer	\$ 5,535	\$ 9,489	\$ 4,500	\$ (4,989)	\$ 10,000	\$ 5,500	
27	Disclosure Report	\$ 6,000	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ -	Required per bond indenture.
28	Trustees Fees							
29	Assessment Roll	\$ 8,620	\$ 14,777	\$ 8,620	\$ (6,157)	\$ 8,620	\$ -	\$4,310 each for Series 16 & 17 bonds.
30	Financial & Revenue Collections	\$ 5,000	\$ 8,571	\$ 5,000	\$ (3,571)	\$ 5,000	\$ -	Maintained at same rate.
31	Accounting Services	\$ 2,625	\$ 4,500	\$ 4,500	\$ -	\$ 4,500	\$ -	Maintained at same rate.
32	Auditing Services	\$ 11,725	\$ 20,100	\$ 20,100	\$ -	\$ 20,100	\$ -	Maintained at same rate.
33	Arbitrage Rebate Calculation	\$ 4,000	\$ 4,000	\$ 3,900	\$ (100)	\$ 4,100	\$ 200	
34	Miscellaneous Mailings	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$500 per bond issuance
35	Public Officials Liability Insurance	\$ -	\$ -	\$ -	\$ -	\$ 400	\$ 400	
36	Legal Advertising	\$ 1,837	\$ 3,149	\$ 2,791	\$ (358)	\$ 2,930	\$ 139	Based on projections by Egis.
37	Dues, Licenses & Fees	\$ 934	\$ 1,601	\$ 2,500	\$ 899	\$ 2,500	\$ -	
38	Tax Collector /Property Appraiser Fees	\$ 451	\$ 773	\$ 437	\$ (336)	\$ 451	\$ 14	\$175 due annually to Dept. of Economic Opportunity. Remainder fees from County for NAD roll fees.
39								
40	Website Hosting, Maintenance, Backup	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
41	District Counsel	\$ 2,378	\$ 4,077	\$ 4,300	\$ 223	\$ 3,638	\$ (662)	Campus Suites Agreement and Technology Agreement
42	Legal Counsel							
43	Administrative Subtotal	\$ 14,514	\$ 24,881	\$ 15,000	\$ (9,881)	\$ 20,000	\$ 5,000	
44								
45	EXPENDITURES - FIELD OPERATIONS							
46								
47	Security Operations							
48	Security Services and Patrols	\$ 12,292	\$ 21,072	\$ 20,200	\$ (872)	\$ 30,508	\$ 10,308	Envera Agreement \$ 419 per month. Security agreement \$ 17.50 per hour for 28 hours a week.
49	Security & Fire Monitoring Services	\$ 839	\$ 1,438	\$ 1,500	\$ 62	\$ 1,500	\$ -	Security Alarm monitoring @ \$770 yr. & @ \$90 qtr. for fire monitoring. Addtl for minor equipment repairs.
50	Electric Utility Services							
51	Utility Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
52	Street Lights	\$ 48,978	\$ 83,962	\$ 65,000	\$ (18,962)	\$ 85,000	\$ 20,000	
53	Utility - Recreation Facilities	\$ 44,028	\$ 75,477	\$ 70,000	\$ (5,477)	\$ 76,000	\$ 6,000	
54	Garbage/Solid Waste Control Services							
55	Garbage - Recreation Facility	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
56	Water-Sewer Combination Services	\$ 1,313	\$ 2,251	\$ 2,000	\$ (251)	\$ 2,300	\$ 300	8 cuyd dumpster, emptied once weekly.
57	Utility Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
58	Stormwater Control	\$ 40,877	\$ 70,075	\$ 140,000	\$ 69,925	\$ 65,000	\$ (75,000)	
59	Aquatic Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
60	Fountain Repairs & Maintenance	\$ 5,050	\$ 8,657	\$ 9,000	\$ 343	\$ 6,600	\$ (2,400)	\$550 per month - Aquatic Weed Control
61	Other Physical Environment	\$ 1,983	\$ 3,399	\$ 3,000	\$ (399)	\$ 1,520	\$ (1,480)	Lake Fountains \$ 380 per quarter
62	General Liability/Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
63	Entry & Walls Maintenance	\$ 17,988	\$ 30,837	\$ 18,721	\$ (12,116)	\$ 26,125	\$ 7,404	
64	Landscape Maintenance	\$ -	\$ -	\$ 550	\$ 550	\$ 550	\$ -	Maintain for misc. maint.
65	Ornamental Lighting & Maintenance	\$ 137,464	\$ 235,653	\$ 226,224	\$ (9,429)	\$ 226,224	\$ -	DTE Contract
66	Landscape Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Not incurred. Removed.
