

**TOWN OF KINDRED  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS'  
MEETING  
SEPTEMBER 13, 2016**

**TOWN OF KINDRED  
COMMUNITY DEVELOPMENT DISTRICT  
AGENDA**

**September 13, 2016 at 10:30 a.m.**

**Osceola County Building,  
1 Courthouse Square, Suite 4700,  
(BCC Shared Conference Room #4702)  
Kissimmee, Florida 34741**

<b>District Board of Supervisors</b>	Ben Shoemaker John Auld Yasmin Moreno Bill Carlisle Chris Wrenn	Board Supervisor, Chairman Board Supervisor, Vice Chairman Board Supervisor, Assistant Secretary Board Supervisor, Assistant Secretary Board Supervisor, Assistant Secretary
<b>District Manager</b>	Anthony Jeancola	Rizzetta & Company, Inc.
<b>District Counsel</b>	Roy Van Wyk	Hopping Green & Sams
<b>District Engineer</b>	Xabier Guericigoitia	Boyd Civil Engineering

**All Cellular phones and pagers must be turned off while in the meeting room.**

**The District Agenda is comprised of five different sections:**

The meeting will begin promptly at **10:30 a.m.** with the first section which is called **Audience Comments**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.** The second section is called **Staff Reports**. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The third section is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fourth section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (407) 472-2471 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

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

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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**

September 6, 2016

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

**AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Town of Kindred Community Development District will be held on **Tuesday, September 13, 2016 at 10:30 a.m.**, at the Osceola County Building, located at 1 Courthouse Square, Suite 4700 (BCC Shared Conference Room #4702), Kissimmee, Florida 34741. The following is the agenda for the meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on August 23, 2016.....Tab 1
  - B. Consideration of Operation and Maintenance Expenditures for July 2016.....Tab 2
  - C. Consideration of Resignation of Supervisor Carlisle.....Tab 3
- 4. BUSINESS ITEMS**
  - A. Public Hearing on Fiscal Year 2016/2017 Final Budget...Tab 4
    1. Consideration of Resolution 2016-37, Adopting Fiscal Year 2016/2017 Final Budget.....Tab 5
    2. Consideration of Resolution 2016-38, Imposing Special Assessments and Certifying an Assessment Roll.....Tab 6
  - B. Consideration of Resolution 2016-39, Supplemental Assessments . ....Tab 7
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 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,  
*Anthony Jeancola*

Anthony Jeancola  
District Manager

# **Tab 1**

**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 regular meeting of the Board of Supervisors of the **Town of Kindred Community Development District** will be held on **Tuesday, August 23, 2016 at 10:31 a.m.**, at the Osceola County Building, 1 Courthouse Square, Suite 4700 (BCC Shared Conference Room #4702), Kissimmee, Florida 34741.

Present and constituting a quorum:

John Benjamin Shoemaker	<b>Board Supervisor, Chairman</b>
John Auld	<b>Board Supervisor, Vice Chairman</b>
William Carlisle	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Anthony Jeancola	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Grant Phillips	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Scott Brizendine	<b>Financial Services, Rizzetta &amp; Company, Inc.</b>
Roy Van Wyk	<b>District Counsel, Hopping Green &amp; Sams</b>
Xabier Guericagoitia	<b>Boyd Civil Engineering, Inc.</b>
Jo Thacker	<b>Developer Counsel, Broad and Cassel</b>
Nick Christakos	<b>Representative, D.R. Horton</b>
Brett Sealy	<b>Representative, MBS Capital Markets</b>
Mike Williams	<b>Representative, Bond Counsel</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments on the Agenda Items**

There were no audience members present.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Audit  
Committee Meeting held on July 19, 2016**

It was noted that the minutes were reviewed by District Counsel. There were no comments to the meeting minutes.

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On Motion by Mr. Shoemaker, seconded by Mr. Carlisle, with all in favor, the Board of Supervisors' approved the minutes of the Audit Committee Meeting held on July 19, 2016 as presented for Town of Kindred Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on July 19, 2016**

It was noted that the minutes were reviewed by District Counsel. There were no comments to the meeting minutes.

