



**KENDALL BREEZE WEST
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH 19, 2025
7:00 P.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

www.kendallbreezewestcdd.org
786.347.2700 ext. 2027 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT
Community Clubhouse – Meeting Room
11780 SW 138th Avenue
Miami, Florida 33186
REGULAR BOARD MEETING
March 19, 2025
7:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. October 16, 2024 Regular Board Meeting.....Page 3
- G. Old Business
 - 1. Staff Report, as Required
- H. New Business
 - 1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget.....Page 0
 - 2. Consider Resolution No. 2025-02 – Registered Agent Change.....Page 0
- I. Administrative & Operational Matters
- J. Board Member & Staff Closing Comments
- K. Adjourn



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
142062	595884	Print Legal Ad-IPL01959000 - IPL0195900	Kendall Breeze West CDD	\$654.02	2	43 L

Attention: Laura J. Archer

Kendall Breeze West Community Development District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410
LArcher@sdsinc.org

KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the **Kendall Breeze West Community Development District** (the "District") will hold Regular Meetings in the Kendall Breeze West Community Club-house Meeting Room located at 11780 SW 138th Avenue, Miami, Florida 33186 at **7:00 p.m.** on the following dates:

October 16, 2024
November 20, 2024
February 19, 2025
March 19, 2025
April 16, 2025
May 21, 2025
June 18, 2025
September 17, 2025

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at nnguyen@sdsinc.org and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at nnguyen@sdsinc.org and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised notice.

KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT

www.kendallbreezewestcdd.org

PUBLISH: MIAMI HERALD 09/30/24

IPL0195900

Sep 30 2024

PUBLISHED DAILY MIAMI-DADE-FLORIDA

STATE OF FLORIDA COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared: Mary Castro, who on oath says that he/she is CUSTODIAN OF RECORDS of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue (s) of:

Publication: Miami Herald

1 insertion(s) published on:

09/30/24

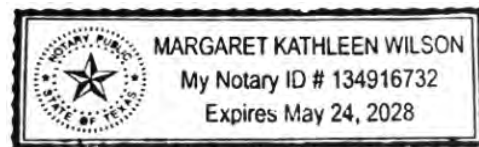
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s). The McClatchy Company complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 30th day of September in the year of 2024

Margaret K. Wilson

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

RESOLUTION NO. 2025-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
KENDALL BREEZE WEST COMMUNITY DEVELOPMENT
DISTRICT DECLARING VACANCIES ON THE BOARD OF
SUPERVISORS PURSUANT TO SECTION 190.006(3)(b),
FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, pursuant to the provisions of Section 190.006, Florida Statutes, the members of the Board of Supervisors (the “District Board”) of the Kendall Breeze West Community Development District (the “District”) are to be elected by the qualified electors of the District at a general election to be held on November 5, 2024 (the “General Election”); and

WHEREAS, the District provided published notice of the qualifying period for election to the District Board at least two (2) weeks prior to the start of the qualifying period for the General Election, as required by Section 190.006(3)(b), Florida Statutes; and

WHEREAS, the **Miami-Dade** County Supervisor of Elections has confirmed that at the close of the qualifying period for election to the District Board, no elector qualified for Seat 3, Seat 4, or Seat 5 to be filled in the General Election; and

WHEREAS, pursuant to Section 190.006(3)(b), Florida Statutes, the District is required to declare the seats to be filled by the election to which no qualified elector has qualified as vacant and to appoint a qualified elector to fill each such vacancy within 90 days of the second Tuesday following the General Election.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF THE KENDALL BREEZE WEST COMMUNITY DEVELOPMENT
DISTRICT, THAT:**

1. The recitals above are true and correct and are hereby made a part of this Resolution.
2. The District Board hereby declares Seat 3, Seat 4, and Seat 5 to be vacant, effective on the second Tuesday following the General Election.
3. The District Board shall appoint a qualified elector to Seat 3, Seat 4, and Seat 5 within 90 days of the second Tuesday following the General Election, as required by Section 190.006(3)(b), Florida Statutes. Until such appointment, the incumbent board member in such seat shall remain in office.

4. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 19th day of March, 2025 by the Board of Supervisors of the Kendall Breeze West Community Development District.

ATTEST:

**KENDALL BREEZE WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair

**KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 16, 2024**

A. CALL TO ORDER

District Manager Nancy Nguyen called the October 16, 2024, Regular Board Meeting of the Kendall Breeze West Community Development District (the “District”) to order at approximately 7:02 p.m. in the Meeting Room at the Kendall Breeze West Community Clubhouse located at 11780 SW 138th Avenue, Miami, Florida 33186.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the October 16, 2024, Regular Board Meeting had been published in the *Miami Herald* on September 30, 2024, as part of the District’s fiscal year 2024/2025 meeting schedule, as legally required.

