

**Town of Kindred Community Development  
District II**

**ANNUAL FINANCIAL REPORT**

**September 30, 2024**

**Town of Kindred Community Development District II**

**ANNUAL FINANCIAL REPORT**

**September 30, 2024**

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## REPORT OF INDEPENDENT AUDITORS

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

### Report on Audit of the Financial Statements

#### *Opinion*

We have audited the financial statements of the governmental activities and each major fund of Town of Kindred Community Development District II (the "District"), as of and for the year ended September 30, 2024, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Town of Kindred Community Development District II as of September 30, 2024, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinion*

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### *Responsibilities of Management for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Fort Pierce / Stuart

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To the Board of Supervisors  
Town of Kindred Community Development District II

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

### ***Auditor's Responsibility for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

To the Board of Supervisors  
Town of Kindred Community Development District II

***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

**Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued a report dated May 29, 2025 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Town of Kindred Community Development District II's internal control over financial reporting and compliance.

*Berger Toombs Elam  
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

May 29, 2025

**Town of Kindred Community Development District II**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**For the Year Ended September 30, 2024**

Management's discussion and analysis of Town of Kindred Community Development District II's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories: 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, public safety, physical environment, culture/recreation and debt service.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Town of Kindred Community Development District II  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as special assessment bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

**Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2024.

- ◆ The District's total assets were exceeded by total liabilities by \$(6,939,954) (net position). Net investment in capital assets for the District was \$(1,950,409). Unrestricted net position was \$(5,104,219) and restricted net position was \$114,674.
- ◆ Revenues from governmental activities totaled \$1,784,924 and expenses from governmental activities totaled \$3,264,288.

**Town of Kindred Community Development District II  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

**Net Position**

	<b>Governmental Activities</b>	
	<b>2024</b>	<b>2023</b>
Current assets	\$ 193,332	\$ 157,863
Restricted assets	1,087,097	1,073,214
Capital assets	16,006,357	13,164,491
Total Assets	17,286,786	14,395,568
Current liabilities	820,501	430,825
Non-current liabilities	23,406,239	19,425,333
Total Liabilities	24,226,740	19,856,158
 Net Position		
Net investment in capital assets	(1,950,409)	(1,005,728)
Restricted	114,674	39,643
Unrestricted	(5,104,219)	(4,494,505)
Total Net Position	\$ (6,939,954)	\$ (5,460,590)

The increase in current assets is related to the increase in receivables in the current year.

The increase in current liabilities is related to the increase in accounts payable and accrued interest in the current year.

The increase in non-current liabilities is related to the issuance of long-term debt in the current year.

**Town of Kindred Community Development District II  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

**Change in Net Position**

	<b>Governmental Activities</b>	
	<b>2024</b>	<b>2023</b>
Program Revenues		
Charges for services	\$ 1,514,038	\$ 1,181,408
Grants and contributions	217,623	11,454
General Revenues		
Investment income	49,211	13,027
Miscellaneous revenue	4,052	-
Total Revenues	<u>1,784,924</u>	<u>1,205,889</u>
Expenses		
General government	103,354	140,301
Public safety	18,821	-
Physical environment	1,927,578	961,136
Culture/recreation	227,055	87,134
Interest and other charges	987,480	571,529
Total Expenses	<u>3,264,288</u>	<u>1,760,100</u>
Change in Net Position	(1,479,364)	(554,211)
Net Position - Beginning of Year	<u>(5,460,590)</u>	<u>(4,906,379)</u>
Net Position - End of Year	<u>\$ (6,939,954)</u>	<u>\$ (5,460,590)</u>

The increase in charges for services is related to the increase in special assessments in the current year.

The decrease in general government is related to the decrease in engineer fee and legal advertising expenses in the current year.

The increase in physical environment is related to the increase in landscape maintenance, utility expenses, and depreciation expense in the current year.

The increase in culture/recreation is related to the increase in management contract and janitorial service expenses in the current year.

The increase in interest and other charges is related to the issuance of long-term debt in the current year.