On Motion by Mr. Shoemaker, seconded by Mr. Carlisle, with all in favor, the Board of Supervisors' approved the minutes of the Board of Supervisors' Regular Meeting held on July 19, 2016 as presented for Town of Kindred Community Development District.

**FIFTH ORDER OF BUSINESS**

**Ratification of the Operation & Maintenance Expenditures for June 2016**

Mr. Jeancola presented the operation & maintenance expenditures for June 2016.

On Motion by Mr. Shoemaker, seconded by Mr. Carlisle, with all in favor, the Board of Supervisors' ratified the Operation & Maintenance Expenditures for June 2016 (\$6,921.55) as presented for Town of Kindred Community Development District.

**SIXTH ORDER OF BUSINESS**

**Presentation of Supplemental Engineer's Report**

Mr. Sealy from MBS Capital Markets discussed the bond issuance progress and the documents that the Board would be reviewing. Mr. Guericagoitia reviewed the Supplemental Engineer's Report with the Board. He went over the tables, unit counts, updated costs, and the items to be funded in the 2016 bonds (total - \$5,065,000). Mr. Guericagoitia entertained the Board members' questions. Mr. Van Wyk asked if the costs were fair and reasonable and Mr. Guericagoitia replied that they were. Mr. Van Wyk asked if there was any reason not to complete the bond issuance. Mr. Guericagoitia replied that there was not.

On Motion by Mr. Shoemaker, seconded by Mr. Carlisle, with all in favor, the Board of Supervisors' accepted the Supplemental Engineer's Report in as discussed for Town of Kindred Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Presentation of Preliminary Supplemental  
Special Assessment Allocation Report**

Mr. Brizendine presented and reviewed the Preliminary Supplemental Special Assessment Allocation Report. He reviewed the various tables in the report and the costs for the 2016 project. Mr. Brizendine entertained District Counsel's questions regarding the report. He also entertained the Board members' questions.

On Motion by Mr. Shoemaker, seconded by Mr. Carlisle, with all in favor, the Board of Supervisors' accepted the Preliminary Supplemental Special Assessment Allocation Report in substantial form with changes as discussed for Town of Kindred Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-34, Delegation  
Resolution**

Mr. Williams presented and reviewed Resolution 2016-34, Delegation Resolution. He stated that the resolution would be authorizing the issuance of Series 2016 bonds not to exceed \$5,065,000. The resolution approves the Preliminary Official Statement, the Bond Purchase Agreement, the Continuing Disclosure Agreement, and the First Supplemental Trust Indenture and authorizes the Chairman/Vice Chairman to execute the bond documents. The interest cannot exceed the maximum for four parameters.

On Motion by Mr. Carlisle, seconded by Mr. Shoemaker, with all in favor, the Board of Supervisors' approved Resolution 2016-34, Delegation Resolution as presented for Town of Kindred Community Development District.

**NINTH ORDER OF BUSINESS**

**Update on Acquisition of Infrastructure**

Mr. Van Wyk gave the Board an update on the acquisition of the infrastructure. He stated that the acquisition is moving along and will likely happen at the bond closing. Mr. Van Wyk stated that the language in the offering documents regarding the environmental matter needs to be addressed. He suggested continuing the next meeting and completing the conveyance at the bond closing.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-35, Setting the  
Meeting Schedule for Fiscal Year 2016/2017**

Mr. Jeancola presented Resolution 2016-35, Setting the Meeting Schedule for Fiscal Year 2016/2017. Discussion ensued regarding changing the meeting dates.

On Motion by Mr. Shoemaker, seconded by Mr. Carlisle, with all in favor, the Board of Supervisors' approved Resolution 2016-35, Setting the Meeting Schedule for Fiscal Year 2016/2017 as amended (October, December, February, April, June and August) for Town of Kindred Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-36,  
Redesignating Treasurer, Assistant Treasurer  
and Secretary of the District**

Mr. Jeancola presented Resolution 2016-36, Redesignating Treasurer, Assistant Treasurer and Secretary of the District.