C. CONSIDER RESIGNATION AND APPOINTMENT TO BOARD VACANCY

NOTE: This item was discussed after Item E.

Ms. Nguyen stated that she was in possession of a resignation letter from Jessica Figueroa with an effective date of August 1, 2024, and it would be in order for the Board of Supervisors (the “Board”) to consider. A discussion ensued after which:

A **motion** was made by Ms. Cervino, seconded by Ms. Antunez and unanimously passed accepting the resignation of Jessica Figueroa, effective August 1, 2024.

Ms. Nguyen stated that there was now a vacancy in Seat 5 which term expires in November 2024.

D. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER DUTIES & RESPONSIBILITIES

This item was not needed at this time.

E. ESTABLISH A QUORUM

NOTE: This item was discussed prior to Item C.

It was determined that the attendance of Chairwoman Liana Cervino, and Supervisors Eduardo Sanchez, Marianna Antunez, and Dena Sherman constituted a quorum, and it was in order to proceed with the meeting.

Attending Staff were as follows: District Manager Nancy Nguyen of Special District Services, Inc.; and General Counsel Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also in attendance was: Jaime Salgado, of Miami, Florida.

F. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

G. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

H. APPROVAL OF MINUTES

1. May 15, 2024, Regular Board Meeting and Public Hearing

Ms. Nguyen presented the minutes of the May 15, 2024, Regular Board Meeting and Public Hearing and asked if there were any changes and/or corrections. There being no comments or changes, a **motion** was made by Ms. Cervino, seconded by Ms. Antunez and passed unanimously approving the minutes of the May 15, 2024, Regular Board Meeting and Public Hearing, as presented.

I. OLD BUSINESS

1. Staff Report, as Required

There was no Old Business to discuss at this time.

J. NEW BUSINESS

1. Discussion Regarding Preserve Area Maintenance Increase Letter (Allstate Resource Management)

Ms. Nguyen presented a letter she received from Allstate Resource Management, Inc. (Allstate) and indicated that Allstate was requesting a 3% increase in service costs for 2025. Ms. Nguyen stated that the current monthly service cost for the preservation area is \$243 and a 3% increase would amount to approximately \$251 per month (an annual increase of approximately \$96 per year). The Board discussed the increase and agreed that a 3% increase was a reasonable request.

A **motion** was made by Ms. Cervino, seconded by Mr. Sanchez and unanimously passed accepting the 3% increase in service costs for the preservation area from Allstate Resource Management, Inc. for 2025.

2. 2024 Legislative Update Memorandums (BCLMR)

Mr. George explained that his firm had prepared a memorandum summarizing the legislative acts that had become law during the most recent legislative session. Mr. George provided the Board an explanation of the laws that pertain to the District. Mr. George informed the Board that if they had any questions regarding these new laws, they may contact the District Manager or his office.

3. Consider Resolution No. 2024-05 – Adopting a Fiscal Year 2023/2024 Amended Budget

Ms. Nguyen presented Resolution No. 2024-05, entitled:

RESOLUTION NO. 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen provided an explanation for the document. She indicated that there was an operating fund balance of approximately \$190,000 at the end of the fiscal year. A discussion ensued after which:

A **motion** was made by Ms. Sherman, seconded by Ms. Cervino and unanimously passed adopting Resolution No. 2024-05, as presented, thereby setting the amended/revised budget for the 2023/2024 fiscal year.

4. Consider Resolution No. 2024-06 – Adopting Goals and Objectives

Ms. Nguyen presented Resolution No. 2024-06, entitled:

RESOLUTION NO. 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen explained that new legislation states that beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of these goals and objectives. Ms. Nguyen further explained that the goals and objectives included in Exhibit A of the resolution were items that are current requirements of the District per Florida Statutes. It was further explained that at the end of the fiscal year the Board would have the opportunity to determine if the goals had been met.

A **motion** was made by Ms. Sherman, seconded by Ms. Cervino and unanimously passed accepting Resolution No. 2024-06, further establishing the Kendall Breeze West Community Development District’s goals, objectives, and performance measures.

K. AUDITON SELECTION COMMITTEE

1. Ranking of Proposals/Consider Selection of an Auditor

Ms. Nguyen reminded the Board that during the May 15, 2024, Board Meeting, the entire District Board was appointed as the Audit Committee.