67	Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
68	Landscape - Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
69	Landscape Miscellaneous	\$ 6,108	\$ 10,471	\$ 10,000	\$ (471)	\$ 10,500	\$ 500	SunScape Agreement
70	Landscape Replacement Plants, Shrubs, Trees	\$ 27,000	\$ 46,286	\$ 27,000	\$ (19,286)	\$ 27,000	\$ -	As per DTE Agreement
71	Parks & Recreation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
72	Management Contract	\$ 39,807	\$ 68,241	\$ 20,000	\$ (48,241)	\$ 31,000	\$ 11,000	As per Actual
73	Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
74	Pest Control	\$ 37,331	\$ 63,996	\$ 63,996	\$ -	\$ 63,996	\$ -	For on-site amenity/lifestyle staffing.
75	Equipment Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$325 annually.
76	Fitness Equipment Maintenance & Repairs	\$ 945	\$ 1,620	\$ 1,755	\$ 135	\$ 1,700	\$ (55)	
77	Clubhouse - Facility Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
78	Pool/Fountain Service Contract	\$ 3,831	\$ 6,567	\$ 2,450	\$ (4,117)	\$ 7,000	\$ 4,550	Service contract and repairs.
79	Pool Repairs	\$ 10,600	\$ 18,171	\$ 20,000	\$ 1,829	\$ 26,936	\$ 6,936	Part time maintenance person \$ 22 per hour includes tools for 24 hours per week plus \$ 50 per month ins premium.
80	Fountain Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Pool Service \$ 2400 pm and fountain service \$ 1200 pm
81	Facility A/C & Heating Maintenance & Repair	\$ 3,376	\$ 5,787	\$ 1,000	\$ (4,787)	\$ 5,000	\$ 4,000	Est. for parts
82	Sidewalk Maintenance & Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
83	Furniture Repair/Replacement	\$ 15,620	\$ 26,777	\$ 1,500	\$ (25,277)	\$ 32,000	\$ 30,500	Projection based on actual for pressure washing
84	Pool/Water Park/Fountain Maintenance	\$ 970	\$ 1,663	\$ 1,250	\$ (413)	\$ 1,250	\$ -	Higher in FY 19/20 due to couch replacement. Maintain at 1250 in FY 20/21.
85	Playground Equipment and Maintenance	\$ 23,700	\$ 40,629	\$ -	\$ (40,629)	\$ -	\$ -	Line item re worded to Pool and Fountain Maintenance
86	Athletic/Park Court/Field Repairs	\$ -	\$ -	\$ 1,070	\$ 1,070	\$ 1,000	\$ (70)	Adjusted based on projections.
87	Cable Television, Internet & Telephone	\$ 1,040	\$ 1,783	\$ 1,100	\$ (683)	\$ 2,000	\$ 900	Utilize for misc. repairs, net replacements, etc.
88	Access Control Maintenance & Repair	\$ 1,394	\$ 2,390	\$ 3,300	\$ 910	\$ 3,400	\$ 100	Spectrum @ \$283.34 per month
89	Dog Waste Station Supplies	\$ 3,289	\$ 5,638	\$ 2,000	\$ (3,638)	\$ 5,700	\$ 3,700	Access control repairs (i.e. doors, gates, access system, etc.)
90	Special Events	\$ 1,293	\$ 2,217	\$ 2,376	\$ 159	\$ 2,500	\$ 124	
91	Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
92	Miscellaneous Fees	\$ 514	\$ 881	\$ 5,000	\$ 4,119	\$ 5,000	\$ -	
93	Miscellaneous Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
94	Capital Outlay	\$ 9,329	\$ 15,993	\$ 6,822	\$ -	\$ 10,000	\$ 3,178	Suggest misc. contingency for unforeseen expenses and to maintain level of assessments.
95	Part time maintenance person	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
96	Field Operations Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
97	Contingency for County TRIM Notice	\$ 496,959	\$ 851,930	\$ 767,999	\$ (74,761)	\$ 825,834	\$ 57,835	
98								
99	TOTAL EXPENDITURES	\$ 576,328	\$ 980,848	\$ 873,647	\$ (98,031)	\$ 942,073	\$ 68,427	
100								
101	EXCESS OF REVENUES OVER	\$ 302,606	\$ -	\$ 0	\$ 9,170	\$ -	\$ (0)	
102								
103								