On Motion by Mr. Shoemaker, seconded by Mr. Carlisle, with all in favor, the Board of Supervisors' approved Resolution 2016-36, Redesignating Treasurer (Joe Kennedy), Assistant Treasurer (Shawn Wildermuth) and Secretary (Eric Dailey) for Town of Kindred Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Mr. Van Wyk stated that the Right-of-Way Agreement would part of the acquisition.
  
- B. District Engineer  
No report.
  
- C. District Manager  
Mr. Jeancola discussed the District's upcoming insurance renewal.

On Motion by Mr. Carlisle, seconded by Mr. Auld, with all in favor, the Board of Supervisors' authorized District Manager to obtain a proposal for insurance coverage not-to-exceed \$15,000 and authorized District Chairman to execute it for Town of Kindred Community Development District.

Mr. Jeancola stated that the next meeting was scheduled for Tuesday, September 13, 2016 at 10:30 a.m. at the Osceola County Building, 1 Courthouse Square, Suite 4700 (BCC Shared Conference Room #4702), Kissimmee, Florida 34741.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Jeancola entertained a question from Mr. Shoemaker regarding the September Operation and Maintenance Expenditures not being billed through the tax roll. Discussion ensued.



**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

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

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Assistant Secretary

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Chairman/Vice Chairman

DRAFT

## **Tab 2**

# TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · 8529 SOUTH PARK CIRCLE · SUITE 330 · ORLANDO, FLORIDA 32819

## **Operation and Maintenance Expenditures July 2016 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2016 through July 31, 2016. This does not include expenditures previously approved by the Board.

The total items being presented: **\$3,992.00**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Town of Kindred Community Development District

## Paid Operation & Maintenance Expenditures

July 1, 2016 Through July 31, 2016

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Numbe</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hopping Green & Sams	001016	88391	Legal Services 05/16	\$ 717.00
Rizzetta & Company, Inc.	001015	3367	District Management Fees 07/16	\$ <u>3,275.00</u>
<b>Report Total</b>				<b>\$ <u>3,992.00</u></b>

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

===== STATEMENT =====

June 23, 2016

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

Bill Number 88391  
Billed through 05/31/2016

Date Rec'd Rizzetta & Co., Inc. **JUN 27 2016**  
D/M approval *A. J. [Signature]* Date \_\_\_\_\_  
Date entered **JUL 19 2016**  
Fund **001** GL **51406** OC **3107**  
Check# \_\_\_\_\_

**Project Construction**  
**KINCDD 00103 RVW**

**FOR PROFESSIONAL SERVICES RENDERED**

05/31/16	RVW	Review plat dedications and property acquisition.	2.40 hrs
05/31/16	ACW	Confer with Guerricagoitia regarding acquisition of infrastructure; confer with Thacker regarding executed funding agreements.	0.20 hrs
Total fees for this matter			\$717.00

**MATTER SUMMARY**

Willson, Alyssa C.	0.20 hrs	225 /hr	\$45.00
Van Wyk, Roy	2.40 hrs	280 /hr	\$672.00

TOTAL FEES \$717.00

**TOTAL CHARGES FOR THIS MATTER \$717.00**

**BILLING SUMMARY**

Willson, Alyssa C.	0.20 hrs	225 /hr	\$45.00
Van Wyk, Roy	2.40 hrs	280 /hr	\$672.00

TOTAL FEES \$717.00

**TOTAL CHARGES FOR THIS BILL \$717.00**

**Please include the bill number on your check.**

RIZZETTA & COMPANY, INC.