Ms. Nguyen recessed the Regular Board Meeting and simultaneously called to order a meeting of the Audit Committee at approximately 7:19 p.m. The purpose of the Audit Committee meeting is to rank and recommend, in order of preference, no fewer than three (3) audit firms to perform the

required auditing services for three (3) fiscal years commencing with the 2023/2024 audit and to include a 2-year renewal option.

Ms. Nguyen explained that only one (1) audit firm had responded to the legal advertisement requesting proposals to perform annual audits for fiscal years ending 9/30/2024, 9/30/2025, 9/30/2026, and to include a 2-year renewal option for fiscal years 9/30/2027 and 9/30/2028.

Ms. Nguyen informed the Board that they had two options. They could either waive the three (3) audit proposer rule or they can start the request for proposals process again. The Audit Committee consensus was to waive the 3 audit proposer rule. Consequently, Ms. Nguyen asked the Audit Committee to waive the 3 audit proposer rule and also rank the firm of Grau & Associates #1, the only qualified and responsible firm. A discussion ensued, after which:

A **motion** was made by Ms. Cervino, seconded by Ms. Sherman and unanimously passed waiving the three (3) audit proposer rule and to rank the firm of Grau & Associates deemed to be most qualified to perform the auditing services as #1.

There being no further Audit Committee business to conduct, Ms. Nguyen adjourned the Audit Committee Meeting and simultaneously reconvened the Regular Board Meeting at approximately 7:21 p.m.

A **motion** was made by Ms. Sherman, seconded by Ms. Cervino and unanimously passed authorizing the District Manager to engage the firm of Grau & Associates, a qualified and responsible auditing firm proposer, to perform audits for the three (3) fiscal years ending 2024, 2025 and 2026; and the fees for the fiscal years will be \$3,500, \$3,600 and \$3,700, respectively; and to provide in the engagement a 2-year renewal option for the fiscal years 2027 and 2028; and the fees for the option years, subject to fee adjustments for inflation, will be \$3,800 and \$3,900, respectively.

L. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Staff Report, as Required

Ms. Nguyen reminded the Board that there were three (3) seats whose terms were expiring in November 2024. Those seats are Seat 3 (currently held by Ms. Sherman), Seat 4 (currently held by Ms. Cervino) and Seat 5 (currently vacant). She further explained that there were no candidates for Seats 3, 4, or 5. Ms. Nguyen explained that the new terms of office for Seats 3, 4 and 5 would commence on the second Tuesday following the general election (November 19, 2024).

The Board Members were reminded of the importance of completing their required four-hour ethics training by December 31, 2024.

M. BOARD MEMBER & STAFF CLOSING COMMENTS

Ms. Nguyen reminded the Board that The Pressure Cleaning Man, the District's pressure cleaning contractor, typically performs the first pressure cleaning service in November. It was determined that the pressure cleaning should be postponed due to the Kendall Breeze West Homeowners' Association, Inc. (the "HOA") home painting project. Ms. Nguyen will communicate the location of sidewalks requiring immediate attention to request the HOA's assistance in spot pressure cleaning these areas.

It was determined that unless an emergency were to arise, the Board would not need to meet until 2025.

N. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Cervino, seconded by Ms. Sherman and passed unanimously adjourning the Regular Board Meeting at approximately 7:36 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the Kendall Breeze West Community Development District (the “District”) is required by Section 190.008(2)(a), *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2025/2026 has been prepared and considered by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted by the Board.

Section 2. A Public Hearing is hereby scheduled for May 21, 2025 at 7:00 p.m. in the Kendall Breeze West Community Clubhouse Meeting Room located at 11780 SW 138th Avenue, Miami, Florida 33186, for the purpose of receiving public comments on the Proposed Fiscal Year 2025/2026 Budget.

PASSED, ADOPTED and EFFECTIVE this 19th day of March, 2025.

ATTEST:

**KENDALL BREEZE WEST
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chair / Vice Chair

Kendall Breeze West Community Development District

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

PROPOSED BUDGET
KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	79,751
MAINTENANCE ASSESSMENTS	76,687
DEBT ASSESSMENTS	115,904
INTEREST INCOME	1,200
OTHER REVENUES	0
TOTAL REVENUES	\$ 273,542
EXPENDITURES	
MAINTENANCE & OPERATIONS EXPENDITURES	
ENGINEERING - ANNUAL REPORT & INSPECTIONS	3,000
STREET/ROADWAY & STORMWATER MAINTENANCE	19,400
PRESERVATION AREA MAINTENANCE	3,500
PRESSURE CLEANING	10,500
ROADWAY RESURFACING PROJECT	14,286
SPECIAL PROJECTS	10,700
SIDEWALK REPAIRS (MILLING & REPLACEMENTS)	5,500
STORM DRAINAGE/CLASS V PERMIT	3,500
MAINTENANCE CONTINGENCY (SIGNS, ETC.)	1,700
TOTAL MAINTENANCE & OPERATIONS EXPENDITURES	\$ 72,086
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	5,000
PAYROLL TAXES (EMPLOYER)	383
MANAGEMENT	34,308
SECRETARIAL & FIELD OPERATIONS	6,000
LEGAL	8,500
ASSESSMENT ROLL	7,500
AUDIT FEES	3,600
INSURANCE	7,400
LEGAL ADVERTISING	2,700
MISCELLANEOUS	950
POSTAGE	225
OFFICE SUPPLIES	375
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	4,100
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	2,000
ADMINISTRATIVE CONTINGENCY	1,300
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 84,866
TOTAL EXPENDITURES	\$ 156,952
REVENUES LESS EXPENDITURES	\$ 116,590
BOND PAYMENTS	(108,950)
BALANCE	\$ 7,640
COUNTY APPRAISER & TAX COLLECTOR FEE	(5,446)
DISCOUNTS FOR EARLY PAYMENTS	(10,894)
EXCESS/ (SHORTFALL)	\$ (8,700)
CARRYOVER FROM PRIOR YEAR	8,700
NET EXCESS / (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	85,751	84,879	79,751	Expenditures Less Interest & Carryover/.94
MAINTENANCE ASSESSMENTS	72,964	72,964	76,687	Expenditures/.94
DEBT ASSESSMENTS	114,973	115,336	115,904	Bond Payments/.94
INTEREST INCOME	11,870	720	1,200	Estimated At \$100 Per Month
OTHER REVENUES	150	0	0	
TOTAL REVENUES	\$ 285,708	\$ 273,899	\$ 273,542	
EXPENDITURES				
MAINTENANCE & OPERATIONS EXPENDITURES				
ENGINEERING - ANNUAL REPORT & INSPECTIONS	1,100	3,000	3,000	No Change From 2024/2025 Budget
STREET/ROADWAY & STORMWATER MAINTENANCE	4,769	19,400	19,400	No Change From 2024/2025 Budget
PRESERVATION AREA MAINTENANCE	2,673	3,500	3,500	No Change From 2024/2025 Budget
PRESSURE CLEANING	10,001	10,500	10,500	No Change From 2024/2025 Budget
ROADWAY RESURFACING PROJECT	0	14,286	14,286	14 Year Project (4th Year - Total Cost: \$200,000)
SPECIAL PROJECTS	0	10,700	10,700	No Change From 2024/2025 Budget
SIDEWALK REPAIRS (MILLING & REPLACEMENTS)	0	5,500	5,500	No Change From 2024/2025 Budget
STORM DRAINAGE/CLASS V PERMIT	0	0	3,500	New Requirement In Miami-Dade County
MAINTENANCE CONTINGENCY (SIGNS, ETC.)	5,064	1,700	1,700	No Change From 2024/2025 Budget
TOTAL MAINTENANCE & OPERATIONS EXPENDITURES	\$ 23,607	\$ 68,586	\$ 72,086	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	2,800	5,000	5,000	Supervisor Fees
PAYROLL TAXES (EMPLOYER)	214	383	383	Supervisor Fees *7.65%
MANAGEMENT	32,388	33,348	34,308	CPI Adjustment
SECRETARIAL & FIELD OPERATIONS	6,000	6,000	6,000	No Change From 2024/2025 Budget
LEGAL	8,593	8,500	8,500	No Change From 2024/2025 Budget
ASSESSMENT ROLL	7,500	7,500	7,500	As Per Contract
AUDIT FEES	3,800	3,900	3,600	Accepted Amount For 2024/2025 Audit
INSURANCE	6,594	7,100	7,400	Fiscal Year 2024/2025 Expenditure Was \$6,858
LEGAL ADVERTISING	3,304	1,700	2,700	Costs Have Increased Due To Closing Of The Miami Business Review
MISCELLANEOUS	792	1,000	950	\$50 Decrease From 2024/2025 Budget
POSTAGE	88	250	225	\$25 Decrease From 2024/2025 Budget
OFFICE SUPPLIES	227	400	375	\$25 Decrease From 2024/2025 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2024/2025 Budget
TRUSTEE FEES	4,089	4,100	4,100	No Change From 2024/2025 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2024/2025 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2024/2025 Budget
ADMINISTRATIVE CONTINGENCY	0	1,300	1,300	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 78,914	\$ 83,006	\$ 84,866	
TOTAL EXPENDITURES	\$ 102,521	\$ 151,592	\$ 156,952	
REVENUES LESS EXPENDITURES	\$ 183,187	\$ 122,307	\$ 116,590	
BOND PAYMENTS	(109,547)	(108,416)	(108,950)	2026 P & I Payments Less Earned Interest
BALANCE	\$ 73,640	\$ 13,891	\$ 7,640	
COUNTY APPRAISER & TAX COLLECTOR FEE	(2,631)	(5,464)	(5,446)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(10,265)	(10,927)	(10,894)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 60,744	\$ (2,500)	\$ (8,700)	
CARRYOVER FROM PRIOR YEAR	0	2,500	8,700	Carryover From Prior Year
NET EXCESS / (SHORTFALL)	\$ 60,744	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	3,976	500	1,000	Projected Interest For 2025/2026
NAV Tax Collection	109,547	108,416	108,950	2026 P & I Payments Less Earned Interest
Total Revenues	\$ 113,523	\$ 108,916	\$ 109,950	
EXPENDITURES				
Principal Payments	70,000	65,000	70,000	Principal Payment Due In 2026
Interest Payments	49,644	43,916	39,950	Interest Payments Due In 2026
Total Expenditures	\$ 119,644	\$ 108,916	\$ 109,950	
Excess / (Shortfall)	\$ (6,121)	\$ -	\$ -	