**Town of Kindred Community Development District II  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of September 30, 2024 and 2023:

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2024</u>	<u>2023</u>
Capital assets, not being depreciated:		
Construction in progress	\$ 3,786,547	\$ -
Capital assets, being depreciated:		
Infrastructure	14,170,219	14,170,219
Less: accumulated depreciation	<u>(1,950,409)</u>	<u>(1,005,728)</u>
 Governmental Activities Capital Assets	 <u>\$ 16,006,357</u>	 <u>\$ 13,164,491</u>

During the year, capital asset activity consisted of depreciation, \$944,681, and additions to construction in progress, \$3,786,547.

**General Fund Budgetary Highlights**

Total final budgeted expenditures exceeded actual primarily due to less contingency costs than anticipated.

The budget was amended to increase contingency costs that were more than originally anticipated.

**Debt Management**

Governmental Activities debt includes the following:

- In August 2020, the District issued \$2,500,000 Series 2020 Special Assessment Revenue Bonds. These bonds were issued to finance a portion of the cost of acquisition, construction, installation and equipping of a portion of the 2020 Project. As of September 30, 2024, the balance outstanding was \$2,290,000.
- In September 2021, the District issued \$5,780,000 Series 2021 Special Assessment Revenue Bonds. These bonds were issued to finance a portion of the cost of acquisition, construction, installation and equipping of a portion of the 2021 project. As of September 30, 2024, the balance outstanding was \$5,535,000.

**Town of Kindred Community Development District II  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Debt Management (Continued)**

- In September 2023, the District issued \$8,160,000 Series 2023 Special Assessment Revenue Bonds. These bonds were issued to finance a portion of the cost of acquisition, construction, installation and equipping of a portion of the 2023 project. As of September 30, 2024, the balance outstanding was \$8,160,000.
- In September 2023, the District entered into an acquisition agreement with the Developer. The District acquired certain completed infrastructure improvements for \$9,614,344. During the current year, the District paid \$7,053,252 to the Developer for the improvements. The balance outstanding as of September 30, 2024 is \$2,561,092.
- In September 2023, the District entered into supplemental acquisition agreement with the Developer concerning the Series 2021 capital project. The agreement stated that the District owed the Developer an additional \$886,754. The balance outstanding as of September 30, 2024 was \$754,903.
- In September 2024, the District issued \$4,290,000 Series 2024 Special Assessment Revenue Bonds. These bonds were issued to finance a portion of the cost of acquisition, construction, installation and equipping of a portion of the 2024 project. As of September 30, 2024, the balance outstanding was \$4,290,000.

**Economic Factors and Next Year's Budget**

Town of Kindred Community Development District II does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2025.

**Request for Information**

The financial report is designed to provide a general overview of Town of Kindred Community Development District II's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Town of Kindred Community Development District II's Accounting Department, at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

**Town of Kindred Community Development District II**  
**STATEMENT OF NET POSITION**  
**September 30, 2024**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets	
Cash	\$ 66,232
Due from developer	100,301
Prepaid expenses	6,097
Deposits	20,702
Total Current Assets	193,332
Non-Current Assets	
Restricted Assets	
Investments	1,087,097
Capital Assets, Not Being Depreciated	
Construction in progress	3,786,547
Capital Assets, Being Depreciated	
Infrastructure	14,170,219
Less: accumulated depreciation	(1,950,409)
Total Non-Current Assets	17,093,454
Total Assets	17,286,786
 <b>LIABILITIES</b>	
Current Liabilities	
Accounts payable and accrued expenses	160,228
Due to developer	56,543
Bonds payable	290,000
Accrued interest	313,730
Total Current Liabilities	820,501
Non-Current Liabilities	
Developer advance	3,315,995
Bonds payable, net	20,090,244
Total Non-current Liabilities	23,406,239
Total Liabilities	24,226,740
 <b>NET POSITION</b>	
Net investment in capital assets	(1,950,409)
Restricted for debt service	90,205
Restricted for capital projects	24,469
Unrestricted	(5,104,219)
Total Net Position	\$ (6,939,954)

See accompanying notes to financial statements.