Suite 200

5020 W Linebaugh Avenue

Suite 200

DATE	INVOICE NO.
7/1/2016	3367

BILL TO
Town of Kindred CDD 3434 Colwell Ave. Suite 200 Tampa, FL 33614

TERMS	PROJECT
Due Upon Rec't	157 - CDD

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	<b>PROFESSIONAL FEES:</b>			
DM	District Management Services		1,675.00	1,675.00
ADMIN	Administrative Services		300.00	300.00
ACTG	Accounting Services		1,000.00	1,000.00
FC	Financial & Revenue Collections		300.00	300.00
	<b>Services for the period July 1, 2016 through July 31, 2016</b>			
	<b>JUN 24 2016</b>			
	Date Rec'd Rizzetta & Co., Inc. _____			
	D/M approval <i>A. V. Hancock</i> Date _____			
	Date entered <i>7/1/2016</i>			
	Fund _____ GL <i>See above</i>			
	Check# _____			

3101  
3100  
3201  
3111

<b>Total</b>	<b>\$3,275.00</b>
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## **Tab 3**



September 4, 2016

Town of Kindred CDD  
c/o Rizzetta & Company, Inc.  
8529 South Park Circle, Suite 330  
Orlando, FL 32819

Ref: Resignation from Town of Kindred CDD Board

To Whom It May Concern:

Effective September 1, 2016, I resign my position as Assistant Secretary of the Town of Kindred CDD Board. Thank you for your consideration. Feel free to contact me should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'William M. Carlisle', is written over a faint, larger version of the same signature.

William M. Carlisle



## **Tab 4**



Rizzetta & Company

# Town of Kindred Community Development District

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**Approved Budget Proposal Packet for Fiscal Year  
2016/2017**

**Presented by: Rizzetta & Company, Inc.**

**8529 South Park Circle  
Suite 330  
Orlando, FL 32819  
Phone: (407) 472-2471**

**[rizzetta.com](http://rizzetta.com)**

**Approved Proposed  
Town of Kindred Community Development District  
General Fund  
Fiscal Year 2016/2017**

Chart of Accounts Classification	Proposed Budget for 2016/2017
<b>REVENUES</b>	
<b>Special Assessments</b>	
Tax Roll*	\$ -
Off Roll*	\$ 415,675
<b>Contributions &amp; Donations from Private Sources</b>	
Developer Contributions*	\$ -
<b>TOTAL REVENUES</b>	<b>\$ 415,675</b>
Balance Forward from Prior Year	\$ -
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 415,675</b>
<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>	
<b>EXPENDITURES - ADMINISTRATIVE</b>	
<b>Financial &amp; Administrative</b>	
Administrative Services	\$ 4,500
District Management	\$ 20,100
District Engineer	\$ 25,000
Financial Consulting Services	\$ 3,600
Accounting Services	\$ 18,000
Auditing Services	\$ 5,000
Public Officials Liability Insurance	\$ 4,000
Legal Advertising	\$ 10,000
Bank Fees	\$ 200
Dues, Licenses & Fees	\$ 175
Website Fees & Maintenance	\$ 3,400
<b>Legal Counsel</b>	
District Counsel	\$ 25,000
<b>Administrative Subtotal</b>	<b>\$ 118,975</b>
<b>EXPENDITURES - FIELD OPERATIONS</b>	
<b>Electric Utility Services</b>	
Utility Services	\$ 14,000
Street Lights	\$ 62,000
<b>Water-Sewer Combination Services</b>	

**Approved Proposed  
Town of Kindred Community Development District  
General Fund  
Fiscal Year 2016/2017**

Chart of Accounts Classification	Proposed Budget for 2016/2017
Utility Services	\$ 35,000
<b>Stormwater Control</b>	
Aquatic Maintenance	\$ 3,300
Fountain Service Repairs & Maintenance	\$ 2,500
<b>Other Physical Environment</b>	
General Liability Insurance	\$ 6,000
Property Insurance	\$ 6,000
Entry, Wall, Fence Maintenance	\$ 2,500
Landscape Maintenance	\$ 124,500
Ornamental Lighting & Maintenance	\$ 2,500
Well Maintenance	\$ 5,000
Tree Trimming Services	\$ 2,500
Irrigation Repairs	\$ 5,000
Landscape - Mulch/Pine straw	\$ 10,000
Landscape Miscellaneous	\$ 2,500
Landscape Replacement Plants, Shrubs, Trees	\$ 5,000
<b>Parks &amp; Recreation</b>	
Pest Control	\$ 1,200
Maintenance & Repairs	\$ 2,500
Sidewalk Maintenance & Repair	\$ 2,500
Playground Equipment and Maintenance	\$ 1,000
Dog Waste Station Supplies	\$ 1,200
<b>Contingency</b>	
Miscellaneous Contingency	\$ -
<b>Field Operations Subtotal</b>	<b>\$ 296,700</b>
<b>Contingency for County TRIM Notice</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 415,675</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>

