

Kendall Breeze West  
Community Development District

**Final Budget For  
Fiscal Year 2021/2022  
October 1, 2021 - September 30, 2022**

# **CONTENTS**

- I FINAL BUDGET**
- II DETAILED FINAL BUDGET**
- III DETAILED FINAL DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

**FINAL BUDGET**  
**KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2021/2022**  
**OCTOBER 1, 2021 - SEPTEMBER 30, 2022**

	<b>FISCAL YEAR 2021/2022 BUDGET</b>
<b>REVENUES</b>	
ADMINISTRATIVE ASSESSMENTS	82,574
MAINTENANCE ASSESSMENTS	73,496
DEBT ASSESSMENTS	117,390
INTEREST INCOME	180
<b>TOTAL REVENUES</b>	<b>\$ 273,640</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE &amp; OPERATIONS EXPENDITURES</b>	
ENGINEERING - ANNUAL REPORT & INSPECTIONS	1,200
STREET/ROADWAY & STORMWATER MAINTENANCE	18,400
PRESERVATION AREA MAINTENANCE	6,500
PRESSURE CLEANING	10,500
ROADWAY RESURFACING PROJECT	14,286
SPECIAL PROJECTS	12,000
MISCELLANEOUS MAINTENANCE	5,000
MAINTENANCE CONTINGENCY	1,200
<b>TOTAL MAINTENANCE &amp; OPERATIONS EXPENDITURES</b>	<b>\$ 69,086</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
SUPERVISOR FEES	5,000
PAYROLL TAXES (EMPLOYER)	385
MANAGEMENT	30,540
SECRETARIAL & FIELD OPERATIONS	6,000
LEGAL	8,000
ASSESSMENT ROLL	7,500
AUDIT FEES	3,600
INSURANCE	6,200
LEGAL ADVERTISING	700
MISCELLANEOUS	1,400
POSTAGE	250
OFFICE SUPPLIES	400
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	4,100
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	2,000
ADMINISTRATIVE CONTINGENCY	1,200
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 77,800</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 146,886</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 126,754</b>
BOND PAYMENTS	(110,347)
<b>BALANCE</b>	<b>\$ 16,407</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(5,469)
DISCOUNTS FOR EARLY PAYMENTS	(10,938)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
CARRYOVER FROM PRIOR YEAR	0
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED FINAL BUDGET**  
**KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2021/2022**  
**OCTOBER 1, 2021 - SEPTEMBER 30, 2022**