**Town of Kindred Community Development District II**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2024**

<b>Functions/Programs</b>	<b>Expenses</b>	<b>Program Revenues</b>		<b>Net (Expenses) Revenues and Changes in Net Position</b>
		<b>Charges for Services</b>	<b>Operating Grants and Contributions</b>	<b>Governmental Activities</b>
Governmental Activities				
General government	\$ (103,354)	\$ 81,483	\$ 16,884	\$ (4,987)
Public safety	(18,821)	14,838	3,075	(908)
Physical environment	(1,927,578)	774,902	160,571	(992,105)
Culture/recreation	(227,055)	179,007	37,093	(10,955)
Interest and other charges	(987,480)	463,808	-	(523,672)
Total Governmental Activities	\$ (3,264,288)	\$ 1,514,038	\$ 217,623	(1,532,627)
<b>General revenues</b>				
				4,052
				49,211
				53,263
				(1,479,364)
				(5,460,590)
				\$ (6,939,954)

See accompanying notes to financial statements.

**Town of Kindred Community Development District II**  
**BALANCE SHEET -**  
**GOVERNMENTAL FUNDS**  
**September 30, 2024**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 66,232	\$ -	\$ -	\$ 66,232
Due from developer	100,301	-	-	100,301
Prepaid expenses	6,097	-	-	6,097
Deposits	20,702	-	-	20,702
Restricted assets				
Investments	-	1,045,878	41,219	1,087,097
<b>Total Assets</b>	<u>\$ 193,332</u>	<u>\$ 1,045,878</u>	<u>\$ 41,219</u>	<u>\$ 1,280,429</u>
<b>LIABILITIES AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts payable and accrued expenses	\$ 160,228	\$ -	\$ -	\$ 160,228
Due to developer	56,543	-	-	56,543
<b>Total Liabilities</b>	<u>216,771</u>	<u>-</u>	<u>-</u>	<u>216,771</u>
<b>FUND BALANCES</b>				
Nonspendable - prepaid expenses/deposits	26,799	-	-	26,799
Restricted:				
Debt service	-	1,045,878	-	1,045,878
Capital projects	-	-	41,219	41,219
Unassigned	(50,238)	-	-	(50,238)
<b>Total Fund Balances</b>	<u>(23,439)</u>	<u>1,045,878</u>	<u>41,219</u>	<u>1,063,658</u>
<b>Total Liabilities and Fund Balances</b>	<u>\$ 193,332</u>	<u>\$ 1,045,878</u>	<u>\$ 41,219</u>	<u>\$ 1,280,429</u>

See accompanying notes to financial statements.

**Town of Kindred Community Development District II**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES**  
**TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
**September 30, 2024**

Total Governmental Fund Balances	\$ 1,063,658
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, not being depreciated, construction in progress, used in governmental activities are not current financial resources, and therefore, are not reported at the fund level.	3,786,547
Capital assets, infrastructure, \$14,170,219, net of accumulated depreciation, \$(1,950,409), used in governmental activities are not current financial resources, and therefore, are not reported at the fund level.	12,219,810
Long-term liabilities, bonds payable, \$(20,275,000), net of bond discount, net, \$28,159, and bond premium, net, \$(133,403), and developer advance, \$(3,315,995), are not due and payable in the current period, and therefore, are not reported at the fund level.	(23,696,239)
Accrued interest expense for long-term debt is not a current financial use, and therefore, is not reported at the fund level.	<u>(313,730)</u>
Net Position of Governmental Activities	<u><u>\$ (6,939,954)</u></u>

See accompanying notes to financial statements.