**Budget Template**  
**Town of Kindred Community Development District**  
**Debt Service**  
**Fiscal Year 2016/2017**

Chart of Accounts Classification	Series 2016 <sup>(1)</sup>	Budget for 2016/2017
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments	\$0.00	\$0.00
<b>TOTAL REVENUES</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Financial & Administrative		
Bank Fees	\$0.00	\$0.00
Debt Service Obligation	\$0.00	\$0.00
<b>Administrative Subtotal</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>

Osceola County Collection Costs and Early Payment Discounts: 6.0%

**Gross assessments \$0.00**

<sup>(1)</sup> Bonds not issued yet.

**Notes:**

Tax Roll Collection Costs for Osceola County is 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

Town of Kindred Community Development District

**FISCAL YEAR 2016/2017 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

2016/2017 O&M Budget	\$415,675.00
Osceola County 6% Collection Cost:	<u>\$26,532.45</u>
2016/2017 Total:	<b>\$442,207.45</b>

2015/2016 O&M Budget	\$415,675.00
2016/2017 O&M Budget	<u>\$415,675.00</u>
Total Difference:	<b><u>\$0.00</u></b>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2015/2016	2016/2017	\$	%
Debt Service - Single Family	\$0.00	\$0.00	\$0.00	(1)
Operations/Maintenance - Single Family	\$0.00	\$489.71	\$489.71	(2)
<b>Total<sup>(3)</sup></b>	<b><u>\$0.00</u></b>	<b><u>\$489.71</u></b>	<b><u>\$489.71</u></b>	
Debt Service - Townhome	\$0.00	\$0.00	\$0.00	(1)
Operations/Maintenance - Townhome	\$0.00	\$489.71	\$489.71	(2)
<b>Total<sup>(3)</sup></b>	<b><u>\$0.00</u></b>	<b><u>\$489.71</u></b>	<b><u>\$489.71</u></b>	

(1) Bonds not issued yet.

(2) FY 15-16 Developer Funded.

(3) For Fiscal Year 2016/2017, assessments will be Off Roll/Direct Billed and will be less collection costs of 6% (\$460.33). Table reflects annual assessment as it would appear if collected on the Osceola County property tax bill including all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

**TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2016/2017 OPERATIONS & MAINTENANCE TABLE**

TOTAL O&M BUDGET		\$415,675.00
COLLECTION COSTS @	6%	<u>\$26,532.45</u>
TOTAL O&M ASSESSMENT		<u><u>\$442,207.45</u></u>

ALLOCATION OF O&M ASSESSMENT

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u>		<u>ALLOCATION OF O&amp;M ASSESSMENT</u>		
	<u>O&amp;M</u>	<u>EAU FACTOR</u>	<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&amp;M BUDGET</u>
<u>Platted</u>					
Single Family	144	1.00	144	15.95%	\$70,518.13
Townhome	58	1.00	58	6.42%	\$28,403.14
	<u>202</u>				
<u>Unplatted</u>					
Single Family	565	1.00	565	62.57%	\$276,685.72
Townhome	136	1.00	136	15.06%	\$66,600.46
	<u>701</u>				
<b>Total Community</b>	<u><u>903</u></u>		<u><u>903</u></u>	<u><u>100.00%</u></u>	<u><u>\$442,207.45</u></u>

PER LOT ANNUAL O&M ASSESSMENT

<u>O&amp;M</u>	<u>2016 Debt Service <sup>(1)</sup></u>	<u>Total <sup>(2)</sup></u>
\$489.71	\$0.00	\$489.71
\$489.71	\$0.00	\$489.71
\$489.71	\$0.00	\$489.71
\$489.71	\$0.00	\$489.71

LESS: Osceola County Collection Costs and Early Payment Discounts (\$26,532.45)

**Net Revenue to be Collected** \$415,675.00

(1) Bonds not issued yet.