Series 2004 Bond Information

Original Par Amount =	\$1,580,000	Annual Principal Payments Due:	May 1st
Interest Rate =	5.875%	Annual Interest Payments Due:	May 1st & November 1st
Issue Date =	December 2004		
Maturity Date =	May 2034		
Par Amount As Of 1/1/25 =	\$780,000		

Kendall Breeze West Community Development District Assessment Comparison

Lot Size		Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Assessment Before Discount*	Fiscal Year 2025/2026 Assessment Before Discount*
30	Administrative	\$ 405.75	\$ 410.12	\$ 408.08	\$ 383.43
	Maintenance	\$ 353.35	\$ 350.79	\$ 350.79	\$ 368.69
	<u>Debt</u>	<u>\$ 530.78</u>	<u>\$ 528.50</u>	<u>\$ 530.16</u>	<u>\$ 536.62</u>
	Sub-Total For Lot Size 30	\$ 1,289.88	\$ 1,289.41	\$ 1,289.03	\$ 1,288.74
35	Administrative	\$ 405.75	\$ 410.12	\$ 408.08	\$ 383.43
	Maintenance	\$ 353.35	\$ 350.79	\$ 350.79	\$ 368.69
	<u>Debt</u>	<u>\$ 604.25</u>	<u>\$ 601.65</u>	<u>\$ 603.55</u>	<u>\$ 606.51</u>
	Sub-Total For Lot Size 35	\$ 1,363.35	\$ 1,362.56	\$ 1,362.42	\$ 1,358.63

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Thirty Foot Homes	139
<u>Thirty Five Foot Homes</u>	<u>69</u>
Total Units	208

Thirty Foot Lots

Homes:	139
Less Bond Prepayers:	<u>1</u>
Total:	138

RESOLUTION 2025-02

A RESOLUTION OF THE KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK AS THE DISTRICT'S REGISTERED AGENT AND DESIGNATING THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS THE REGISTERED OFFICE

WHEREAS, Section 189.014, Florida Statutes requires that the Kendall Breeze West Community Development District (the "District") designate a registered office and a registered agent, and further authorizes the District to change its registered office and registered agent, at the discretion of the District Board of Supervisors (the "Board"); and

WHEREAS, the designation of both a registered office and a registered agent is for the purpose of accepting service of process, notice, or demand that is required or permitted by law to be served upon the District; and

WHEREAS, the Board has been informed by the office of District Counsel that there is a need to designate a new registered agent for the District; and

WHEREAS, the Board seeks designate Michael J. Pawelczyk as the registered agent for the District, and update the business address of the registered office of the District, as necessary.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The foregoing recitals are hereby incorporated as findings of fact of the Board.

Section 2. Michael J. Pawelczyk is hereby designated as the registered agent for the District, thereby replacing any previously designated registered agent.

Section 3. The registered office of the District is hereby designated as the office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301. The registered office is identical to the business address of the registered agent designated in Section 2 of this Resolution.

Section 4. Pursuant to the requirements of Section 189.014(2), Florida Statutes, the District's Secretary shall transmit copies of this Resolution to the local governing authority or authorities and to the Florida Department of Economic Opportunity.

Section 5. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

Section 6. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional, illegal or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 7. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 19th DAY OF March, 2025.

**KENDALL BREEZE WEST
COMMUNITY DEVELOPMENT DISTRICT**

ATTEST:

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chair/Vice-Chair, Board of Supervisors