**Town of Kindred Community Development District II**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES - GOVERNMENTAL FUNDS**  
**For the Year Ended September 30, 2024**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>Revenues</b>				
Special assessments	\$ 1,050,230	\$ 463,808	\$ -	\$ 1,514,038
Developer contributions	217,623	-	-	217,623
Miscellaneous revenue	4,052	-	-	4,052
Investment income	-	47,259	1,952	49,211
<b>Total Revenues</b>	<u>1,271,905</u>	<u>511,067</u>	<u>1,952</u>	<u>1,784,924</u>
<b>Expenditures</b>				
<b>Current</b>				
General government	103,354	-	-	103,354
Public safety	18,821	-	-	18,821
Physical environment	982,897	-	-	982,897
Culture/recreation	227,055	-	-	227,055
Capital outlay	-	-	3,786,547	3,786,547
<b>Debt service</b>				
Principal	-	180,000	-	180,000
Interest	-	562,500	-	562,500
Other	-	-	245,300	245,300
<b>Total Expenditures</b>	<u>1,332,127</u>	<u>742,500</u>	<u>4,031,847</u>	<u>6,106,474</u>
<b>Excess of revenues over/(under) expenditures</b>	<u>(60,222)</u>	<u>(231,433)</u>	<u>(4,029,895)</u>	<u>(4,321,550)</u>
<b>Other Financing Sources/(Uses)</b>				
Issuance of long-term debt	-	386,644	3,903,356	4,290,000
Bond discount	-	-	(14,789)	(14,789)
Transfers in	1,610	-	158,657	160,267
Transfers out	-	(158,657)	(1,610)	(160,267)
<b>Total Other Financing Sources/(Uses)</b>	<u>1,610</u>	<u>227,987</u>	<u>4,045,614</u>	<u>4,275,211</u>
<b>Net Change in Fund Balances</b>	(58,612)	(3,446)	15,719	(46,339)
<b>Fund Balances - Beginning of Year</b>	<u>35,173</u>	<u>1,049,324</u>	<u>25,500</u>	<u>1,109,997</u>
<b>Fund Balances - End of Year</b>	<u>\$ (23,439)</u>	<u>\$ 1,045,878</u>	<u>\$ 41,219</u>	<u>\$ 1,063,658</u>

See accompanying notes to financial statements.

**Town of Kindred Community Development District II  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES  
For the Year Ended September 30, 2024**

Net Change in Fund Balances - Total Governmental Funds \$ (46,339)

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that capital outlay, \$3,786,547, exceeded depreciation, \$(944,681), in the current period.	2,841,866
The issuance of long-term debt is recorded as an other financing source at the fund level, however, at the government-wide level it increases liabilities.	(4,290,000)
Bond discount is recognized as an other financing use at the fund level in the year of issuance, however, it is netted with long-term liabilities at the government-wide level.	14,789
Repayment of bond principal is an expenditure at the fund level, but the repayment reduces long-term liabilities at the government-wide level.	180,000
At the government-wide level, interest is accrued on outstanding bonds; whereas at the fund level, interest expenditures are reported when due. This is the change in accrued interest in the current period.	(183,985)
Bond discount is amortized at the government-wide level as interest over the life of the associated bonds payable. This is the current year amount amortized.	(531)
Amortization of bond premium does not require the use of current financial resources and therefore, is not reported at the governmental fund level. This is the amount of amortization in the current period.	<u>4,836</u>

Change in Net Position of Governmental Activities \$ (1,479,364)

See accompanying notes to financial statements.

**Town of Kindred Community Development District II**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCES - BUDGET AND ACTUAL - GENERAL FUND**  
**For the Year Ended September 30, 2024**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Special assessments	\$ 1,058,459	\$ 1,058,459	\$ 1,050,230	\$ (8,229)
Developer contributions	-	274,166	217,623	(56,543)
Miscellaneous income	-	432	4,052	3,620
Total Revenues	<u>1,058,459</u>	<u>1,333,057</u>	<u>1,271,905</u>	<u>(61,152)</u>
Expenditures				
Current				
General government	117,890	117,890	103,354	14,536
Public safety	16,500	16,500	18,821	(2,321)
Physical environment	766,981	1,051,579	982,897	68,682
Culture/recreation	157,088	157,088	227,055	(69,967)
Total Expenditures	<u>1,058,459</u>	<u>1,343,057</u>	<u>1,332,127</u>	<u>10,930</u>
Excess of revenues over/(under) expenditures	-	(10,000)	(60,222)	(50,222)
Other Financing Sources/(Uses)				
Transfers in	-	-	1,610	1,610
Net Change in Fund Balances	-	(10,000)	(58,612)	(48,612)
Fund Balances - Beginning of Year	<u>-</u>	<u>10,000</u>	<u>35,173</u>	<u>25,173</u>
Fund Balances - End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (23,439)</u>	<u>\$ (23,439)</u>

See accompanying notes to financial statements.