(2) For Fiscal Year 2016/2017, assessments will be Off Roll/Direct Billed and will be less collection costs of 6% (\$460.33). Table reflects annual assessment as it would appear if collected on the Osceola County property tax bill including all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

## **Tab 5**



**RESOLUTION 2016-37**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2016, AND ENDING SEPTEMBER 30, 2017**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2016, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Town of Kindred Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities 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 September 13, 2016, as the date for a public hearing thereon 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 at least two days before the public hearing or transmitted the Proposed Budget to the manager or administrator of Osceola County for posting on its website; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1<sup>st</sup> of each year, the District 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; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

**Section 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.



The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred; previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Other transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 13<sup>th</sup> day of September, 2016.

ATTEST:

**TOWN OF KINDRED COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

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

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

**Exhibit A:** Fiscal Year 2016-2017 Budget

**EXHIBIT A**

## **Tab 6**

**RESOLUTION 2016-38**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT; IMPOSING SPECIAL ASSESSMENTS; 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 (the “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; and

**WHEREAS**, the District is located in Osceola County, Florida (the “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**, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget(s) for Fiscal Year 2016-2017 (“Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

**WHEREAS**, the District has previously evidenced its intention to utilize this Uniform Method; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll of the Town of Kindred Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to directly collect the Assessment Roll; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT.** 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 costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B," and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with Exhibits "A" and "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

A. Direct Bill Assessments. The annual installment for the annual operations and maintenance assessments will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District from owners of residential lots are due in full on October 1, 2016; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 25% due no later than October 1, 2016, 25% due no later than January 1, 2017, 25% due no later than April 1, 2017 and 25% due no later than July 1, 2017. Assessments directly collected by the District from D.R. Horton, Inc., are due in full on December 1, 2016; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 25% due no later than October 1, 2016, 25% due no later than January 1,

2017, 25% due no later than April 1, 2017 and 25% due no later than July 1, 2017. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2016-2017, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

- B. Future Collection Methods. The decision to collect special 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.

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** 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 District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 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.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Town of Kindred Community Development District.



**PASSED AND ADOPTED** this 13<sup>th</sup> day of September, 2016.

ATTEST:

**TOWN OF KINFRED COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

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

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

**Exhibit A:** Fiscal Year 2016-2017 Budget

**Exhibit B:** District Assessment Lien Roll

## **EXHIBIT A**

**EXHIBIT B**

## **Tab 7**

**RESOLUTION 2016-39**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2016; CONFIRMING THE DISTRICT'S PROVISION OF SERIES 2016 ASSESSMENT AREA IMPROVEMENTS; CONFIRMING THE SUPPLEMENTAL ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT; CONFIRMING, ALLOCATING AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING THE SERIES 2016 BONDS; PROVIDING FOR THE APPLICATION OF TRUE-UP PAYMENTS; PROVIDING FOR THE SUPPLEMENTATION OF THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SERIES 2016 ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE**

**WHEREAS**, the Town of Kindred Community Development District ("District") has previously indicated its intention to undertake, install, establish, construct or acquire certain public improvements and to finance such public improvements through the imposition of special assessments on benefited property within the District and the issuance of bonds; and

**WHEREAS**, the District's Board of Supervisors ("Board") has previously adopted, after notice and public hearing, Resolution 2016-29, relating to the imposition, levy, collection and enforcement of such special assessments; and