Budget Template
Town of Kindred Community Development District
Debt Service
Fiscal Year 2021/2022

Chart of Accounts Classification	Series 2016	Series 2017	Budget for 2021/2022
REVENUES			
Special Assessments			
Net Special Assessments	\$227,066.40	\$276,078.00	\$503,144.40
TOTAL REVENUES	\$227,066.40	\$276,078.00	\$503,144.40
EXPENDITURES			
Administrative			
Financial & Administrative			
Debt Service Obligation	\$227,066.40	\$276,078.00	\$503,144.40
Administrative Subtotal	\$227,066.40	\$276,078.00	\$503,144.40
TOTAL EXPENDITURES	\$227,066.40	\$276,078.00	\$503,144.40
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00

Osceola County Collection Costs (2%) and Early Payment Discounts (4%): 6.0%

Gross assessments: **\$535,260.00**

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.

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021/2022 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2021/2022 O&M Budget		\$937,073.00
Collection Costs @	2%	\$19,937.72
Early Payment Discount @	4%	\$39,875.45
2021/2022 Total:		<u>\$996,886.17</u>

2020/2021 O&M Budget	\$868,647.00
2021/2022 O&M Budget	\$937,073.00
Total Difference:	<u>\$68,426.00</u>

	<u>PER UNIT ANNUAL ASSESSMENT</u>		<u>Proposed Increase / Decrease</u>	
	<u>2020/2021</u>	<u>2021/2022</u>	<u>\$</u>	<u>%</u>
Series 2016 Debt Service - Townhome	\$330.00	\$330.00	\$0.00	0.00%
Operations/Maintenance - Townhome	\$465.19	\$501.83	\$36.64	7.88%
Total	\$795.19	\$831.83	\$36.64	4.61%
Series 2016 Debt Service - Single Family	\$660.00	\$660.00	\$0.00	0.00%
Operations/Maintenance - Single Family	\$1,162.97	\$1,254.58	\$91.61	7.88%
Total	\$1,822.97	\$1,914.58	\$91.61	5.03%
Series 2017 Debt Service - Townhome	\$330.00	\$330.00	\$0.00	0.00%
Operations/Maintenance - Townhome	\$465.19	\$501.83	\$36.64	7.88%
Total	\$795.19	\$831.83	\$36.64	4.61%
Series 2017 Debt Service - Single Family	\$660.00	\$660.00	\$0.00	0.00%
Operations/Maintenance - Single Family	\$1,162.97	\$1,254.58	\$91.61	7.88%
Total	\$1,822.97	\$1,914.58	\$91.61	5.03%

**TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE**

TOTAL O&M BUDGET		\$937,073.00
COLLECTION COSTS @ 2%		\$19,937.72
EARLY PAYMENT DISCOUNT @ 4%		\$39,875.45
TOTAL O&M ASSESSMENT		<u>\$996,886.17</u>