**Town of Kindred Community Development District II**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

**1. Reporting Entity**

The District was established on January 13, 2020 pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Osceola County Ordinance No 2020 - 16 as a Community Development District. On January 11, 2023 the boundary of the District was amended adding approximately 320 acres. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Town of Kindred Community Development District II. The District is governed by a five-member Board of Supervisors. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Town of Kindred Community Development District II (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**Town of Kindred Community Development District II**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are primarily supported by special assessments. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**Town of Kindred Community Development District II**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

**Nonspendable Fund Balance** – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

**Restricted Fund Balance** – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

**Assigned Fund Balance** – This classification consists of the Board of Supervisors' intent to be used for specific purposes but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

**Unassigned Fund Balance** – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

**Fund Balance Spending Hierarchy** – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

**Town of Kindred Community Development District II**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

**3. Basis of Presentation**

**a. Governmental Major Funds**

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

**Town of Kindred Community Development District II**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**a. Governmental Major Funds (Continued)**

Debt Service Fund – Accounts for debt service requirements to retire the special assessment revenue bonds which were used to finance the construction of District infrastructure improvements.

Capital Projects Fund – The Capital Projects Funds account for construction of infrastructure improvements within the boundaries of the District.

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as special assessment bonds and developer obligations be reported in the governmental activities column in the government-wide Statement of Net Position.

**4. Assets, Liabilities, and Net Position or Equity**

**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

**Town of Kindred Community Development District II**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, and Net Position or Equity (Continued)**

**a. Cash and Investments (Continued)**

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

**b. Restricted Net Position**

Certain net position of the District is classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

**c. Capital Assets**

Capital assets, which includes construction in progress and infrastructure, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	15 years
----------------	----------

**d. Unamortized Bond Discounts/Premiums**

Bond discounts and bond premiums associated with the issuance of revenue bonds are amortized according to the straight-line method. For financial reporting, unamortized bond discounts and premiums are netted with the applicable long-term debt.

**Town of Kindred Community Development District II**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, and Net Position or Equity (Continued)**

**e. Budgets**

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

**NOTE B – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2024, the District's bank balance was \$90,996 and the carrying value was \$66,232. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

**Town of Kindred Community Development District II**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE B – CASH AND INVESTMENTS (CONTINUED)**

Investments

As of September 30, 2024, the District had the following investments and maturities:

<b>Investment</b>	<b>Maturities</b>	<b>Fair Value</b>
First American Treasury Obligations	31 Days*	\$ 1,087,097

\*Maturity is a weighted average maturity.

The District categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most realizable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtained quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment listed above is a Level 1 asset.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2024, the District's investments in First American Treasury Obligations was rated AAAM by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in First American Treasury Obligations represent 100% of District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2024 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

**Town of Kindred Community Development District II**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE C – CAPITAL ASSETS**

Capital asset activity for the period ended September 30, 2024 was as follows:

	Balance October 1, 2023	Additions	Disposals	Balance September 30, 2024
<b><u>Governmental Activities:</u></b>				
Capital assets, not being depreciated:				
Construction in progress	\$ -	\$ 3,786,547	\$ -	\$ 3,786,547
Capital assets, being depreciated:				
Infrastructure	14,170,219	-	-	14,170,219
Less: accumulated depreciation	<u>(1,005,728)</u>	<u>(944,681)</u>	-	<u>(1,950,409)</u>
Total Capital Assets, being depreciated	<u>13,164,491</u>	<u>(944,681)</u>	-	<u>12,219,810</u>
Governmental Activities Capital Assets	<u>\$ 13,164,491</u>	<u>\$ 2,841,866</u>	<u>\$ -</u>	<u>\$ 16,006,357</u>

Depreciation of \$944,681, was charged to physical environment.