**WHEREAS**, pursuant to and consistent with the terms of Resolution 2016-29, this Resolution shall set forth the terms of bonds actually issued by the District, and apply the adopted special assessment methodology to the actual scope of the project to be completed with a series of bonds and the terms of the bond issue;

**WHEREAS**, on \_\_\_\_\_, 2016, the District entered into a Bond Purchase Contract whereby it agreed to sell \$ \_\_\_\_\_ of its Special Assessment Revenue Bonds, Series 2016 (the "Series 2016 Bonds"); and

**WHEREAS**, pursuant to and consistent with Resolution 2016-29, the District desires to set forth the particular terms of the sale of the Series 2016 Bonds and to confirm the liens of the levy of special assessments securing the Series 2016 Bonds.

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

**SECTION 1. INCORPORATION OF RECITALS.** All of the above representations, findings and determinations contained above are recognized as true and accurate and are expressly incorporated into this Resolution.

**SECTION 2. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170, 190 and 197, Florida Statutes, and Resolution 2016-29.

**SECTION 3. FINDINGS.** The Board of Supervisors of the Town of Kindred Community Development District hereby finds and determines as follows:

(a) On March 15, 2016, the District, after due notice and public hearing, adopted Resolution 2016-29, which, among other things, equalized, approved, confirmed and levied special assessments on property benefiting from the improvements authorized by the District. That Resolution provides that as each series of bonds is issued to fund all or any portion of the District's improvements, a supplemental resolution will be adopted to set forth the specific terms of each series of the bonds and certifying the amount of the liens of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, any True-Up amounts and the application of receipt of any True-Up proceeds.

(b) The Town of Kindred Community Development District Master Engineer's Report, dated January 27, 2016, as supplemented by the Supplemental Engineer's Report dated August 23, 2016, attached to this Resolution as **Exhibit A** (the "Engineer's Report"), identifies and describes the presently expected components of the infrastructure improvements for the Series 2016 Project to be financed all or in part with the Series 2016 Bonds (the "Improvements"), and the estimated costs of the Series 2016 Project as \$5,065,000. The District hereby confirms that the Series 2016 Project serves a proper, essential and valid public purpose. The Engineer's Report is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Series 2016 Bonds.

(c) The Supplemental Assessment Methodology Report (Series 2016 Bonds), dated August 23, 2016, attached to this Resolution as **Exhibit B** (the "Supplemental Assessment Report"), applies the adopted Master Assessment Methodology Report for the Town of Kindred Community Development District, to the Improvements and the actual terms of the Series 2016 Bonds. The Supplemental Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Series 2016 Bonds.

(d) The Series 2016 Project will specially benefit certain property within the District, a legal description of which is attached hereto as **Exhibit C** (the "Series 2016 Assessment Area Lands"). It is reasonable, proper, just and right to assess the portion of the costs of the Series 2016 Project financed with the Series 2016 Bonds to the specially benefited properties within the District as set forth in Resolution 2016-29 and this Resolution.

**SECTION 4. CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR SERIES 2016 BONDS.** As provided in Resolution 2016-29, this Resolution is intended to set forth the terms of the Series 2016 Bonds and the final amount of the lien of the special

assessments securing those bonds. The Series 2016 Bonds, in a par amount of \$\_\_\_\_\_ shall bear such rates of interest and maturity as shown on **Exhibit D** attached hereto. The final payment on the Series 2016 Bonds shall be due on \_\_\_\_\_. The estimated sources and uses of funds of the Series 2016 Bonds shall be as set forth in **Exhibit E**. The debt service due on each series of the Series 2016 Bonds is set forth on **Exhibit F** attached hereto. The lien of the special assessments securing the Series 2016 Bonds on the Series 2016 Assessment Area Lands shall be the principal amount due on the Series 2016 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which annual assessments are grossed up to include early payment discounts required by law and costs of collection. The Series 2016 Bonds are secured solely by the lien against the Series 2016 Assessment Area Lands.