UNITS ASSESSED				ALLOCATION OF O&M ASSESSMENT						PER UNIT ASSESSMENTS			
LOT SIZE	O&M	SERIES 2016	SERIES	EAU	TOTAL	% TOTAL	TOTAL O&M	TOTAL SERIES	TOTAL SERIES	O&M	Series 2016	Series 2017	Total ⁽⁵⁾
		DEBT	2017 DEBT					2016 DEBT	2017 DEBT		Service	Service	
		SERVICE ⁽¹⁾	SERVICE ⁽²⁾	FACTOR	EAU's	EAU's	BUDGET	ASSESSMENT	ASSESSMENT		Debt Service ⁽³⁾	Debt Service ⁽⁴⁾	
SERIES 2016													
Townhome	58	58	0	0.40	23	2.92%	\$29,106.17	\$19,140.00	\$0.00	\$501.83	\$330.00	\$0.00	\$831.83
Single Family	337	337	0	1.00	337	42.41%	\$422,792.15	\$222,420.00	\$0.00	\$1,254.58	\$660.00	\$0.00	\$1,914.58
SERIES 2017													
Townhome	106	0	106	0.40	42	5.34%	\$53,194.03	\$0.00	\$34,980.00	\$501.83	\$0.00	\$330.00	\$831.83
Single Family	392	0	392	1.00	392	49.33%	\$491,793.83	\$0.00	\$258,720.00	\$1,254.58	\$0.00	\$660.00	\$1,914.58
Total	893	395	498		795	100.00%	\$996,886.17	\$241,560.00	\$293,700.00				
LESS: Osceola County Collection Costs (2%) and Early Payment Discounts (4%):							(\$59,813.17)	(\$14,493.60)	(\$17,622.00)				
Net Revenue to be Collected:							\$937,073.00	\$227,066.40	\$276,078.00				

⁽¹⁾ Reflects the total number of lots with Series 2016 debt outstanding.

⁽²⁾ Reflects the total number of lots with Series 2017 debt outstanding.

⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2016 bond issue. Annual assessment includes principal, interest, Osceola County collection costs and early payment discounts.

⁽⁴⁾ Annual debt service assessment per lot adopted in connection with the Series 2017 bond issue. Annual assessment includes principal, interest, Osceola County collection costs and early payment discounts.

⁽⁵⁾ Annual assessment that will appear on November 2021 Osceola County property tax bill. 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.

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.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

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 day 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.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

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:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

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

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

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.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

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

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

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

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

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

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

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.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

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

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District 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 be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

TAB 6

RESOLUTION 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2021/2022; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Town of Kindred Community Development District ("**District**") prior to June 15, 2021, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "**Services**") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190 and 197, Florida Statutes ("**Assessments**"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 190 and 197, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, all of which are on file and available for public inspection at the "**District Manager's Office**," c/o Rizzetta & Company, Inc., 8529 South Park Circle, Suite 330, Orlando, Florida 32819. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one more installments pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapter 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: August 10, 2021
HOUR: 10:30 a.m.
LOCATION: Holiday Inn Orlando
SW Celebration Area
5711 W. Irlo Bronson Memorial Highway
Kissimmee, Florida 34746

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County, Florida, at least 60 days prior to the hearings set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause the notice of the public hearings to be published and mailed in the manner prescribed in Florida law.

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

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 8th day of June 2021.

ATTEST:

**TOWN OF KINDRED COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

TAB 7



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 16, 2021

Mr. Richard Hernandez
District Manager
Town of Kindred Community Development District
8529 South Park Circle
Suite 330
Orlando, FL 32819

RE: Town of Kindred Community Development District – Registered Voters

Dear Mr. Hernandez:

Thank you for your letter of April 5, 2021 requesting confirmation of the number of registered voters within the Town of Kindred Community Development District as of April 15, 2021.

The number of registered voters within the Town of Kindred CDD is 1,480 as of April 15, 2021.

If I can be of further assistance please contact me at 407.742.6000.

Respectfully yours,

A handwritten signature in cursive script that reads "Mary Jane Arrington".

Mary Jane Arrington
Supervisor of Elections

Vote
Osceola