**NOTE D – INTERFUND TRANSFERS**

Interfund transfers for the year ended September 30, 2024, consisted of the following:

<b><u>Transfers In</u></b>	<b><u>Transfers Out</u></b>		<b><u>Total</u></b>
	Debt Service Fund	Capital Projects Fund	
General Fund	\$ -	\$ 1,610	\$ 1,610
Capital Projects Fund	158,657	-	158,657
Total	<u>\$ 158,657</u>	<u>\$ 1,610</u>	<u>\$ 160,267</u>

Interfund transfers from the Debt Service Fund to the Capital Projects Fund are in accordance with the Trust Indenture. Interfund transfers from the Capital Projects Fund to the General Fund are related to Developer funding.

**Town of Kindred Community Development District II**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE E – LONG-TERM DEBT**

The following is a summary of debt activity for the District for the period ended September 30, 2024:

Bonds payable at October 1, 2023	\$ 19,480,995
Issuance of long-term debt	4,290,000
Principal payments	<u>(180,000)</u>
Bonds payable at September 30, 2024	23,590,995
Bond discount, net	(28,159)
Bond premium, net	133,403
Bonds Payable, Net at September 30, 2024	<u>\$ 23,696,239</u>

District bonded debt is comprised of the following at September 30, 2024:

**Special Assessment Revenue Bonds**

\$2,500,000 Series 2020 Special Assessment Revenue Bonds maturing through 2050, at various interest rates between 2.625% and 3.75%, payable May 1 and November 1 beginning November 2020. Current portion is \$55,000. \$ 2,290,000

\$5,780,000 Series 2021 Special Assessment Revenue Bonds maturing through 2052, at various interest rates between 2.2% and 4.00%, payable May 1 and November 1 beginning November 2021. Current portion is \$125,000. \$ 5,535,000

\$8,160,000 Series 2023 Special Assessment Revenue Bonds maturing through 2054, at various interest rates between 4.9% and 5.875%, payable May 1 and November 1 beginning November 2023. Current portion is \$110,000. \$ 8,160,000

\$4,290,000 Series 2024 Special Assessment Revenue Bonds maturing through 2055, at various interest rates between 4.3% and 5.3%, payable May 1 and November 1, beginning November 1, 2024. \$ 4,290,000

**Town of Kindred Community Development District II**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE E – LONG-TERM DEBT (CONTINUED)**

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

Year Ending September 30,	Principal	Interest	Total
2025	\$ 290,000	\$ 870,835	\$ 1,160,835
2026	375,000	944,412	1,319,412
2027	385,000	931,077	1,316,077
2028	395,000	916,712	1,311,712
2029	415,000	901,887	1,316,887
2030-2034	2,325,000	4,257,125	6,582,125
2035-2039	2,895,000	3,713,246	6,608,246
2040-2044	3,615,000	2,999,301	6,614,301
2045-2049	4,620,000	2,029,914	6,649,914
2050-2054	4,685,000	797,530	5,482,530
2055	275,000	14,575	289,575
Totals	<u>\$ 20,275,000</u>	<u>\$ 18,376,614</u>	<u>\$ 38,651,614</u>

Summary of Significant Bonds Resolution Terms and Covenants

**Special Assessment Revenue Bonds**

Significant Bond Provisions

The Series 2020 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2030 a price equal to the par amount of the Series 2020 Bonds thereof, together with accrued interest to the date of redemption. The Series 2020 are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2021 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2031 at the redemption price of 100% of the principal amount to be redeemed plus accrued interest to the date of redemption. The Series 2021 are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2023 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2033 at the redemption price of 100% of the principal amount to be redeemed plus accrued interest to the date of redemption. The Series 2023 are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

**Town of Kindred Community Development District II**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE E – LONG-TERM DEBT (CONTINUED)**

Summary of Significant Bonds Resolution Terms and Covenants (Continued)

**Special Assessment Revenue Bonds (Continued)**

Significant Bond Provisions (Continued)

The Series 2024 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2034 at the redemption price of 100% of the principal amount to be redeemed plus accrued interest to the date of redemption. The Series 2024 are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds

The Series 2020 Reserve Account was funded from the proceeds of the Series 2020 Bonds in an amount equal to 35 percent of the maximum annual debt service for the Series 2020 Bonds.