	FISCAL YEAR 2019/2020 ACTUAL	FISCAL YEAR 2020/2021 BUDGET	FISCAL YEAR 2021/2022 BUDGET	COMMENTS
<b>REVENUES</b>				
ADMINISTRATIVE ASSESSMENTS	64,172	66,353	82,574	Expenditures Less Interest & 75% Of Carryover/.94
MAINTENANCE ASSESSMENTS	23,537	24,344	73,496	Expenditures Less 25% Of Carryover/.94
DEBT ASSESSMENTS	118,604	115,166	117,390	Bond Payments/.94
INTEREST INCOME	168	180	180	Estimated At \$15 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 206,481</b>	<b>\$ 206,043</b>	<b>\$ 273,640</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE &amp; OPERATIONS EXPENDITURES</b>				
ENGINEERING - ANNUAL REPORT & INSPECTIONS	1,045	1,200	1,200	No Change From 2020/2021 Budget
STREET/ROADWAY & STORMWATER MAINTENANCE	17,400	13,200	18,400	\$5,200 Increase From 2020/2021 Budget
PRESERVATION AREA MAINTENANCE	0	0	6,500	Preservation Area Maintenance
PRESSURE CLEANING	0	0	10,500	Pressure Cleaning
ROADWAY RESURFACING PROJECT	0	0	14,286	14 Year Project (\$200,000) - To Commence In 2021/2022
SPECIAL PROJECTS	4,800	7,200	12,000	\$4,800 Increase From 2020/2021 Budget
MISCELLANEOUS MAINTENANCE	11,301	5,000	5,000	No Change From 2020/2021 Budget
MAINTENANCE CONTINGENCY	1,110	1,200	1,200	No Change From 2020/2021 Budget
<b>TOTAL MAINTENANCE &amp; OPERATIONS EXPENDITURES</b>	<b>\$ 35,656</b>	<b>\$ 27,800</b>	<b>\$ 69,086</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
SUPERVISOR FEES	2,600	5,000	5,000	No Change From 2020/2021 Budget
PAYROLL TAXES (EMPLOYER)	199	385	385	Supervisor Fees *7.65%
MANAGEMENT	29,448	30,120	30,540	CPI Adjustment
SECRETARIAL & FIELD OPERATIONS	6,000	6,000	6,000	No Change From 2020/2021 Budget
LEGAL	8,210	8,000	8,000	No Change From 2020/2021 Budget
ASSESSMENT ROLL	7,500	7,500	7,500	As Per Contract
AUDIT FEES	3,400	3,500	3,600	Accepted Amount For 2020/2021 Audit
INSURANCE	5,251	6,200	6,200	Insurance Estimate
LEGAL ADVERTISING	668	700	700	No Change From 2020/2021 Budget
MISCELLANEOUS	981	1,400	1,400	No Change From 2020/2021 Budget
POSTAGE	79	250	250	No Change From 2020/2021 Budget
OFFICE SUPPLIES	191	425	400	\$25 Decrease From 2020/2021 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2020/2021 Budget
TRUSTEE FEES	4,089	4,100	4,100	No Change From 2020/2021 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2020/2021 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2020/2021 Budget
ADMINISTRATIVE CONTINGENCY	0	1,200	1,200	No Change From 2020/2021 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 71,141</b>	<b>\$ 77,305</b>	<b>\$ 77,800</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 106,797</b>	<b>\$ 105,105</b>	<b>\$ 146,886</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 99,684</b>	<b>\$ 100,938</b>	<b>\$ 126,754</b>	
BOND PAYMENTS	(113,093)	(108,256)	(110,347)	2022 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ (13,409)</b>	<b>\$ (7,318)</b>	<b>\$ 16,407</b>	
COUNTY APPRAISER & TAX COLLECTOR FEE	(1,986)	(4,117)	(5,469)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(7,585)	(8,235)	(10,938)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (22,980)</b>	<b>\$ (19,670)</b>	<b>\$ -</b>	
CARRYOVER FROM PRIOR YEAR	0	19,670	0	Carryover From Prior Year
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ (22,980)</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED FINAL DEBT SERVICE FUND BUDGET**  
**KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2021/2022**  
**OCTOBER 1, 2021 - SEPTEMBER 30, 2022**

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2019/2020	2020/2021	2021/2022	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	587	200	25	Projected Interest For 2021/2022
NAV Tax Collection	113,093	108,256	110,347	2022 P & I Payments Less Earned Interest
<b>Total Revenues</b>	<b>\$ 113,680</b>	<b>\$ 108,456</b>	<b>\$ 110,372</b>	
<b>EXPENDITURES</b>				
Principal Payments	50,000	50,000	55,000	Principal Payment Due In 2022
Interest Payments	62,863	58,456	55,372	Interest Payments Due In 2022
<b>Total Expenditures</b>	<b>\$ 112,863</b>	<b>\$ 108,456</b>	<b>\$ 110,372</b>	
<b>Excess / (Shortfall)</b>	<b>\$ 817</b>	<b>\$ -</b>	<b>\$ -</b>	

**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 1/1/21 = \$1,020,000

## Kendall Breeze West Community Development District Assessment Comparison

Lot Size		Fiscal Year 2018/2019	Fiscal Year 2019/2020	Fiscal Year 2020/2021	Fiscal Year 2021/2022
		Assessment Before Discount*	Assessment Before Discount*	Assessment Before Discount*	Assessment Before Discount*
30	Administrative	\$ 296.32	\$ 307.15	\$ 319.01	\$ 397.00
	Maintenance	\$ 132.97	\$ 113.16	\$ 117.04	\$ 353.35
	<u>Debt</u>	\$ 537.74	\$ 545.18	\$ 529.38	\$ 539.60
	Sub-Total For Lot Size 30	<b>\$ 967.03</b>	<b>\$ 965.49</b>	<b>\$ 965.43</b>	<b>\$ 1,289.95</b>
35	Administrative	\$ 296.32	\$ 307.15	\$ 319.01	\$ 397.00
	Maintenance	\$ 132.97	\$ 113.16	\$ 117.04	\$ 353.35
	<u>Debt</u>	\$ 612.17	\$ 620.64	\$ 602.65	\$ 614.29
	Sub-Total For Lot Size 35	<b>\$ 1,041.46</b>	<b>\$ 1,040.95</b>	<b>\$ 1,038.70</b>	<b>\$ 1,364.64</b>

\* 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