**SECTION 5. ALLOCATION OF ASSESSMENTS SECURING SERIES 2016 BONDS.**

(a) The special assessments for the Series 2016 Bonds (the “Series 2016 Assessments”) shall be allocated in accordance with **Exhibit B**, which allocation shall initially be on an acreage basis and further allocated as lands are platted. The Supplemental Assessment Report is consistent with the District’s Master Assessment Methodology Report. The Supplemental Assessment Report, considered herein, reflects the actual terms of the issuance of the District’s Series 2016 Bonds. The estimated costs of collection of the special assessments for the Series 2016 Bonds are as set forth in the Supplemental Assessment Report.

(b) The lien of the special assessments securing the Series 2016 Bonds includes all property within the Series 2016 Assessment Area Lands, and as such land is ultimately defined and set forth in any plats, certificates of occupancy or other designations of developable acreage.

(c) Taking into account capitalized interest and earnings on certain funds and accounts as set forth in the Master Trust Indenture and First Supplemental Trust Indenture, the District shall begin annual collection of the Series 2016 Assessments using the methods available to it by law. Debt service payments and semi-annual installments of interest are reflected on **Exhibit F**.

(d) The District hereby certifies the special assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed by Osceola County and Florida law for collection. The District Manager shall prepare or cause to be prepared each year an assessment roll for purposes of effecting the collection of the special assessments and present same to the District Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect special assessments on property using methods available to the District authorized by Florida law in order to provide for the timely payment of debt service.

**SECTION 6. APPROVAL OF TRUE-UP PROCESS AND APPLICATION OF TRUE-UP PAYMENTS.** Pursuant to Resolution 2016-29 there may be required from time to time certain True-Up payments. As parcels of land are included in a plat or certificate of occupancy, the special assessments securing the Series 2016 Bonds shall be allocated as set forth in Resolution 2016-29, this Resolution, and the Supplemental Assessment Report, including, without limitation, the application of the True-Up process set forth in the Supplemental

Assessment Report. The District shall apply all True-Up payments related to the Series 2016 Bonds only to the credit of the Series 2016 Bonds. All True-Up payments, as well as all other prepayments of assessments, shall be deposited into the accounts specified in the First Supplemental Indenture, dated as of September 1, 2016, governing the Series 2016 Bonds.

**SECTION 7. IMPROVEMENT LIEN BOOK.** Immediately following the adoption of this Resolution these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

**SECTION 8. OTHER PROVISIONS REMAIN IN EFFECT.** This Resolution is intended to supplement Resolution 2016-29, which remains in full force and effect. This Resolution and Resolution 2016-29 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

**SECTION 9. ASSESSMENT NOTICE.** The District's Secretary is hereby directed to record a Notice of Series 2016 Special Assessments securing the Series 2016 Bonds in the Official Records of Osceola County, Florida, or such other instrument evidencing the actions taken by the District.

**SECTION 10. SEVERABILITY.** If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 11. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

*[Remainder of page left blank]*



**APPROVED** and **ADOPTED** this 13<sup>th</sup> day of September, 2016.

ATTEST:

**TOWN OF KINDRED COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary

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Chairperson, Board of Supervisors

- Exhibit A: Master Engineer's Report, dated January 27, 2016
- Exhibit B: Supplemental Assessment Methodology Report (Series 2016), dated August 23, 2016
- Exhibit C: Legal Description of Series 2016 Assessment Area Lands
- Exhibit D: Maturities and Coupons of Series 2016 Bonds
- Exhibit E: Sources and Uses of Funds for Series 2016 Bonds
- Exhibit F: Annual Debt Service Payment Due on Series 2016 Bonds

**EXHIBIT A**  
Master Engineer's Report

**EXHIBIT B**  
Supplemental Assessment Methodology Report

**EXHIBIT C**

**EXHIBIT D**  
Maturities and Coupons of Series 2016 Bonds

**EXHIBIT E**  
Sources and Uses of Funds for Series 2016 Bonds

**EXHIBIT F**  
Annual Debt Service Payment Due on Series 2016 Bonds