The Series 2021 Reserve Account was funded from the proceeds of the Series 2021 Bonds in an amount equal to 50 percent of the maximum annual debt service for the Series 2021 Bonds. The reserve requirement was reduced in fiscal year 2023 to 10 percent of the maximum annual debt service for the Series 2021 Bonds as certain conditions were met as outlined in the Trust Indenture.

The Series 2023 Reserve Account was funded from the proceeds of the Series 2023 Bonds in an amount equal to 50 percent of the maximum annual debt service for the Series 2023 Bonds. Upon satisfaction of certain release conditions, as noted in the trust indenture, the reserve requirement will be reduced. During the year ended September 30, 2024, release condition #1 was met and the reserve requirement was reduced to 25 percent of the maximum annual debt service.

**Town of Kindred Community Development District II**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE E – LONG-TERM DEBT (CONTINUED)**

Summary of Significant Bonds Resolution Terms and Covenants (Continued)

**Special Assessment Revenue Bonds (Continued)**

Significant Bond Provisions (Continued)

The Series 2024 Reserve Account was funded from the proceeds of the Series 2024 Bonds in an amount equal to 50 percent of the maximum annual debt service for the Series 2024 Bonds. Upon satisfaction of certain release conditions, as noted in the trust indenture, the reserve requirement will be reduced.

Monies held in the reserve accounts will be used only for the purposes established in the Trust Indentures.

The following is a schedule of required reserve balances as of September 30, 2024:

	<u>Balance</u>	<u>Requirement</u>
Special Assessment Revenue Bonds, Series 2020	\$ 48,519	\$ 48,519
Special Assessment Revenue Bonds, Series 2021	\$ 160,100	\$ 160,100
Special Assessment Revenue Bonds, Series 2023	\$ 143,530	\$ 143,530
Special Assessment Revenue Bonds, Series 2024	\$ 142,017	\$ 142,017

**Developer Advance**

In September 2023, the District entered into an acquisition agreement with the Developer. The District acquired certain completed infrastructure improvements for \$9,614,344. The balance outstanding as of September 30, 2024 is \$2,561,092. The balance is to be paid to the extent additional monies are released into the Series 2023 Construction and Acquisition account up to the full amount.

In September 2023, the District entered into a supplemental affidavit regarding costs paid agreement with the Developer. The District previously acquired certain completed infrastructure improvements for \$5,547,667. During a prior year, the District paid \$4,660,913 to the Developer for the improvements and recorded \$886,754 as a developer contribution. During the fiscal year ended September 30, 2023, beginning net position was restated as the supplemental affidavit indicated that the Developer was expecting the \$886,754 to be reimbursed, so the liability was recognized. The District paid \$131,851 to the Developer relating to this liability. The balance outstanding as of September 30, 2024 is \$754,903. The balance is to be paid to the extent additional monies are released into the Series 2021 Construction and Acquisition account up to the full amount.

**Town of Kindred Community Development District II**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE F – ECONOMIC DEPENDENCY AND RELATED PARTIES**

A significant portion of the District's activity is dependent upon continued involvement of the Developer, the loss which could have a material adverse effect on the District's operations. All voting members of the Board of Supervisors are employed by the Developer or a related entity. The District recognized \$217,623 in contributions from the Developer for the year ended September 30, 2024. Additionally, the District has amounts due from the Developer of \$100,301 and due to the Developer of \$56,543 at September 30, 2024.

**NOTE G – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks that exceeded commercial coverage over the last three years.



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## **INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Town of Kindred Community Development District II, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated May 29, 2025.

### **Report on Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Town of Kindred Community Development District II's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Town of Kindred Community Development District II's internal control. Accordingly, we do not express an opinion on the effectiveness of Town of Kindred Community Development District II's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

To the Board of Supervisors  
Town of Kindred Community Development District II

### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Town of Kindred Community Development District II's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

May 29, 2025



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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## MANAGEMENT LETTER

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

### Report on the Financial Statements

We have audited the financial statements of the Town of Kindred Community Development District II as of and for the year ended September 30, 2024, and have issued our report thereon dated May 29, 2025.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 29, 2025, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. The following findings or recommendations were made in the preceding financial audit report:

#### Finding 2023-1

Finding: The actual expenditures of the General Fund exceeded the approved budgeted amounts in violation of Section 189.016 Florida Statutes.

Recommendation: The District should monitor expenditures in future years to ensure that actual expenditures do not exceed the budget.

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Management Response: Expenditures will be monitored in future years to ensure budget compliance.

Current Status: The finding was corrected in the current year.

### **Financial Condition and Management**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Town of Kindred Community Development District II has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Town of Kindred Community Development District II did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2024 for the Town of Kindred Community Development District II. It is management's responsibility to monitor the Town of Kindred Community Development District II's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### **Specific Information**

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Town of Kindred Community Development District II reported:

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 3
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: N/A
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$71,050
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2023, together with the total expenditures for such project: The District spent \$143,530 and \$3,786,547 on the 2023 and 2024 capital projects, respectively, in the current year.

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6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The FY 2024 budget was amended, see below:

	<b>Original Budget</b>	<b>Actual</b>	<b>Variance with Original Budget Positive (Negative)</b>
<b>Revenues</b>			
Special assessments	\$ 1,058,459	\$ 1,050,230	\$ (8,229)
Developer contributions	-	217,623	217,623
Miscellaneous income	-	4,052	4,052
Total Revenues	<u>1,058,459</u>	<u>1,271,905</u>	<u>213,446</u>
<b>Expenditures</b>			
Current			
General government	117,890	103,354	14,536
Public safety	16,500	18,821	(2,321)
Physical environment	766,981	982,897	(215,916)
Culture/recreation	157,088	227,055	(69,967)
Total Expenditures	<u>1,058,459</u>	<u>1,332,127</u>	<u>(273,668)</u>
Excess of revenues over/(under) expenditures	-	(60,222)	(60,222)
<b>Other Financing Sources/(Uses)</b>			
Transfers in	-	1,610	1,610
Net Change in Fund Balances	-	(58,612)	(58,612)
Fund Balances - Beginning of Year	-	35,173	35,173
Fund Balances - End of Year	<u>\$ -</u>	<u>\$ (23,439)</u>	<u>\$ (23,439)</u>



Berger, Toombs, Elam,  
Gaines & Frank  
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As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the Town of Kindred Community Development District II reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: General Fund \$31.57 - \$1,409.88 and the Debt Service Fund \$400.00 - \$800.00.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected were \$1,514,038.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds: \$2,290,000, Series 2020, matures May 2050, \$5,535,000, Series 2021, matures in May 2052, and \$8,160,000, Series 2023, matures in May 2054, \$4,290,000, Series 2024, matures in 2055.

### **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

### **Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam  
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

May 29, 2025



**Berger, Toombs, Elam,  
Gaines & Frank**

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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH  
SECTION 218.415, FLORIDA STATUTES**

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

We have examined Town of Kindred Community Development District II's compliance with Section 218.415, Florida Statutes during the period ended September 30, 2024. Management is responsible for Town of Kindred Community Development District II's compliance with those requirements. Our responsibility is to express an opinion on Town of Kindred Community Development District II's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Town of Kindred Community Development District II's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Town of Kindred Community Development District II's compliance with the specified requirements.

In our opinion, Town of Kindred Community Development District II complied, in all material respects, with the aforementioned requirements during the period ended September 30, 2024.

*Berger Toombs Elam  
Gaines + Frank*

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Fort Pierce, Florida

May 29, 2025